
CITY OF PORT LAVACA

MEETING: August 26, 2026 **AGENDA ITEM** _____

DATE: 08/18/2026

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request Variance to Ordinance Chapter 26- Manufactured Housing and Recreational Vehicles for a manufactured home to be placed on a residential lot that is not in a manufactured housing park. The property is described as Port Lavaca Original Townsite, Block 20, Lot 4,5,6 (503 S. Colorado St.).

Chapter 26-4 – HUD-Code Manufactured housing

In accordance with Chapter 26.2(c) of City of Port Lavaca Code of Ordinances, HUD-Code manufactured housing shall be installed only in a manufactured housing park, manufactured housing subdivisions or other property approved by the building official as described in the remainder of this subsection. A HUD-Code manufactured home will be permitted to be installed on any lot on which a manufactured home was situated in the past 180 days.

Caleb and Layn Barnett are requesting placement of a 2027 manufactured home at 503 S. Colorado St.

Staff Recommendation: Denial

The request does not comply with the adopted ordinances

Attachments:

- Application request and letter
- Future Land Use Map
- CAD details



City of Port Lavaca
Request for Variance

Planning Board Review

Date: 08/19/2026

Time: 6:00 PM

Location: 202 N Virginia
St. Port Lavaca, TX 77979

Date: August 5, 2024

Applicant Name: Caleb Barnett & Kalyn Barnett

Property ID or Address for variance: 503 S. Colorado St.

Variance being requested: manufactured Home Variance Request

Reason for request:

Placement of a manufactured home in the
City of Port Lavaca on the original townsite
block 20 currently known as 503 S. Colorado St.
(Please see attached documentation for required
specs and model information.)

Signature: [Signature]

Phone: 361-746-3470

CITY OF PORT LAVACA

To: Port Lavaca Planning Board Committee & City of Port Lavaca

From: Dionicio & Joyce Aguilar

Subject: Request for Variance Application - Aguilar Property 503 S. Colorado, Port Lavaca, Texas, Original Townsite Block 20, Lots 4, 5, 6

Date: August 5, 2026

Dear Planning Board Committee,

My name is Joyce Aguilar, and my husband is Dionicio Aguilar. We are both long-time Port Lavaca residents and live at 503 S. Colorado Street in Port Lavaca. We are respectfully submitting a Manufactured Home Variance Request application for your consideration and approval to allow the placement of a manufactured home on our property site. We understand that there are city requirements for submitting a request for a variance. We believe we have all the necessary paperwork for the application but we can provide additional information should you request something further.

My husband and I have been proud long-time residents of Port Lavaca for over 55 years. Our home is located on 3 lots. Our request is that you allow us to put a manufactured home on one of our lots where our daughter and son-in-law will reside until they save enough to purchase land, sell the manufactured home, and build their forever home. Many years ago, my husband's parents did this for our young family, allowing us to build our lives and roots here. Now, we hope to pass that same blessing and stability down to our daughter and son-in-law. They currently have a home and reside in Victoria, where they will be putting their house on the market soon. We would very much like to be able to provide our daughter and son-in-law with the opportunity to be Port Lavaca residents as well. This move will allow them to do so and be closer to work and family.

Submitted for your review are the specs for a 2027 manufactured home with windstorm requirements, anchoring, fees, and a foundation plan. The proposed manufactured home will be modern, well-maintained, safe, and properly installed to meet all local building, utility, and aesthetic standards. We kindly ask the Board to grant us your approval.

Thank you for your time, consideration, and service to Port Lavaca

Dionicio & Joyce Aguilar



Search Website



The Mercer

★ BEST VALUE

- 2852H32P01
- 1,387 Square Feet
- Size 52' (L) X 26'-8" (W)
- 3 Bedrooms
- 2 Bathrooms

Starting at: **\$89,900**

Delivery is available in Texas, Oklahoma, and New Mexico. Starting prices do not include required delivery and installation. Actual price will be higher. * See below for pricing details and home information.

FIND WHERE THIS MODEL IS ON DISPLAY

EXTERIOR

INTERIOR



HUD/FHA DRAWING PACKAGE:

SHEET No.	CONTENTS
CS-101	COVER SHEET
LIT-1	LITERATURE PLAN
EV-101	ELEVATIONS
PR-101	PIER FOUNDATION PLAN
AE-101	FLOOR ELECTRICAL PLAN
SW-Z01	WIND ZONE 1 SHEARWALL CALC
SW-Z02	WIND ZONE 2 SHEARWALL CALC
SW-Z03	WIND ZONE 3 SHEARWALL CALC
D-101	DRAIN LINE PLAN
G-101	GAS LINE PLAN (OPTIONAL)

