

SPECIFICATION SUPPLEMENT

The specification supplement modifies the City of Philadelphia "SPECIFICATIONS" showing revisions as of March, 2000 and Division 15 revision as of March 2002. The supplement expands on items specific to this project, i.e., window type, furnace type, roofing system type, but does not replace the SPECIFICATIONS.

SPECIAL REQUIREMENTS APPLICABLE TO HISTORIC BUILDINGS, memorandums prepared by the Philadelphia Historic Commission (PHC) and attached to the drawing set are contract requirements. PHC must be notified prior to commencing any work including selective demolition that may impact on the building street front.

1.1 GENERAL REQUIREMENTS

AIA 201 General Conditions of the Contractor for Construction (1997), and as amended by Redevelopment Authority.

1.3 PROJECT DESCRIPTION

New Construction and Substantial rehabilitation of properties in the area of, 900 Block Belmont Avenue, 800 Block N. 41st Street, 800 Block N. 42nd Street and 900 Block N. 42nd Street, in accordance with the City of Philadelphia Building Code, International Building Code 2003, and Redevelopment Authority Requirements.

The owner will make all zoning and building permit applications, the General Contractor (GC) will make all other permit applications through their Philadelphia licensed sub-contractors i.e., plumbing, ductwork, electrical... The GC will make arrangements for all utilities and shall be responsible for all utilities until substantial completion of each property.

2.1 DEMOLITION

2.1.1 CLEAN AND SEAL

The GC shall upon removing trash and debris from the building, seal all openings to prevent further accumulation of trash, and to make safe and secure the building until the work is completed and building handed over to the owner.

2.1.2 BUILDING

Unless otherwise noted remove all furniture, appliances, trash and debris, and all building components including masonry, basement slabs, chimney and chimney breast, framing, sheathing, roofing, windows and doors necessary for completion of the work. Where basement slabs, joists and sheathing indicated to be removed are revealed to be reusable the GC shall review with RDA, owner and the architect. Upon removal of ceilings and wall coverings the GC shall arrange with the architect/engineer for inspection of existing conditions including joists.

2.1.3 SITE

Unless otherwise noted remove all site debris including but not limited to, trash, and all site components including front and rear steps, rear yard concrete, rear yard fence, rear yard curb, rear yard plant material including trees, and structures necessary for completion of the work. Grind stumps of trees greater than 18" diameter to 8" minimum below finished grade, remove all stumps less than 18" diameter. Remove not less than 12" of vegetable soil from proposed construction area.

2.1.4 UTILITIES

Unless otherwise noted remove entire electrical, plumbing and heating system, utility service, distribution, fixtures, appliances and oil tanks. Oil tank to be removed by certified contractor. Coordinate, obtain and pay for approvals as required and make appropriate notifications to utility providers prior to commencing work.

2.1.5 DISPOSAL

Dispose of all materials removed in a manner permitted by law. Salvaged materials may be reused with approval of RDA, owner and architect. Salvageable materials not reused are the property of the GC. BURNING OR BURYING OF ANY MATERIALS ON SITE AS A METHOD OF DISPOSAL IS NOT PERMITTED.

Submit copies of haulers business licenses and copies of ticket from disposal site, to architect, and retain original for L&I inspection.

2.2 SITE WORK

2.2.1 REAR YARD CONCRETE

Unless otherwise noted provide: 4" thick 3,000# minimum rear yard concrete patio, breezeway concrete, concrete walk to rear fence gate. Provide premolded expansion joints 20'0" intervals on paths and at building, and control joints at 5'0" on field. Slope to drain and broom finish.

Submit concrete delivery ticket and plant specification.

2.2.2 FRONT SIDEWALK AND CURB

Unless noted otherwise provide: 4" thick 3,000# minimum front concrete walk and patch repair curb, Provide premolded expansion joints at 20'0" intervals on path and at curb and building, and control joints at 5'0" on field. Slope to curb and broom finish.

Submit concrete delivery ticket and plant specification, to architect.

2.2.3 FRONT STEPS

Unless noted otherwise provide: 3,000# minimum front concrete steps and threshold, with W.I. handrail, with sufficient riser for front walk elevation, on new concrete footing. With PHC, RDA, owner and architect approval existing stone steps may be reset.

Unless noted otherwise provide bullnose tread nosing.

Steel float finish.

Submit concrete delivery ticket and plant specification, to architect.

2.2.4 HC RAMP

Where noted provide: 3,000# minimum concrete H.C. ramp, with W.I. handrail, on new concrete footing, with cmu side walls or turn down concrete curb.

Broom finish.

Submit concrete delivery ticket and plant specification, to architect..

2.2.5 REAR STEPS

Unless noted otherwise provide: 3,000# minimum rear concrete steps and threshold, with W.I. handrail, with sufficient riser for front walk elevation, on new concrete footing. Unless noted otherwise provide raked riser with square tread nosing.

Broom finish.

Submit concrete delivery ticket and plant specification, to architect.

