

PLANS AND SPECIFICATIONS FOR
MUNICIPAL BUILDING, FOR THE VILLAGE OF
ARANDA, FAIRFIELD COUNTY, OHIO,
Prepared by C. W. NICKET, Architect,

September-21-1922

Aranda, Ohio.

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GENERAL CONDITIONS,

The general conditions apply to all the various kinds or classes of work mentioned in the following specifications, and they shall be in force the same as though written in full as a part of the specifications for each branch of the work.

DRAWINGS,

The Drawings are intended to delineate the different parts of the building, and are to be used as an illustration of, and in connection with the specifications. Anything shown on the drawings, or mentioned in the specifications, is to be done the same as though called for by both, unless specially excepted in the specifications or in the contract.

SPECIFICATIONS.

The Specifications are intended to describe the various kinds of material to be used, the class of labor to be ~~generally~~ employed, and to describe those parts of the building which could not be clearly understood by the drawings alone.

PRECEDENCE.

Should there appear to be a discrepancy between the drawings and the specifications, or between the scale and the full size drawings, or between the scale of the drawings and the figures thereon, the latter in each case shall be followed. An omission from any drawing or specification, shall not be held to govern what is shown elsewhere.

SPECIFICATIONS OF THE DIFFERENT BRANCHES.

Each Sub-contractor must read the specifications for all the work to be done on the building, in order to inform himself as to the work to be done by the other contractors.

DIMENSIONS.

The drawings and sizes given in the specifications are intended to be exact sizes required in the construction of the work, but the various materials, must be fitted to materials of fixed dimensions without extra charge.

POWER TO DISCHARGE.

THE ARCHITECT, or his representative, or the superintendent of the work, shall have the right and authority to cause workmen whom they find incompetent or neglectful, to leave the premises at once, and shall have the right to have work wholly or partially stopped, until the objectional workmen, or any unsuitable material has been removed from the premises.

QUALITY.

All material, labor or mechanics, shall be according to the true intent and purpose of the drawings and specifications, and unless otherwise stated, each item is to be strictly first class in all respects, and not merely ordinary.

CARE OF MATERIAL.

Each Contractor shall be responsible for his own material upon the premises. No contractor shall occupy any un-necessary amount of space with his material, and each contractor shall obey the instructions of the Architect or Superintendent in regard to the work,

PROTECTION OF THE WORK,

Contractors and workmen are notified that it is not the duty of the Architect, Superintendent or owner of the premises to lock-up or notify any contractor, or sub-contractor when his workmen or material are needed at the building.

DAMAGE TO WORK

Each Contractor will be held responsible for any damage to the work or to the other contractors, caused by any error in laying out his work, or defect in its execution, or by any defacement of the work, or by any nuisance committed in or about the building, or because of any delay caused by him or his employees. The contractors shall give their personal supervision to the work, and shall at all times provide competent foreman to lay out the work from the drawings and supervise the execution of the same, and to whom instructions can be given by the architect or superintendent.

RESPONSIBILITY

All contractors under these specifications, agree to be held solely responsible for the execution of the same, and for any damage growing out of failure to do so, and no acceptance or approval through oversight, concealment or otherwise, of any imperfect work or material shall relieve the contractor from such responsibility. Neither the owner, the Superintendent or Architect, shall be held to have assumed any responsibility in this matter.

CONTRACTS.

These general conditions, the specifications hereto attached, and the drawings to which reference is made, shall be deemed a part of the contract for any and all branches of the work, and they shall be referred to in interpreting the contract.

SEPARATE CONTRACTS.

Should the work be divided, the contract for each branch of the work, shall be held to include all minor details necessary to complete that portion of the work, and leave it in first class condition, unless the same be specially called for under some other branch of the work.

REMOVING DEBRIS.

Persons accepting contracts for one or more parts of the work indicated in these specifications, must not only clean up and cart away all filth, debris and rubbish they may have put upon the premises, or in the building, but must do so in time to not delay or interfere with any other part of the work.

EXCAVATING.

The finished grade line will be one foot six inches above present level of present grade. Carpenter contractor will stake out building, provide batter boards, levels etc, and be responsible for all dimensions and levels.

Excavate trenches as shown on plans, and if necessary to excavate deeper to obtain good footing for foundation do so and the extra amount of excavating will be paid for in proportion to the whole amount. If a good footing can be obtained with less excavation a reduction will be made accordingly. State number of yards to be excavated. All dirt to be left inside of foundation walls, and to be used in filling in under cement floor.

CONCRETE FOOTINGS.

Concrete will be composed of one part standard Portland Cement, two parts clean sharp sand, and four parts clean medium sized gravel, mixed to a consistency that will flow in solid mass. Footers will be 21" wide and 8" deep.

FOUNDATION WALLS

The foundation walls will be 12" wide and 10" deep, and extend 1" outside of face of wall, and have a 1" wash on outside, so the brick work will start on top line of wash. The outside of foundation wall to a line one foot down from top of wall, will be made straight and smooth, and have a neat wash at top. See detail of this work. Top of concrete wall must be level and true for starting brick work. All concrete to be well mixed and poured in place.

