DIVISION 1 - GENERAL CONDITIONS

Christie, Niles & Andrews standard sheets SP1 and SP2 with an added hold harmless clause under insurance to indemnify the architect and owner against the acts of the contractor and subcontractors.

Progess Meetings - Every two weeks or as required after the job has been begun.

DIVISION 2 - SITE WORK

BRACING AND SHORING: At alley, west property line and transformer enclosure around depressed garden at ramp to lower level.

CLEARING AND GRUBBING: Except for one or two marked trees and some of the hedge on the Lindsay property, remove all trees and shrubs from the three properties involved.

DEMOLITION: Demolish the frame buildings on all properties, portions of rear entrance to the existing Campbell Building, the sidewalk, curb and gutter on Pennsylvania Avenue, the entire parking lot, existing transformer pad and stairs of court. Create hole to make the connection of the second floor of the existing Campbell Building. Remove such portions of the alley as will be required to meet the grades indicated.

DRAINAGE STRUCTURES: To be provided by the site engineer and to meet Baltimore County Standards.

EXCAVATION: Excavate to 8" below finished grades, all areas to receive slabs and all parking lots. Remove excess material from site.

FILLING: Fill basements of demolished houses with carefully tamped material

FOUNDATION: See structural drawings for size and depth.

GRADING: Regrade the entire surfaces of the two parking lots and the three sides of the new building site after backfilling has been accomplished.

LANDSCAPING: Move certain trees, save hedges indicated to provide screening at property lines. Allow the amount of $5,000 for new plant material and installation.

RETAINING WALLS: See Div. 4.

TOPSOILING: Store topsoil if soil quality warrants.

DIVISION 3 - CONCRETE

ACCESSORIES AND ANCHORS:

1. Anchors for precast beam ends first and sixth floors.
2. Window washing track.
3. Anchors slots in basement columns for retaining walls.
4. Sleeves for handrail installation.
5. Bolts for bumper attachment, flower box attachment, and bench supports.
6. Anchorage for window washer bolts, sixth floor.

AD MIXTURES: Coloring agents and retarders found by experimentation to produce proper color and texture.

CAST IN PLACE CONCRETE: Use lined forms and correctly colored and mixed aggregate for all exposed concrete. Use non-staining form oil such as Nox-Crete. Take care in the installation of ties, attachment bolts, etc. and maintain horizontal alignments to within 1/4" in ten feet. Be careful to vibrate adequately to avoid honey combing. Do not allow the damaged form work to be reused.

TOPPINGS OF POURED IN PLACE CONCRETE: must be well reinforced over all beams. At exposed areas, such as in the platform at the first floor level, parking decks, it should be properly textured and colored, cured and protected. Where indicated, electric heat should be provided for snow removal and an abrasive stair nosing should be provided for all stair treads outside.

CEMENT: Two basic mixes must be provided:

1. A light brown, high density mix to create the exposed Dynaframe and all poured in place structural elements including slab edges, walls and parapets.
2. A darker brown, light weight mix suitable for use in casting textured wall panels.

For each type of concrete, sufficient barrelage of cement should be ordered from the mill so that it will come from one batch for each color. The aggregate selected for color must also be segregated so that pours made at different times will come as close as possible to matching in color. Cast three sample panels of each color demonstrating the range to be expected for approval to act as a guide for the architect and the contractor. These panels should be 2'x8' by at least 4" thick, troweled for 1/2 and float finished for the remainder. Membrane compound should be applied to the middle 4' of the sample, the remainder being water cured.

CONTROL JOINTS: At slabs on grade, and as indicated, use asphalt impregnated fibre for expansion and control joint material recessed 1/2". In suspended slabs and parking deck, use expanded polystyrene joint filling similar to Rescon recessed 1". Fill the next half inch with sealant.

CURING: Use membrane curing compound either Sure-Cure by Kaufman or Masterseal by Master Builders. Cure all slabs to be covered with resilient tile or exposed to weather, tops of all parapets and walls, exposed slabs edges. Do not cure areas to receive further cement based materials such as ceramic tile beds or terazzo.

FINISHING: In general, all light colored structual concrete and parapets, walls, etc. to be smooth, dense, and true surfaces except special finish on platform topping which may have special textural effects or exposed aggregates. Maintain 1/4" in ten feet true to plane. Create positive drainage to scuppers, floor drains, etc. as indicated.

Form should be lined wood or steel, to provide accurate, true sufaces with uniform chamfers, freedom from sagging, sharp corners and true lines.

