BERKSHIRE VILLAGE

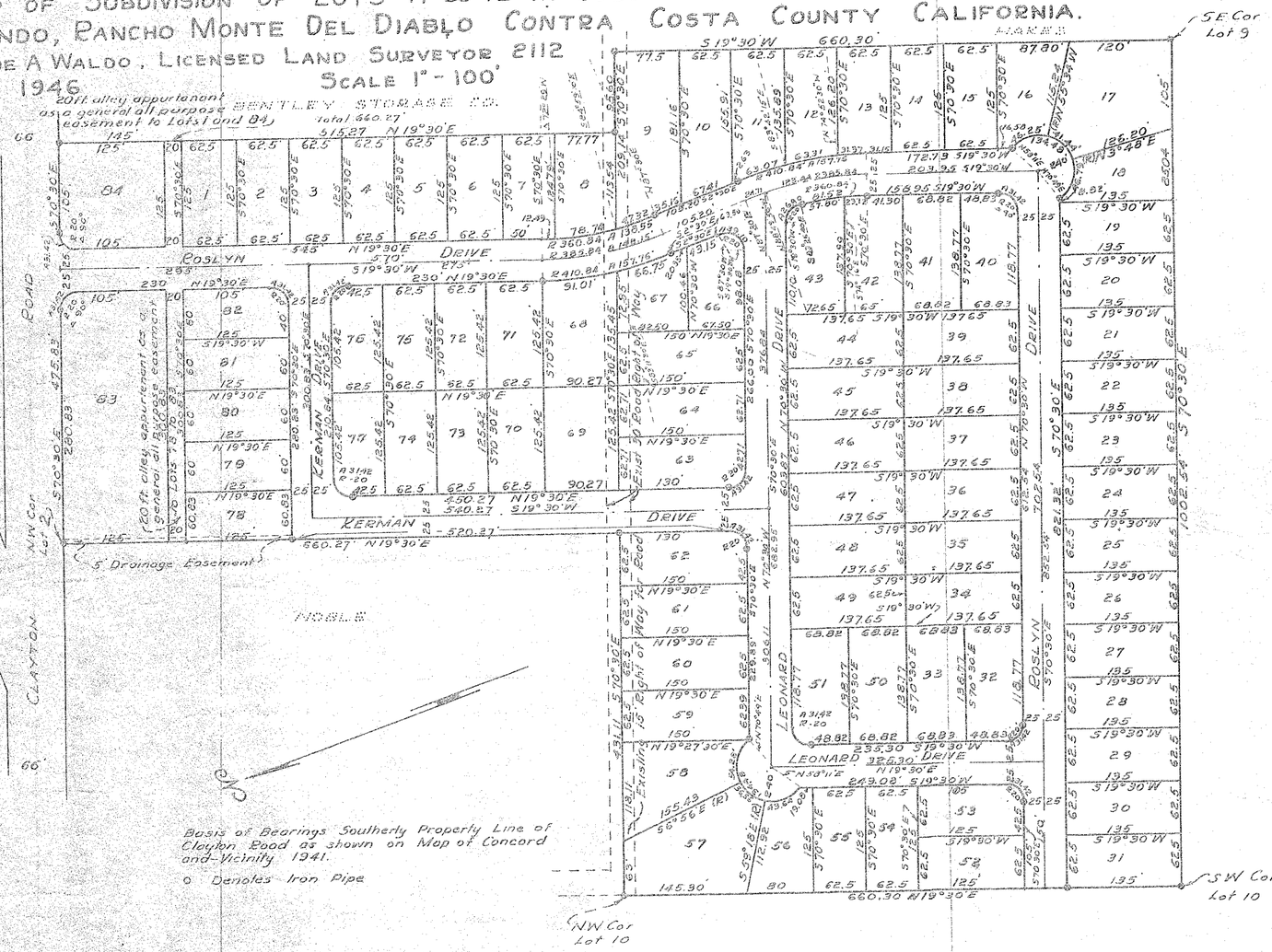
CONCORD CONTRA COSTA COUNTY CALIFORNIA.