3.0 CONCRETE

3.1 BASEMENT/CRAWL SPACE SLAB

Unless noted otherwise (refer to 2.1.2 above), breakup and remove existing basement slab to existing base, compact, install new 3" thick 3,000# minimum slab on 6mil vapor barrier, with control joint at 12'0" o.c. Steel float finish. basement slab, broom finish crawl space slab. Coordinate with interior framing and locate 3" diameter minimum PVC radon vent pipe to penetrate through vapor barrier into stone base to 24" above floor slab, pipe to be extended after framing is complete to 12" minimum above roof.

Submit concrete delivery ticket and plant specification, to architect.

3.2 CONCRETE BOND BEAM

Where new masonry wall is constructed on existing basement wall, provide 4,000# minimum concrete bond beam 8" minimum height by full width of basement wall with (2) two #5 bar reinforcing continuous, at floor joist bearing elevation. Patch repair and masonry infill voids below bond beam location before forming bond beam.

Submit concrete delivery ticket, plant mix specification and slump test to architect.

3.3 CONCRETE FOOTING BUILDING ADDITION

Where new masonry wall is constructed on new footing, provide 3,000# minimum concrete footing 2'0" wide by 1'0" deep with (2) #5 bar reinforcing continuous. Footing base shall be not less than 2'6" below finished exterior grade and not less than below 6" basement slab. Step footing to adjacent wall footing.

Submit concrete delivery ticket, plant mix specification and slump test to architect.

3.4 CONCRETE FOOTING NEW CONSTRUCTION SITES

Refer to soils engineering report, excavate footing to undisturbed soil, not less than 30" wide, mass pour 2,500# minimum concrete to 24" below proposed wall plate, insert 16" minimum #4 bar dowel, 8" projection at 32" o.c. into concrete to key masonry.

3.5 SLAB ON GRADE

Refer to soils engineering report, coordinate with under-slab utility installation, 4", 4,000# minimum steel float concrete slab with WWF reinforcing, on 6 mil vapor barrier, on 4" minimum crush stone or 2A modified base. Coordinate with interior framing and locate 3" diameter minimum PVC radon vent pipe to penetrate through vapor barrier into stone base to 24" above floor slab, pipe to be extended after framing is complete to 12"

minimum above roof.

3.6 UNDERPINNING

Where noted underpin existing walls in not more than 4'0" sections leaving at least 4'0" soil bearing either side of open excavation, protect excavation from collapse and cover to minimize erosion from rain. Underpin concrete (3,000# minimum) shall be poured and tamped to create a concrete mass the greater of 1'6" or full width of wall underpinned and to the depth of the greater of 2'0" or 6" below new basement slab. Submit concrete delivery ticket, plant mix specification and slump test to architect.

3.7 PORCH DECK REPLACE

Where noted remove existing porch deck, repair or replace porch walls form and install 6" thick, 4,000" concrete porch deck slab with #5 bar at 10" o.c. each way, 2-1/2" from bottom, provide #5 bar 12" dowels at 32" o.c. to porch and house wall. Unless noted otherwise provide bullnose edge face, steel trowel finish. Coordinate with access hatch installation where shown on drawings. Protect porch concrete finish for not less than 7 days after installation.

3.8 NEW PORCH DECK

install 6" thick, 4,000" concrete porch deck slab with #5 bar at 10" o.c. each way, 2-1/2" from bottom, provide #5 bar 12" dowels at 32" o.c. to porch and house wall. Unless noted otherwise provide bullnose edge face, steel trowel finish. Coordinate with access hatch installation where shown on drawings. Protect porch concrete finish for not less than 7 days after installation.

4.0 MASONRY

4.1 REPAIR MASONRY FRONT

Unless noted otherwise, clean and repair masonry front including; reset and or replace loose, damaged or missing masonry, replace and or reset loose or damaged lintels and sills, stucco repair or stucco replace stone wall base, and repoint in such a manner to match in appearance original features, refer to PHC comments if any. With PHC approval stucco base work may be painted. Submit sample pointing area for PHC approval.

4.2 NEW MASONRY WALLS WITH NEW FOOTING

Where noted to replace or provide new exterior concrete masonry walls, provide concrete footing (3.3), 12" 75% solid cmu footing to 8" minimum above grade, and 12" cmu to 1st floor joist bearing, 8" cmu to roof deck or parapet, with galvanized "ladder" type horizontal reinforcing at alternate cmu course, and #4 bar vertical reinforcing grouted solid at 32" o.c.. Parge exterior face of cmu to 8" above grade and coat with bituminous damproofing, protect damproofing with loose laid 15# bit felt during backfill.

4.3 NEW MASONRY WALLS ON EXISTING WALLS

Where new masonry walls are to be constructed on existing walls, provide bond beam (3.2), provide 8" cmu to roof deck or parapet, with galvanized "ladder" type horizontal reinforcing at alternate course and #4 bar vertical reinforcing grouted solid at 32" o.c..