JOINTS: As indicated, provide recesses, grooves, etc. for joint backing materials and sealants. Where scored, make true, sharp lines at least 2/3 of the way through slab or topping.

MIXING: Use transit mixed only, from special batches at Whitemarsh or Texas quarries, per approved samples.

PRECAST CONCRETE: Use Dynaframe structural system by Strescon Industries above first floor platform. Use standard components when not exposed. Exposed elements will require special color, special attention to finish, tolerances, and provision of such accessories as electrical outlets per details. Provide special beam ends and attachment therefore. All exposed dynoform components must be within tolerance of 1/4" out of place or out of plumb. Sample of surface texture and color must be submitted and must remain on site as a guide to field supervision. Staining and defects not able to be removed by rubbing will be rejected.

PROTECTION: Once erected, all concrete components must be protected against damage by the trades as field patching will be nearly impossible. Take special care wich exposed Dynaframe and all concrete which can easily reach the view of the ground.

REINFORCEMENT: Per structural drawings.

SETTING OF CAST-IN-PLACE PANELS: Maintain tolerance of 1/4" out of place or out of plumb.

TESTING: Test four cylinders out of each 50 cubic yards of concrete or at least one set of cylinders per day's pour. Test two cylinders at 7 days to 28 days.

PLANKS Precast concrete planks for all suspended floors. In building, use Flexicore of size noted. Provide underwriters approved sleeves where required for electrical installation at points indicated in parts of poured topping.

For retaining wall at alley, use Celdex plank on end, joints, grouted. Entire surface against earth payed to act as water proofing base.

DIVISION 4 - MASONRY

ACCESSORIES:

1. Dovetail anchors for attachment of stone to columns
2. Masonry veneer ties for retaining walls lower level.
3. U bolts for bumper attachment.

CONCRETE MASONRY UNITS: 8 x 16 face, Class A limestone or slab aggregate load bearing block laid as backup for stone veneer in retaing walls above grade on lower level, where not exposed: Install veneer ties 32" o.c. horizontally and 24" vertically. Parge surface in contact with ground as a base of water proofing.

REINFORCEMENT: Reinforce with vertical rods as required by structural drawings and use Durowall 16" on center vertically.

STONE VENEERS: Use Butler stone, Chesapeake hue, laid to match the upper portions of existing Campbell Building. In general, veneer will be 8" thick, full wall 16", except at transformer enclosure where wall will be only 12" above transformer pad.

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS

MISC. METAL:

1. Bumper, flower box, and bench attachment material including nuts, washers, threaded bolts, etc. and neoprene washer blocks.
2. Chain link fence and gate at transformer enclosure, vinyl covered.
3. Subway grating spanning transformer enclosure similar to Irvico. subway grating design DD of 2 3/16 x 5/16 carrying bars, in rectangular design. Load bars 4" on center.
4. 2 x 2 x 1/4" angles to support subway grating.
5. Pipe rail for main stairs and transormer enclosure stairs.
6. 2 x 2 square tube handrail supports and attachment plates.
7. Parking level corner guards, with appropriate anchors.
8. Continuous sill bearing plate for exterior panels, all floors.
9. Attachment plates, clips and weld plates for cast in place, all panels.
10. Anodized aluminum handrail and pickets for sixth floor balcony enclosure. (Alternate: vinyl coated steel.)
11. Window washer handhold and ladder near connecting link - vinyl coated steel.
12. 2 trim of anodized aluminum at perimeter of insulation on underside of slabs.
13. Ladders within building:
    a. From sixth floor to penthouse.
    b. From penthouse to roof.
    c. Elevator pit, if not covered by elevator specifications.
14. Stair and platform at elevator machine room.
15. Mechanical equipment supports not covered by mechanical specifications.
16. Elevator machine beam.
17. Convector enclosure with die formed louver, brackets, etc. painted or vinyl covered steel.
18. Natural aluminum closure channels at curtain pocket and convector cover.
19. Steel curtain pocket - 16 guage with straps 2-0 o.c. to adjacent beams
20. Connecting link roof framing.
21. Metal pan main stairs, including landings, stringers, channels, and rod supports.
22. Abrasive nosing, wooster type 131 with anchors.
23. Splice plates for bumper joints and related bolts, etc.

STRUCTURAL STEEL: 4 columns at elevator shaft and elsewhere per structural drawings.

DIVISION 6 - CARPENTRY

ROUGH CARPENTRY: All form work, setting of steel door frames.

FINISHED CARPENTRY:

1. Main lobby and elevator lobbies on typical floor installation of trim.
2. Installation of benches, handrail, flower boxes, etc.
3. Wood bumper, including counter sinking of attachment bolts.
4. Hanging of doors.
5. Installation of shelving.
6. Installating of telephone booths.