CHAMPION

HOME BUILDERS

755 W. BELL ROAD, SUITE 1000, TROY, MI 48064
PHONE 248-444-6200

NOTES

HUD / FHA COVER

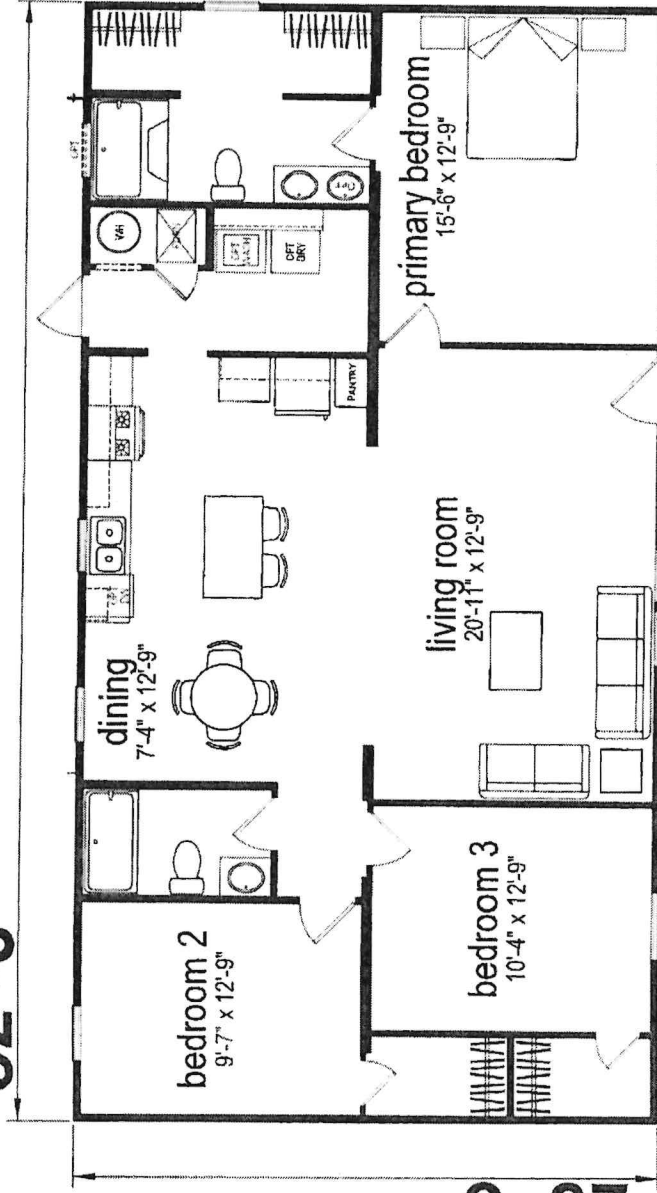
COVER SHEET

SHEET: CS-101

DATE: 11-18-24
SCALE: 1/8" = 1'-0"
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
APPROVED BY: J. J. JONES

52'-0"

26'-8"

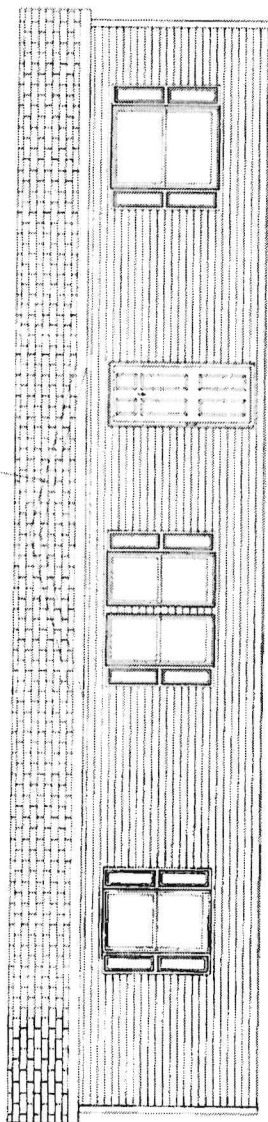


2852H3P01
3 BEDROOM 2 BATH
1387 SQ. FT. - CONDITIONED

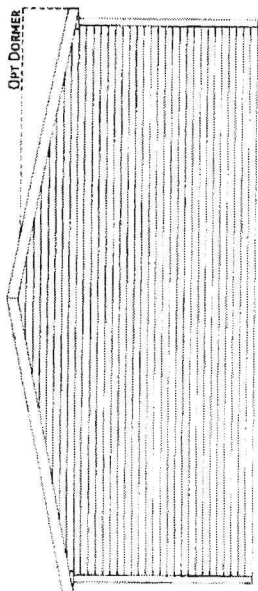
04-10-2025
2852H3P01.DWG

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS

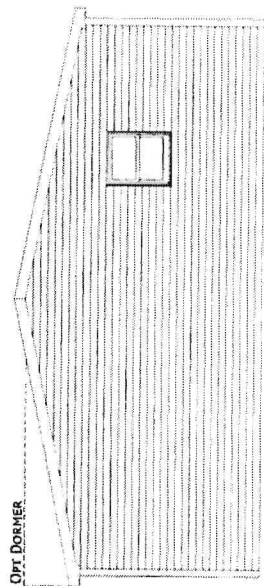
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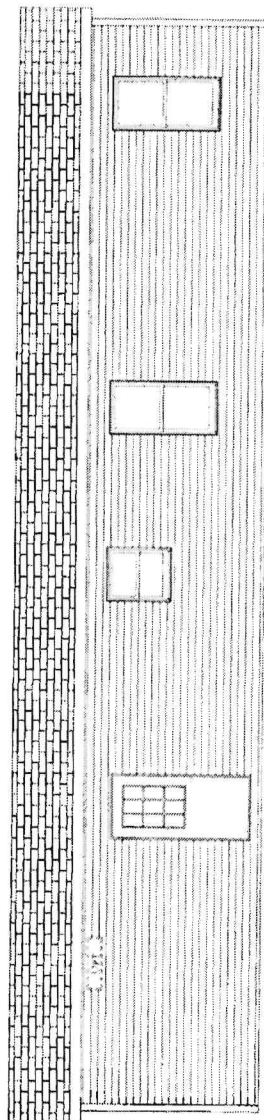
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

