SPECIFICATIONS

Of the Materials and Workmanship required in the erection and completion of
a Female Academy to be erected for the Sisters of St. Francis and Sisters of the Holy Heart of Jesus, Ill. The building to be three stories high above the basement, besides the attic. The same shall be built with hewn dressed stone with flat stone dressing for all the outside walls, and brick partition walls inside.

§ 1. For the several dimensions, the arrangement and construction of said building, particular reference will be had by the contractor to the accompanying design for the work as made by Dufour and Sons, which design consists of the following drawings, to wit:

No. 1. Ground Plan of Building, to show location of doors.
No. 2. Plan of first or principal story.
No. 3. Second story.
No. 4. Third story.
No. 5. Attic story.
No. 6. Front elevation.
No. 7. Side and rear elevations of different parts.
No. 8. Transverse section of chapel.
No. 9. Detail drawings for the built stone work.

All drawn to a scale of one inch to one foot.

The drawings, and such writing, interlinearations, figures and details, as may be upon them, are to be considered a part of, and as illustrating these specifications. In the plans, brick is designated by red; brick; yellow, wood; which is to be the general guide for the different contractors to execute from. Contractors are requested and expected to carefully examine the contents of these Specifications, the printed portion as well as the written, as every word of the printed is to remain in full force, unless it is erased.

§ 2. Contractor will be required to follow the plans before referred to, using for data and dimensions the figures marked thereon, in preference to what the drawings may measure on the scale; and also to furnish all materials and execute all work in strict accordance therewith, and with the quality and kind of material set forth in the following specifications, and shown by the aforesaid drawings.

§ 3. The Contractor will distinctly understand that the building described and shown to be a perfect and finished job of its kind, and it is therefore supposed that he will use all diligence to inform himself fully as to its construction and finish, and in no case to proceed with the different parts of the work without obtaining first, from the architect, at his office, such directions or drawings as may be necessary for the proper execution of the work.

§ 4. Contractor will be required, in all cases, to use proper care and diligence in bracing and securing all parts of the work against wind, storm and frost, insomuch as they may interfere with the stability and perfection of the work; also, in all cases, to be his own judge as to the amount of diligence and care required for the same, and for the proper execution of the various constructions, and no excuse of ordinary care or quality of work will be allowed when the nature of the work required extra care.
§ V. The proprietor has engaged as superintendent of the erection and completion of said building: his duties being faithfully to enforce all the conditions of the contract, and to furnish all necessary drawings and information that is required to properly illustrate the design given; also, to make estimates for the contractor of the amounts due him on the contract, in no case estimating any materials or work which are objectionable, or have not become permanent parts of the work, and when the building is completed, to issue a certificate to the contractor, which certificate, if unconditional, shall be an acceptance of the contract, and shall release him from all further responsibility on account of the work.

§ VI. It is to be understood by the contractor that the building or work is entirely at his or their risk, until the same is accepted, and they will be held liable for its safety to the amount of money paid them by the proprietor on account of the same.

§ VII. In case of any unusual or unnecessary delay, or inability by the contractor in providing and delivering the necessary materials, and performing the necessary labor at the time the same is required, so as to insure the completion and delivery of the building or work at the time hereinafter set forth and contracted; then, and in such case, the proprietor, within three days after, having notified the contractor in writing of his intention so to do, shall have the right to enter upon the work and procure such necessary materials or labor to be furnished or performed as the case may require, and remove from the same all defective materials or workmanship as in the judgment of the superintendent may be found necessary, and carry on the work to completion in such a way as shall be proper and right, charging the cost thereof to the contractor, and deducting such charges from the amount of the contract price.

§ VIII. The proprietor reserves the right, by conferring with the Superintending Architects, to alter or modify the plans and this specification in any particular, and the Architects shall be at liberty to make any deviation in the construction, detail, or execution without, in either case, invalidating or rendering void the contract. And in case any such alteration or deviation shall increase or diminish the cost of doing the work, the amount to be allowed to the contractor or proprietor shall be such as may be equitable and just.

