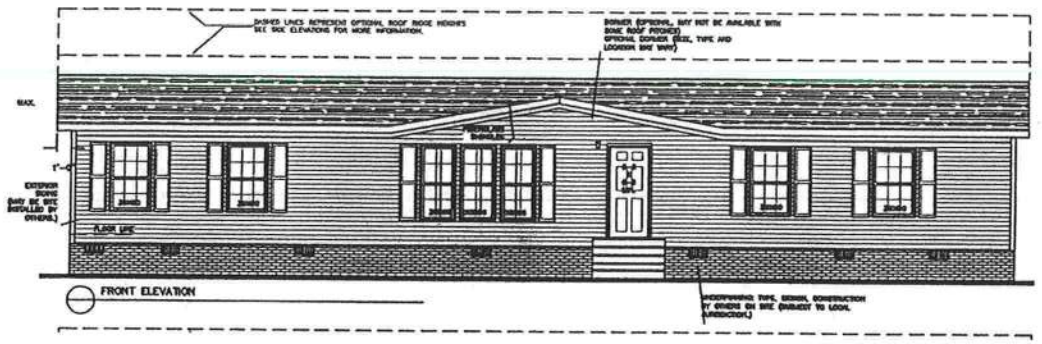

MODEL NUMBER
32x68 BOSS

NOTE:
"STRUCTURE HAS BEEN DESIGNED FOR INSTALLATION ON SITE - BUILT PERMANENT FOUNDATION AND IS NOT INTENDED TO BE MOVED, ONCE SO INSTALLED."

2006 SQUARE FEET FLOOR
FRONT PORCH, STEPS, COMPLETED ON SITE BY OTHERS.

SHEAR WALL LOCATION
SHEAR WALL DESIGNATION
MINIMUM INSULATION VALUES:
ROOF: R-38
WALLS: R-15
FLOOR: R-22
EXPOSED AIR DUCT WORK: R-8
SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING ARE INSULATED TO R-8.
DUCTS IN FLOOR SHALL BE INSULATED TO A MINIMUM OF R-6.
WINDOWS SHALL BE DOUBLE PANE OR STORM TYPE.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SET-UP INSTRUCTIONS FOR THIS MODULAR UNIT ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLANS SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED "INSTALLATION INSTRUCTIONS" ARE INCOMPLETE.

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY HWC, AND ARE NOT CERTIFIED BY THE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL:

BUILDING SITE INSTALLATION REQUIREMENTS:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
9. EXTERIOR WALL FINISH (SIDING) AND SOFFIT MATERIAL
10. WINDOWS , STORM SHUTTERS.
11. BOTTOM OF FLOOR WIND PROTECTION (IF APPLICABLE)
12. AT MATELINES, FIRESTOPPING .
    FIRE BLOCKING AT MATELINE AND AIR INFILTRATION STOPPING SHALL BE INSTALLED BETWEEN MODULES.
    FIRE BLOCKING MATERIAL SHALL BE FIRE SAFING INSULATION AND / OR U/L LISTED FIRE CAULK FOR GAPS OF 1/2" WIDTH AND LESS
    FOR LARGER GAPS FIRE SAFING INSULATION SHALL BE SUPPORTED ON NON-COMBUSTIBLE SUPPORTS. SUCH AS METAL FLASHING.
13. CROSS-OVER DUCT (HVAC)
14. DUCT LAYOUT - DUCT SYSTEM (HVAC)
15. DRYER VENT DUCT, DOWN DRAFT RANGE VENT DUCT
16. MECHANICAL VENTS (AV) AFTER PRESSURE TEST
17. DWELLING UNIT COMMUNICATIONS OUTLET(NEC 800.156)

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY
FLORIDA	2007 FBC-R WITH 2009 SUPPLEMENTS **	2008 NEC	2007 FBC-R WITH 2009 SUPPLEMENTS	2007 FBC-R WITH 2009 SUPPLEMENTS	2007 FBC-B WITH 2009 SUPPLEMENTS CHP.11	2007 FBC-B WITH 2009 SUPPLEMENTS CHP.13

** ALSO 2007 FL FIRE PREVENTION CODE (FFPC)
2006 NFPA 101 WITH 2007 FFPC REVISIONS

NOTE: HVAC LOAD IS ASSUMED. IF ACTUAL HVAC LOAD EXCEEDS LOAD SHOWN THE ELECTRICAL PANEL SIZING MUST BE RE-EVALUATED BY LICENSED DESIGNER (DESIGNED BY OTHERS).

FLOORPLAN MAY BE MIRRORED

ELECTRICAL SCHEDULE / PANEL SIZING

BRKR.	NO.	NOMENCLATURE	VOLTS	WIRE CU. AWG	DESCRIPTION	KVA
20	5	PORTABLE APPLIANCE	120	12/2 GFI AFCI	FLOOR AREA (2006.0 SF x 3 VA.) / 1000 =	6.0 KVA
20	6	PORTABLE APPLIANCE	120	12/2 GFI AFCI	(2) SMALL APPLIANCES AT 1500 VA. / 1000 =	3.0 KVA
20					RANGE AT 8.0 KW.(NAMEPLATE) =	___ KVA
15	2,4	GENERAL LIGHTING	120	14/2 AFCI	WATER HEATER AT 5.5 KW. =	5.5 KVA
15	13,18	GENERAL LIGHTING	120	14/2 AFCI	DISHWASHER AT 1.4 KW. = (opt)	1.4 KVA
15	14	GENERAL LIGHTING	120	14/2 AFCI	WASHER AT 1500 VA. / 1000 =	1.5 KVA
					DRYER AT 5.0 KW. =	5.0 KVA
20	7	BATHROOM RECEPT'S	120	12/2 GFI		___ KVA
30 (2P)	9	WATER HEATER-OPTION	240	10/3	COOKTOP AT 8.0 KW.(NAMEPLATE) =	8.0 KVA
25 (2P)	1	WATER HEATER	240	10/3	OVEN AT 3.4 KW.(NAMEPLATE) =	3.4 KVA
20	3	WASHER	120	12/2 GFI		___ KVA
30 (2P)	10	DRYER	240	10/3		___ KVA
15	11	DISHWASHER(opt)	120	14/2		
40 (3P)		RANGE	240	8/3		
15	18	SMOKE DETECTORS	120	14/2 AFCI		
OPT	19/21	HVAC COMPRESSER	SIZED	PER MFR. SPECS.		
OPT	8	FURNACE/ELECTRICAL	SIZED	PER MFR. SPECS.		
OPT						
40 (3P)	12A	RANGE	240	8/3		
20 (2P)	12B	WALL OVEN	240	12/3		

200 AMP PANEL

TOTAL LOAD	33.8 KVA
FIRST 10 KVA AT 100%	10.0 KVA
REMAINDER AT 40%	9.5 KVA
HVAC AT 100%	15.8 KVA
TOTAL	35.3
TOTAL I- 240	
x 1000 = 147.1	
INSTALL 200 MIN AMP PANEL	
120/240 V., 1Φ	

FIRE SEPARATION
5FT. MIN.

INDEX

NOTE:
"STRUCTURE HAS BEEN DESIGNED FOR INSTALLATION ON SITE - BUILT PERMANENT FOUNDATION AND IS NOT INTENDED TO BE MOVED , ONCE SO INSTALLED." (CH 428.4 FBC)

FOUNDATION PLANS:

THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS. THE ENGINEER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF THE FOUNDATION PLANS ARE DESIGNED BY OTHERS THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

FLORIDA

** STRUCTURAL LOAD LIMITATIONS:

EXPOSURE C.