DAVID ZUCKERMAN & LEONARD BLOOM, OWNERS, CONCORD, CALIFORNIA.

SUBDIVISION OF LOTS 2, 9, 10 & WEST PORTION OF LOT 3, AS DESIGNATED ON MAP OF SUBDIVISION OF LOTS 11 & 12 IN SUBDIVISION OF LANDS IN THE ESTATE OF FRANCISCO GALINDO, RANCHO MONTE DEL DIABLO CONTRA COSTA COUNTY CALIFORNIA.

CLAUDE A WALDO, LICENSED LAND SURVEYOR 2112

JULY 1946 SCALE 1" - 100'



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

GENERAL CONDITIONS:

The Contractor shall give his personal superintendence to the work, and furnish all materials, transportation, labor, scaffolding and appliances required for the full performance of the work herein specified, except as may be otherwisde definitely mentioned. He shall lay out his work and be responsible for its correctness. He shall keep, during working hours, a competent foreman at the works He shall obtain all the necessary permits, paying the lawful fee charged therefor. He shall give the requisite notices to the proper authorities relative to the work in his charge. He shall be liable for all accidents to persons or damage to property traceable to the negligence of himself or his sub-ordinates, and shall be responsible for any violation of local laws or ordinances. He shall, in fine, duly and adequately protect his work at all times during its progress.

All materials employed in construction are, unless otherwise specified, to be of the best of their several kinds, subject to the approval of the Architect. All labor is to be performed in the best and most acceptable manner by skilled workmen, and both workmen and workmanship are subject to the Architect's approval.

All work and materials must conform to the building laws and regulations in force in the locality, notwithstanding anything hereinafter specified and provided that may be construed to the contrary.

All drawings are intended to co-operate with this specification, to form a part thereof, and also form part of the contract. Anything shown on Plans and not herein specified or vice-versa, the same is to be executed as if fully shown and described in both. Where figures are given, they are to be followed in preference to measurement of scale.

The Contractor shall, while the work progresses, keep the premised in a cleanly condition, free from rubbish and from all undue accumulation of surplus material. He shall, upon the completion of the work, remove all debris and rubbish, repair any damage done to the work, no matter how or by whom caused, (except loss or damage by fire), leaving the premises broom clean and in perfect order and repair at the temination of his work. He shall provide all necessary rails, guards and night lights, and be responsible for all property injured or materials stolen from the premises.

The building shall be built as per Uniform Building Code 1949, and as per the rules and regulations of the Building Department of Contra Costa County.

The Owner reserves the right to accept or reject any or all bids received

The Contractor and Sub-Contractors shall provide and pay for all permits materials, labor, water, tools, equipment, light and power necessary for the execution of the work.

All materials shall be new and both workmanship and materials shall be of good quality. The Contractor shall, if required, furnish satisfactory evidence asto the kind and quality of the materials.

The Owner shall effect and maintain fire insuranceupon the entire structure on which the work of this contract is to be done and upon all materials on or adjacent thereto and intended for use thereon to at least eight percen (80%) of the insurable value thereof. The loss if any, is to be made adjustable with and payable to the Owner or Trustee for whom it may concern.

The Contractor and all Sub-Contractors under him must pay all laborers, workmen and mechanics on said work, not less than the general prevailing rate per diem wages in Contra Costa County.

The Owner shall have the right to require the Contractor to furnish a bond covering the faithful performance of the contract and the payment in full of all obligations arising thereunder, in such form as the Owner may prescribe. The premium shall be paid by the ~~Contractor~~ Owner.

CONCRETE AND CEMENT WORK - Contd:

PORTLAND CEMENT: Portland Cement shall conform to the standard specifications for Portland Cement Serial Designation 09-30 of the American Society for Testing Materials or the latest revision thereto. Cement must at all times be properly stored in a ventilated place and protected against moisture and other damage. Any lumpy or otherwise damaged cement will be rejected

CONCRETE AGGREGATES: Concrete aggregates shall conform to the requirements of the tentative specifications for concrete aggregates Serial Designation C33-31T of the American Society for Testing Materials excepting for the particular requirements of this specification for fine aggregates and for coarse aggregates.