§ IX. The contractor for this part of the work is to co-operate with the contractors for the other parts, so that as a whole the job shall be a finished and complete one of its kind, and he is to arrange and carry on his work in such a manner that any of the co-operating contractors shall not be hindered or delayed at any time; and when his part of the work is finished, he shall remove from the premises all tools, machinery, debris, &c., and, (so far as he is concerned) leave the job clear and free from all obstructions or hindrances.

§ X. The contractors will be held responsible for all violations of city ordinances, as regards the obstruction of streets and sidewalks, either by tearing up the same, or the accumulation of materials, and shall, in all cases, carefully repair and make good any damage to the street or pavement that may be caused by any operation connected with the work.

§ XI. All the Designs, Plans, Details, Elevations and Sections of each and every kind, that the Contractor may have received, must be preserved, and returned to the Architect before the final certificate is given, and the Owner, or his legally authorized Agent or Agents, Heirs or Assigns, must be notified by the Contractor that he is ready to have a settlement, so that if the Owner or parties in interest have any bills to file in, or statements to make, he or they can do so before the Superintendent makes his final certificate or adjustment between the parties.

"ALL WORK AND MATERIAL" that is hereinafter specified, are intended to be of the best of the kind described, all Lumber to be seasoned, and the work conducted in such manner, and at such times as will enable any other contractor, who has work to perform or contracts to execute in or about the premises or work, to carry on and complete the same at the proper times without hindrance. See Section IX of the printed preamble to these specifications.
Masonry.

DIMENSIONS AND GRADE OF BUILDING.

Top of first story floor line to be fixed 8 ft. 3 inches above the established city inner grade.

Heights. Basement story (cellar) to be 9' 6" from floor to underside of floor joists.
First Story to be 12' 4" from floor to joists.
Second " 12' 0" butternut joists.
Third " 11' 11"
Attic Earth " 11' 0"

EXCAVATIONS.

The entire area of the proposed building, also for footings of walls, piers, vaults, etc., to be dug out according to plans and sections. All the excavated earth, except what is used for filling up the premises, is to be removed from the building premises. The contractor to properly level off and clear the cellar surfaces after the drains and water pipes are put in and properly fixed. After the surveyor has prepared and furnished a correct map of the present building premises, the contractor will level the ground for the contemplated building and establish a uniform level grade all around the building, which is to be 8 ft. 3 inches below the principal or 1st floor line.

RUBBLE STONE WORK AND DIMENSION STONES.

All walls shaded blue to be of stone, of the dimensions and heights figured on the drawings, and composed of best quality large sized and flat headed Rubble stone, laid in the best manner, with chisel to the top of final surface of ground in best hydraulic cement (Clayton cement), mixed in the proportion of two equal parts of coarse, sharp and clean gravel and to one equal part of hydraulic cement, well and thoroughly mixed together and made up with water in small quantities as fast as it is used. The whole to be well bedded and bonded together, laid to the lines on both sides, well faced and pointed. All inside shaded walls to be built in the same manner according to sections, well pointed up, and to have smooth and true surfaces on both sides, and to be in every case deep enough below the final surface to be safely protected from the action of frost.

The bottom course of the foundations to be composed of flat headed dimension stones of about the same thickness, closely joined together, well bedded in cement and rammed down. The next two courses to be laid with joister large sized, flat headed stones, all to be cut and in strict accordance with the plans and sections. All the outside exposed wall surfaces above the final surfaces of ground to be laid up in horizontal courses as shown on plans and sections with close joints and the stones all squared and to scene everywhere vertical points or lines.