CHAMPION
HOME BUILDERS
735 W. 3RD AVE. SUITE 1000 DENVER, CO 80202
PHONE 734-1400

MEASUREMENT

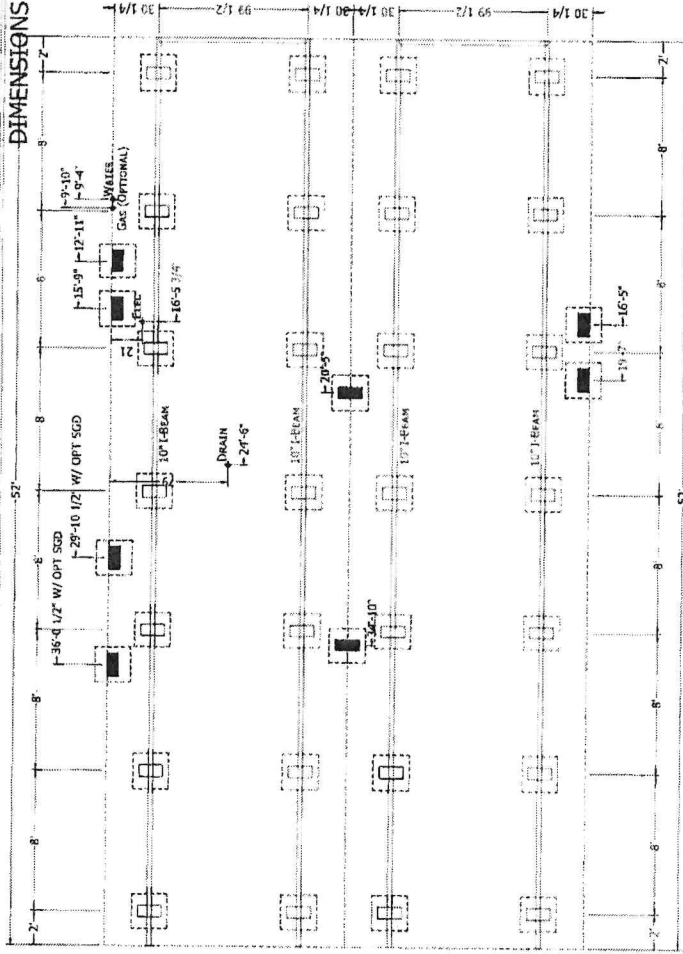
PROJECT
285ZH32P01
52'-0" X 26'-8"
3 BD 2 BT

ELEVATIONS

EV-101

FOR PARTIAL AND COMPLETE
DRAWINGS SEE LISTING IN
SCHEDULE NO. 101 IN THE LIST OF
SCHEDULE NO. 101 IN THE LIST OF
SCHEDULE NO. 101 IN THE LIST OF

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS



PLEASE READ AND UNDERSTAND THE FOLLOWING INFORMATION. THE MANUFACTURER DOES NOT DO FOUNDATION INSTALLATION OF HOMES. IT WILL BE THE RESPONSIBILITY OF THE DEALER/SITE CONTRACTOR TO INSURE THAT ALL SITE WORK WILL CORRELATE WITH THE UNIT ORDERED.

NOTICE TO HOME INSTALLERS: MANUFACTURED HOMES WEIGH SEVERAL TONS. DO NOT ATTEMPT TO INSTALL ANY HOME ON SITE WITHOUT HAVING EXPERIENCE KNOWLEDGE AND UNDERSTANDING OF ALL INSTALLATION REQUIREMENTS. FAILURE TO MEET THESE REQUIREMENTS MAY RESULT IN SERIOUS INJURY OR DEATH TO AN INEXPERIENCED INSTALLER. PLEASE READ AND UNDERSTAND THE SET-UP AND INSTALLATION MANUAL SUPPLIED WITH THE HOME BEFORE ATTEMPTING ANY INSTALLATION OF ANY MANUFACTURED HOME.

- 1) THE MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ACTUAL FOUNDATION DESIGN AND CONSTRUCTION.
- 2) ADDITIONAL BLOCKING IS REQUIRED AT EACH SIDE OF EXTERIOR DOORS AND AT EACH SIDE OF SIDEWALL OPENINGS GREATER THAN 4 FEET IN WIDTH (I.E. PATIO DOORS, PICTURE WINDOWS, ETC.).
- 3) FOR PIER REQUIREMENTS AT ENDWALL SEE FIGURE 8 IN THE INSTALLATION MANUAL.
- 4) ALL DRWG, PLUMBING, GAS SUPPLY, ETC., DIMENSIONS ON PRINT MAY BE + OR - 1/2".

= FRAME PIER
SEE INSTALLATION MANUAL FOR LOADS:

= POINT LOAD PIER
SEE INSTALLATION MANUAL FOR LOADS

PERMANENT FOUNDATIONS: CHECK LOCAL BUILDING CODES AND REGULATIONS AND CONSULT A REGISTERED PROFESSIONAL OR STRUCTURAL ENGINEER WHEN YOU ARE SITING YOUR HOME ON A PERMANENT FOUNDATION (SUCH AS A FULL BASEMENT, CRAWL SPACE, OR LOAD BEARING PERIMETER FOUNDATION)

5) IT WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE PROPER LOCATION OF COLUMN SUPPORT BLOCKING AND TO VERIFY THE PROPER MATING LINE GROWTH DIMENSIONS BASED UPON ACTUAL SITE CONDITIONS AND REQUIREMENTS (DOUBLE WIDES ONLY).

6) ALLOW 1/2" AT MATING LINE FOR MATE UP GROWTH.

7) SEE SET-UP AND INSTALLATION MANUAL FOR PERIMETER BLOCKING REQUIREMENTS.

8) FOOTER SIZES ARE DEPENDENT ON MATERIAL USED, SOIL CONDITIONS, AND LOADS GENERATED FROM THE INSTALLATION MANUAL.