FINE AGGREGATES: Fine aggregates shall be a natural sand consisting of well shaped hard, durable grains. It shall not contain more than three percent. (3%) silt and clay by weight and be free of detrimental amounts of alkali, mica, weak particles, injurious organic matter or other deleterious material. The specific gravity of fine aggregate must be 2.65 or greater.

All concrete must develop a Compressive Strength at twenty-eight (28) day age of not less than 2500 pounds per square inch.

If, for any reason, the maximum 6.7 gallons total water per sack of cement does not produce the mix consistency or workability, for the proper placing of the concrete, or if for any reason concrete develops less than the minimum specific strength, enough additional cement must be added to concrete mix to give the necessary consistency or minimum strength.

GROUT: Immediately before fresh concrete is placed on old concrete or on concrete which has stiffened in walls, a uniform layer of grout two (2) inches thick shall be placed in all wall forms. In case the surface of any concrete has begun to stiffen, so that it cannot be consolidated with the fresh concrete by tamping, the surface of the stiffened concrete shall be covered with a one-half inch (1/2") layer of grout. The grout shall consist of one (1) part cement to two (2) parts of Fine Aggregates by volume and shall be well sized with such amount of water as will produce a thick consistency.

MIXING CONCRETE: All concrete shall be mixed and delivered by a ready-mix or Central Mixing Plant.

RE-INFORCING STEEL: Re-inforcing steel shall conform to the requirement for "Structural Grade Steel" of the Standard Specifications for Billed-Steel Re-Inforcement Bars, Serial Designation A15-35, of the American Society for Testing Materials. The re-inforcing steel bars shall be a deformed type. All re-inforcing steel must be free of paint, oil, dirt, excessive rust or scale and coatings of any character that would tend to reduce the bond of the concrete to the steel.

FOUNDATION: To be of sizes as shown on Plans, re-inforced bars of sizes as shown

The entire interior of building shall have smooth four inch (4") concrete floors, with $\frac{6 \times 6}{10 \times 10}$ re-inforcing on a two inch (2") sand fill. Expansion joints in floor shall be determined on the job. Color of floor shall be cement color.

SIDEWALK: Sidewalk shall be as shown. Any existing sidewalks shall be protected during the construction of building. If same are destroyed in any way or manner, they shall be repaired by Contractor at his own expense.

BLACK TOPPING: All black-topping to be applied to the rolled and graded area as noted. Shall be a separate contract.

BASALITE MASONRY: All concrete blocks shall be Basalite as manufactured by the Basalt Rock Company, Napa, or Diablo Pumi-Blocks as manufactured at Pittsburg, California.

Exterior wall, pilasters, fire walls to be Basalite unit wall construction as noted on Plans.

All rods and bars for Basalite to be furnised and set by Brick Mason. All units to be 8" x 8" x 16" with lintel blocks and bond beam units and pilaster units and window sill units.

Vertical rods to be 1/2" @ 32", with 1/2" horizontal bars as shown in detail.

Mortar used in laying the units shall be one (10 part waterpoof cement, one (1) part lime and not more than six (6) parts clean, coarse mortar sand.

Mixture of one (1) part cement, three (3) parts clean concrete sand, and three(3) parts coarse aggregates from one-half inch (1/2") screen shall be used for the concrete in the columns and tie beams. Water used to be seven (7) gallons per sack of cement. The strength of wall unit columns, concrete to be not less than 2500# sq/inch at twenty-eight (28) days. The bars shall be lapped 40 D.

After steel sash are set, jambs, heads to be cemented in, installed by Brick Contractor. All bolts for wood jambs of all doors to be set by Brick Contractor.

BRICK VENEER: All brick veneer shall be Roman type. Size of brick to be 3-3/4" x 11-1/2" x 1-1/2". Color and texture to be selected. 1/2" white mortar joints. This occurs under all show windows as noted.