FLOOR LIVE LOAD:
1. 1st Floor 40 PSF.
ROOF LIVE LOAD:
2. 20 PSF.
WIND LOAD: (3 SEC GUSTS)
1. 130 MPH WIND SPEED.
2. Iw = 1.0 WIND IMPORTANCE FACTOR. BUILDING CAT. II
3. C WIND EXPOSURE CATEGORY..ENCLOSED
4. GCpi = 0.18 INTERNAL PRESSURE COEFFICIENT.
5. B.W.P. FOR C/C PSF

Pr = ROOF COMPONENT & CLADDING LOAD.(EA20PSF)
ZONE 1 - 32.7 PSF
ZONE 2 - 54 PSF
ZONE 3 - 81 PSF
ROOF OVERHANG (EA10)
ZONE 2 - 68.8PSF
ZONE 3 - 115.5 PSF
Pw = WALL COMPONENT & CLADDING LOAD.(EA10)
WALL : (WINDOWS, DOORS)
ZONE 4 - 40.0 PSF
ZONE 5 - 49.2 PSF

6. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.(MEAN ROOF HEIGHT NOT TO EXCEED 25 '-0")
7. FLOOD LOAD:
THIS BUILDING SHALL NOT BE INSTALLED BELOW THE BASE FLOOD ELEVATION IN ANY FLOOD HAZARD AREA OR ZONE, BUT THE HOME MAY BE LOCATED IN A FLOOD HAZARD AREA OF ZONE, WHEN SET ON A FOUNDATION DESIGNED FOR USE IN THAT AREA OR ZONE. THE FOUNDATION SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE (BY OTHERS, NOT HORTON HOMES). THIS FOUNDATION SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS THAT MAY BE EXERTED ON THE STRUCTURE. NO LOADS APPLIED TO THE FOUNDATION SHALL BE TRANSFERRED TO THE HOME.

EXPOSURE B.

8. THIS BUILDING MEETS ALL REQUIREMENTS FOR 140MPH EXPOSURE B.
ADDITIONALLY, 8"x16" I-BEAMS ARE LIMITED TO AN UNTRACED HEIGHT IN THE WEAK AXIS (6" DIA.) OF 32" EXCLUSIVE OF WOOD PLATE.

GENERAL NOTES: -FBC R

1. ALL GLAZING WITHIN 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
2. FLOOR DESIGN LIVE LOAD - 40 PSF.
3. MAXIMUM WIND SPEED - 130 MPH.
4. OCCUPANCY IS RESIDENTIAL. (R-3)
5. OCCUPANT LOAD IS BASED ON 1 PERSON PER 200 SQUARE FEET OF FLOOR AREA.
6. CONSTRUCTION IS TYPE VB, UNPROTECTED.
7. MINIMUM CORRIDOR WIDTH IS 36 INCHES.
8. WINDOWS , GLASS, DOORS, SHALL COMPLY WITH AAMA / NWWDA 101 / I.S.2.
9. ALL MATERIALS USE IN THIS CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B-72 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
10. DATA PLATE LOCATION IN OR AT PANEL BOX LOCATION
11. RAISED SEALED PLANS ARE ON FILE WITH THE THIRD PARTY (HWC)
12. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S., TO BE HANDLED BY LOCAL FIRE SAFETY INSPECTOR.

ELECTRICAL NOTES: NEC

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(a).
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. ALL OUTLETS LOCATED WITHIN 6 FEET OF A SINK OR BASIN SHALL BE EQUIPPED WITH GFCI PROTECTION.
9. SMOKE DETECTORS SHALL BE WIRED SO THAT THE OPERATION OF ANY ONE SMOKE DETECTOR WILL CAUSE SIMULTANEOUS ACTIVATION OF ALL OTHERS.
Combination (SD/CO)WITHIN 10'-0" OF SLEEPING AREA WHEN USING FOSSEL FUEL APPLIANCES, FREPLACE OR ATTACHED GARAGE.
10. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
11. ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE OUTLETS IN BEDROOMS ARE PROTECTED BY COMBINATION-TYPE ARC- FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12,2008 NEC.

PLUMBING NOTES: - FBC R

1. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
2. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
3. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC SHALL BE INSULATED WITH AN INSULATION OF R-6.5 MINIMUM.
4. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
5. WATER SUPPLY LINES SHALL BE PEX, CPVC, OR COPPER; WHEN PEX SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE PEX PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
6. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. TUB ACCESS PROVIDED UNDER HOME, UNLESS OTHERWISE NOTED.
8. SHOWER STALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A HEIGHT OF 72 INCHES ABOVE FINISH FLOOR.
9. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F. (48.8° C)
10. THERMAL EXPANSON DEVICE IF REQUIRED BY THE WATER HEATER MANUFACTURER IS DESIGNED & SITE INSTALLED BY OTHERS.
11. A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
12. THIS UNIT MUST BE CONNECTED TO PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.

MECHANICAL NOTES: FBC R

1. ALL SUPPLY AIR REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN. PRESSURE DIFFENTIAL ACROSS CLOSED DOORS SHALL BE LIMITED TO .01 INCH WX (2.5 PASCALS) OR LESS.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM OF VENTILATION.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES TO PROVIDE 20 CFM PER PERSON.

LISTING AGENCY APPROVAL
These prints comply with the Florida Manufactured Building Act of 1979 & Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130 mph 3SEC, Exp. C
Fire Rating of Ext. Walls	C
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

Date 12-12-11 Plan No. 1447-5786F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

COLUMBIA COUNTY BUILDING DEPARTMENT
Received for FILE COPY
Code Compliance
PLANS EXAMINER

ROBERT E. GREGG
REGISTERED ARCHITECT
630 CHESTNUT STREET
CLEARWATER, FL 33759
Ph. 727-796-8774
orcfred@aol.com

SEAL: FL

HWC
COA # 1025

ITEMS LISTED BELOW MAY BE OMITTED AND INSTALLED ON SITE BY OTHERS SUBJECT TO LOCAL JURISDICTION AND INSPECTION
- WINDOWS
- PATIO DOOR (SLIDING OR HINGED)
- EXTERIOR DOOR
- PLUMBING FIXTURES
- DUCT SYSTEMS
- R/A SYSTEMS
- BATH CABINETS (TYPICAL LAYOUT ON FLOORPLAN)
- KITCHEN CABINETS (TYPICAL LAYOUT ON FLOORPLAN)
- COUNTERTOPS (BATH AND OR KITCHEN)
- APPLIANCES
- EXTERIOR SIDINGS
- INTERIOR DOORS
- FIREPLACE

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, MERNICK, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 1 OF 26

DWG# : 1447-

HORTON HOMES INC
EATONTON, GA 31024

COVER SHEET (FLORIDA APPROVAL)