CHAMPION
HOME BUILDERS
705 N. 400 ROAD, SUITE 100, TROY, MI 48068
PHONE: 313.781.1234

PROJECT
2852H32P01
52'-0" x 26'-8"
3 BD 2 BT

PIER
FOUNDATION
PLAN

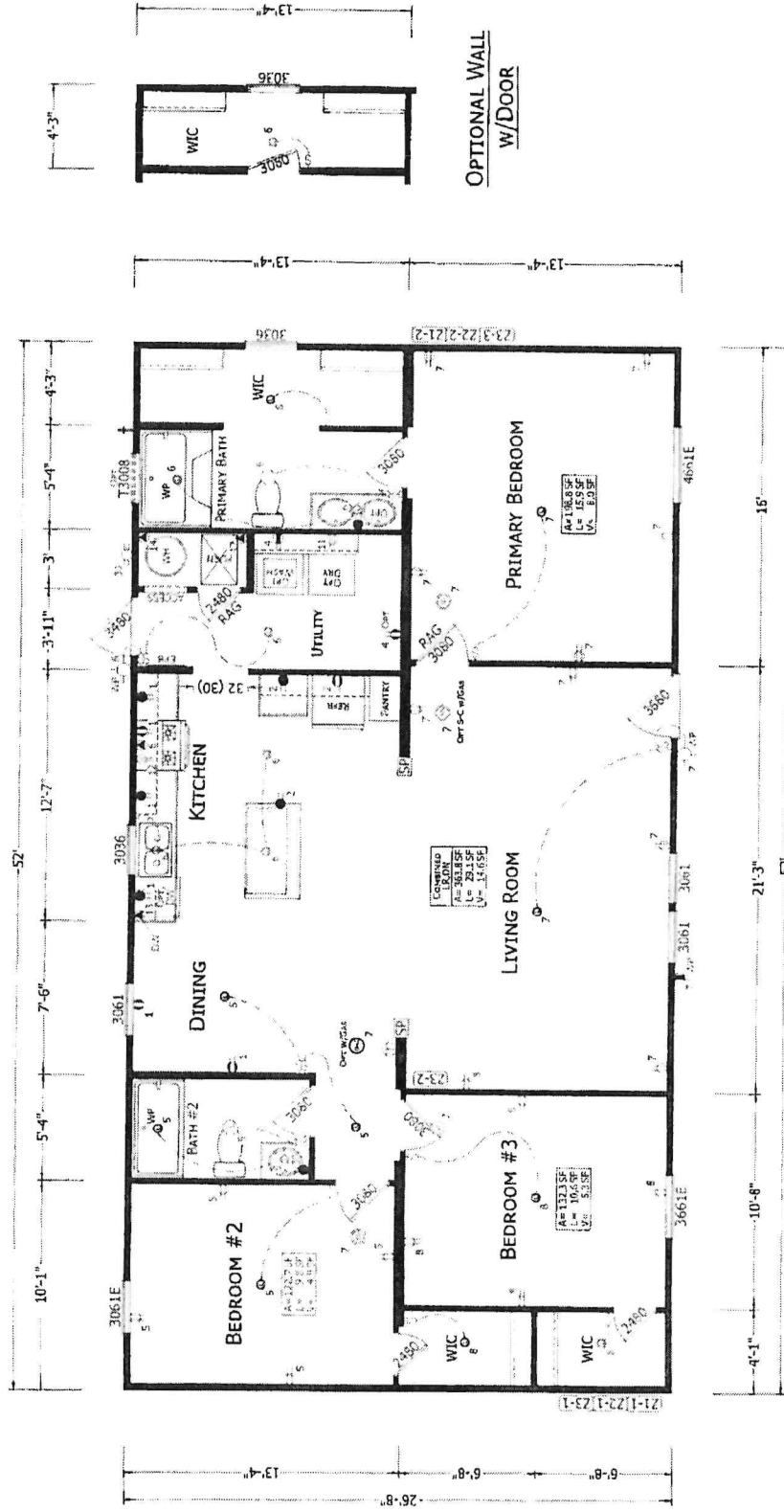
PR-101

PERIMETER PIER COOPERATION
NOT TO SCALE
NOT TO SCALE

3061

HURL CABINET ADJUSTMENT DIMENSIONS
DINING AND KITCHEN ELECTRICAL DOES NOT CHANGE