Dimensions. No corner stones, also the stones for all window and door openings to be large stones, about the edges to be filled with a thin mix with many and the joints to be carted. To be laid (clay hard work with a stone mallet) and the stones to be of one uniform color, light, soft, weathered and bedded on the face, drawings and dimensions for the stone work. The stone courses may vary in thickness from 4 to 8 inches.
All proper holes left for drains, gas and water pipes, as directed or shown by plans, and all these holes carefully walled up again with hard bricks laid in best hydraulic cement as soon as the pipes or drains are laid. The entire basement floors, including the under underneath the sidewalks, to be concreted in the best manner with inch thick stone concrete, made of clean, hen-egg sized quarry stones, distributed uniformly and level over the cellar surface, and crowded with rich liquid, fresh, hydraulic cement to top of stones. After the carpenter has laid the 2 x 4 basement joists over this level concrete surface, fill in good, fresh hydraulic cement mortar between the joists, within one inch from the top of the joists, and have the concrete filling well rammed and leveled.

CUT STONE

For the quality and quantity, reference will be had to the accompanying bills and drawings where the same is plainly described and shown, and must all be properly set and anchored as will be directed, and after the walls are finished, to be properly cleaned off and pointed up smooth and flush with the stone face with fine mortar the color of stone. Each cut stone cleaned from dust or dirt before it is hoisted and set. All copings properly bedded, jointed and pointed with best hydraulic cement. All cut stone work to be furnished by the cut stone contractor at the building premises in perfect good order, when and where directed by the mason, and when so delivered, the mason must take care of the same and become responsible for all damages done to the stones. Discolored or damaged stones, in any form, must not be set by the contractor. Stone sidewalks and area flagging will be cut by the mason.

BRICK WORK

All walls shaded red on the plans to be of brick of the thicknesses and sizes marked on plans, laid in the best manner in horizontal courses, with solid head and bed joints, closely jointed, leaving no interstices or empty spaces between the courses, or between stone and brick work, all worked in sound and regular, bond and tied with headers in every fourth course on each side of wall (three stretchers and one header). Any brick work done in a different manner than specified will be condemned. Build good brick discharging arches over all door and window openings. All bricks used must be best quality, hard burned common bricks. All facings of outside walls, also the inside face of alleys walls to be neatly struck jointed with clear, smooth joints, and to be all free from lime. The fire walls to extend feet above the roof. All bricks must be well wetted before they are laid in the wall.

All joints of the outside Shmawork to be finished and done when each course of the building is laid, to be a flush, clean joint, struck jointed with five percent mortar.

3/4 inch cementing to be properly walled in flush with the top of the roof boards in the usual way. All chimneys and fire-places to be built as shown by drawings, smoothly plastered on the inside, and to have stove-pipe thimbles with moulded tin stoppers as directed, and finished above the roof 5’ feet high, as shown, with hard burned, even colored brick. Seasoned lath to be worked in the joints of brick of all outside walls of the different stories, one to each twelve courses, 30 inches. The first four brickcourses above the foundations to be laid of selected hard back, well soaked in water and laid in fresh hydraulic cement. All bricks used for the erection of the building must be free from fluxes, knot holes, or otherwise unsatisfactory. All the openings such as casings, door and window jambs, etc., to be framed and set in rock of grates, worth $8 each, the stone receiving the privilege to select the pattern and any where he pleases. Iron grating for ventilation to be properly walled in the outside walls with cementing plastered flue to reach under the flue of basement, when shown. Suitable wrought iron shutter screen properly anchored in the masonry, to be worked in the jamb of all openings. Joint-up close to all sills, casings, door and window jambs, etc., before the flooring is done by the carpenter.
Iron Anchors

To be furnished for each of the joists in all the stories, and for at least every eight feet of the dead walls, all to be carefully worked in the masonry and strongly secured to the timbers of each floor. These anchors to be all pin anchors with 8 inch long pin of 1 inch round iron, shank 2 inches long, properly welded around the pin, and fastened to the timber with three heavy wrought iron spikes. Those for the cut stone work to be as will be directed. Straps of 4 x 2 inch iron to be placed on the joists of each floor and roof, where the same lie upon and meet on division walls, to be 20 inches long and to have three wrought iron spikes at each end.