4.4 PRE-CAST CONCRETE LINTELS

Unless noted otherwise provide pre-cast concrete lintels with 4" minimum bearing both sides to all new cmu wall openings.

4.5 STEEL LINTELS

Unless noted otherwise provide steel angle lintels to all new brick masonry openings and to existing wood backup lintels. Shop prime all steel lintels.

4.6 EXISTING WALL PATCH REPAIR AND PARGE

Unless noted otherwise, remove all wall covering, plaster on lath, loose plaster and loose parging from all interior face of exterior masonry walls and party walls, reset and or replace loose or missing masonry, masonry fill unused joist pockets, masonry fill voids, and parge exposed masonry interior face with mortar containing equal parts cement and lime. Lightly brush and moisten existing masonry surface before parging. Do not parge when air temperature is below 40 F, provide supplemental heat if necessary

4.7 MASONRY INFILL AND NEW MASONRY ADJACENT TO EXISTING

Unless noted otherwise; at window infill, remove wood lintels and sills, "needle" new masonry to existing at alternate course and not less than 8" run. New masonry flush with existing masonry with new stucco finish, new masonry inset 2" with existing masonry to be cleaned and pointed.

5.0 METALS

5.1 INTERIOR STAIR HANDRAIL AND GUARD RAIL

Unless noted otherwise provide and install wood rail to all stairs and stair wells, and stair and landing; including all fastenings for a complete installation including 1-1/4" diameter paint grade wood hand rail/cap. Pickets shall be 3-1/2" minimum o.c., stair rail shall be 3'0" above nosing, landing rail shall be 3'6" above nosing. Submit shop drawings or on site sample.

5.2 EXTERIOR STEPS HANDRAIL AND GUARD RAIL

Unless noted otherwise provide and W.I. hand and guard rails to all exterior steps, including all anchors and fastenings for a complete installation including top rail with "lamb's tongue". Pickets shall be 3-1/2" minimum o.c., stair rail shall be 3'0" above nosing, landing rail shall be 3'6" above nosing. Submit shop drawings or on site sample.

5.3 STAR BOLT

Provide and install where noted "star bolts" to exterior masonry walls, to fourth joist from exterior wall with solid bridging both side of bolt. Not less than (2) two star bolts shall be installed at 2nd and 3rd floor joists with double lock nut. Set "star" with non-shrink grout, and paint with rust inhibiting primer. Submit on site, front wall "star" sample for PHC approval.

6.0 CARPENTRY

6.1 FRAMING

Install throughout unless noted otherwise: floor and roof joist, subfloor, roof sheathing, exterior wall framing, interior wall framing, ceiling framing, stairs, blocking and furring for a complete installation including;

Floor and roof joist;

Hem-Fir SS 2x10 @ 16" o.c. floor joist, w/bridging @ 8'0" o.c., typical up to 16'-5" clear span,
Hem-Fir SS 2x12 @ 12" o.c. floor joist, w/bridging @ 8'0" o.c., typical up to 21'-11" clear span,
Hem-Fir SS 2x10 @ 24" o.c. roof joist w/bridging @ 8'0" o.c., typical up to 17'-0" clear span,
Hem-Fir SS 2x10 @ 16" o.c. roof joist w/bridging @ 8'0" o.c., typical up to 20'-8" clear span,
Hem-Fir SS 2x10 @ 12" o.c. roof joist w/bridging @ 8'0" o.c., typical up to 22'-9" clear span,
2x4 @ 16" o.c. roof sleepers, (where noted at limited ceiling height),

Wall framing;

Exterior wall:

Wood Stud: Stud Grade or better
2x6 @ 16" o.c. with double top plate
Brace: 2x temporary brace during construction
1x4 let in wood brace at 45deg top to bottom plate at corners
or
metal strap brace
Sheathing: 5/8" exterior gypsum sheathing, lay to provide horizontal joints not less than 1'0" above top of floor joist, and not less than 1'0" below floor joist.

Interior framing

Wood Stud: Stud grade or better
2x4 @ 16" o.c. (alt: 3-5/8" 25ga @ 16" o.c. interior wall framing, shim at mid span)
Furring: 2x4 @ 16" o.c. exterior masonry wall furring, shim at mid span,
1-5/8" 25ga galvanized metal stud @ 16" o.c., partywall furring, shim at mid span,
2x4 on side @ 16" o.c. exposed partywall furring where noted with rigid insulation,
2x4 @ 16" adjacent to partywall duct/plumbing wall. 1-1/2" offset from wall for duct/ledger clearance,

Ceiling framing: 2-1/2" metal stud framing @ 24" o.c., stud or wire hangers @ 48" o.c., stud strongback @ 4'0" o.c.
(combustible hangers not permitted)

Area Separation: 2-1/2" light gauge " I " stud area separation wall system UL U499 at exterior walls 0'-0" from property-line.

2" light gauge " H " stud area separation wall system UL U347at exterior wall on property-line.

Floor and roof sheathing;

3/4" T&G plywood roof sheathing,(or square edge with clip spacers)
3/4" OSB or plywood subfloor,
1/2" plywood underlayment on rosin paper 3 story buildings.