PLUMBING FIXTURE SCHEDULE

APPLIANCE	MANUFACTURER	MODEL	SPECIFICATIONS
WATER HEATER	RHEEM	WARRIOR	DIVISION 15 MECHANICAL PLUMBING PAGE.1
INSTANTANEOUS WATER HEATER	EEMAX	RESIDENTIAL COMMERCIAL	EEMAX 1 TO EEMAX 2
LAVATORY	VARIOUS	PORCELAIN	BOOT 21 TO BOOT 22
FAUCET	MOEN	LAVATORY FAUCET	MOEN 1 TO MOEN
KITCHEN SINK	ENEX	DOUBLE BOWL	ENEX 1 TO ENEX 3
SHOWER UNITS	CRANE	SINGLE PIECE	CRANE 1 TO CRANE 2
TUB/ SHOWER	CRANE	SINGLE PIECE	CRANE 3 TO CRANE 8
WHIRLPOOLS/TUBS	CRANE	VARIUOS	CRANE 9 TO CRANE 15

MECHANICAL FIXTURE SCHEDULE

APPLIANCE	MANUFACTURER	MODEL	SPECIFICATIONS
FURNACE	INTERTHEM	GAS	INTERTHEM GAS Ø THROUGH INTERTHEM GAS 72
FURNACE	INTERTHEM	ELECTRIC	INTERTHEM ELECTRIC Ø THROUGH INTERTHEM ELECTRIC 72
EXHAUST FAN	VENTLINE	RANGE	VENT 1 THROUGH VENT 12
EXHAUST FAN	VENTLINE	BATH	VENT 13 THROUGH VENT 17
EXHAUST FAN	VENTLINE	ATTIC	VENT 18

ELECTRICAL FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	MODEL	SPECIFICATIONS
LOAD CENTER	SIEMENS	MAIN BREAKER	DC 1 THROUGH DC 2
SNAP SWITCHES	EAGLE	STRANDARD GRADE SWITCHES	DC 3
SNAP SWITCHES	EAGLE	DUPLEX GRADE SWITCHES	DC 4
LIGHT FIXTURES	SIMKAR CORPORATION	FLUOESCENT	DC 5 THROUGH DC 6
ELECTRICAL FITTING	GB	VARIOUS	DC 7 THROUGH DC 9
WIRING DEVICES	WIRE CON	SELF- CONTAINED	DC 10 THROUGH DC 12/ DC 19 THROUGH DC 20
SMOKE DETECTORS	USI ELECTRICAL	120 V / AC	DC 13
RECEPTACLES	USI ELECTRICAL	GFCI	DC 14
J-BOXES	THOMAS & BATTS	VARIOUS	DC 15 THROUGH DC 18
LIGHT FIXTURES	CAPITAL	VARIOUS	CAPITAL 1 THROUGH CAPITAL 130
LIGHT FIXTURES	SIMKAR CORPORATION	VARIOUS	SIMKAR 1 THROUGH SIMKAR 63

HORTON HOMES, INC.
TYPICAL CONSTRUCTION DETAILS FOR MODULAR CONSTRUCTION COMPLYING ASCE 7-05, 130 MPH, EXPOSURE "C"

TYPICAL CONSTRUCTION DETAILS DRAWING INDEX

DWG. NO.	DWG. NAME	REVISED DATE
FL-1	TYPICAL FLOOR DETAILS	8-10-09
RF-1	TYPICAL ROOF DETAILS	8-10-09
BC-1	RIDGE BEAM AND HEADER DETAILS	8-10-09
TF-1	TYPICAL FRAMING INFORMATION	8-10-09
TF-2	TYPICAL FRAMING INFORMATION	8-10-09
EXS-1	TYPICAL EXTERIOR SIDING DETAILS	8-10-09
CHS-1	ON FRAME CROSS SECTION	8-10-09
PFS-1	OFF FRAME CROSS SECTION	8-10-09
ED-1	END WALL DETAILS	8-10-09
OD-1	OVERHANG DETAILS	8-10-09
RD-1	ROOF DIAPHRAGM DETAILS	1-27-10
ESW-1	EXTERIOR SHEAR WALL DETAILS	1-27-10
ESW-2	EXTERIOR SHEAR WALL DETAILS	1-27-10
ISW-1	INTERIOR SHEAR WALL DETAILS	1-27-10
ISW-2	INTERIOR SHEAR WALL DETAILS	1-27-10
ISW-3	INTERIOR SHEAR WALL DETAILS	1-27-10
OFP-1	TYPICAL ON FRAME TAG UNIT PORCH DETAILS	8-10-09
OFP-2	TYPICAL ON FRAME END PORCH DETAILS	8-10-09
BAY-1	RECESSED BAY DETAIL	8-10-09
HTS-1	HINGED TRUSS SET-UP	8-10-09

STANDARD CONSTRUCTION DETAILS REFER TO APPROVED PLANS FOR ANY INFORMATION NOT COVERED IN THESE DRAWINGS.

WIND LOAD DESIGN

ALL REFERENCED CONSTRUCTION DETAILS INVOLVING WIND LOAD DESIGN ARE BASED ON THE FOLLOWING DESIGN CRITERIA UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE CONSTRUCTION DETAIL.

1. ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. 130 MPH WIND SPEED, EXPOSURE CATEGORY C.
3. BUILDING USE CATEGORY IS II.
4. MEAN ROOF HEIGHT IS 20 FEET MAXIMUM FOR EXPOSURE C AREAS, AND 30 FEET MAXIMUM FOR EXPOSURE B AREAS. MEAN ROOF HEIGHT MAY BE INCREASED TO 25 FEET MAXIMUM IN EXPOSURE C AREAS IF ALLOWABLE SPANS AND SPACINGS ARE REDUCED BY 6% EXCEPT WALL STUD SPACING IS NOT REQUIRED TO BE REDUCED.
5. WIND IMPORTANCE FACTOR IS 1.0.
6. THE BUILDING IS NOT LOCATED ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
7. ALL EXTERIOR GLAZING OR GLAZING COVERING IS DESIGNED TO RESIST THE APPLICABLE WIND AND IMPACT LOADS.
8. THE BUILDINGS LEAST HORIZONTAL DIMENSION IS 30 FEET MAXIMUM.

SNOW LOAD DESIGN

ALL REFERENCED CONSTRUCTION DETAILS INVOLVING SNOW LOAD DESIGN ARE BASED ON THE FOLLOWING DESIGN CRITERIA UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE CONSTRUCTION DETAIL.

1. ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. SNOW EXPOSURE FACTOR IS 1.0 MAXIMUM.
3. SNOW THERMAL FACTOR IS 1.1, STRUCTURE IS ASSUMED TO BE HEATED.
4. BUILDING USE CATEGORY IS II.
5. SNOW IMPORTANCE FACTOR IS 1.0.
6. SNOW LOADS AND LIVE LOADS ARE NOT CUMULATIVE, DO NOT COMBINE THEM FOR A HIGHER SNOW LOAD OR LIVE LOAD.

APPLICABILITY

IF THESE CONSTRUCTION DETAILS ARE USED TO SUPPLEMENT BUILDING PLANS THE BUILDING DESIGNER IS RESPONSIBLE FOR VERIFYING THE APPLICABILITY OF THESE DETAILS FOR SUCH BUILDING PLANS. IN ADDITION THE BUILDING DESIGNER IS RESPONSIBLE FOR DESIGN OF ALL CONDITIONS AND CONSTRUCTION ELEMENTS NOT ADDRESSED BY THESE DETAILS.