Roman brick shall be attached to the supporting wall with corrosion-resistant metal ties not less in thickness than #6 w & m gauge wire. All veneer ties shall be spaced not more than 24" apart, horizontally and not more than 12" apart vertically. Where bood backing occurs, all sheathing shall be covered with 30# felt.

All roman brick shall be cleaned off with muriatic acid and water 1 to 8.

STEEL WORK: Steel beams, miscellaneous iron work as noted on Plans shall be furnished and erected; no change to sizes of beams. All steel beams, miscellaneous iron work, etc. shall conform to A 7 - 39 of the American Society for Testing Materials. Steel pipe columns shall conform to Specification A-53 - 36 of the American Society for Testing Materials. All steel work and pipe columns to be painted one coat of zinc oxide.

LUMBER: All structural lumber such as joists, beams, posts and columns and 2" x 4" and 2" x 6" studs, walls shall be structural grade. Studding to be #2 grade. All studding to have two (2) rows of bridging. All rafters and ceiling joists to be solid bridged at ends and every eight (8) feet. Bottom and top platesand two twop plates to stud walls; bottom plate to be redwood bolted 1/2" x 10" bolts 6'-0" O.C. Stud walls to be braced as shown on Plans.

SHEATHING: All the roof rafters, all wood stud fire walls shall be sheathed with 1 x 6 pine boards (diagonally), two (2) eight penny (8 d.) nails at each bearing. 1 x 6 pine boards under brick work in show window bulkheads.

ROOFING: Over all roof sheathing install Pabco (C 55 - 15) Asbestos Felt roofing. Inside of all block and wood firewalls, roofing to be turned up and on the top of walls. Materials as follows per 100 square feet:

ROOFING - Contd:

1 layer 55# smooth roofing
3 layers of 15% perforated asbestos felt
Pabco certified roof asphalt
25# per mopping between layers and
20# surface coating.

DOORS AND WINDOWS: All steel sash as shown to be of sizes as manufactured by the Detroit Steel Products Company, steel security type. Steel sash to be glazed with 21 ounce glass and wire glass as noted. All steel sash to be as marked.

All interior doors and toilet doors to be 1-3/8" thick, single panel. All rear doors to store shall be flush type and metal lined inside and outside.

All store front doors to be Kawneer. Doors and glass bars as noted on Plans. Door posts to be redwood.

INTERIOR FINISH: All interior wood finish to be Oregon pine. Trim on doors to be 5/8" x 1-1/2" oval, mitered all around. Wood base to be 1/2" x 3-1/2" throughout.

Medicine cabinets in toilets of stores to be 14" x 32" with Venetian mirror door and open shelf.

All interior wood stud walls and ceiling joists to be sealed with 1/2" Sheetrock. This applies to all toilet walls and ceilings.

All studding around toilet rooms to be filled with J-M Full-thick super felt insulation. Between all ceiling joists furnish and install Alfol blanket Type 2 insulation.

PLATE GLASS: All store front and store entry doors to be glazed with 1/4" clear plate glass. All glass bars 10-121 and 10-122 to be as noted on Plans with division bars #53-249

HARDWARE: Allow for Finish Hardware. . . . . $ 200.00

SHEET METAL AND HEATING: Install round eight inch (8") roof ventilators as shown.

Metal line store rear doors, inside and outside.

Furnish and install galvanized iron coping on top of wood walls and top of all block walls. Transite flues as shown from ceiling through roof. Furnish and install Overhead heaters in each store - Utility or Reznor - complete with thermostatic control. 100.000 B.T.U.

Galvanized iron sumps, leader head and 4 x 4 down spouts.

PLUMBING: All plumbing to be installed in accordance with latest rules of the Uniform Plumbing Code 1946 Edition, and Rules of the Board of Health of Contra Costa County. Apply for and receive the necessary permits. Pay all charges and fees.

Toilets and wash basins to be connected to four inch (4") cast iron sewer under floor of store as shown.

Water service to each store to be 3/4" galvanized pipe to each fixture and to hose bibbs as noted on Plans.

Fuel gas to be separate meter to each store, brought overhead to supply unit heater.