FLOORS.

The entire floor will be of concrete. Fill in and tamp and level off to a line, 12" below the top of foundation walls. On this place clean Pea Gravel well tamped in place, to a level 10" below top of foundation walls, (concrete walls). On top of this place a layer of concrete three inches thick after being rammed. This to be mixed thick for tamping.

CEMENT FLOORS, Continued.

Top coat to be one inch thick, to be composed of one part port-land cement, and two parts clean sharp sand. Top to be floated and troweled smooth, sloping to outlet as directed by owner.

Floors to be finished in squares about 4' square, and seams cut through to gravel base. Seams must be made practically smooth and level for covering of Bark Carpet later.

Entrance to the Fire department will be made with slope as directed by owner, will ^{be} 8' square, top coat floated and left in four blocks. Sills for the single entrance doors will be concrete, One, two and three mixture, with $\frac{1}{2}$ " facing and top coat made smooth and straight, with slight pitch forward. These sills must be bedded to floor. Provide concrete step to front entrance door as shown, this to be same mixture as door sills.

COPYING: All sills to have coping of Concrete, $3\frac{1}{2}$ " x 12", in lengths of not over 4', to be bedded in rich cement mortar, with head joints of asbestos Roof Cement, filled full so as to make water tight joints. Window sills will be made of brick, laid in cement mortar to which has been added about ten per cent of lime.

BRICK WORK.
selected
XXXXXX

Face brick to be tested or approved by owner, to cost \$20.00 per thousand, F. C. S. Asanda, Ohio. Facing of inside walls to be of white glazed, second, to cost \$18.00 per thousand, F. C. S. Asanda, Ohio. All other brick to be ^{be} good hard burned common brick.

MORTAR. The mortar for the first three feet in height above the foundation, will be half and half lime and cement by measure, with proper amount of clean sharp sand to make of proper consistency and mortar for balance of brick work will be one part Portland cement, two parts lime, (Fresh Hydrated), and sufficient clean sharp sand to make mortar of proper consistency for 'A' I job.

BRICK WORK. Continued.

All brick work will be bonded with approved metal bonds, using one bond to each brick, every sixth course.

Mortar joints in all face brick work will be neatly raked, and inside of flues will have smooth struck joints, but not plastered. Common brick work, will have smooth struck joints.

All mortar must be mixed, and used while fresh. No partially set mortar allowed to be used in the building.

FLUES will be built according to drawings, kept smooth on the inside, and will have one ^{FY12} 2" joint of Clay Flue lining in top of each flue, extending 6 inches above the cement cap.

FLUES will have 4" cement cap, made of 1 part Portland cement, two parts clean sharp sand and three parts clean fine gravel, and made to ~~have even on inside which will~~ fit to flue lining, and 4" thick. After cement has set in cap, cement around the flue lining with Asbestos roof cement so as to make a water tight job.

The cement cap will be made to extend about two inches over the brick work.

WINDOW SILLS.

The window sills will be of brick, stretcher and header courses, laid in cement mortar to which has been added 10 Per cent of Lime.

All mortar joints in face brick work, must be even and true, and not over 7/16 of an inch, unless absolutely necessary to make the courses work out evenly.

CUT STONE.

The Cut Stone will consist of the corners for panel work, and will be of size to work evenly with brick courses.

Also the two panels in front of building, lettered as shown on the drawings. Stone for tablets or panels, will be Gray ~~limestone~~ ^{Superior} or equal, and will have letters about 3" high. Letters to be sunk.

Lettered Tablets may be of Concrete, if reinforced properly.

STRUCTURAL STEEL.

This will be included in the Brick Work contract. Furnish and set angle irons over all openings as shown on the drawings. Place anchors on every third ~~xxxx~~ ceiling joist at each end, so that same may be anchored or built into brick work. All structural steel must have coat of mineral paint before placing in the walls. When brick work is completed, the brick contractor will clean all face brick work, and remove all material of his, and all rubbish from the premises. However, the rubbish that is suitable, may be used to fill under the concrete floor of building.

The brick contractor will furnish in place, ~~xxx~~ one 6" metal thimble in each flue, locating same about 6 feet above the floor.

PAINTING & GLAZING.

~~xxxxxxx~~ All Glass will be '1' S.S., to be neatly bradded and glazed with standard putty to which has been added 50 % of pure white lead. Glass in doors to be set with wood stops, by the Carpenter contractor.

All exterior wood work will have three coats of best white paint, and the metal work to have two coats of same. Roof flashing to have coat of Graphite paint.

All inside wood work to have two coats of best paint, color to be selected by owner. All surfaces to be dry and in proper condition when paint is applied.