DOORS SCHEDULE

I.D.	SIZE	DESCRIPTION	HEADERS
16"	16"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
24"	24"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
28"	28"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
30"	30"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
32"	32"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
36"	36"x80"x1-3/8"	6-PANEL HOLLOW CORE	(2) 2x4 SPF#2
48"	48"x80"x1-3/8"	LOUVERED BIFOLD	(2) 2x6 SPF#2
60"	60"x80"x1-3/8"	LOUVERED BIFOLD	(2) 2x8 SPF#2
FURNACE	22"x78"x1"	LOUVERED METAL DOOR	(2) 2x4 SPF#2
3680	36"x80"x1-3/8"	INSUL. 6-PANEL STEEL	(2) 2x4 SPF#2
S.G.D.	72"x80"x1-3/8"	INSUL. SAFETY GLAZED SLIDING GLASS DOOR	(2) 2x10 SYP#2
DUNBARTON	72"x80"x1-3/8"	INSUL. SAFETY GLAZED SLIDING GLASS DOOR	(2) 2x10 SYP#2

WINDOW SCHEDULE

I.D.	SIZE	DESCRIPTION	HEADERS	GLAZED AREA	VENT AREA
1440	14" x 40"	SINGLE HUNG	(2) 2x4 SPF#2		
3053	30" x 53"	SINGLE HUNG	(2) 2x4 SPF#2	8.9 sq.ft.	5.0 sq.ft.
3027	30" x 27"	SINGLE HUNG	(2) 2x4 SPF#2	4.55 sq.ft.	2.28 sq.ft.
3040 S.G.	30" x 40"	SINGLE HUNG	(2) 2x4 SPF#2	6.28 sq.ft.	3.14 sq.ft.
3066	30" x 66"	SAFETY GLAZED SINGLE HUNG	(2) 2x4 SPF#2	11.16 sq.ft.	6.16 sq.ft.
3660	36" x 60"	SINGLE HUNG	(2) 2x4 SPF#2	12.20 sq.ft.	6.14 sq.ft.
42X42SG BLOCK	42" X 42"	BLOCK SAFETY GLAZED	(2) 2x4 SPF#2		

**- KINRO SERIES 9750 WINDOWS WITH INSULATED GLAZING (U=.35max)

GENERAL NOTES: ALL WINDOWS TO BE SINGLE HUNG W/ INSULATED GLAZING (U=.35) ALL EGRESS WINDOWS MUST COMPLY WITH IRC SECT. R 310. SEE COVER SHEET FOR WINDOW REQUIRED DESIGN PRESSURES. SHGC=0.4

NOTES:

1. ALL COLUMN STUDS SHALL GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
2. STRAPPING REQUIREMENT AT COLUMNS. REF. FLOORPLAN
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.
4. DOOR SIZES SHOWN IN DOORS ARE IN INCHES AND REFLECT DOOR OPENING

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, WERNER, CHITER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

ROBERT E. GREGG
REGISTERED ARCHITECT
630 CHESTNUT STREET
CLEARWATER, FL 33759
Ph.727-786-8774
Fax.727-781-6842
archreg@aol.com

SEAL: FL

12/12/11

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #. 2 OF 26

DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

PLUMB, MECH, ELEC SCHEDULES

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SEAL: FL

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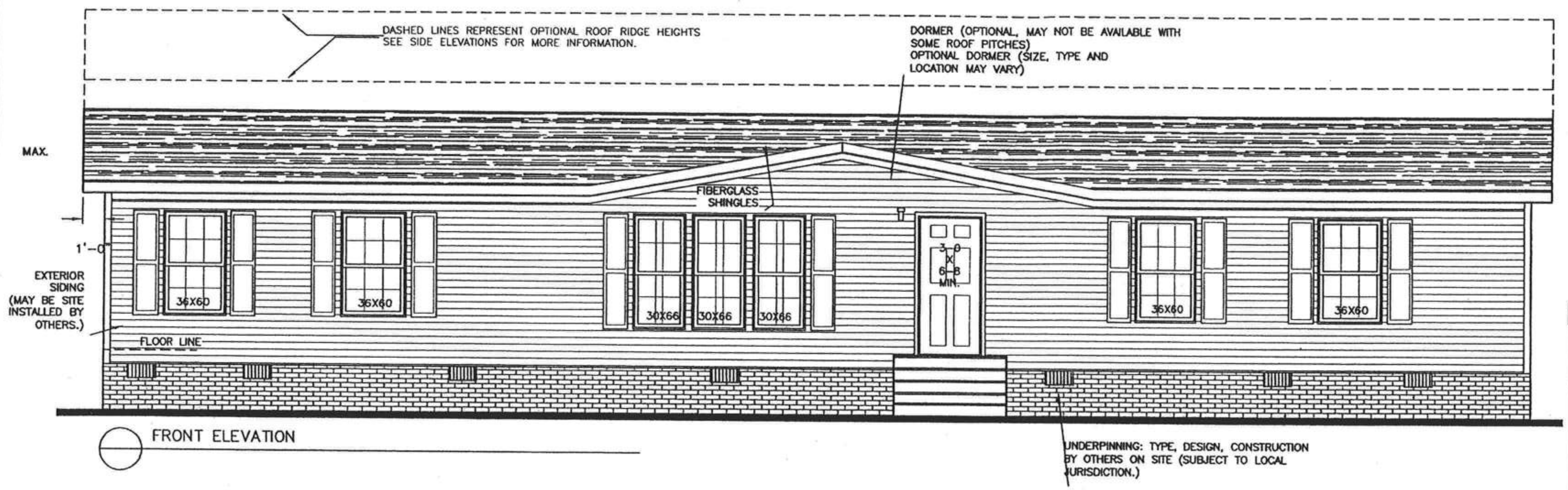
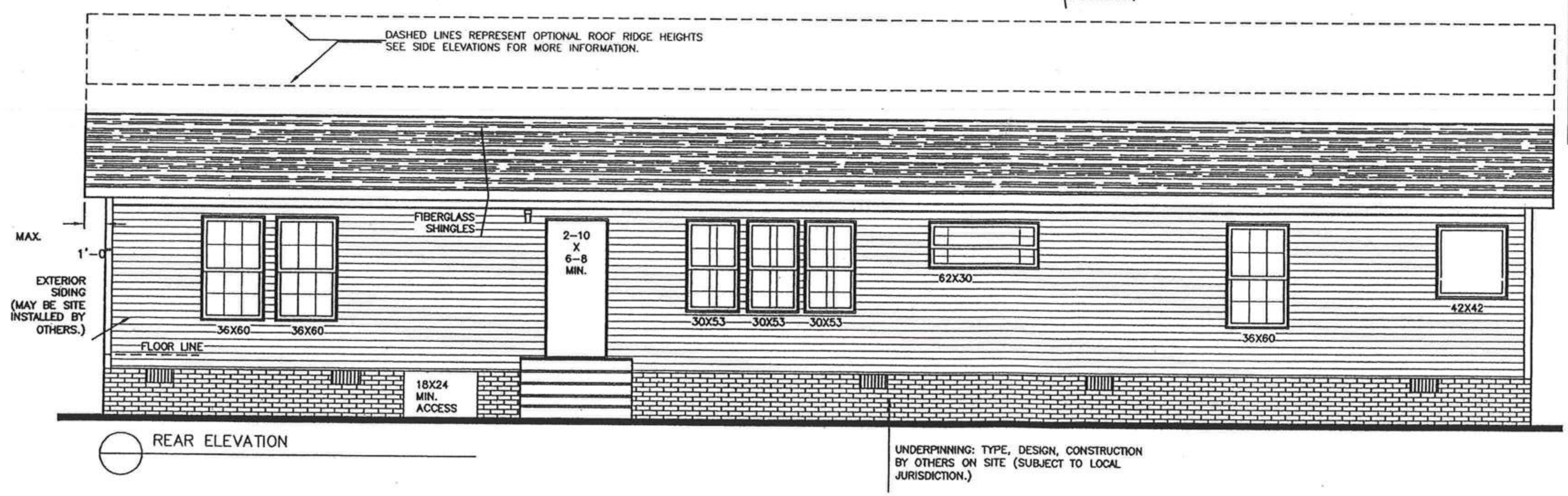


FRONT ELEVATION



REAR ELEVATION

ELEVATION NOTES

ELEVATION NOTES:

SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION.

