

SPECIFICATIONS FOR BUILDING TO BE ERECTED BY LESSOR,  
JOHN H. MAULDIN, TO BE OCCUPIED BY GEORGE B. SMITH, LESSEE

1. Building shall be of brick veneer construction in conformity with plans approved and accepted by both the lessor and the lessee.
2. Footings shall be of 2,500 lb. concrete, reinforced with  $2\frac{1}{2}$ " rods continuous. Concrete shall be 20" wide and 8" deep with the bottom of the footing being a minimum of 16" below finish grade, and all footings may be examined by the Lessee before pouring the same. No concrete shall be poured except under favorable weather conditions.
3. All outside brick veneer wall construction shall be insulated with 3" batting. All brick work shall be done in accordance with the best accepted manner of work and all such work shall be level with all vertical joints being exactly plumb. All bricks necessary to the completion of the building shall be delivered to the site without cost to the Lessor. Use patented Brixment or equivalent mortar mix. Any masonry work not according to the agreed plans and specifications shall be removed and replaced at the Lessor's expense. All brick shall be cleaned with a suitable brick cleaner after the mortar mix has dried.
4. Ground floors shall contain uniform 4" gravel with polyethelene vapor barrier with 6 x 6 x 10 gauge wire mesh over, with 4" concrete slab. All masonry walls shall contain  $\frac{1}{2}$ " expansion joints and all concrete shall be smoothly finished to receive floor tile. Floor to be cured with concrete sealer.
5. The interior walls shall be of 2" x 4" frame construction. Treated 2" x 4" lumber shall be used as a sole plate and all other 2" x 4" lumber shall be construction grade fir with studs being 16" on center.  $\frac{1}{2}$ " sheetrock to be applied to stud walls in the display room, taped and finished in the best possible manner. All joints sanded smoothly and completed for painting. All other interior partition walls to have  $\frac{1}{2}$ " sheetrock, taped and finished as stated above, or wood paneling at the option of the lessee.
6. Hip roof as shown on plans shall be  $\frac{5}{8}$ " sheathing grade plywood with 15 lb. felt and 235 lb. asphalt shingles of a color to be selected by the Lessee.
7. Boxing shall be 16" overhang, with  $\frac{3}{8}$ " ext. plywood,  $\frac{3}{4}$ " x  $7\frac{1}{2}$ " fascia, and with  $\frac{3}{4}$ " x  $5\frac{1}{2}$ " frieze board below boxing, installed straight and true with suitable molding. Vents shall be installed in the roof and in the boxing as needed.
8. The ceiling in the showroom shall be 9' high and the ceilings in the remainder of the building shall be 8' high.
9. The front doors and all windows shall be of glass and aluminum installed in the best suitable manner to keep the building waterproof. Other outside doors shall be of 18 gauge steel frames with metal doors. Inside doors shall be 1- $\frac{3}{8}$ " hollow core birch of good grade with wood frames.

# John H. Mauldin  
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