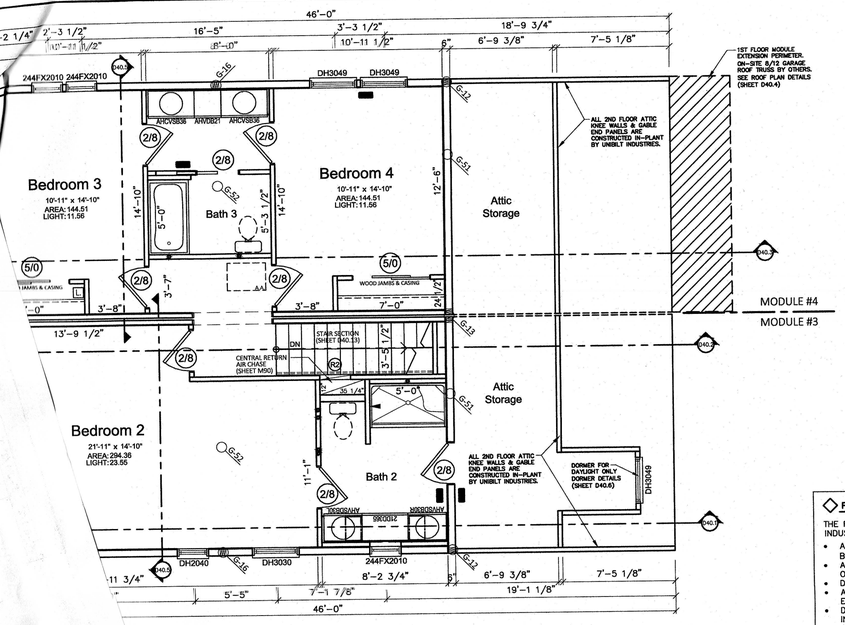
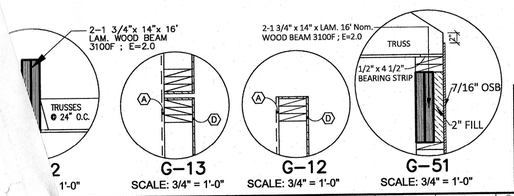




Total SQ FT	
Story	Base Area
1st story	1528.5
Angle Bay	15.44
2nd story	991.59
Unfin. Attic Storage	232.38
	2767.91

LOCATIONS:
L LABELS
D DATA PLATE

FIELD NOTES

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 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 & FURNACE (ON-SITE BY OTHERS)
- ANGLED BAY WINDOW WITH ROOF & PATIO DOOR (ON-SITE BY OTHERS)
- ANY ATTACHED GARAGE, COVERED PORCH/DECKS & DOORWAY LANDINGS
- REQUIRED FIRE BLOCKING BETWEEN FLOORS AT CHASES. FLOOR DECK AND CEILING GYPSUM BOARD TO BE CONTINUOUS ACROSS ANY OTHER CONCEALED SPACE THAT IS NOT WITHIN THE CROSS AREA OF THE DUCTS.