Exterior wall sheathing;

5/8" exterior gypsum sheathing typical,
(2) 1" shaftliner at area separation walls
1/2" OSB or plywood where noted.

Blocking and jamb framing;

2x lumber fire stop at ceiling line and as required,
2x lumber blocking where required to support kitchen cabinets, towel rail, hand rail,...
1/2" plywood at HC shower surround complete
2x lumber double jack stud at all frame wall openings,
(2) 2x6 minimum header at all frame wall openings,
2x10 exterior door jamb and head "box" secured to interior framing and masonry,
2x10 window jamb, head and sill " box" secured to interior framing and masonry,

Interior trim;

Finger joint paint grade interior trim;
2-1/2" door casing " clam" ,
3-1/4" wall base " clam" ,
2-1/2" casing sill apron " clam" ,
#2 pine 1 x board bullnose (back and face prime, and knot stop),
#2 pine 1 x board closet shelving and blocking,

Ceramic tile backer board;

1/2" tile backer board at tub walls, bathroom floor, and shower walls.

Stair;

3'0" box stair, 7-3/4" maximum riser, 10" minimum tread (horizontal dimension nosing to nosing), provide mid span double jack stud support to each stair. (7" maximum riser, 11" minimum tread at stair to 2 or more dwellings.)

Exterior trim

Face and back primed all exterior trim,
5/4" entry door exterior extension jamb trim,
Brick mold to match original or repair and reuse existing.

Porch ceiling:

Wood T&G "beaded board" porch roof deck/ceilings.

6.1.1 Coordinate framing work with the work of other trades to minimize the need for soffits, interference of plumbing and heating systems with structural members including floor joists.

6.1.2 All joists to 8" masonry party-walls shall be with joist hanger to ledger of same size as joist, ledger secured to masonry with 1/2" diameter galvanized epoxy anchors at each joist bay alternating 3" from top and 3" from bottom. Joist pockets are not permitted to 8" party wall masonry.

6.1.3 All joist-joist connections shall be with fully nailed galvanized joist hangers, stairway double or triple joists shall have top hung joist hangers.
Submit manufacturers product literature

6.1.4 Provide 2x lumber blocking for wall base at all metal stud wall and furring.

6.1.5 Interior wall framing and furring may be with wood stud or metal stud.

6.1.6 Where possible repair existing front entry wood jamb and reuse existing front window brickmold, new

entry jamb and window brickmold shall match existing.

6.2 GYPSUM WALLBOARD

Install throughout unless noted otherwise; gypsum wallboard wall system and ceiling system, including:

1/2" GWB typical non rated walls,

MR GWB at kitchen and bathrooms walls and ceilings.

5/8" type X GWB ceiling space draft stop, floor sheathing to ceiling to limit ceiling void to 500sf.

1/2" GWB glue and cut nail at 16" o.c. to party wall plaster walls, with RDA, owner and architects approval.

5/8" type X GWB all ceilings and interior face of exterior frame walls

(2) 1" shaft wall liner in "H" track at 2hr partywall.

Finish to paint ready condition where exposed, fire tape where concealed or in basement.

6.3 DOORS

Install throughout unless noted otherwise, all interior and exterior doors, including all trim, jamb blocking, caulk and hardware for a complete installation;

A. Building Entry door;

3'0" x 6'8"* and transom* prehung flush insulated core, with,

1-1/2 pair 4" butt hinge, (2 pair where new door in existing opening 3'0" to 4'0")

Night latch dead bolt,

Entry lockset,

3/4" peep sight,

House number,

Weather-strip and threshold,

* door width, jamb trim and transom shall be verified as field condition, use applied molding to match original street door pattern, refer to 6.1.6, and refer to PHC comments if any. Existing door may be repaired with RDA, owner and architect approval.

B. Apartment Entry Door:

3'0" x 6'8"* prehung 16ga steel "B-Label" flush, with,

1/2 pair 4" butt hinge,

1 pair 4" spring hinge,

Entry lockset ULF. listed "F" or "f" mark, for 1-1/2 HR door

3/4" peep sight,

Weather-strip and threshold,

C. Rear door:

3'0" x 6'8" prehung flush insulated core, metal, with;

1-1/2 pair 4" butt hinge,

Night latch dead bolt,

Entry lockset,

Weather-strip and threshold,

D. Bedroom and bathroom door:

2'8" x 6'8" prehung, flush luan, with;

1-1/2 pair 4" butt hinge,

Passage lockset,

(3'0" x 6'8" at HC units)

E. Closet door;

2'-0" or 2'-6" or 3'-0" x 6'8"* prehung, flush luan, with;

1 pair 4" butt hinge,

Passage lockset,

* door width shall be verified as field condition.

F. Linen closet door;

1'-0" or 1'-6" or 2'-0" x 6'8"* prehung, flush luan, with;

1 pair 3" butt hinge,

Passage lockset

* door width shall be verified as field condition.

