

OUTLINE SPECIFICATION
ALTERATIONS FOR APARTMENT
RESIDENCE OF HENRY P. STAATS
59 CHURCH ST., CHARLESTON, S.C.

Dec. 18th, 1942

GENERAL CONDITIONS

- Contractor to verify all existing conditions at the site.
- Contractor to obtain and pay for all fees and permits required.
- Contractor to be held responsible for all loss or damage to any persons during prosecution of the work.
- Contractor to obtain and pay for all liability insurance required by law.
- Contractor to verify all dimensions shown on drawings.
- Contractor to carry out and pay for all cutting and repair work necessary for any trade.

MATERIALS AND FINISHES

- All material to be of best grade.
- All new partitions ~~MAXWELL EXTERIOR MASONRY~~ to be 2 X 4 studs 16 O.C. Walls furred out from masonry on 1 X 2 strips.
- All joists and rafters sizes as shown, bridged every 4 feet.
- Double studs and headers around all openings.
- All new partitions, walls, and ceilings to be of $\frac{1}{2}$ inch sheetrock wall board as manufactured by the U.S. Gypsum Co., this to include walls and ceilings of Kitchenette, (except fireplace recess) and staircase, and first floor hall. Joints filled in accord. mfgs. spec.
- All rooms, closets, and halls to have 5 inch base with cap mold and picture mold $\frac{1}{4}$ inch form ceiling. Trim to be plain flat $\frac{3}{4}$ X 3.
- Finished floors to be $13/16$ X $2\frac{1}{2}$ T&G yellow pine, laid on 1 X 6 underflooring.
- Four inch mineral wool bats to be laid over entire second floor ceiling.
- All new work to match existing work. Exterior masonry walls to have two coats Cementhide, manufactured by Pittsburg Plate Glass Co., to match existing walls. Exterior woodwork to have three coats lead and oil to match existing work.
- Windows and sash, sizes as shown on plans, to match existing windows.

Materials & Finishes cont.

Interior doors to be six panel colonial type, 1-3/8 inches thick, sizes as shown on drawings. Oak saddles under all doors on wood floors.

All closets to have shelves, poles, and hook strips as noted on drawings.

All finished hardware to be brass best quality Yale & Towne or equal.

All windows including windows in existing bed room to have full length, top hung, exterior fly screens. Two panel type. Also this will include windows in Kitchenette and Hall.

Exterior door from Hall to have new screen door. Two panel type with reinforcing wire in lower panel.

Roof over new second floor to be Johns-Manville 15-Year guaranteed roof, specification No. 604, or equal.

All electric wiring to be run in BX cable with stamped outlet and junction boxes.

All electric fixtures to be furnished by the owner, but set by the electric contractor.

All walls, ceilings, and trim, except in existing livingroom, existing bed room, ~~and walls in bedrooms 1 & 2~~ and walls in bedrooms 1 & 2, to be given three coats of paint. Colors to be selected by owner. Walls to have flat finish, ceilings to have flat finish, trim to be semi-gloss finish, except in bathroom and kitchenette.

Walls, ceilings, and trim in bathroom and kitchenette to have full gloss finish.

Walls in bedrooms 1 & 2 to be papered, lining paper to be applied first.

Floors to be stained and waxed colors to be selected by owner. (except floor in bath)

Floor in bath to be covered with standard gauge linoleum, pattern to be selected by owner.

Furnish and install stock wooden kitchen cabinets in kitchenette, with linoleum counters and splash back. Style and colors to be selected by owner.

All gas outlets where shown on the drawings to be connected to gas-steam radiators of proper sizes to heat the respective rooms allowing for an outside-inside heat differential of 60 degrees. This contractor to furnish and install these radiators.

Outline Spec. Apt. Alteration 59 Church St.

Materials and Finishes cont.

Run separate galvanized iron 1" cold water supply line with separate meter from city main back to apartment.

Run separate gas supply line from city main to separate meter location where shown on plans, and gas supply lines to outlets where shown.

All cold water supply lines to each fixture to be galvanized iron, and all hot water supply lines to each fixture to be copper tubing.

All hot water supply lines to be covered with 1" aircell asbestos covering.

All plumbing fixtures to be vented.

Supply and install the following Standard Plumbing Fixtures:

1 Roxbury F-167-St Vitreous China Lavatory
with B-709 Combination supply and pop-up drain fitting.
B-792 3/8" Supply pipes with stops
B-960 1 1/4" P Trap
Chromard metal legs and wall brackets.

1 Royalton P-2177-H (left outlet) 5'-6" Bath
with B-329 Pop-up drain fitting
B-151 Shower
B-293 Curtain Rod.

1 Compton F-2110 Two piece coupled closet combination
with supply to floor with stop
Church sheet covered seat and cover
No C-211

1 Custom-Line P-7010-S 2'-0" Kitchen Sink
with B 884 Swinging spout and rubber hose
B. 989 Crumb cup strainer.