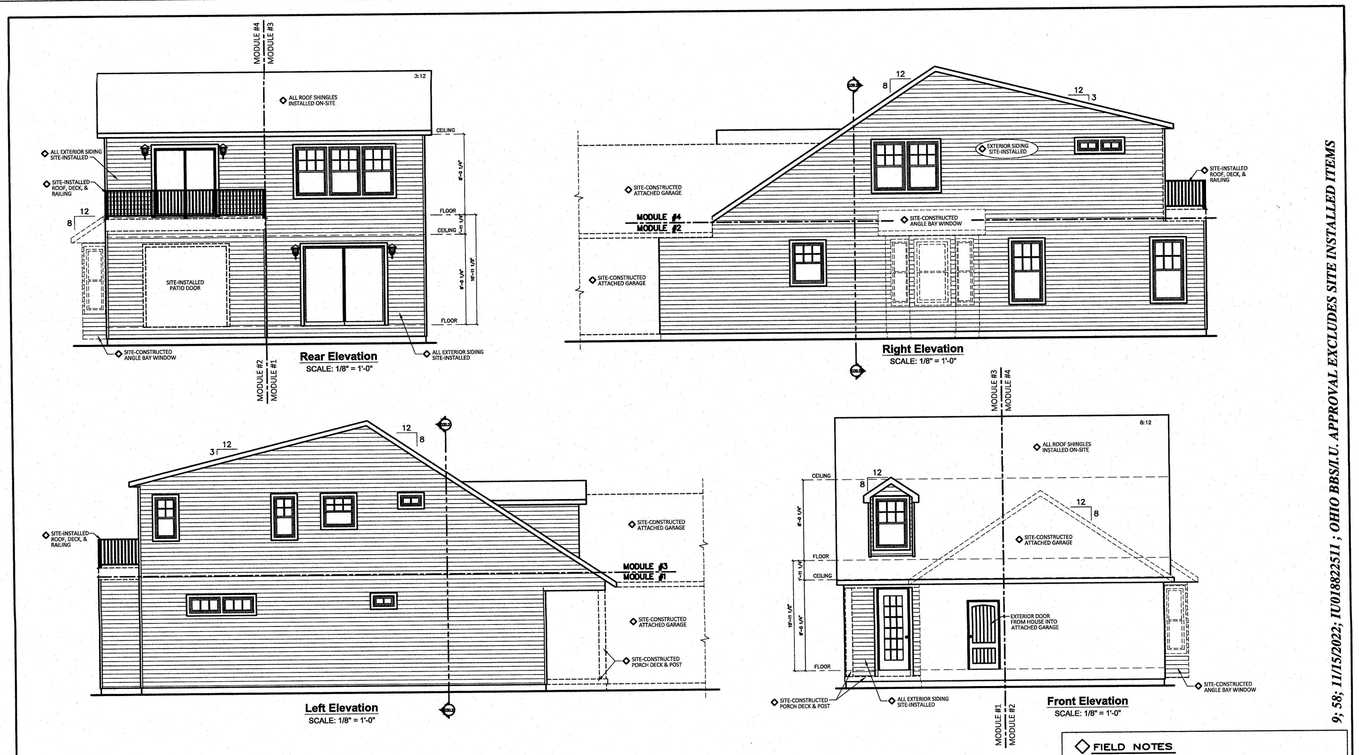
FIELD WORK

- (A) 1/2" drywall
- (B) 1/2" drywall
- (D) 3/8" plywood strips
- (E) Min. 6"x10" solid shim behind each bolt
- (F) 1/2"x bolts installed by Bldr. Equally spaced across opening
- (H) Metal Joist Hangers

APPROVED BY THE INDUSTRIALIZED UNIT STANDARDS OFFICE OF OHIO BBS/I.U.

James Chu	SCALE: 3/16" = 1'-0"	REVISION DATE	UNIBILT Unibilt Industries, Inc. 100 Commerce Station Rd., Vandalia, OHIO 45377	Custom Two-Story	Model: T32H	12
ALZO HOMES	© 2020 Unibilt Industries, Inc. All Rights Reserved					

4; 58; 11/15/2022; IU0182251I ; OHIO BBS/I.U. APPROVAL EXCLUDES SITE INSTALLED ITEMS



FIELD NOTES

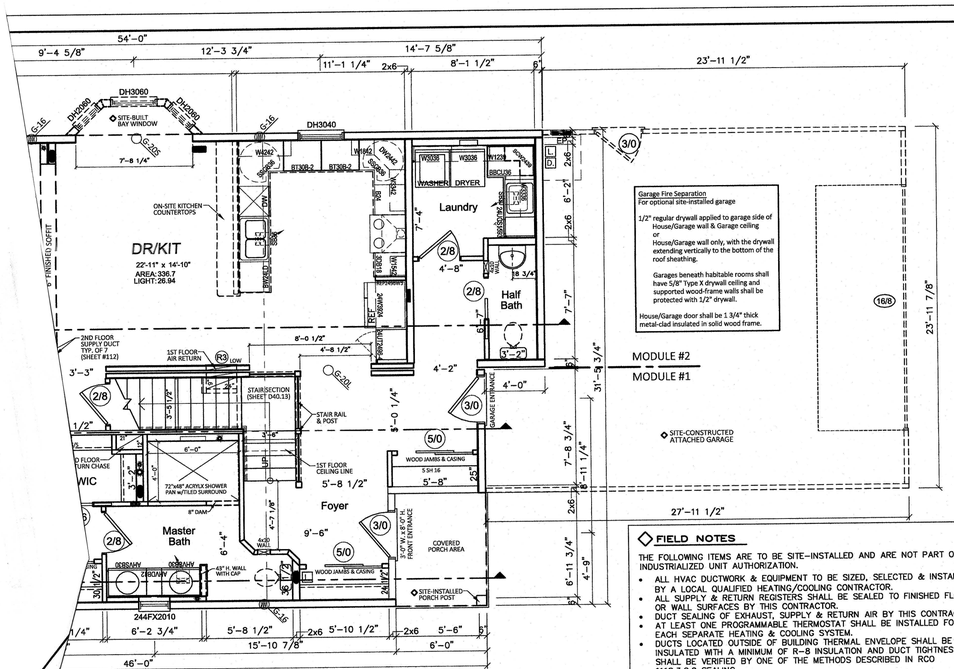
THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION.