UNDERPINNING AND STOOPS ON SITE BY OTHERS (TYPICAL ONLY)

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA FOR EACH 150 SF OF THE FLOOR AREA, AND A 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWLSPACE.

STAIR(S) AND HANDRAILS ARE SITE INSTALLED, DESIGNATED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION.

ROOFING, SIDING, WINDOW, DOOR & UNDERPINNING STYLES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL STYLES MAY VARY.

SEE ELECTRICAL PLAN FOR OUTSIDE LIGHT LOCATIONS.
SEE FLOOR PLAN FOR EXTERIOR DOOR SWINGS.

IMAGE CAN BE MIRRORED

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	NO

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

DWG# :1447-
HORTON HOMES, INC.
EATONTON, GA 31024

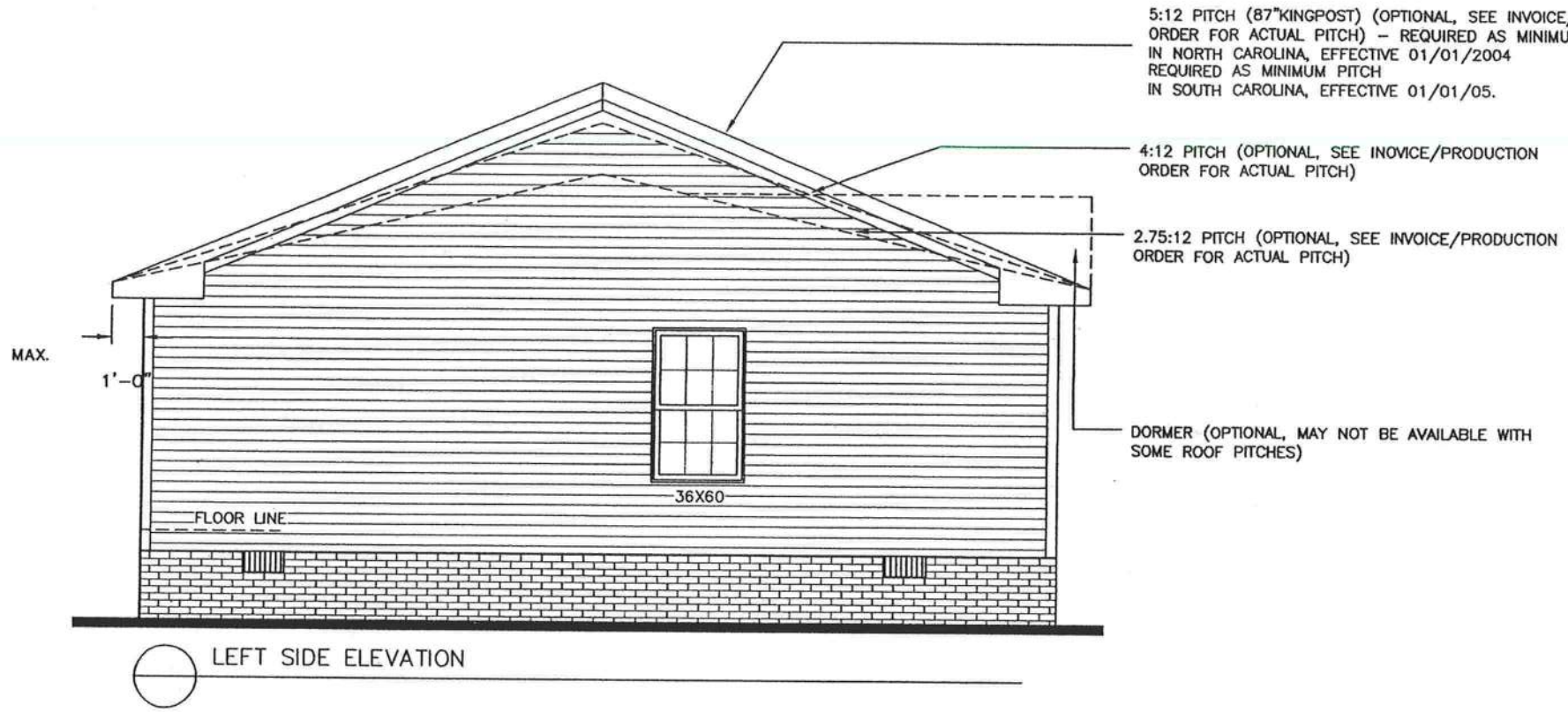
DRAWN BY:	
SCALE:	AS NOTED
DATE	12-08-11
REV:	
DWG. #:	3 OF 26

FRONT AND REAR ELEVATIONS

MODEL NUMBER
32x68BOSS

MODULAR

0 6" 12" 2' 4' 8' 12'



ELEVATION NOTES

ELEVATION NOTES:

SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION.

UNDERPINNING AND STOOPS ON SITE BY OTHERS (TYPICAL ONLY)

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA FOR EACH 150 SF OF THE FLOOR AREA, AND A 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWLSPACE.