The Vegetable fiber floors to be 16 below the established 1st floor line and the Oyster floor line to be 8 ft. 2 in. below the 1st floor line. The section

LATHING AND PLASTERING.

All throughout the building, to be of best quality plaster Paris finish. The entire 1st, 2nd, 3rd floors to be plastered through basement and after 3rd floor to be a true sand finish well floated down with water, the ceilings of the cellar rooms in basement story to be plastered, but our poor brown mortar coat and the brick walls with ceilings to be white washed two coats. The two northeast 1st floor to be white washed, and others corniced with 10 x 14 mould and with suitable ornamental dome finish. The 1st story hall waives to be moulded and three brick moulded 3 x 4. We will be shown by full size working drawings. The chapel to be finished with an open work and to be plastered between the wood waives finishes as shown by transverse section.

All walls plastered to the floors, close to the windows and door jambs, all perfectly straight, plumb and true. The brown mortar coats well haired, and the second coat well floated down at the proper time with water, and each coat to be perfectly dry and hard before the next coat is put on. Clear out all boards, mortar and all rubbish from the different stories and from the building premises at the completion of the plastering. No mortar to be laid on any part of floor. All lathing to be done with No. 1 seasoned lath of even thickness, free from bark or sap and the joints broken every 14 inch, lath. All laths to be pnt on in horizontal lines, nailed to every joist, stud or furring strip, with 1/4 inch spaces between for ceilings and 1/2 inch spaces between for side walls.

FINALLY.

The whole job to be completely finished in a careful, skilful and workmanlike manner, and anything shown by the plans relating to, or is necessary to complete the masonry of the building, and not hereinbefore particularly reserved or described, is to be done at the cost of the contractor notwithstanding such omission.

TIME.

Owner to give possession of the ground on or before the 31st day of October — next. Contractor must agree to build the walls ready for first story floor joists on or before the 1st day of December — next, build the walls ready for roof on or before the 1st day of July 1876 next, complete the lathing and plastering of the building within 24 days after the same is declared by the Superintendent ready for lathing; that is on or before the 15th day of August 1876, and complete the entire job of masonry at the same mentioned time. August 15th. Said work in no case shall be considered as finished unless the same is so reported to the Superintendent and accepted by him. The owner hereby agrees to have in readiness all necessary timber and carpenter's work as may be wanted, so
that in no case the masonry shall be hindered for the want of the same; and will put on each floor of joist on all the building within two — days after the walls are made ready to receive the same, and in case he should fail to do so, then, and in such case, he hereby agrees to extend the time for finishing said work in a pro rata proportion for such delay; provided, the contractor shall, at the time of such delay, notify the superintendent in writing, of the extent thereof. The mason will cooperate with the carpenter and will prepare the walls for painting in such a manner, that the masons and stonemasons and joiners will proceed without delay.

And in order to secure the execution of the work in the manner and at the times specified, it is hereby distinctly declared and set forth, that the damages arising from the non-fulfilment of the contract, as regards time, shall be a fair rent of the premises for each and every day the work remains unfinished, and which sum of damages shall be deducted from the contract price.

Painting & Staining

All the woodwork on the outside of building usually painted to have three coats of best white lead mixed with best quality white lead paint and a glaze mix of colors directed. The woodwork of all window cornices, interior windows, and all window centers or impost of mulch or windows to be painted with two coats of white lead paint and to be painted two coats of colors directed. The woodwork of all window cornices, interior windows, and all window centers or impost of mulch or windows to be painted with two coats of white lead paint and to be painted two coats of colors directed. The woodwork of all window cornices, interior windows, and all window centers or impost of mulch or windows to be painted with two coats of white lead paint and to be painted two coats of colors directed. The woodwork of all window cornices, interior windows, and all window centers or impost of mulch or windows to be painted with two coats of white lead paint and to be painted two coats of colors directed.
Carpentry, wood and materials.

