

East Pointe at Catawba Bay Condominium, Sixth Amendment

VOL 74 PG 10

Unit FF5380

CTSD3-A-12586.DWG
BKC 03/24/2021

Unit - A
ALZO HOMES

SCALE: 1/8" = 1'-0"

REVISION DATE

U BILT Custom Two Family Model: CTSD3A 70

FIELD NOTES

THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION.

- FOUNDATION CONSTRUCTION BELOW INDUSTRIALIZED UNIT
- ALL EXTERIOR SIDING & DOORWAY LANDINGS
- SITE-INSTALLED ROOF TRUSSES OVER LR EXTENSION
- ROOF VALLEY BETWEEN UNITS A & B
- ANY ATTACHED GARAGE, COVERED PORCHES, OR DECKS

FOUNDATION LOADINGS	Max. Foundation Wall Load	1,100
FOUNDATION LOADS DO NOT INCLUDE THE WEIGHT OF ANY FOUNDATIONS OR FOOTINGS		
(A) 18" x 24" min. Crawl Space Access		
(B) Polythene Vapor Barrier over 4" Washed Gravel		
(C) Indicates Slab Drop Below Rim or Basement Floor		

FOUNDATION DESIGN NOTES:

- Foundation installed per 2018 IRC or respective State or Local Building Codes.
- Foundation Insulated per Ohio Home Builders Association (OHBA) Alternative Energy Code Option see Energy Compliance Certificate.
- Crawl Space Foundations requires a vapor retarder over the exposed earth per 2019 RCO (408.3)
- Crawl Space Foundations requires mechanical ventilation/conditioning per 2019 RCO (408.3)

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U BILT Custom Two Family Model: CTSD3A 20

FIELD WORK

- (A) 1/2" drywall
- (B) 1/2" drywall
- (C) 3/8" plywood strips
- (D) Min. 5/16" solid shim behind each bolt
- (E) 1/2" bolts installed by Bldg. Equally spaced across opening
- (F) Metal stud Hangers

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THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION.

- ALL HVAC DUCTWORK & EQUIPMENT TO BE SIZED, SELECTED & INSTALLED BY A LOCAL QUALIFIED HEATING/COOLING CONTRACTOR.
- ALL SUPPLY & RETURN REGISTERS SHALL BE SEALED TO FINISHED FLOOR OR WALL SURFACES BY THIS CONTRACTOR.
- DUCT SEALING OF EXHAUST, SUPPLY & RETURN AIR BY THIS CONTRACTOR AT LEAST ONE PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED FOR EACH SEPARATE HEATING & COOLING SYSTEM.
- DUCTS LOCATED OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULATION AND DUCT TIGHTNESS SHALL BE VERIFIED BY ONE OF THE METHODS DESCRIBED IN RCO 1112.3.2.2 SEALING.
- ALL HOMES SHALL BE TESTED FOR AIR LEAKAGE & MUST BE LESS THAN 5 ACH (AIR CHANGES PER HOUR) PER RCO SECTION 1112.2.4.2.1.
- WHOLE-HOUSE MECHANICAL VENTILATION SHALL BE SITE-INSTALLED IN ACCORDANCE WITH RCO SECTION 1505.4. SPECIFICALLY, THE SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH RCO SECTION 1504.4.1 INCORPORATING AN OUTSIDE AIR DUCT CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER WITH SYSTEMS CONTROLS PER RCO SECTION 1505.4.2 THAT ENABLE MANUAL OVERRIDE. THE SYSTEM WILL BE SIZED IN ACCORDANCE WITH RCO SECTION 1505.4.3.
- ALL FOUNDATION CONSTRUCTION BELOW THE INDUSTRIALIZED UNITS WATER HEATER (ON-SITE BY OTHERS) CONTINUOUS STAR HANDRAIL & NEWEL POST SHALL BE SITE-INSTALLED ATTIC SEPARATION PANEL ATTACHED GARAGE, COVERED PORCHES/DECKS & DOORWAY LANDINGS

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