G. Basement 1st floor stair door,

2'-8" x 6'8"* prehung 16ga steel "B-Label" flush, with,
1/2 pair 4" butt hinge,
1 pair 4" spring hinge,
Entry lockset ULF. listed "F" or "f" mark, for 1-1/2 HR door

H. Mechanical Closet door;
2'-0" or 2'-4" or 3'-0" x 6'8" *prehung, flush luan, with;
1-1/2 pair 4" butt hinge,
Passage lockset,
Installation of door vent panels with PGW field inspector approval.

6.3.1 All door hardware finish shall be polished brass, with lever lockset at H.C. units;
Exterior doors, and entry doors; lockset and night latch supplied by owner
Interior doors, passage and privacy; lockset supplied by contractor
All lockset and night latches will be supplied by owner and installed by GC.

Provide 3 complete sets of keys with identifying tags for each key.
Hinge and weather-strip hardware supplied by pre-hung manufacturer.
Products of other manufacturers may be used with owner and architects approval.
Submit manufacturers product literature.

6.3.2 All doors that in full opening impact on walls and adjacent doors shall be provided with either a wall mounted door knob stop, or a floor mounted door stop. (Hinge stops or wall base stops not permitted.)

6.3.3 Verify all doorway rough openings prior to ordering and fabricating doors.

6.3.4 Submit product manufacturers literature for doors and hardware.

6.4 WINDOWS

Unless noted otherwise provide all new vinyl, insulated glass, double hung prime windows, with integral 1/2 screen in new and existing exterior openings, including all trim, jamb blocking (window box), caulk and hardware for a complete installation, in conformance with SPECIFICATIONS.. Verify rough openings prior to ordering or fabricating windows.

Review window test data with Energy Coordinating Agency (consultant to RDA) before ordering.

Refer to drawings for divided lite pattern and confirm with owner, RDA and architect before ordering.

Review front window and front brickmold with PHC prior to ordering, refer to 6.1.6.

Windows in frame/stucco walls to be nailing flange or nailing flange sleeve, caulk sleeve to sheathing and overlay flange with 15# bit felt and stucco system "J".

Submit manufacturers product literature and test data.

6.4.1 WINDOW REPAIR

Where noted repair existing windows; replace damaged or missing glass, secure loose sash corners, remove loose paint (refer to Lead Based Paint requirements at end of this manual), paint with LBP encapsulate, and finish paint to match vinyl windows. Secure sash to jamb with exposed coated deck screws unless hardware and sash cords are intact.

6.4.2 FIRE RATED WINDOWS

Where noted provide and install UL labeled 3/4 HR steel fire rated window, single hung, white factory finish. Provide manufacturers literature.

6.5 KITCHEN CABINETS AND COUNTERTOP

Install for all kitchens; base and wall cabinet, "butcherblock" countertop with backsplash, including all trim, blocking, filler pieces and caulk for a complete installation.

6.5.1 Cabinets shall be provided by owner and installed by GC; solid oak natural finish face frame with oak veneer panel door and drawer face. Cabinet box shall be medium density particle board construction with "melamine" coating both sides, caulk top to adjacent walls. Drawer base shall have not less than three drawers, base cabinets shall have single fixed shelf of at least 3/4" particle board with plastic laminate top and face edge, wall cabinets shall have two fixed shelves of at least 3/4" particle board with plastic laminate top and face edge.

6.5.2 Install cabinet system veneer panel at cabinet above range hood to conceal hood vent duct, where concealment within wall cavity is not possible.

6.5.3 Counter tops, shall be "post form" countertop with 3/4" minimum medium density particle board substrate, underside shall have "melamine" or primed finish, in conformance with SPECIFICATIONS.

6.5.4 Submit manufacturers, product sample, and product literature, and layout, prior to fabricating, ordering and installation.
Submit kitchen plan and elevation shop drawing for RDA approval prior to order and installation.

6.5.5 Handicap accessible kitchens shall be installed as adaptable, to permit ease of modification to fit needs of future residents in consultation with residents rehabilitation specialist.

6.6 VANITY CABINETS

Owner to supply all bathrooms and powder rooms; 24" minimum vanity base cabinet of same construction as kitchen base cabinets. Owner to supply vanity top shall be "white" cultured marble with backsplash. Caulk top to adjacent walls.

6.7 BAY TRIM

Unless noted otherwise bay trim panels shall be fabricated from 3/4" MDO plywood face, #2 or better 1x trim, face and back primed. Assemble panels with minimum exposed fasteners to replicate original bay trim, caulk exposed seams with matching caulk..

7.0 THERMAL AND MOISTURE CONTROL

7.1.1 Exterior masonry walls;

R-13 Kraft faced fiberglass batt, snug fit between furring studs and return insulation 16" or 1st stud space along party walls, insulate entire party wall where adjacent property is noted as vacant or abandoned. Insulate exterior walls in ceiling void. Install draft gaskets at exterior wall switch and outlet boxes.