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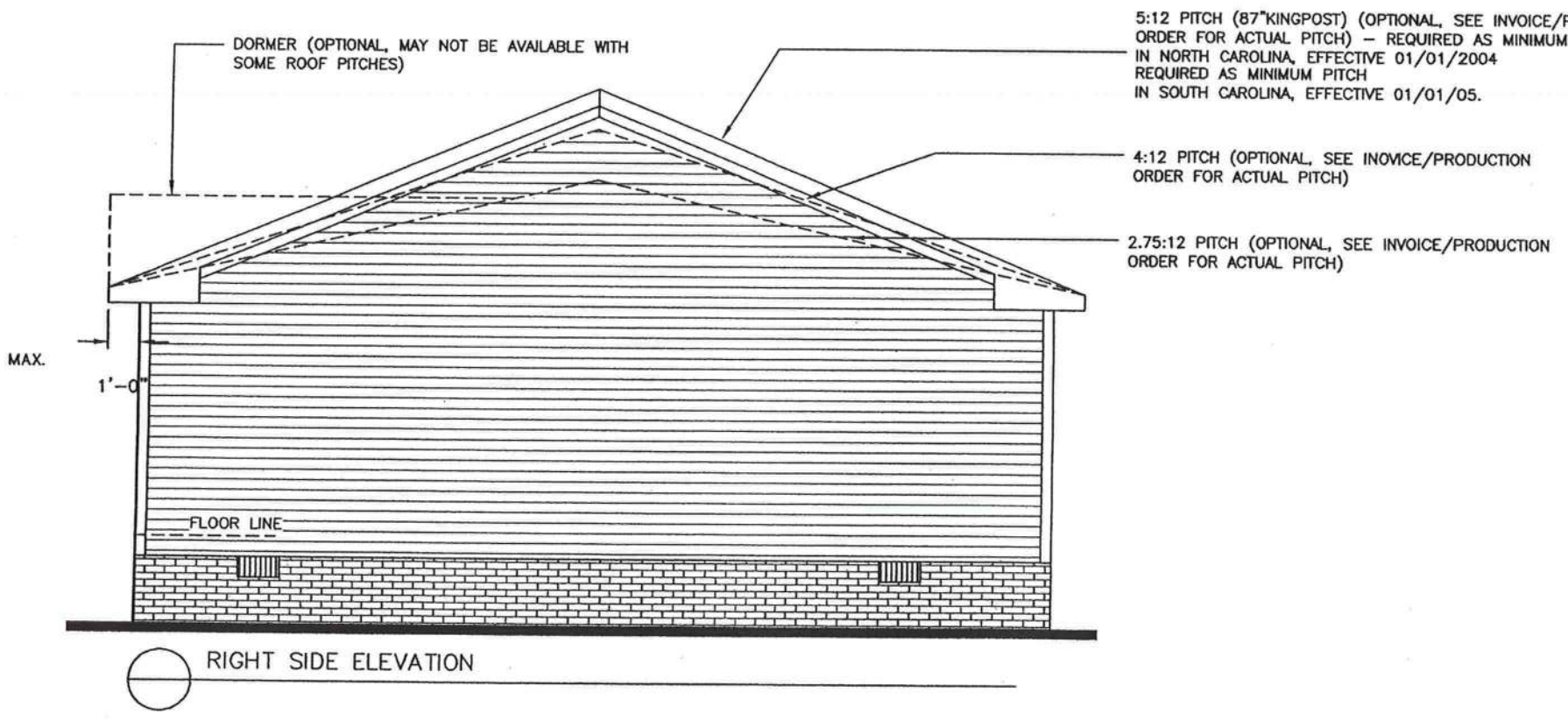
SEE ELECTRICAL PLAN FOR OUTSIDE LIGHT LOCATIONS.
SEE FLOOR PLAN FOR EXTERIOR DOOR SWINGS.

IMAGE CAN BE MIRRORED



LISTING
AGENCY APPROVAL

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Allowable No. of Floors	1
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Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	NO

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HALDORN, WERNER, CARTER & ASSOCIATES 1927 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

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grchrleg@aol.com

SEAL: FL

MODULAR

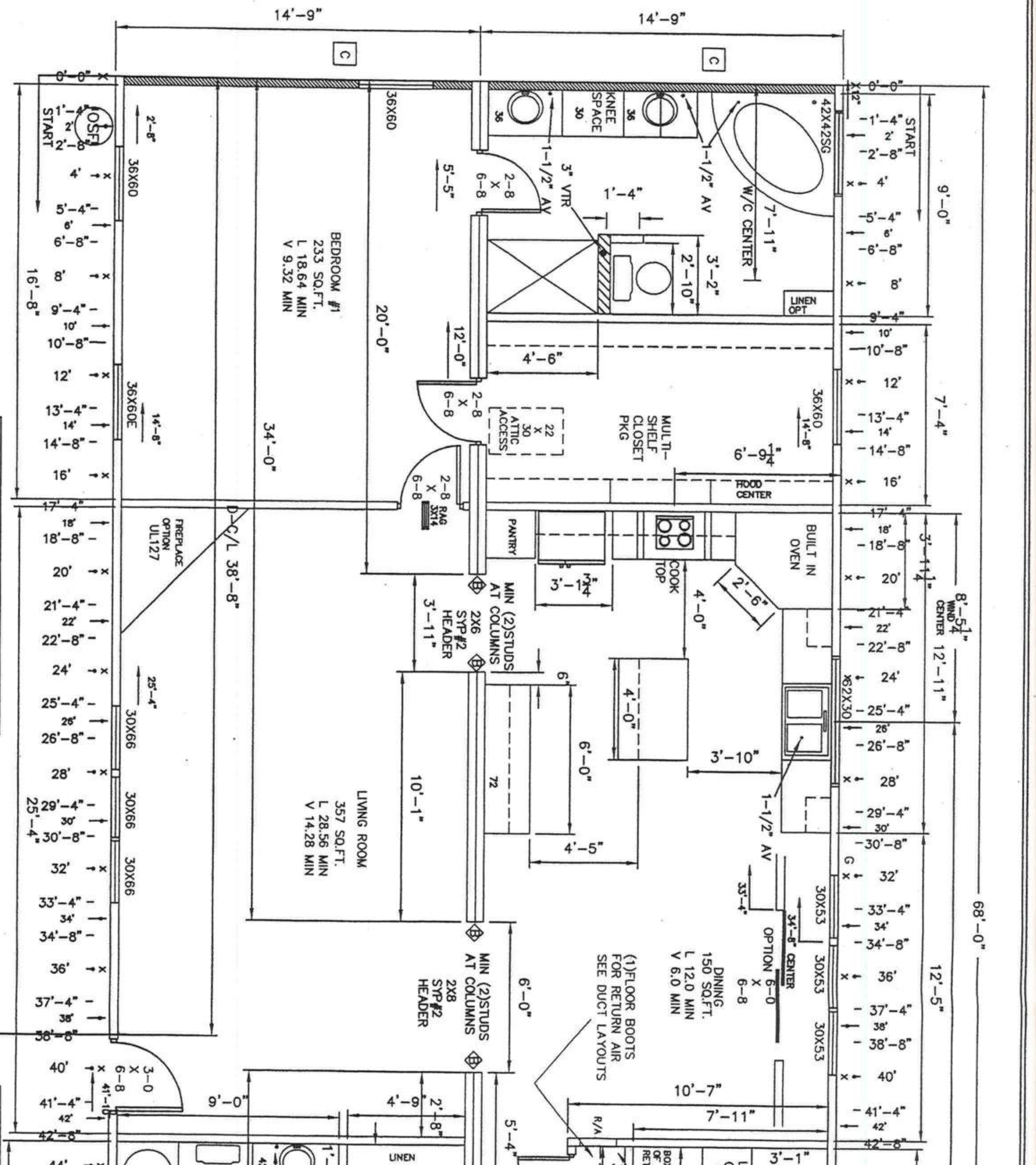
MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 4 OF 26

DWG# :1447-

HORTON HOMES, INC
EATONTON, GA 31024

ELEVATIONS



FLOOR PLAN

WINDOW EGRESS
E=EGRESS

▨ INDICATES 2X6 PLUMBING WALL

☐ SHEAR WALL DESIGNATION

▨ SHEAR WALL LOCATION

COLUMN STRAPPING SCHEDULE: (BEAM DOWN)

(2) 2X4 SPF #2 THIS HALF	(2) 2X4 SPF #2 EACH HALF
(3) 2X4 SPF #2 THIS HALF	(3) 2X4 SPF #2 EACH HALF
(4) 2X4 SPF #2 THIS HALF	(4) 2X4 SPF #2 EACH HALF
(5) 2X4 SPF #2 THIS HALF	(5) 2X4 SPF #2 EACH HALF

NOTES:
1. ALL COLUMN STUDS SHALL BE NAILED TOGETHER PER NDS AND FASTENED TOGETHER WITH 100% PVA GLUE COVERAGE.
2. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.
3. INSTALL ONE TIE DOWN STRAP FROM RIDGE BEAM TO COLUMN AND FROM COLUMN TO FLOOR RIM JOIST FOR EACH STUD OF COLUMN. (ie. 4 STUD COLUMN WILL REQUIRE 4 TIE DOWN STRAPS)
4. STRAPS SHALL NOT BE OVERLAPPED OR DOUBLED UNLESS SPECIFIED OTHERWISE.
5. STRAPS SHALL BE 26 GA X 1-1/2" GALV. STEEL STRAP WITH (6) 14 GA X 7/16" X 1" STAPLES EACH END EXCEPT STRAPS AT COLUMN F SHALL BE 20 GA. X 1 1/2" GALV. STEEL WITH (6) 0.148"Ø X 3" NAILS EACH END.