- FOUNDATION CONSTRUCTION BELOW INDUSTRIALIZED UNIT
- ALL EXTERIOR SIDING & DOORWAY LANDINGS
- SITE-INSTALLED ROOF/DECK OVER LR EXTENSION
- ANY ATTACHED GARAGE, COVERED PORCHES, OR DECKS

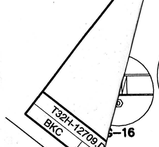
APPROVED BY THE INDUSTRIALIZED UNIT STANDARDS OFFICE OF OHIO BBS/I.U.

T32H-12709.DWG	Exterior Elevations	James Chu	SCALE:	REVISION DATE	UNIBILT Unibilt Industries, Inc. 100 Commerce Station Rd., Vandalia, OHIO 45377	Custom Two-Story	Model: T32H	70
BKC 06/22/2022		ALZO HOMES	© 2020 Unibilt Industries, Inc. All Rights Reserved				

9; 58; 11/15/2022; IU0182251I ; OHIO BBS/I.U. APPROVAL EXCLUDES SITE INSTALLED ITEMS



* PLAN SHOWN WITH SITE-CONSTRUCTED GARAGE AND PORCH DECK BY OTHERS



FIELD WORK

- (A) 1/2" drywall
- (B) 1/2" drywall
- (D) 3/8" plywood strips
- (E) Min. 6"x10" solid shim behind each bolt
- (F) 1/2"x bolts installed by Bldr. Equally spaced across opening
- (H) Metal Joist Hangers

Total SQ FT	
Story	Base Area
1st story	1528.5
Angle Bay	15.44
2nd story	991.59
Unfin. Attic Storage	232.38
	2767.91

FIELD NOTES

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

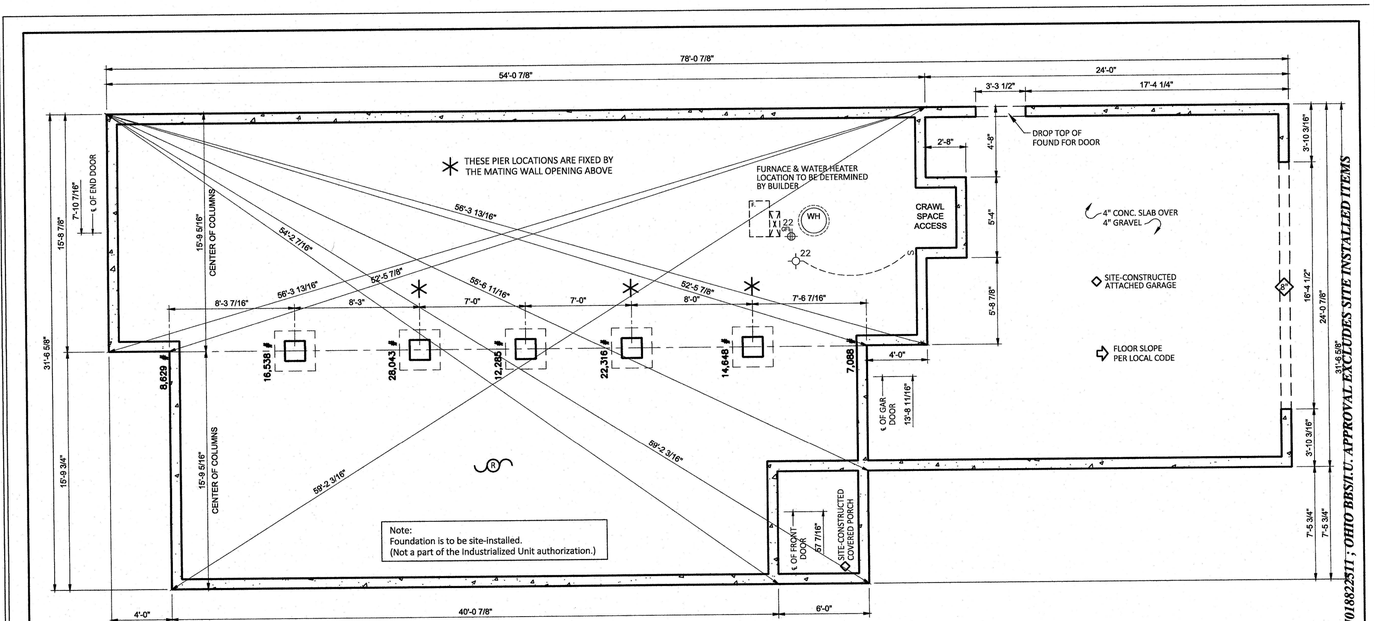
- ALL HVAC DUCTWORK & EQUIPMENT TO BE SIZED, SELECTED & INSTALLED BY A LOCAL QUALIFIED HEATING/COOLING CONTRACTOR.
- ALL SUPPLY & RETURN REGISTERS SHALL BE SEALED TO FINISHED FLOOR OR WALL SURFACES BY THIS CONTRACTOR.
- DUCT SEALING OF EXHAUST, SUPPLY & RETURN AIR BY THIS CONTRACTOR.
- AT LEAST ONE PROGRAMMABLE 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 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 & FURNACE (ON-SITE BY OTHERS)
- ANGLED BAY WINDOW WITH ROOF & PATIO DOOR (ON-SITE BY OTHERS)
- ANY ATTACHED GARAGE, COVERED PORCH/DECKS & DOORWAY LANDINGS
- REQUIRED FIRE BLOCKING BETWEEN FLOORS AT CHASES. FLOOR DECK AND CEILING GYPSUM BOARD TO BE CONTINUOUS ACROSS ANY OTHER CONCEALED SPACE THAT IS NOT WITHIN THE CROSS AREA OF THE DUCTS.