CABINET WORK:

1. Lavatory counters in toilet room.
2. Fabrication of main entrance door, wood trim.
3. Directory, main lobby.

MILLWORK:

1. Exterior handrail.
2. Bench slats.
3. Flower box components.
4. Bumper.

WOOD FOR EXTERIOR & INTERIOR TRIM: Tropical hard wood resistant to rot, Kapur, similar to Apitong provided by MacLes. Approximate cost, 45¢ per board foot.

INSULATION:

1. In exterior wall panels 2 1/2" foil backed, glass fibre blankets 24" wide, continuous from floor to underside of structure above, attached to screw type studs.
2. Under exterior projections and slabs: 1 1/8" urethane foam with integral base sheet one side - adhered to structure with manufacturer's recommended adhesive.

DIVISION 7 - MOISTURE PROTECTION

PENTHOUSE ROOF: 20 year built-up with Reflect-O-Cite chips - no insulation.

SIXTH FLOOR ROOF: Build-up type over 1 1/8" urethane foam with integral base sheet.

SIXTH FLOOR LEDGE: Except at balconies, 4 coat Neoprene-Hypalon membrane, rolled on, sealed with Neoprene flashing adhesive - R.T. Gumpert.

BALCONIES: Armstrong Travelon Decking adhered to Neoprene base coat.

SEALANT: Mono Lastomerri for all exterior joints except parking deck slabs. Provide appropriate joint backing of foamed polyetylene, adequate size, to create pressure in joint behind and have non-stick characteristics.

DAMP PROOFING: Creosote prime and apply 2 coats hot pitch to all surfaces below grade exposed to earth.

PARKING DECK & PENTHOUSE MEMBRANE: By General Contractor. Include frequency, depth, and sealing of joints in parking deck topping.

SHEET METAL: Where sheet metal indicated, use lead coated copper.

DIVISION 8 - DOORS, WINDOWS & GLASS

WOOD DOORS: Use wood doors throughout, hung in 16 guage hollow metal bucks. As County Officials have approved type 4B construction, use labeled 3/4 hour doors on all vertical shafts. Elsewhere, use solid core, preferably particle core with either tedlar or plastic laminate faces for interior, overlaid Staystrate doors for exterior.

STEEL FRAMES: 16 guage 3 3/4" galvanized for exterior doors reinforced for necessary hardware by Pioneer, Williamsburg, etc.

WINDOWS: 1 1/2" bronze anodized aluminum sash, full height, from floor to underside of structure per details by Metal Construction Services using Ware, Cupples or equivalent. Upper and lower sandwich panels to be 1/8" masonite behind 3/4" urethane with either 1/8" bronze colored Flexiglas or 1/8" ceramic backed glass. Vision portion to be 1" insulating glass with 1/4" Solar Bronze as exterior pane. All sash to be bead glazed.

OPERATING SASH FOR WINDOW WASHER: To have moving vent at vision portion only, with manufacturer's standard hardware including friction arms.

FRENCH DOORS TO BALCONY AREAS, SIXTH FLOOR: Base panel to be reinforced with steel pan, covered with anodized aluminum backing in lieu of masonite. Exterior of base panel to be either plastic or glass to match adjacent sash.

GLAZING OF CONNECTING LINK: Similar in design and detail to other fixed sash except no upper panel and vision panel slightly shorter in height.

LOBBY ENTRANCE: Tubular aluminum store front construction of rectangular tubes, anodized to match sash, glazed with 1/4" Solar Bronze glass to match exterior pane of other fixed lights.

Door to be Cupples, monumental door with power assisted opening mechanism. Glazing of door to be alternate strips of glass and wood, per details, glass to be 1/4" Solar Bronze. Provide for special brass push plate 12" high across entire width of door, both sides to be engraved with building name and dedication data.

GLASS: For spandrels and other opaque areas: obtain alternate prices for Vitrolux or Spandrelite to match Solar Bronze and/or Plexiglas, 1;8" thick.

For vision areas-1" Twindow or Thermopane with exterior pane dark Solar Bronze.

For door sidelights, provide 1/4" wired glass, square pattern similar to Nuweld by Misco.

MIRRORS IN TOILET ROOMS: Provide full height and width as detailed. First quality, silvered backed.

GLAZING & GLAZING MATERIALS: Combination glaze all exterior openings, using Butyl tape against fixed stop sealed at corners, Mono Lastomaric heel bead and vinyl vision strip pressed into heel bead after application of loose stop, per Tremco printed instructions. Note: If plexiglas is used, glaze plexiglas with manufacturer's recommended material as there may be a reaction between Mono-Lastomaric and the acrylic plastic.