TIMBERS, ETC.

All timbers, girders, trimmers, joists, partition studs, truss beams, roofs, piazzas, balconies, etc., must be prepared, framed and constructed according to the drawings and sections. The particular kinds of materials and their dimensions must be as described and figured on plans and specifications.

JOISTS AND GIRDERS.

Basement Story Joists 2 x 10 and placed to 16" inches from centres.
Principal
Second
Third
Fourth

Rafters 8 x 6" to 10" inches, centres. The girders of 2 Stories (2 Stories) to be doubled, 12 x 14", bolted and framed together as shown by section. The girders for each floor, all best quality sawed, square-edged, Norway pine, long enough to cover two spans, except the rear-end girder to cover one span, and their ends well strapped on each side with 1 x 2 in. iron, 2 feet long, and three heavy wrought iron spikes on each end. All girders of chapels, stairs and all to be supported by cast iron columns. The balance, with turned posts of hard wood, 8 diameters. All joists and studs to be sized by the machine to their specified uniform width, and the joists cut 3 inches plowing where they rest upon the walls, and firmly stayed after they are leveled. All joists from 9 to 12 feet between, must have one row of cross bridging, made of good sound 2 by 4 inch pine, well fitted, and each end nailed with two 12 pe. nails. All having from 12 to 18 feet must have two rows as above. All over 18 feet must have three rows as above. Roof joists to have two rows of 3 by 3 inch pine. All bridging must be put in as soon as each frame of 9 10's of points is leveled and to be nailed at both ends.

BRIDGING.

All joists having from 9 to 12 feet between, must have one row of cross bridging, made of good sound 2 by 4 inch pine, well fitted, and each end nailed with two 12 pe. nails. All having from 12 to 18 feet must have two rows as above. All over 18 feet must have three rows as above. Roof joists to have two rows of 3 by 3 inch pine. All bridging must be put in as soon as each frame of 9 10's of points is leveled and to be nailed at both ends.

HEADERS AND TRIMMERS.

All headers and trimmers must be put in double thick, thoroughly framed and nailed with iron nails, leaving all openings the required size for all finish of stairs, ladders, skylights, bulk-heads, chimneys, etc., and in no case to allow the timbers to come within 6 inches of any smoke flue.

HEAVY WOOD LINTELS (8 x 8" and) to be laid over the one clear window of 1 1/2 Stories length of the building to receive and carry the lower girder with 12 x 12" pine struts.

WOODEN LINTELS AND CENTRES.

All the required centres for the proper execution of the masonry must be furnished and set at the proper time, also all wooden lintels for all openings of every kind in brick or stone work, in no case less than 4 inches thick, and wide enough to cover the thickness of wall, and cut in true segment shape to receive the brick discharging arches. All proper bond timbers and wooden bricks of every description necessary for the proper execution of the work to be furnished to the mason without delay to the mason. All the required centres for milled arching and masonry arches to be properly set and furnished at the proper time.

PARTITION STUDS.

All floor and window studs, also corner studs, must be set double, well spiked and strapped over head of all openings in a substantial manner; all to be set to 16" centres. After the wood partition, supporting the floors is to be laid, the ceilings with 2x6, 2x8, and plaster, The plastering shop grades and all stair girders to be placed as shown. 3½ and 4½ office set of all floors and 2½ and 3½ floor, showing 3½ teams, proper ½, 1½, 2½, 3½, 4½, 5½ of piers to show the under side of piers.
FURRING.

All outside walls of the several stories must be furred off with 1 by 2 inch strips, placed to 16 inch centres, nailed on the walls vertically in a substantial and proper manner for lathing. The ceilings of the following stories to be furred with 1 by 2 inch strips to 16 inch centres, viz.:

Fur off all walls with 2 by 4 inch to 16 inch centres where inside shutters are indicated on plans.