3036



7565 W. 86th Street, Suite 2000, Minneapolis, MN 55425
Phone: 612-835-4444

INQD MHCSS
52274

LIFE

2852H32P01
52'-0" x 26'-8"
3 BD 2 BT

**FLOOR PLAN
ELECTRICAL PLAN**

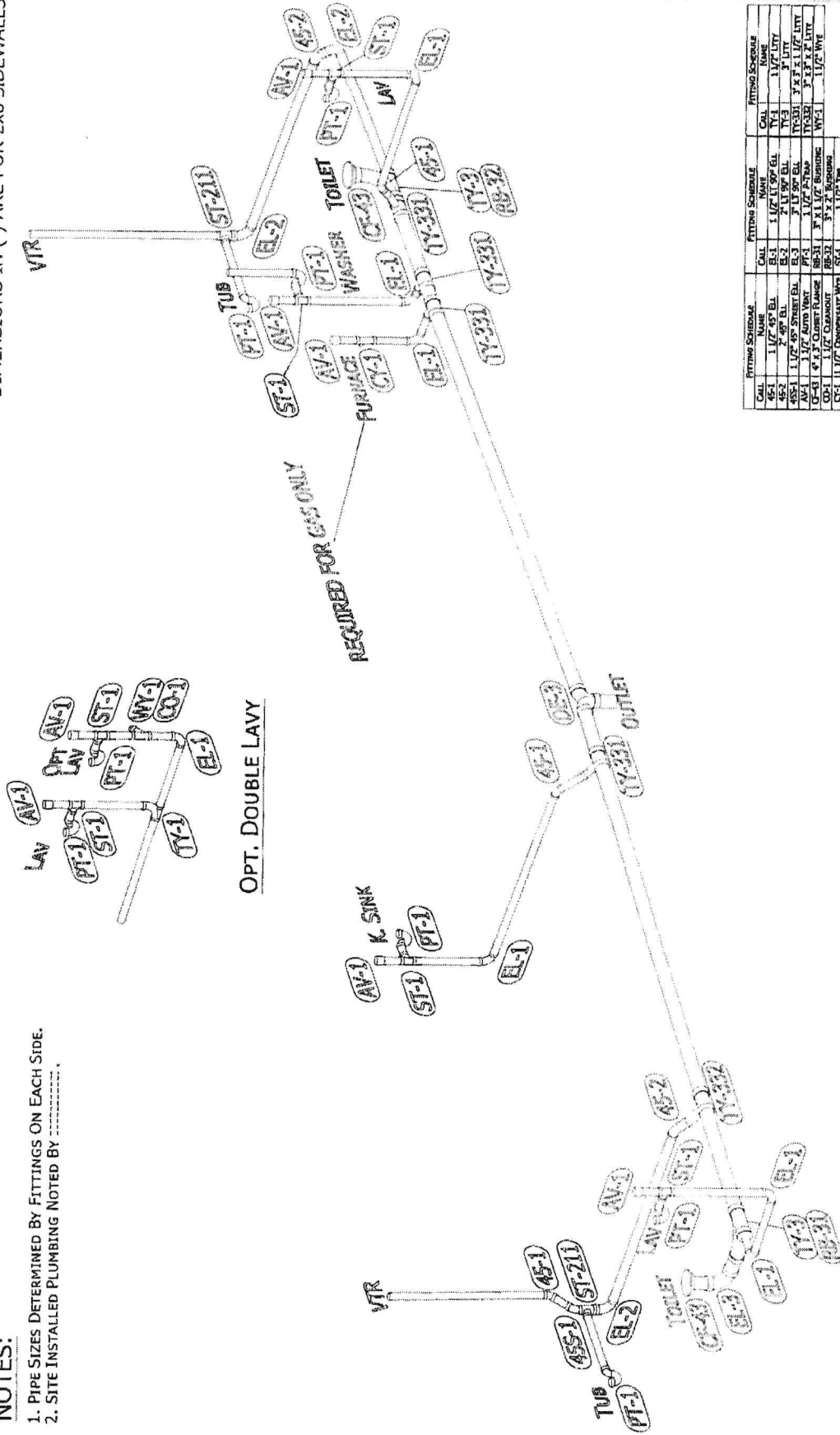
AE-101

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-20-2001 BY 60322 UCBAW

NOTES:

1. PIPE SIZES DETERMINED BY FITTINGS ON EACH SIDE.
2. SITE INSTALLED PLUMBING NOTED BY -----.

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS



FITTING SCHEDULE		FITTING SCHEDULE	
CALL	NAME	CALL	NAME
45-1	1 1/2" 45° EL	TY-1	1 1/2" LTY
45-2	2" 45° EL	TY-2	2" LTY
45-3	1 1/2" 90° EL	TY-3	2" LTY
AV-1	1 1/2" AV	WY-1	3" x 1 1/2" WY
CO-1	1 1/2" CO	WY-2	3" x 1 1/2" WY
DE-1	1 1/2" DE	WY-3	3" x 1 1/2" WY
PT-1	1 1/2" PT	WY-4	3" x 1 1/2" WY
ST-1	1 1/2" ST	WY-5	3" x 1 1/2" WY
ST-2	1 1/2" ST	WY-6	3" x 1 1/2" WY
ST-3	1 1/2" ST	WY-7	3" x 1 1/2" WY
ST-4	1 1/2" ST	WY-8	3" x 1 1/2" WY
ST-5	1 1/2" ST	WY-9	3" x 1 1/2" WY
ST-6	1 1/2" ST	WY-10	3" x 1 1/2" WY
ST-7	1 1/2" ST	WY-11	3" x 1 1/2" WY
ST-8	1 1/2" ST	WY-12	3" x 1 1/2" WY
ST-9	1 1/2" ST	WY-13	3" x 1 1/2" WY
ST-10	1 1/2" ST	WY-14	3" x 1 1/2" WY
ST-11	1 1/2" ST	WY-15	3" x 1 1/2" WY
ST-12	1 1/2" ST	WY-16	3" x 1 1/2" WY
ST-13	1 1/2" ST	WY-17	3" x 1 1/2" WY
ST-14	1 1/2" ST	WY-18	3" x 1 1/2" WY
ST-15	1 1/2" ST	WY-19	3" x 1 1/2" WY
ST-16	1 1/2" ST	WY-20	3" x 1 1/2" WY
ST-17	1 1/2" ST	WY-21	3" x 1 1/2" WY
ST-18	1 1/2" ST	WY-22	3" x 1 1/2" WY
ST-19	1 1/2" ST	WY-23	3" x 1 1/2" WY
ST-20	1 1/2" ST	WY-24	3" x 1 1/2" WY
ST-21	1 1/2" ST	WY-25	3" x 1 1/2" WY
ST-22	1 1/2" ST	WY-26	3" x 1 1/2" WY
ST-23	1 1/2" ST	WY-27	3" x 1 1/2" WY
ST-24	1 1/2" ST	WY-28	3" x 1 1/2" WY
ST-25	1 1/2" ST	WY-29	3" x 1 1/2" WY
ST-26	1 1/2" ST	WY-30	3" x 1 1/2" WY
ST-27	1 1/2" ST	WY-31	3" x 1 1/2" WY
ST-28	1 1/2" ST	WY-32	3" x 1 1/2" WY
ST-29	1 1/2" ST	WY-33	3" x 1 1/2" WY
ST-30	1 1/2" ST	WY-34	3" x 1 1/2" WY
ST-31	1 1/2" ST	WY-35	3" x 1 1/2" WY
ST-32	1 1/2" ST	WY-36	3" x 1 1/2" WY
ST-33	1 1/2" ST	WY-37	3" x 1 1/2" WY
ST-34	1 1/2" ST	WY-38	3" x 1 1/2" WY
ST-35	1 1/2" ST	WY-39	3" x 1 1/2" WY
ST-36	1 1/2" ST	WY-40	3" x 1 1/2" WY
ST-37	1 1/2" ST	WY-41	3" x 1 1/2" WY
ST-38	1 1/2" ST	WY-42	3" x 1 1/2" WY
ST-39	1 1/2" ST	WY-43	3" x 1 1/2" WY
ST-40	1 1/2" ST	WY-44	3" x 1 1/2" WY
ST-41	1 1/2" ST	WY-45	3" x 1 1/2" WY
ST-42	1 1/2" ST	WY-46	3" x 1 1/2" WY
ST-43	1 1/2" ST	WY-47	3" x 1 1/2" WY
ST-44	1 1/2" ST	WY-48	3" x 1 1/2" WY
ST-45	1 1/2" ST	WY-49	3" x 1 1/2" WY
ST-46	1 1/2" ST	WY-50	3" x 1 1/2" WY
ST-47	1 1/2" ST	WY-51	3" x 1 1/2" WY
ST-48	1 1/2" ST	WY-52	3" x 1 1/2" WY
ST-49	1 1/2" ST	WY-53	3" x 1 1/2" WY
ST-50	1 1/2" ST	WY-54	3" x 1 1/2" WY
ST-51	1 1/2" ST	WY-55	3" x 1 1/2" WY
ST-52	1 1/2" ST	WY-56	3" x 1 1/2" WY
ST-53	1 1/2" ST	WY-57	3" x 1 1/2" WY
ST-54	1 1/2" ST	WY-58	3" x 1 1/2" WY
ST-55	1 1/2" ST	WY-59	3" x 1 1/2" WY
ST-56	1 1/2" ST	WY-60	3" x 1 1/2" WY
ST-57	1 1/2" ST	WY-61	3" x 1 1/2" WY
ST-58	1 1/2" ST	WY-62	3" x 1 1/2" WY
ST-59	1 1/2" ST	WY-63	3" x 1 1/2" WY
ST-60	1 1/2" ST	WY-64	3" x 1 1/2" WY
ST-61	1 1/2" ST	WY-65	3" x 1 1/2" WY
ST-62	1 1/2" ST	WY-66	3" x 1 1/2" WY
ST-63	1 1/2" ST	WY-67	3" x 1 1/2" WY
ST-64	1 1/2" ST	WY-68	3" x 1 1/2" WY
ST-65	1 1/2" ST	WY-69	3" x 1 1/2" WY
ST-66	1 1/2" ST	WY-70	3" x 1 1/2" WY
ST-67	1 1/2" ST	WY-71	3" x 1 1/2" WY
ST-68	1 1/2" ST	WY-72	3" x 1 1/2" WY
ST-69	1 1/2" ST	WY-73	3" x 1 1/2" WY
ST-70	1 1/2" ST	WY-74	3" x 1 1/2" WY
ST-71	1 1/2" ST	WY-75	3" x 1 1/2" WY
ST-72	1 1/2" ST	WY-76	3" x 1 1/2" WY
ST-73	1 1/2" ST	WY-77	3" x 1 1/2" WY
ST-74	1 1/2" ST	WY-78	3" x 1 1/2" WY
ST-75	1 1/2" ST	WY-79	3" x 1 1/2" WY
ST-76	1 1/2" ST	WY-80	3" x 1 1/2" WY
ST-77	1 1/2" ST	WY-81	3" x 1 1/2" WY
ST-78	1 1/2" ST	WY-82	3" x 1 1/2" WY
ST-79	1 1/2" ST	WY-83	3" x 1 1/2" WY
ST-80	1 1/2" ST	WY-84	3" x 1 1/2" WY
ST-81	1 1/2" ST	WY-85	3" x 1 1/2" WY
ST-82	1 1/2" ST	WY-86	3" x 1 1/2" WY
ST-83	1 1/2" ST	WY-87	3" x 1 1/2" WY
ST-84	1 1/2" ST	WY-88	3" x 1 1/2" WY
ST-85	1 1/2" ST	WY-89	3" x 1 1/2" WY
ST-86	1 1/2" ST	WY-90	3" x 1 1/2" WY
ST-87	1 1/2" ST	WY-91	3" x 1 1/2" WY
ST-88	1 1/2" ST	WY-92	3" x 1 1/2" WY
ST-89	1 1/2" ST	WY-93	3" x 1 1/2" WY
ST-90	1 1/2" ST	WY-94	3" x 1 1/2" WY
ST-91	1 1/2" ST	WY-95	3" x 1 1/2" WY
ST-92	1 1/2" ST	WY-96	3" x 1 1/2" WY
ST-93	1 1/2" ST	WY-97	3" x 1 1/2" WY
ST-94	1 1/2" ST	WY-98	3" x 1 1/2" WY
ST-95	1 1/2" ST	WY-99	3" x 1 1/2" WY
ST-96	1 1/2" ST	WY-100	3" x 1 1/2" WY