ROOFING & SPOUING

Cover all roof surface with the best, Johns-Manville roof, or equal. This roof to be of the built up pattern, not less than four ply, rag felt, capped each layer, and to be guaranteed for 15 years. Flash around all walls to a height of 6", cementing flashing to walls with cement coating. Counter flash with Galvanized Iron, sinking same well into the mortar joints, and cementing same with Asbestos Roof Cement or compound. All parts to be made water proof.

ROOFING & SPOUTING Continued

Gutter and down spouts to be ~~xxxx~~ #26 Gauge Galv. Iron. The Gutter to be 6" wide & 7" deep, (See ~~xxxx~~ Detail), and to have Apron to extend not less than 4" up under the roofing. Down spouts to 5" corrugated, to connect with drain tile, and to be securely fastened in place. Gutter must have sufficient fall to drain.

GAS FITTING.

Starting on the outside of the building, at the East side, run a $1\frac{1}{2}$ " line through the wall below the floor line, and from this run a $3/4$ " inch line to the base of each flue in the Council room, and to the south flue in the Fire Department, bringing the line up through the floor, testing all lines thoroughly, after the outlets are closed.

ELECTRICAL WORK.

Building will be wired for light as shown by drawings, Furnish Cabinet, with necessary switches, and install all work according to State Code.

CARPENTER WOOD-WORK.

All Mill stuff or frame lumber will be SI Con. Yellow Pine or Equal, and seasoned or reasonably dry.

Ceiling Joist will be 3 x 12, full length, spaced 16" O.C.

The ceiling joist will be set directly under the roof joist where possible, and where not possible, to set at side of upper joist.

Where the joist lay on each other, they must be well spiked together, and where the roof joist are directly over the ceiling

joist, they shall be tied together with 1 x 2" boards well nailed ~~to~~

to each joist. Both sets of joist must be brought to a line in the center before spiking together. The object in fastening the

two sets of joists together is to ~~give~~ get the combined strength

to support the roof. Frame look-outs at eve, these will be 3 x 6 top edge of which will be set on a line with top line of roof joist.

CARPENTERS WOOD-WORK Continued

Look-outs will be cut back 1-3/4 inches from face of brick wall and save 2 x 6 selected joist nailed on end of look-outs for securing the G.G. Hanging Gutter, and also for nailing the roof sheathing to. Spike 2 x 6 joist on top of ceiling joist through center of building to hold joist even.

Cover roof surface with 1 x 6 D.S.M No. 2 pine boards, openers nailed to each joist with two nails to each board; nails heads to be driven in level so as to not interfere with the roofing. Cut out all knot holes or other defects that would materially injure the roof work. At the eave cut sheathing off at edge of 2 x 6, so that the apron of gutter may be neatly turned up on top of sheathing.

WINDOW FRAMES

Window frames to be regular box frames, for sash sizes marked on elevations. Sash to be clear white pine, 1-3/8 thick. Pulleys to be substantial roller bearings, and weights to be cast Iron of proper sizes to balance evenly, and hung with first quality braided cotton sash cord. Windows must be adjusted or fitted so they will work easily, but fit snugly.

DOOR FRAMES

Outside door frames will be regular plank frames, with 1-3/8 x 1-3/4 brick mould. All exterior parts of frames will be clear cypress, balance selected yellow pine. Doors will be clear white pine. See plans for sizes of doors, and elevations for designs. Doors and windows to be cased inside with 1 1/2" x 3" Better Yellow Pine stock trim. Casings 3/4 x 4 1/2".

CEILING.

Coil under side of joists with 2 x 4. beaded, selected pine with ceiling, well nailed, and place neat mould in angle of walls Ceiling.

CARPENTER WOOD-WORK Continued

Build Partition of $3/4$ " selected pine partition, or equal, securing same to floor with shoe or mould on either side, and fastening top in like manner, also place two nailing ties of $1-5/8$ x $3-5/8$ select pine, making spaces about equal, securing partition to same by secret nailing. Door for partition will be stock pattern, regular 6 panel door, ~~2-3/4~~ $2/8$ x $6/8$ x $1-3/8$, with plain frame of 2 x 4. ~~frame~~
Door will have $3/8$ x $13/8$ stops instead of rabbet

HARDWARE.

Outside doors will each have 3 hinges, $3\frac{1}{2}$ x $3\frac{1}{2}$; Japan finish, and inside door will have 2 hinges same as above.

Lock for front door will be good, front door lock with 3 keys, to ^{cylinder} cost not less than ~~2.00~~ 2.00 . Inside door lock to be stock knob pattern. All locks to be mortise locks.

All windows will have locks and lifts to match other hardware.

The Over-Head door for fire department will be made ~~like~~ as shown by drawings, will have a light frame ^{or} of jamba, about $7/8$ x 4 " and will be hung with the Over-Head hanger as made by The Over-Head Door Corporation of Hartford, Indiana, with combination Lock and fixture. Provide good Oak thresholds under the two standard entrance doors. Transom over front door to be hinged at bottom, and have suitable transom lift. All interior mill work to be left smooth and ready for the painter.

Detailed drawings will be furnished for the door and window frames. Detailed drawing will be furnished for the large door for the fire department.