All inside girders to be carefully furled with 3½ inch strips, for lathing and plastering.

SETTING OF CAST IRON WORK AND WOODEN ANCHORS.

Diagonal anchors of 1½ by 6 inch flooring, 12 feet long to be let in flush with the top of the joists in all cases where the joists lie parallel with the walls to be anchored, and must be strongly nailed to each joist.

Make perfectly water-tight around all cainnings, skylights, scuttle holes, ventilators, observatories, valleys, gutters, fire walls, or wherever the roof of one part joins the particular walls of others. A suitable scuttle, with a good step-ladder leading to the same, to be made where directed and covered with best tin on the outside, made perfectly water-tight; the cover to be hung to the frame with suitable sized hinges, and fastened with two large iron hasps and staples. The contractor shall frame and construct the roof according to the drawings, sections and specifications, in the most thorough manner, with all the requisite straps, stirrups and other irons, and cover the same with good, sound, narrow, common inch boards, planed and matched and well nailed.

The roof of the Chapel and Church is to be covered with slate, strong and durable, to be laid along the ridge of the roof, and to be laid on 1½ inch furled strips, nailed with copper nails, the copper nails being shown for the cross-pieces as well as the ridge. The gutter, constructed in 1½ refers above, shall be framed on wood on underside with best mineral point and to be at least 6 inches under the gutters. The valleys and flashings around the same to be of lead, and alone with 4 by 4 lead and where need the stop plates to be soldered.

WATER GUTTERS AND PIPES.

Inside of roof to be covered with tin thick-buttery sheets of heavy copper.

To be made and put up outside of roof in the rear of No. galvanized iron half-round, well riveted and soldered together, and the gutters with uniform descend towards the inh conductor pipes, which must be well secured to the building with iron hooks resting on hooks set apart and properly connected with the clay pipe drain. Size of gutter: The full size working drawings of turbine.

The gutters for travelers to be formed on the roof in the usual way with two large sized outlet made of 1½ inch diameter with overflows and main drive (overflow opening to be 3 inch above rainwater pipe opening). The top must be fixed to 3 inch diameter and the main pipe from chapel roof to be properly connected with the main pipes. The latter from the tower to be taken in the rear with a pipe to the main gravel roof. Made for 4 seats and pipes from French roof gutters where needed on 3½ inch gravel holes, the two in front nailed to the gravel, the two in rear nailed to the 3½ inch lead base. All pipes made of 1½ by 1½ inch iron, well riveted and soldered and properly connected with the clay pipe drain to main drain.
OUTSIDE WORK AND CORNICE.

All outside exposed wood work will be constructed of best seasoned clear white pine, in the manner and style shown by the drawings. The roof cornices, dormer windows, etc., to be made of wood according to full size working drawings. All cornices for the Sales room excepting, which will be furnished and set by other parties.

WINDOWS.

All windows for the several stories must be the forms, styles and dimensions as marked on plans and elevations, all to be box frames with 1⅝ thick 2½ inch sub-sills, and 1⅝ thick pally style. The window for the Chapel to be made without sashes and prepared for stained glass. (See working drawings.)

All sashes 1¼ thick, check-nailed and hung, over best pulleys with weights, and best six-strand flax sash-cord, with best quality sash fasteners. (See article 198 Window fasteners.)

All window frames (Chapelroom excepted) to be prepared for wood blocks, with an 1½ thick headed hanging style to be fitted to the frames as shown by full size working drawings.

DOORS AND FRAMES.

All doors to be made of best white pine, (except where otherwise specified,) thoroughly seasoned and sizes marked on plans. All properly fitted in their respective places, hung and trimmed complete, with best quality large sized loose butts, locks, bolts, screws, etc., and with ⅝ thick suitable thresholds of black walnut. For particular forms and thickness, see details and full-sized sections or as hereinafter described.