CHAMPION HOME BUILDERS

2852H32P01
52'-0" X 26'-8"
3 BD 2 BT

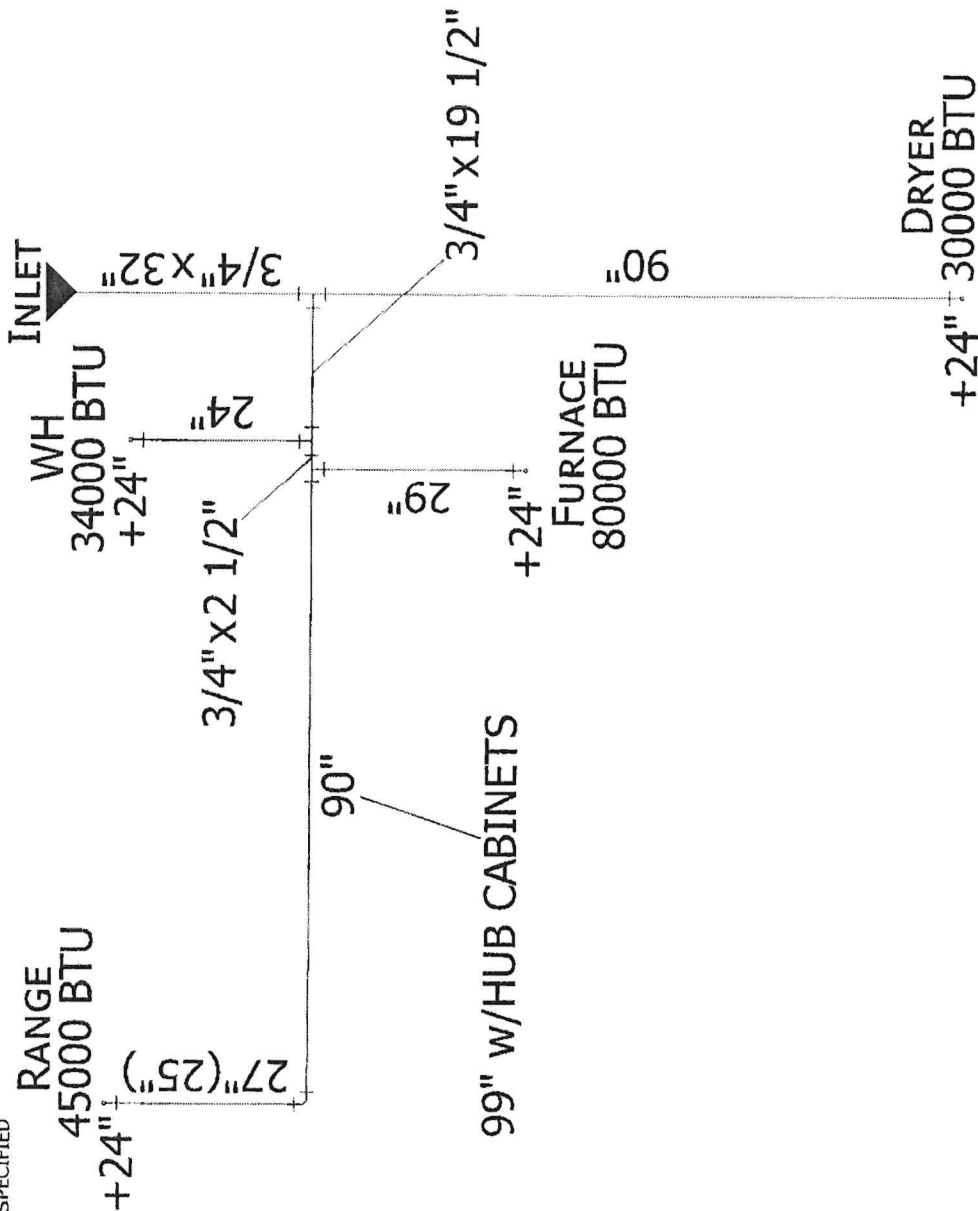
DRAIN LINE PLAN

D-101

NOTES:

1. ALL PIPE SIZES 1/2" UNLESS OTHERWISE SPECIFIED
2. TOTAL BTU = 189,000
3. COLUMN LENGTH = 20'-0"
4. GAS APPLIANCES ARE OPTIONAL

DIMENSIONS IN () ARE FOR 2X6 SIDEWALLS



CHAMPION HOME BUILDERS 750 N. 9th Street, Suite 100, W. 4804 P.O. Box 3001, W. 4804	PFS #25 Professional HVAC MECHANICS 112224	PROJECT 2852H32P01 52'-0" X 26'-8" 3 BD 2 BT	TITLE GAS LINE PLAN	DATE 10/1/14 SCALE 1/8" = 1'-0" DESIGNED BY J. J. JENSEN CHECKED BY J. J. JENSEN PROJECT AND CONSTRUCTION NOTES AND SPECIFICATIONS COMPLIANT WITH 2015 IBC
--	--	---	------------------------------------	---

OVERALL CHECK	PASS
WIND ZONE	II
WIND LOAD	39 PSF
MODULE WIDTH	160 IN.
NUMBER OF BOXES	2
WALL HEIGHT	96 IN.
ROOF PITCH	4.36
ANGLE	20
ROOF OVERHANG	12 IN.
FLOOR JOIST SPACING	19.2 IN. O.C.
RIM JOIST PILES	1
FRAME SPACING	99.5 IN.
BEAM DEPTH	10 IN.
OPEN PORCH	0 FT.
HOME LENGTH	52 FT.

DIAPHRAGM CONSTRUCTION

DIAPHRAGM TYPE	WOOD ROOF
FOAM BRAND	N/A
MINIMUM WIDTH	176.3 IN.
MAX. P.F.	4701 LBS
MAX. END WALL REACTION	9403 LBS
MAX. INTERIOR REACTION	60.17 FT.

FASTENERS

15GA1.75

WALL CONSTRUCTION

BOTTOM PLATE THICKNESS	2x
TOP PLATE THICKNESS	2x
WALL TO FLOOR JOIST	#10 3.5"
WALL TO CEILING JOIST	#10 3.5"
WALL TO WALL FASTENER	#10 3.5"

DIMENSIONS IN () ARE FOR 2X6 SIDEWALLS

GROUND TIE CHART

PIER HEIGHT (IN.)	NEAR BEAM ANGLE (DEG.)	FAR BEAM ANGLE (DEG.)	GROUND TIE (FT.)	MAX SPACING (FT.)
12	39.97	5.33	5.33	5'-4"
20	48.81	5.33	5.05	5'-0"
28	55.36	5.33	5.33	5'-4"
36	60.29	20.09	5.33	5'-4"
44	64.08	23.24	5.33	5'-4"
52	67.05	26.25	5.33	5'-4"
60	69.44	29.1	5.33	5'-4"
68	71.4	31.81	5.33	5'-4"