7.1.2 Exterior frame walls

R-19 Kraft faced fiberglass batt, snug fit between studs and return insulation 16" or 1st stud space along party walls. Insulate exterior walls in ceiling void. Install draft gaskets at exterior wall switch and outlet boxes.

7.1.3 Roof insulation;

R-30 Kraft faced fiberglass batt, lay on top of ceiling system. At locations where ceiling height is limited, insulation shall be not less than R-19. Where free flow of attic ventilation air is restricted by insulation, install rafter vent chutes.

7.1.4 Exposed partywalls.

2" rigid insulation to masonry partywalls where wall is exposed above neighbors property.

7.1.5 Pipe insulation;

1" minimum semi-closed cell pipe insulation where hot and cold water plumbing is run in exterior walls and unheated spaces.

7.1.6 Bay floors;

Snug fit R-19 Kraft faced batt.

7.1.7 Crawl space perimeter;

2" rigid insulation secured with cut nail and or construction adhesive to interior face of crawl space exterior walls exposed above grade to 1'-0" below grade. Tape insulation panel joints with "Tyvex" tape.

7.1.8 Slab on grade perimeter insulation

2" rigid insulation wall sill plate to not less than 1'-0" below grade, continue 15# bit felt, stucco lath and stucco to cover insulation, coat stucco below grade with bit damproofing.

7.1.9 Ducts in exterior walls;

With RDA approval and as reviewed on site by ECA, as limited field condition only, 2" minimum foil face rigid insulation snug fit with foil face to duct, seal gaps with "Tyvex" tape or foam sealer.

7.1.10 Air sealing;

Conform to section 7.11 of RDA SPECIFICATIONS, including seal ceiling system drywall to partywalls and exterior walls.

7.1.10 Fire Saffing;

Seal all floor/ceiling penetrations with fire caulk, make openings in floor/ceiling material as small as practicable. Submit product manufacturers literature.

7.2 DAMPROOFING

Parge exterior face of new masonry basement walls below grade and coat with bituminous mastic to 8" above finished grade. Loose lay 15# bit felt against wall to protect during backfill.

Submit product manufacturers literature.

7.3 ROOFING

7.3.1 Modified bitumen;

Where noted provide a complete APP torch down mineral coated Modified Bitumen Roofing System, in conformance with SPECIFICATIONS, and manufacturers instructions including; 1/2" fiber insulation board, base sheet, crickets, flashing, penetration flashing, parapet flashing, edging, scupper box with overflow and downspouts for a complete installation.

Alternate 4-ply hot roofing system in conformance with SPECIFICATIONS.

RDA roofing inspection is required of roof sheathing and of completed roof.

Submit product manufacturers literature and warranty.

7.3.2 Roof tile repair;

Where noted reset loose roofing tiles, with copper hangers, install used/salvaged tile to match existing, install/repair existing copper flashing.

7.3.3 Fiberglass shingle roofing;

Where noted provide a complete fiberglass shingle roofing system including 15# bit felt base sheet and flashing.

7.3.4 Attic vents;

Install two attic vents to each roof area (roof area divided into areas not greater than 500sf by ceiling draft-stop, to provide not less than 1sf of vent for each 300sf of roof. Staple to roof deck at each vent, aluminum insect screen material unless provided with vent.

7.4 METAL CORNICE AND PARTY BRACKET REPAIR

Repair existing cornice and party bracket, auto body products may be used for patch repair, to match original, prep prime and paint. Secure cornice to roof framing.

Cornice may be replicated in wood or submit on site "Fypon" components to resemble original.

All cornice work must be reviewed by PHC.

7.5 WOOD CORNICE REPAIR

Repair existing cornice to match original, prep, prime and paint. secure cornice to roof framing.

Cornice may be replicated in wood or submit on site "Fypon" components to resemble original.

All cornice work must be reviewed by PHC.

7.6 STUCCO

Where noted; provide and install a (2) coat stucco system with fibermesh in base coat, steel float and rubbed or light drag finish coat to street front walls as noted, heavy drag finish is acceptable to rear yard walls, on galvanized metal lath with corner beads at all building corners (wrapped corner with on site review), and window and door openings, and 15" bituminous felt, and aluminum drip flashing at door and window heads for a complete installation. Omit corner bead and stucco "J" at windows on frame walls with integral nailing flange and stucco "J" .

Submit sample finish panels;

Yellow sand/grey cement,

Yellow sand/white cement.

"STO" finish coat at street front and street visible side walls with PHC approval.