All doors to be 1½ thick, with solid edge and raised panel, with transom sashes over the doors.

All inside faces of Chapelroom doors to be as others with square heads, but without transom sashes, and with double panel door on inside faces and with double panel and over the doors. All watercloset doors to be 2½ by 6 by 8½ high, with one panel at bottom and stationary stall in upper part of doors. Full size working drawings will be furnished for all these doors.

All doors panels or frames to be full thickness, and for 1½ story and 2½ story panels, cores, plywood with wheels.

FINISH.

All door and window casings, laces, etc., in the several stories, to be the styles, forms and dimensions as per-detailed drawings, or as hereinafter described. All casings, laces, etc., to lap one-half inch over the grounds and fit perfectly to the plastering. The whole to be done in the most substantial and workmanlike manner with thoroughly seasoned white pine.

The 1½ story and Cotswold architecture to be a 1½ wide plain architecture including the room for ladies: Hall, Diningroom and for Sales Office rooms in basement. For attic, Hotel, ladies dress room, Kitchen & Servants room above, to be a 1½ wide plain architecture, for kitchen in left side of basement to be a 1½ wide plain levelled architecture. The 1½ story architecture finished with a 1½ high finished back. (See full size working drawings)

All不但 doors to be made of two thicknesses (⅝ thick) the main entrance door 2⅝ thick, well glued and screwed together.
Put up carefully grounds for the finish of all windows, doors, bases, casings, etc., before lathing. Those on wooden partitions to be 1 by 2 inches, those on brick 3 by 2 inches, and allow no casings or bases to be put up until the last coat of plastering is on and dry.

PRESSES.

All presses and closets to be neatly finished up with not less than three shelves to each one, as marked on plans, and with a 1½ by 4 inches wide beaded strip extending around the room, with best quality clothes pins in every 10 inches.

The china closet, picture closet and those room to be finished and trimmed up complete, with shelves, drawers as will be directed. The drawers to be dovetailed and the large drawers to move on rollers, the stiles to be beaded and the counter shelves to be made of black walnut, all nearly fitted and trimmed.

STAIRS.

Build and finish all stairs in the most substantial and best workmanlike manner, with best clear and seasoned wood, and the forms and dimensions as shown on ground plans.

All inside stairs to be except the basement flights—platform stairs with 6 inch, 10d, box nail, moulded 2½ inch, turned baluster legs, with octagon beech and shafts, dovetailed into the treads, well glued and nailed into rails and treads with 1½ inch turned best season and sound Ash, without treads with rendered with no stains of black walnut face and wall stringers also of best and the face stringers, beaded and moulded 1½ inch. Walnut opening the wall stringers covered. The risers and treads tongued and grooved together on top and bottom, well glued and back screwed together as necessary and to be closely housed in the wall stringers, all stairs to be 6½, 7½ and 8½, stringers, with 12 inches on 1½ floor and face, covered with oak. If you required panelled flights, the treads and risers of black walnut, will be including nails & brackets of best seasoned black walnut.

TRIMMINGS.

All locks, bolts, knobs, latches, trimmings and fastenings of every description to be of the best kinds and qualities for their respective places, and must be properly fixed to all doors, sashes, blinds, windows, etc.
BLINDS AND SHUTTERS.

All outside blinds to be 1/1 inch thick. All inside shutters to be 1/2 inch thick, and both of best seasoned white pine, fitted with best inside and outside fastenings to all the windows in the several stories, except

All to be filled in boxes of 3 for 1st, 2nd, and 3rd Stories, also Dining-room and for basement sitting room.

The blinds to be made with solid edge rails and joined panels, and the shutters with movable tongue edges, steel and hard wood stops. The rails to be 3 inch, 2 wide, and all to be made in two sections; and new in four panels, the centers to correspond with nail of same.

FLOORS.