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

LEFT END WALL SHEAR WALL

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	4056 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	312 PLF
----------------	---------

SHEARWALL PANEL	GYSUM
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	432 PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-1
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐ PASS

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

SHEAR WALL 2

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	4056 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	312 PLF
----------------	---------

SHEARWALL PANEL	GYSUM
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	432 PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-2
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐ PASS

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

SHEAR WALL 3

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	0 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	PLF
----------------	-----

SHEARWALL PANEL	GYP. BRAND
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-3
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

SHEAR WALL 4

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	0 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	PLF
----------------	-----

SHEARWALL PANEL	GYP. BRAND
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-4
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

SHEAR WALL 5

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	0 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	PLF
----------------	-----

SHEARWALL PANEL	GYP. BRAND
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-5
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐

VERTICAL TRIM	4 FT.
KING POST HEIGHT*	IN.
PORCH END WALL	IN.

SHEAR WALL 6

DIST. TO NEXT SW	52 FT.
MANUAL INPUT	--
LOAD TO SHEARWALL	0 LBS

PANEL LAYOUT

FROM MODULE EDGE	4 IN.
PANEL LENGTH	156 IN.
FROM MODULE EDGE	IN.
PANEL LENGTH	IN.

SHEARWALL P.F.	PLF
----------------	-----

SHEARWALL PANEL	GYP. BRAND
GYP. BRAND	U.S.G.
FASTENERS	YES
ADHESIVE	PVA
ONE SIDE OR TWO	2
MAX. SHEARWALL P.F.	PLF

*CONVERT PER NDS 308.1.3C.1

ZONE-ID	Z2-6
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

RESULT ☐

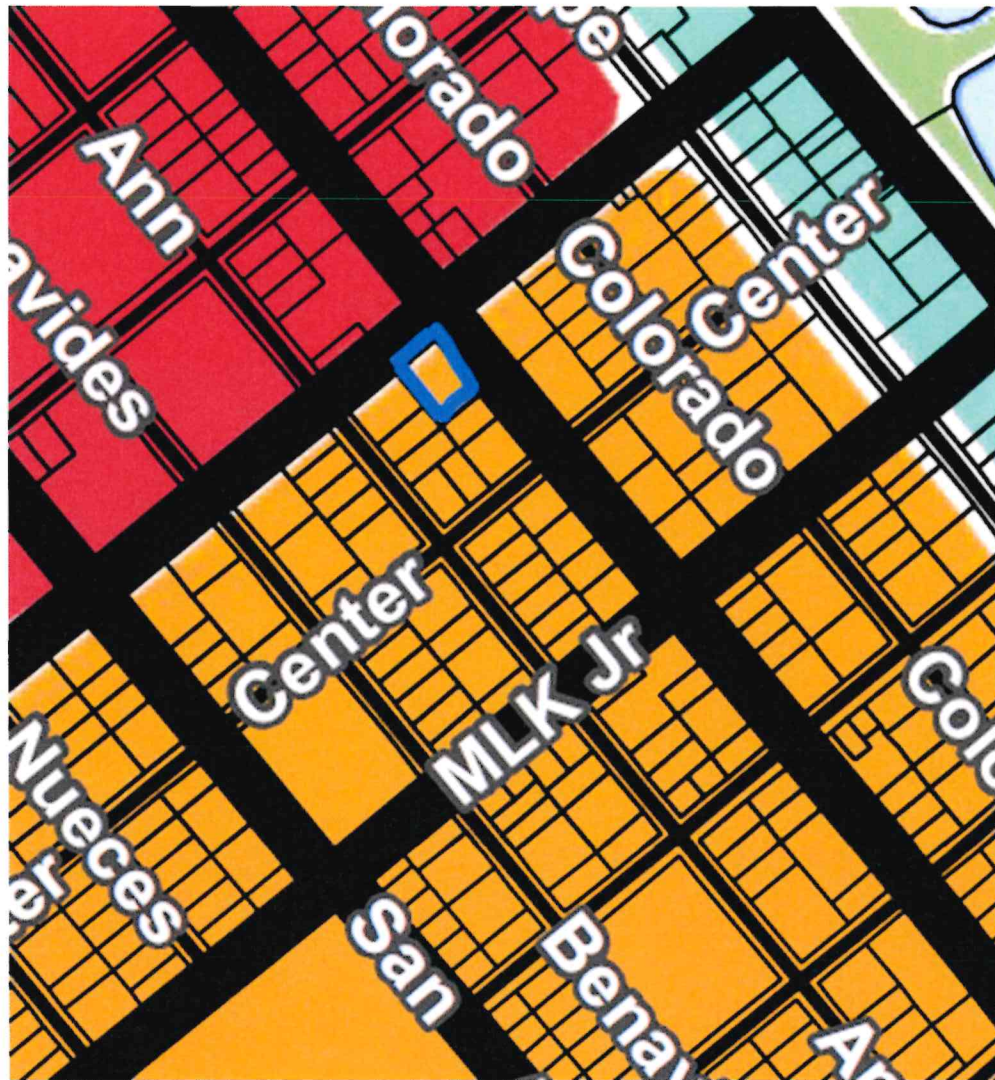
CHAMPION
HOME BUILDERS

PFS
PREFERRED FASTENING SYSTEMS
A DIVISION OF
HUD MICHES
K12214

PROJECT: 2852H32P01
52'-0" X 26'-8"
3 BD 2 BT

WIND ZONE II
SHEARWALL CALC

SW-Z02



Future Land Use

	Low Density Residential		Commercial
	Medium Density Residential		Light Industrial
	High Density Residential		Industrial
	Multi-Family		Parks and Open Space
	Manufactured Home Park		Public/Semi-Public
	Mixed Use		

CITY OF PORT LAVACA