NOTE: OPTIONAL ITEMS WHICH MAY BE ADDED TO THE FLOORPLAN
- WINDOWS-45 SQ.FT. •EXTERIOR DOOR •LINEN CABINETS
- SKYLIGHTS •SEE-THRUS (INTERIOR/NON SHEARWALLS ONLY)
- FIREPLACE •2X6 EXTERIOR WALLS •UTILITY SINKS
- PATIO DOOR (SLIDING OR HINGED)—40 SQ.FT. GLAZED AREA
PATIO DOOR MAY REPLACE WINDOWS OR DOOR
PATIO DOOR MAY INSTALLED IN ADDITION

RIDGE BEAM CONSTRUCTION △

1 LAYER OF 1.5"x16" LVL, 2.0 SP MICROLLAM EACH MODULE(SEE CHART)

NOTES: [illegible]

IMAGE CAN BE MIRRORED

LINE PLENUM WITH 3/8" G.B. MIN.

16X20 RAG IN FLOOR OR CLG.

SEE SHEARWALL DETAIL PAGES FOR SHEARWALL STRAPPING/ANCHORING DETAILS.

RAG 3X14 =RETURN AIR GRILLE OVER OR IN DOOR

ONLY ONE ATTIC ACCESS REQUIRED, WHERE ATTIC AREAS HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. LOCATION MAY VARY, SEE PLAN FOR OPTIONAL LOCATIONS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES.

LISTING
AGENCY APPROVAL

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Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: [illegible]

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archreg@aol.com

SEAL: FL

[illegible]

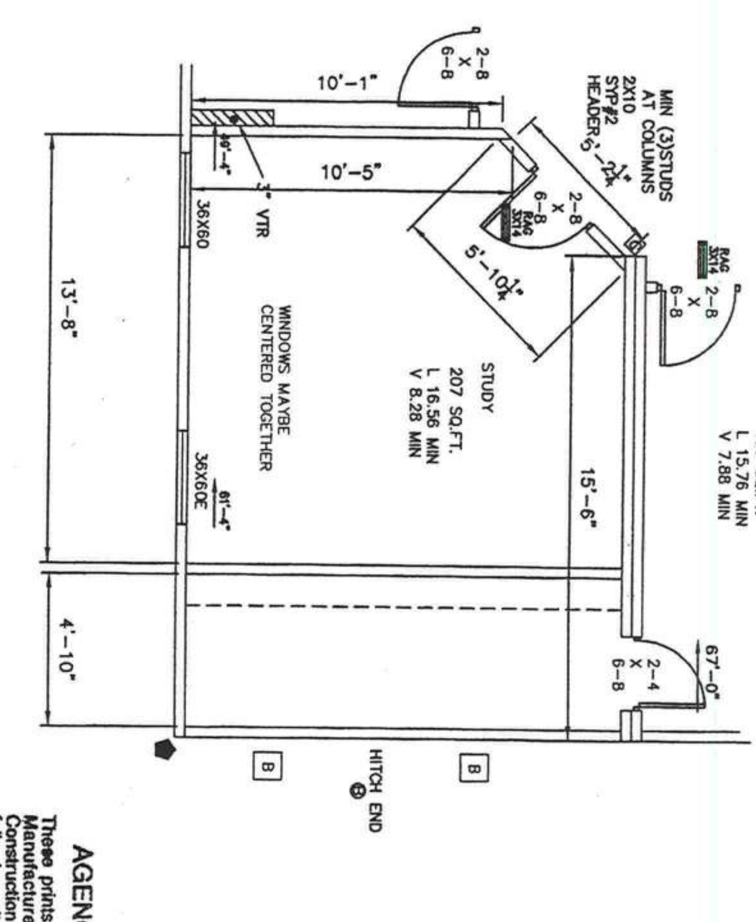
DWG# :1447-	DRAWN BY:
HORTON HOMES, INC. EATONTON, GA 31024	SCALE: AS NOTED
	DATE 12-08-11
	REV:
FLOOR PLAN	DWG. #: 5 OF 26

MODEL NUMBER
32x68BOSS

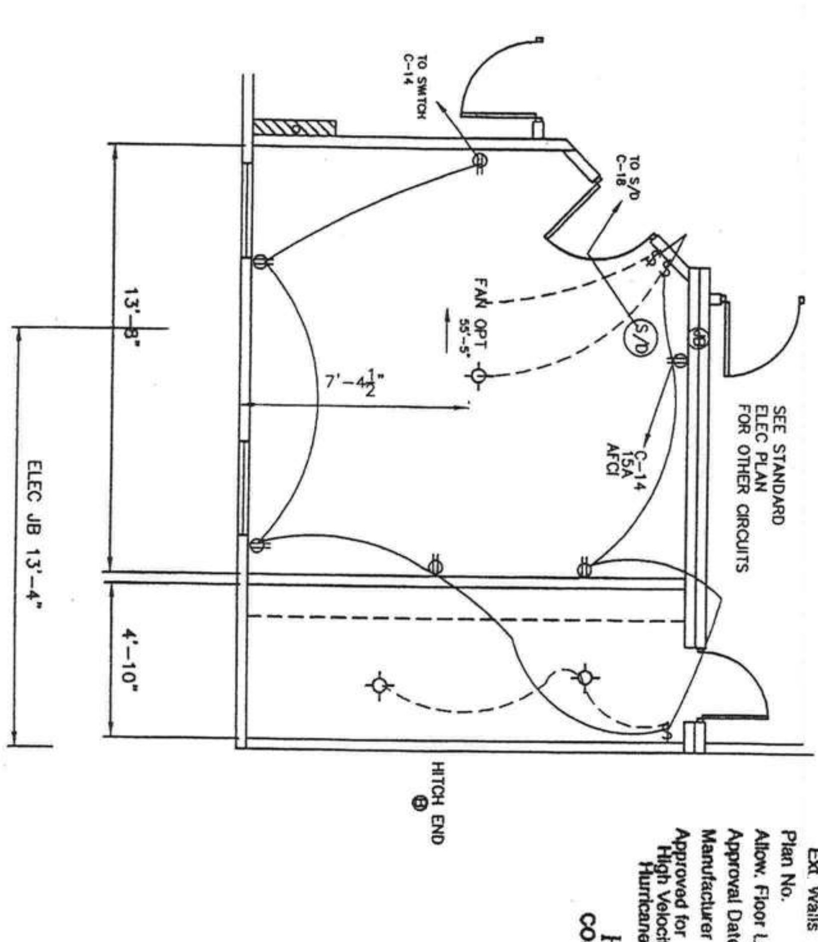
MODULAR

0 6" 12" 2' 4' 8' 12'