All floors in the several stories to be narrow, white pine, clear, thoroughly seasoned, well laid and bolted together, nailed to every joint, the heading joints double nailed through the face, and all uneven, rough spots made smooth.

The base of all rooms to be bevelled. Vegetable oilers, scuttle floors.

The base of all floors to be prepared for sloping between the joists in the usual way, the boards to be closely fitted 3 inches below the top of joists laid in 1x2 strips firmly nailed to the plates, and fitted by the mason with fresh mortar 2 thick.

BASES.

The bases for the 1st, 2nd, and 3rd Stories to be 11 high, moulded 1/4 inch round fitted to floor

The carpenter must clear off all lumber, benches, blocks, shavings, dirt, and all other loose rubbish from all rooms in the several stories, sweep all floors clean, and carry out all rubbish as particularly belonging to or made by the carpenter, on completion of his contract, and before the painter is commencing his inside work.

All inside and outside cast iron columns, shoes, etc., to be properly set, strongly anchored, and braced by the carpenter.

WATER CLOSETS, Etc.

The contractor must furnish, execute and finish all the carpenter's work required for the water fixtures plumbing, bell-hanging, cast iron work, gas fitting, hot air furnaces or steam pipes, to make the whole carpenter and joiner work complete in every respect, in a neat and substantial manner. The seats and covers in water-closets to be of best black walnut, and both hang with best brass butts and fixed for opening at pleasure. Do all casing, boxing, etc.; carefully repair and make good all damages to wood work; also give plumbers, gas fitters, bell-hangers, etc., notice when he is ready to have the same put in. The contractor for plumbing will furnish all bath-tubs, sinks, water-tanks, etc.

The carpenters of all work will be paid also the carping for Water-loos 1/2 of best seasoned Black Walnut and moulded. The Water-Closet seats to be made with 2 receipt Walnut paper boxes with a seat hung over as will be directed.
GAS

All the gas pipes, with all the required stop-cocks, to be put in complete, according to the rules of the Gas Company, and proved, before any floor is laid, with caped outlets for gas in all places where marked on plans; the meters to be located where shown on directed or ground plans, and the supply pipe to be extended to the inside of each wall and connected with the capes in place. It must also be put from the building and connected with the apparatus.

FINALLY.
The whole job as specified must be executed and completed in all its parts in the most careful, skilful and workmanlike manner, and with best quality materials, so as fully to carry out the designs in a manner satisfactory to the Superintending Architects.

TIME.

Owner to give possession of ground on or before the 6th day of October next. The mason must put up walls of buildings ready for roof on or before the 1st day of July, 1876. The Contractor will be strictly held to have upon ground, ready to go into the work at the times that may be required, all timber, joists, bond timbers, centres for arches, window and door frames, cast and wrought iron work, and all other materials necessary, so that in no case the masonry may be hindered for want of the same; and must put on and fix a floor of joists on all the buildings within two days after the walls are ready for the joists and carpenter will then finish to prevent any injuries to the masonry. The mason to erect the basement story ready for the 1st floor joists on or before the 15th day of June, next. He is required to lay the 1st floor joists and cover the basement opening and the entire 1st floor with荔wood to protect the building from the influences of the frost and rain. And fully complete the building, as hereinafter specified, on or before the 30th day of October next.
The owner hereby agreeing to furnish the mason work for the building at the time before specified, and in case he should fail to do so, then, and in such case, he agrees to extend the time prescribed for the carpenter's work at a pro rata rate for such default or failure: provided, the contractor shall, at the time of such delay, notify the superintendent in writing, and, of the extent thereof.

DAMAGES.

And in order to secure the execution for the work in the manner and at the times specified, it is hereby distinctly declared and set forth, that the damages arising from the non-fulfilment of the contract, as regards time, shall be a fair rent of the premises for each and every day the work remains unfinished at the time or times provided above, and which sum of damages shall be deducted from the contract price.

Chicago, Oct. 17th.

[Signature]