LOUVERS: Exterior louvers at penthouse Airolite, painted, galvanized, formed steel louvers in panels indicated, color to match anodized aluminum.

ACCESS DOORS: Provide one per lavatory sized per mechanical drawings for access to pipe spaces. Flush design painted steel.

If required for access to fire dampers, valves, etc. in plastered ceiling areas, provide plaster bearing type.

ROOF SCUTTLES & HATCHES: Penthouse roof: Bilco steel, insulated curbed, type "S".

1. Sixth floor to penthouse: Provide floor patch by Bilco, type "Q", curb mounted in penthouse over stair landing below.

DIVISION 9 - FINISHES

ACOUSTICAL SYSTEMS: Soundlock lay-in panels for in 2' x 2' natural aluminum grid directly suspended on wires 4' on center from points of Flexicore above. Grid to have accurate spacing, sufficient strength to hold partition heads, bear weight of lights, diffusers.

ADHESIVES:

1. Ceramic Tile: Organic adhesive meeting, commercial standard CS 181-52, using virgin materials similar CTA 11 by 3M.
2. Resilient Floor Adhesive: Armstrong 890 or manufacturer's recommendation. for resilient base, use recommended adhesive for straight runs, contact adhesive for premolded corners.

VINYL BASE: Flintkote, Armstrong, or equivalent 4" high, color other than black, set-on type. At 90° exterior corners, use premolded corner. At rounded and re-entrant corners, form in field.

CERAMIC TILE: Unglazed cushion edge ceramic mosaics 1" x 1" on walls, 2 x 2 on floors modular sizes with coves at base and surface bullnose at exterior corners similar to Velvetex and Velvetone by Mosaic. Solid color for walls, different solid color on floors.

FURRING SYSTEMS: Exterior Walls - provide system suitable for attachement of dry wall at 2' centers and to support 2 1/2" insulation continuously from floor to slab above. Carry wall board to top of blind pocket only. For mechanical space in core: provide adequate support for wall hung plumbing fixtures as indicated and provide sufficient rigidity to avoid cracking of grout in ceramic tile wall finish.

LATHING: Use Gun Lath by K-Lath hogring tied to 3/4" cold rolled channels, 16" on center, as base for solid plaster partitions and for ceilings. At ceilings, provide 1 1/2" carrying channels 4' on center suspended directly from wires 4' on center from structure above.

PLASTER: For all solid plaster partitions and ceilings, use 3 coat work. Base coats should be sanded plaster to receive Structoguage finish coat.

PLASTIC LAMINATE: For elevator cab interiors Formica, Micarta or Textolite.

RESILIENT FLOORS: Use Flintkote Classic Flexachrome 12 x 12 x 1/8" vinyl asbestos tile with pattern all the way through, laid ashlar fashion, pattern in one direction. Continuous joint to be short dimension of building. Provide owner with at least 5% of quanity, used for replacement of damaged tile during partition changes and get alternate price for Tex-Flex also by Flintkote.

STAIR TREADS & LANDING MATS: 3/16" preformed stair tread with square nosing and safety grooves with landing mats 24 x 24 x 3/16 of matching pattern at intermediate landings.

TERRAZZO: Campbell aggregates in white for tan matrix, using bronze divider strips, cove base at wall 6", grind in place.

PAINTING & VARNISHING:

1. Varnish: Use ultraviolet inhibiting urethane varnish for all exterior wood trim such as handrails, benches, flower boxes, etc. and bumper. Use same material on interior trim in lobby and elevator lobbies, each floor and main entrance door. Do not use stain under varnish.
2. Paint: On all painted wallboard and plaster, use one coat vinyl primer and one finished coat alkyd eggshell finish.
3. For all steel frames, use one coat alkyd enamel undercoater and one coat alkyd eggshell finish.
4. For steel handrails, stair stringers, use catalyzed epoxy coating over manufacturer's recommended primer.
5. Provide allowance for painting Dynaframe, other exposed structural concrete including parapets, walls, slab edges, exposed slabs and beams above first floor platform.

WALLBOARD: Use 1/2" tapered edge gypsum wallboard by Flintkote, U.S.G. screw applied to furring system. Provide corner beads, other accessories required. For partitioning system, use prefinished vinyl covered wallboard 1/2", trimmed to provide exact modular jointing 4-0 o.c. and extending floor to ceiling.