8.0 DOORS AND WINDOWS

8.1 Refer to Section 6.

9.0 FINISHES

9.1 PAINT

Prepare prime and paint for an opaque finish, not less than (1) coat primer/sealer and (2) coats finish:

Interior trim;	semi gloss latex enamel.
Exterior trim;	high gloss alkyd enamel.
Walls;	flat latex.
Ceilings;	flat latex.
Bath & kitchen;	semi gloss latex.
Interior doors and trim;	semi gloss latex enamel.
Exterior doors and trim,	high gloss alkyd enamel,
Ferrous metal;	high gloss alkyd enamel,
Non ferrous metal;	high gloss alkyd enamel,
Exterior stone masonry;	masonry paint with PHC approval,
Wood stair and rail;	high gloss alkyd enamel (3 coat min sand between coats)

Primer/sealer shall be of type recommended by finish coat product manufacturer for surface application. Prepare surface as instructed by paint manufacturer, light sand between primer and second coat wood surface. Submit manufacturers standard color chart, and product literature. Front elevation paint to be reviewed by PHC.

9.2 VCT.

Install VCT supplied by owner; to all areas except bathroom and powder rooms, prepare substrate including countersink nails and flash patch underlayment joints, nicks and depressions, and install floor tiles with manufacturer recommended adhesive. Provide rubber or vinyl transition strip to adjacent floor finishes. Caulk floor perimeter at wall base trim. Submit product samples.

9.3 CERAMIC FLOOR TILE

Provide and install to bathroom floor thinset ceramic tile on 1/2" tile backer board (section 6.1), and marble threshold. Submit product samples.

9.4 CERAMIC WALL TILE

Provide and install to all tub and shower walls 4" "white" ceramic tile, thinset with mildew resistant grout to 5'0" above tub rim, on 1/2" tile backer board (section 6.1). Submit product samples.

9.5 EXTERIOR WALL CLEANING

Power wash all street front walls with low pressure power wash, remove existing paint and graffiti with mild solvents or detergents.. Review methods with PHC.

9.6 WOOD PARQUET FLOORING

Alternate finish flooring system as selective upgrade by owner, 12" x12" wood parquet pre-finished flooring tile, with 1/4 round wall base shoe.

10.0 SPECIALTIES

10.1 BATHROOM ACCESSORIES

Provide at all bathrooms and powder rooms for a complete installation including all fastenings;

Toilet paper holder,

(1) towel bars,

(1) towel ring,

Cup/toothbrush holder,

Shower rod at tub and shower area,

Medicine cabinet with mirror, surface or recessed mounted,

Robe hook.

At H.C. bathroom install with solid blocking; shower area grab bars, refer to 6.1 for blocking.

Shower area seat by owner,

w.c. grab bar, refer to 6.1 for blocking.

Location and type of HC accessible items may change upon consultation with rehabilitation specialist for

resident.

Submit product manufacturers product literature.

10.2 FIRE EXTINGUISHER

Provide and install to each kitchen (1) one wall mounted rechargeable 5# ABC rechargeable fire extinguisher, with inspection tag good for 1 year from date of installation. Fire extinguisher to be installed at initial punch list inspection and not before.

11.0 EQUIPMENT

11.1 RESIDENTIAL EQUIPMENT

Install;

30" gas range, white, provided by owner

Provide and install:

Range hood, white, rigid "stove pipe" duct to exterior vent, wall switch for fan and light at HC kitchen.

1/3hp garbage disposal

Residential trash compactor (where noted and required by Zoning)

Submit product manufacturers literature.

13.0 SPECIAL CONSTRUCTION

NOT USED

14.0 CONVEYING SYSTEMS

Tenant provided porch or stair lift installed in consultation with tenants rehabilitation specialist.

15.0 MECHANICAL

15.1 PLUMBING

Install unless noted otherwise a complete plumbing system including all fixtures, in conformance with SPECIFICATIONS and plumbing code including;

- 40 gal power vent gas hot water heater;
- 5'-0" enamel steel tub "white", each full bathroom,
- Wall mounted HC sink to all HC bathrooms.
- Water saver w.c. and solid plastic seat, "white", each bathroom and powder room,
- HC toilet and seat to all HC bathrooms.
- Stainless steel single bowl 25 x 22 center drain sink, each kitchen
- Anti-scald shower and tub faucet, each tub and shower, (adjustable shower head on track at HC bathroom)
- Laundry tub sink, 18" polycarbonate composite with knock down stand, where noted.
- Furnace condensate drain
- Furnace and Hot Water Heater drip pan with drain to trap in basement
- Yard drain downspout boot,
- Frost free hose bib,
- Water service to main, with backflow preventer valve on house side of meter, clean and disinfect domestic water system in accordance to PWD requirements and AWWA C651 or AWWA C652, including prepare and submit report of purging and disinfecting activities.
- Sewer and storm to main in accordance with PWD requirements.
- Gas service from main by PGW including install new or reline existing service.
- **Below ground water service, schedule "K" copper.**
- **Above ground water distribution, schedule "L" copper.**
- **Sanitary and storm plumbing below ground, cast iron ASTM A74.**
- **Sanitary plumbing above ground, 3 story or less and 4 dwelling unit or less, PVC Schedule 40.**
- **Sanitary and storm plumbing above ground, 4 story or more and 4 dwelling or more, cast iron ASTM A74, and schedule "K" copper. (4224 W. Girard Avenue only)**

Coordinate service and all service connections with utility companies.