WASH BASINS: Briggs B-2301 complete with compression faucet, drain with rubber stopper, P trap and stops 19 x 17. Cold water only.

TOILETS: Briggs B-6430 wash down toilet with #52 open front white seat and cover.

Install a new four inch (4") C 1 sewer from the toilet rooms and connect to the now existing sewer connection in rear of building. In front of building pick up the now existing leaching system and extend this leaching line another 60'-0".

PAINTING: All inside and outside of steel sash, metal lined doors, and all exterior wood trim to receive two (2) coats of lead and oil paint. All exterior and interior of Plywood to receive two (2) coats of #325 Cabot's stain.

All interior doors, sash, wood trim to receive two (2) coats of paint and one (1) coat of enamel.

All Sheetrock to be expertly taped to a smooth finish, given one (1) coat of sealer and one (1) coat of Wall Kover ?Flat. This applies to all exposed interior of block walls. All exterior of block walls to be given two (2) coats of L & S Portland Cement Paint.

All paint products to be General Paint Company's products.

ELECTRICAL WORK: Wiring to be done in strict accordance with the National Board of Fire Underwriters and the Pacific Gas and Electric Company's requirements and of the Electrical Department of the County of Contra Costa.

The Contractor shall obtain all necessary permits and pay for all fees.

All wiring in concrete and block walls to be in rigid conduit. All other wiring to be in steel tubing.

The system for lighting to be single phase, three wire 115-230 volt feeders and two (2) wire 115 volt for light circuits from panel boards.

Service to be overhead from nearest pole located on job.

Install a panel board consisting of main switch and service, switch for each store with 1-1/4" conduit and three (3) #4s and meters for each store. From this panel run to each interior store panel.

All outlets and convenience plugs as shown on Plans. All wiring to be #12 wire.

All ceiling lights to be 300 watt with control as shown; circuit from each panel of store to sign outlets on exterior of building.

All wiresmust be of such size that the drop in potential at fartherest outlet shall not exceed 2% under maximum load.

No ceiling fixtures in stores to be furnished.

Fixtures in soffit of store vestibules to be furnished and installed. Same applies to fixtures in toilet rooms.