WALL COVERING: Where field applied vinyl indicated, use 13 oz. total weight material with at least 2.5 mils of clean vinyl overlay above pattern-applied with manufacturer's recommended adhesive.

DIVISION 10 - SPECIALTIES

BATHROOM & TOILET ACCESSORIES: Provided under allowance, include soap dispenser, towel dispensers, paper holders, sanitary napkin dispensers and stainless steel shelf where indicated. Allow $3,000.00 dollars.

BUILDER'S HARDWARE: Provided under allowance for basic building: 20,000 dollars. In partition system, hardware will be included in the price per door.

FIRE EXTINGUISHER CABINETS: Provide one per floor as indicated, fully recessed, suitable for 2 1/2 gallon extinguisher and fire hose.

MAIL CHUTE: Upon U.S. Government approved chute of bronze anodized aluminum or solid bronze. Receptacle box at lobby to be fully recessed and have large opening for packages and mail in bundles.

DIRECTORY: Provide major directory with wood or bronze anodized aluminum door at lobby and smaller directories at each elevator landing.

FIRE EXTINGUISHERS: 2 1/2 gallon loaded stream type by Allenco or similar approved manufacturer.

FLAGPOLES: Provide flagpoles and brackets as detailed for platform wall of spun aluminum.

FLOOR MATS: Pasco Link-Mat depressed at all entrances, sizes shown.

LOCKERS: Provide two tiers of half lockers in janitor's work room as indicated.

PARTITIONS-DEMOUNTABLE: Provide complete partition system, including door bucks, side lights, bank rail, doors, full height partitions, capable of being rated for 3/4 hour fire resistance where required between Tenants and at public halls; capable of achieving 50 decibel sound drop where required. Entire system will be put together dry and be completely demountable without destruction of the components. Basic trim to be natural aluminum and shall not occur more frequently than 4' on center. Finished partition must not exceed 4" in thickness.

JUNCTION AT WINDOWS AND EXTERIOR WALLS: must be provided capable of maintaining sound drop achieved by partition system proper. Use Neslo system or equivalent, with all parts provided by one manufacturer.

TOILET PARTITIONS: Use floor mounted type similar to Normandy style by Sanymetal.

SIGNS: Provide name of building sign as indicated in elevation.

1. Provide engraved brass dedication plates, also including name of building for front entrance doors.

DIVISION 11 - EQUIPMENT

WINDOW CLEANING TRACK: Provide track similar to Richard Wilcox #175 track as detailed with suitable anchors and splice plates 2-0 o.c. to restrain impact load of 600 pounds. Provide double trolley #100-34 carries linked with stainless steel or bronze rod between carrier.

WINDOW CLEANER HANDLE AND HOOK: at each operating window designated. Provide handle with bracket hook and window cleaner bolt combination on panel adjacent.

JANITOR'S EQUIPMENT: Forbes Bros. #1115-A - folding cart or equivalent, one per floor.

DIVISION 12 - FURNISHINGS

VENETIAN BLINDS: Provide narrow "invisible" tape type with 1" aluminum slats by Levolor, Carey, McFall Co. for all windows.

DIVISION 13 - SPECIAL CONSTRUCTION

No work in this Division.

DIVISION 14 - CONVEYING SYSTEMS

ELEVATOR: Provide two 300' per minute, 5 x 7, 2500 pound cars, modified to allow 4-0 x 9-0 panels to be carried in car. Cab to have luminous ceiling, formica covered walls. Doors at lobby to have embossed anodized aluminum covers, doors on other floors to have either baked-on finish or Formica finish.

DIVISIONS 15 & 16 MECHANICAL-ELECTRICAL

To be provided by Henry Adams.

REVISIONS			
NO.	DATE	ITEM	REF.
1	10.19.66	Division 9 6" base to 4" base	KB

FIRM CNA
DESIGNED BY EHN
DRAWN BY EHN
CHECKED BY EHN
APPROVED BY PGC

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 680-A 1392-A 1157-A STATE OF MARYLAND

STRUCTURAL ENGINEERING
VAN RENSSELAER P. SAXE
3701 ST. PAUL ST. BALTO, MD. 21202

MECHANICAL-ELECTRICAL ENGINEERING
HENRY, ADAMS, INC.
3315 ST. PAUL ST. BALTO, MD. 21218

CHRISTIE, NILES & ANDREWS
ARCHITECTS

OFFICE BUILDING
FOR
NOTTINGHAM FARMS INC.

102 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

SPECIFICATIONS

JOB NO.	6522
SCALE	AS SHOWN
DATE	27 Sept. 66
LAST REV.	19 Oct. 66

SP3