

General plan notes: Department of District Housing Development PELA PLANS

Build all projects regardless of location to the expansive foundation design and site preparation notes.

BUILDING:

- 1) **No pocket doors.**
- 2) **No window seats.**
- 3) **No sliding glass doors install 6'8" pair French signal light doors.**
- 4) **No stem at block columns.**
- 5) **16" Column to replace 8"x 8" x16" Column.**
- 6) **Beam detail should pocket into the Masonry wall with a beam pocket.**
- 7) **Provide Simpson PA 23 straps at girder to wall connection**
- 8) **Minimal parapet height 24"**
- 9) **4"x 8" x 16" CMU (not slump)**
- 10) **All master showers and master baths to be built per the ADA details, Master shower walls and floors will be cultured marble provided with an ADA removable shower chair and grab bars. Garb bars, water closet and other ADA elements shall be provided through out the master bath.**
- 11) **R-38 bat installation in attic areas.**
- 12) **No water heater platforms.**
- 13) **Semi Gloss paint throughout.**
- 14) **Knockdown Texture to be final finish on all interior walls.**
- 15) **Install insulated thermo barrier board per manufacture specifications**
- 16) **Provide 2"x4" plumbing wall at all plumbing walls**
- 17) **Provided 2 #4 rebar 4'long upper and lower at each inside corner of foundation re-entry steel .**
- 18) **Provide soldier course completely around window were called for on elevations**

ROOF:

- 1) **All overhangs to be 2'.**
- 2) **OSB roof sheeting with cc plywood at 2' perimeter.**
- 3) **Provided primed and painted sheet metal at valley flashing.**
- 4) **Hand nail all roofing materials at over hangs.**
- 5) **Roof Shingles to be architectural grade 40 year with high wind nailing.**
- 6) **Delete flashing sleeve from detail A-8 and provided standard penetration flashing and paint vent pipes**
- 7) **Metal roof edging "D-Type wall flashing (6"x 6") – 24 gauge.**

PLUMBING:

- 1) Piping trough out home in attic area no Use type L copper water piping in concrete slab and or foundation.
- 2) Whenever possible all tub and or shower mixing valves to be installed in interior walls.
- 3) One piece cultural marble vanity tops and sinks.

ELECTRICAL:

- 1) Provided a 20' #4 offer at the electric service.
- 2) No ceiling fans at kitchens provided track lighting
- 3) All light switches to be installed at the strike sided of the door.
- 4) Phone, TV and internet cabling and equipment shall be provided and installed per Native Technology Solutions plans and specifications.
- 5) Install all underground service conduit and pull boxes for all underground SES Per GRICUA
- 6) details and specifications
- 7) Provided door bell system submit product information via submittal.
- 8) Install all smoke detectors on ceiling per manufactures specifications

HAVC/ APPLIANCES:

- 1) 2) Provided flex ducting in attic areas.
- 2) Appliance fueling per home owner selection.
- 3) Provided floor sink and trap primer for water heater located in center of plan 1A install an electric water heater at this location due to combustion air requirements.

Plan specific revisions and or clarifications:

- 1) All post tension and concrete work to be constructed per the expansive design
- 2) Plans 3A, 1E, 1C, 1B, side lights to be in door package and thrush hold to run completely through the entire bottoms not break at the door opening.
- 3) Plan 3G delete sliding glass at spare bedroom and replace with 6'x4' window meeting egress code
- 4) Plan 3G soffit in master bedroom to be 90" high and flat
- 5) Plan 3G delete wing wall living room
- 6) Plan 1A laundry room to be 6'3" center to center
- 7) Plan 1C enlarge shower to 4' and provide hall entry to 36" clear, Delete face frame and move to other sided of wall as shelves.
- 8) The shower size will be 4ft. wide on the D1 Plans A, B, C, and D (we are not changing shower sizes on any of the D3 plans due to the fact that no wall can be moved).
- 9) E and F plans install GFI right side of the pass through , also provided counter tops on pass through with no bar over hang
- 10) Plan D3 counter top pony wall to be 46" high to allow for the installation of GFI outlets.