M I S C E L L A N E O U S

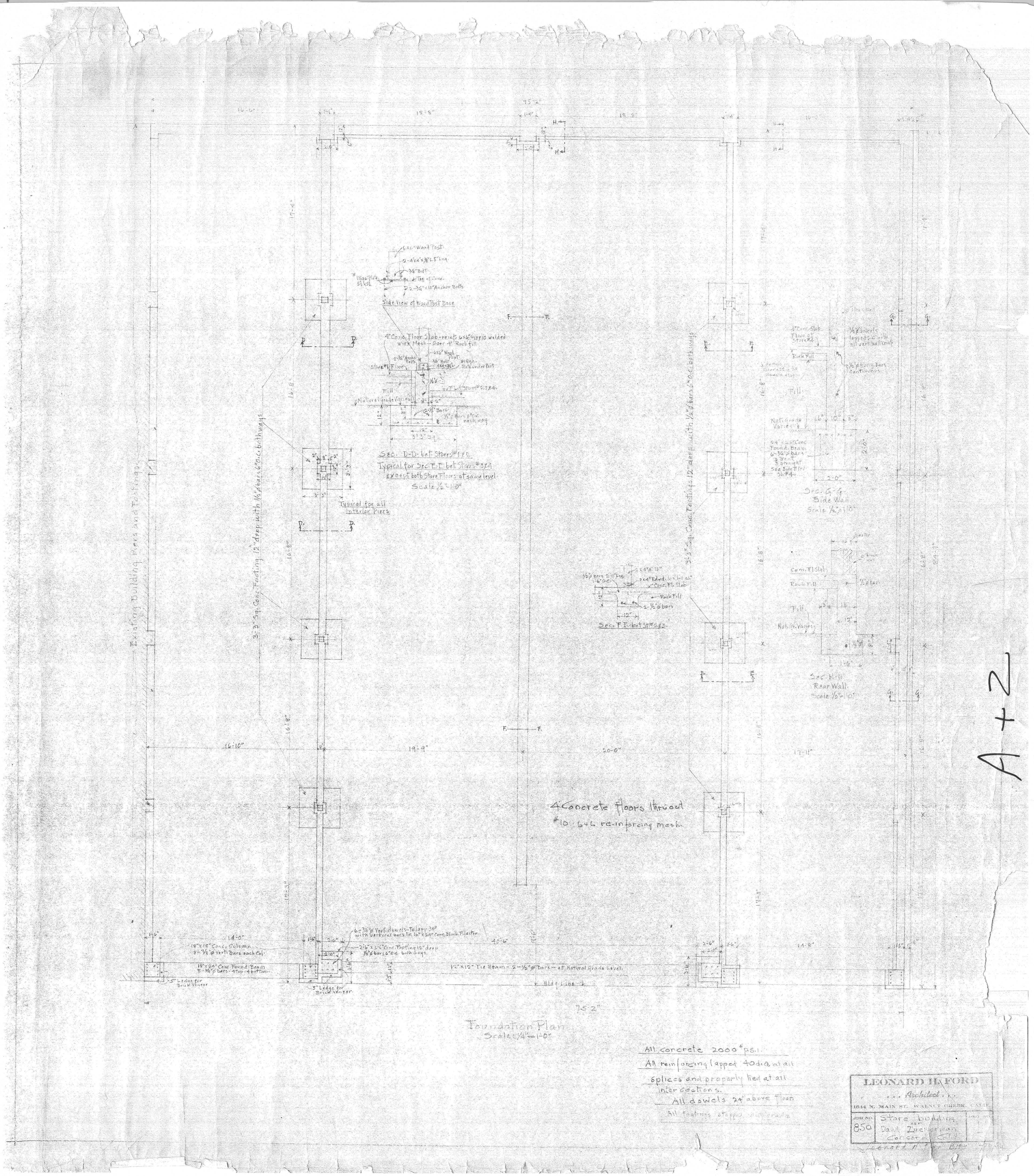
Building to be connected to separate gas, water and electric meters.

Building to be connected to septic tank.

All debris to be hauled away from lot. Building to be left in a clean condition.

All glass inside and outside to be cleaned.

Black toping to yards to be a separate contract.


Existing Building Piers and Footings
3'-3" Sq. Conc. Footing 12" deep with ½" ø bars 6" o.c. both ways
Side View of Wood Post Base
4" Conc. Floor Slab - reinf. 6x6" #10/10 welded wire Mesh -- Over 4" Rock Fill
Sec. D-D. bet. Stores #1 & 2.
Typical for Sec. F-F. bet. Stores #3 & 4 except both Store Floors at same level.
Scale ½"=1'-0"
Typical for all Interior Piers
Sec. F-F. bet. Stores #3 & 4.
Sec. G-G. Side Wall
Scale ½"=1'-0"
Sec. H-H. Rear Wall.
Scale ½"=1'-0"
4" Concrete Floors thruout
#10 6x6 re-inforcing mesh.
"18"x18" Conc. Column 8-½" ø Vert. Bars each Col.
18"x24" Conc. Found. Beam 8-¾" ø bars - 4 Top - 4 bottom
5" Ledge for Brick Veneer
6-¾" ø Vert. dowels - To lap 30" with vertical bars in 16" x 24" Conc. Block Pilaster
2'-6" x 3'-6" Conc. Footing 12" deep ½" ø bars 6" o.c. both ways
12"x12" Tie Beam - 2-½" ø bars - at Natural Grade Level.
Bldg. Line
Foundation Plan
Scale ¼"=1'-0"
All concrete 2000 p.s.i.
All reinforcing lapped 40 dia. at all splices and properly tied at all intersections.
All dowels 24" above floor
All footings stepped with grade
LEONARD H. FORD
... Architect ...
1844 N. MAIN ST. WALNUT CREEK, CALIF.
JOB NO. 850
Store building for Dave Zuckerman Concord Calif.
A-2