Submit product manufacturers literature.

All faucets shall be supplied by owner, installed by plumbing contractor.

15.2.1 HEATING SYSTEM

Install a complete heating system in conformance with SPECIFICATIONS, heating code and the requirements of

the Philadelphia Gas Works, including;
Gas service connection(15.1),
Complete heating system including;
92% minimum efficient direct vent gas warm air system furnace,

The installer shall size and locate ductwork components to provide an even distribution and maintain a minimum temperature of 70 deg F during the heating season. Layout shown on drawings is diagrammatic, final layout with shortest possible runs and turns by installer. Provide dampers in supply air ductwork to permit balancing of system and mark duct at damper with location served. Provide fire dampers and access panel where duct penetrates rated assembly, provide ceiling register fire damper where floor/ceiling assembly is also a tenant separation assembly.

Submit product manufacturers literature.

Fabricator/installer to submit layout schematic drawings for RDA approval showing main supply and return trunk location and size, and location of and size of all diffusers. Refer to March 2002 Division 15 of RDA SPECIFICATION for system requirements including testing and balancing.

15.2.2 AIR CONDITIONING SYSTEM

Install heating system furnace plenum to accommodate a/c coil installation.

Install a complete air conditioning system including exterior rear yard mounted condensers, refrigerant lines, furnace plenum mounted cooling coil, condensate drain, electric service, control wiring and thermostat for a complete installation. Installer shall size system components to provide even distribution for 70 F minimum during cooling season.

Locate condenser units in rear yard with shortest possible run of exposed line-set, and enclose in security cage. Submit product manufacturers literature.

15.2.3 FIRE DAMPERS

Install UL listed fire dampers and access panels at locations where ductwork penetrates rated wall, floor and ceiling systems.

15.3 BATHROOM EXHAUST FAN

Install bathroom exhaust fan in conformance with SPECIFICATIONS section 15.16 Exhaust Ventilation System.. Submit product manufacturers literature.

15.4 Venting ductwork

Install rigid "stove pipe" ductwork to bathroom, kitchen range hood and laundry dryer vents with exterior vent cap with back draft flap. Secure all joints with sheet metal screws and tape joints with metallic UL rated duct tape. Provide hangers for complete support and locate with the least number of turns possible. Please note it is anticipated that vent ductwork and in particular dryer and range vents will require periodic cleaning.

16.0 ELECTRICAL

Install a complete electrical system for each apartment in conformance with SPECIFICATIONS, code and PECO including;

200amp minimum service connection and meter each unit, and 100amp house service connection and meter. Distribution panel (with typed panel directory), and circuit for A/C.

Duplex outlets,

Duplex GFI outlets at kitchen, bathroom and basement,

Duplex GFI exterior weatherproof outlets,

Arc fault interrupter circuit breakers for bedroom outlets.

Light fixtures, living room, dining room and bedroom fixture boxes shall be installed to permit installation of ceiling fans,

Each rooms wall outlets shall be supplied from at least 2 circuits which may be shared with only one other room.

Door bell/chime located in living-room near stair.

Hardwire smoke detectors.

Annunciated fire alarm system in conformance with electric code all building 3 or more units.

In buildings with annunciated fire alarm provide additional strobe and horn in each bedroom for hearing and visual impaired accessibility.

At HC unit (wheelchair, and hearing and vision impaired):

Intercom at entry door with hands-free receiver station, by tenant, in HC bedroom and kitchen, install in consultation with residents rehabilitation specialist.

Door bell chime with pulse and strobe.

Strobe light hardwired smoke detectors.

Provide junction box with blank cover at head of entry door with concealed 3/4" EMT conduit and pull wire to electric distribution panel.

Coordinate service and service connection with utility provider.
Submit product manufacturers literature

16.1 TELEPHONE

Provide and install telephone jacks (Coaxial Cable/Modular Phone Jack "RCA TP062";

1 each bedroom

1 each living room

All jacks to be home run wired with Category 5 four pair wire to terminal in basement or porch basement. Basement terminal located near electric panel and all wire terminated into a Expansion Board (Leviton #47603-110 or equal), and all wires provided with label tags identifying apartment and room served.

Each apartment shall have a Category 5 four pair wire from basement expansion board to telephone company network interface box location, with label tag identifying apartment and active wire pair. For initial occupancy each apartment to be wired for a single service line.

16.2 CABLE ACCESS TELEVISION (CATV)

Provide and install cable jacks (Coaxial Cable/Modular Phone Jack "RCA TP062";

1 each bedroom

1 each living room

All jacks to be home run wired to a terminal splitter block for each apartment, large enough to accommodate all runs for apartment with a single cable from terminal splitter block to exterior 2 gang PVC exterior grade junction box, with location determined by cable company. Individual apartment splitter boxes located;

1st floor apartments basement terminal

2nd floor apartments mechanical closet terminal

All cables provided with label tags identifying apartment and room served at terminal splitter block and at exterior service connection. All cables to be provide with male/female connections and to cable company standard.