APPROVED BY THE INDUSTRIALIZED UNIT STANDARDS OFFICE OF OHIO BBS/I.U.

James Chu	SCALE: 3/16" = 1'-0"	REVISION DATE	UNIBILT Unibilt Industries, Inc. 100 Commerce Station Rd., Vandalia, OHIO 45377	Custom Two-Story	Model: T32H	11
ALZO HOMES	© 2020 Unibilt Industries, Inc. All Rights Reserved					

4; 58; 11/15/2022; IU0182251I ; OHIO BBS/I.U. APPROVAL EXCLUDES SITE INSTALLED ITEMS



FOUNDATION LOADINGS
Max. Foundation Wall Load: 1,100 plf Foundation Loads do not include the weight of any Foundations or Footings

( ) Dimension with 3/4" Insulating Sheathing
(A) 18" x 24" min. Crawl Space Access
(R) Polythelene Vapor Barrier over 4" Washed Gravel

CONTINUOUS CLASS I VAPOR RETARDER: OVERLAP JOINTS 6" AND SEAL OR TAPE EXTEND EDGES 6" UP WALLS & PIERS AND SEAL.
MINIMUM 30 CFM. CONTINUOUS MECHANICAL EXHAUST OR CONDITIONED AIR SUPPLY w/RETURN TRANSFER GRILLE TO COMMON AREA ABOVE PERIMETER

CRAWL SPACE PIER FOOTINGS CAPACITY IN POUNDS

	SOIL BEARING (PSF)			
	1,500	2,000	3,000	4,000
32"x32"x8" THICK	9,880	13,100 12" THICK	20,300 12" THICK	27,000 12" THICK
36"x36"x12" THICK	13,100	16,600	25,500	----
40"x40"x12" THICK	14,900	20,000	----	----

CONCRETE COMPRESSIVE STRENGTH [illegible] 2,500 PSI.
CRAWL SPACE PIERS TO BE MINIMUM [illegible] CONCRETE BLOCK.

FOUNDATION DESIGN NOTES:

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

◇ FIELD WORK

APPROVED BY THE INDUSTRIALIZED UNIT STANDARDS OFFICE OF OHIO BBS/I.U.

T32H-12709.DWG	Foundation Plan	James Chu	SCALE: 3/16" = 1'-0"	REVISION DATE	UNIBILT Unibilt Industries, Inc. 100 Commerce Station Rd., Vandalia, OHIO 45377	Custom Two-Story	Model: T32H	20
BKC 06/22/2022		ALZO HOMES	© 2020 Unibilt Industries, Inc. All Rights Reserved				

9; 58; 11/15/2022; IU0182251I ; OHIO BBS/I.U. APPROVAL EXCLUDES SITE INSTALLED ITEMS