STUDY OPTION(ST77)



STUDY OPTION(ST77)



LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

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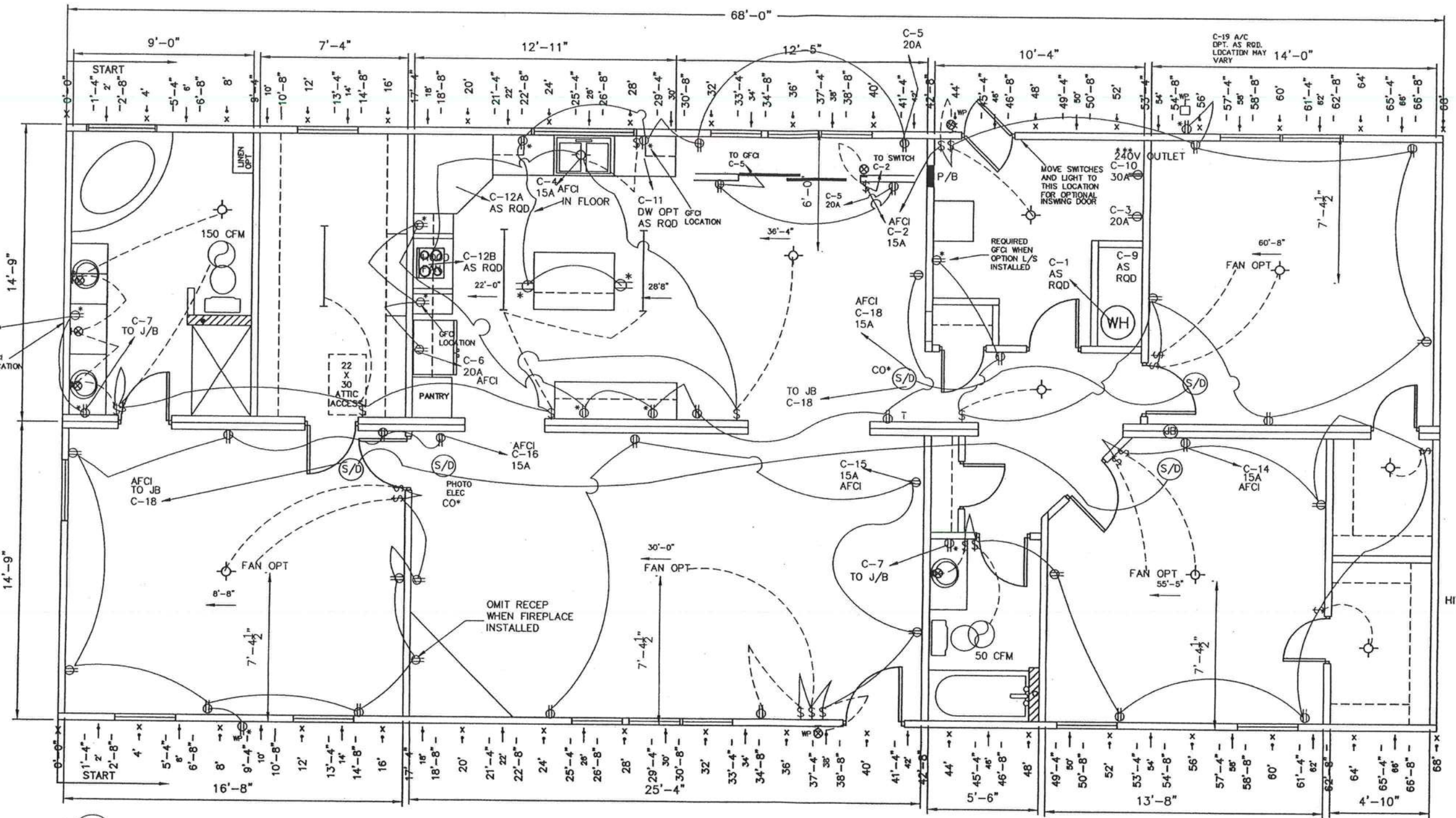
SEAL: FL

[illegible] 12-14-11

DWG# :1447- HORTON HOMES, INC. EATONTON, GA 31024 OPTIONS	DRAWN BY: SCALE: AS NOTED DATE 12-08-11 REV: DWG. #: 6 OF 26	MODEL NUMBER 32x68BOSS	MODULAR 0 6" 12" 2' 4' 8' 12'



ELECTRICAL

NOTES:
1. ALL BATH RECEPTACLES ARE GFCI PROTECTED AND ON A 20A CIRCUIT. (⏚* DENOTES GFCI PROTECTED RECEPTACLE) EXAMPLE: BATH, OUTSIDE RECEPTACLE, KITCHEN COUNTER.

2. ALL OUTLETS TO BE ARC FAULT PROTECTED AS PER ELECTRICAL CODE. (CIRCUIT IS DENOTED BY THE LETTERS "AFCI " FOLLOWING THE CIRCUIT NUMBER ON THE ELECTRICAL SCHEMATIC.)

OPTIONAL LIGHT IN ATTIC WHEN ACCESS INSTALLED WITH STORAGE TRUSSES

SITE INSTALLED PAD MOUNT HEAT PUMP, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION.
C-19/21 A/C OPT. AS RQD. LOCATION MAY VARY
ONE EXTERIOR RECEPT MUST BE WITHIN 25'-0"OFHVAC. EQUIPMENT

NOTE: OPTIONAL ITEMS WHICH MAY BE ADDED TO THE ELECTRICAL PLAN.
*RECESSED FLOURESCENT LIGHTS *RECESSED CAN LIGHTS*FLOOD LIGHTS
*CEILING FANS *EXTRA RECEPTACLES *FLOURESCENT LIGHTS

SYMBOL LEGEND

- CO DETECTOR,GAS/—WHEN ANY FUEL BURNING APPLIANCE INSTALLED(EX. FIREPLACE, GAS STOVE, GAS FURNACE)
- $ PANEL BOX (P/B/)
- $ SWITCH
- ⏚* DUPLEX OUTLETS ON 15 OR 20 AMP CIRCUITS
- ⏚** 240V OUTLET
- ⏚' GROUND FAULT CIRCUIT INTERRUPTER RECEPT
- J JUNCTION BOX
- * —PHOTOELECTRIC TYPE SMOKE DETECTOR
- AF AFTER CIRCUIT # INDICATES "ARC FAULT" PROTECTION
- CEILING MTD. LIGHT FIXTURE
- EXTERIOR APPROVED WALL MTD. LIGHT FIXTURE
- EXHAUST, VENT FAN
- S/D SMOKE DETECTOR
- T THERMOSTAT
- FLUORESCENT LIGHT FIXTURE
- CUT OFF
- WP C-19/21 A/C OPT. AS RQD. LOCATION MAY VARY
- FL =FLOODLIGHTS WATER PROOF
- =RECESS CAN LIGHT
- W WATER LINE LOCATION MAY VARY

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: WILSON, WERNER, OWNER & ASSOCIATES 1627 SOUTH MISSILE AVE. CLEARWATER, FL 33756

ROBERT E. GREGG
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CLEARWATER, FL 33759
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archreg@aol.com

SEAL: FL

12-9-11

MODULAR

HITCH END

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

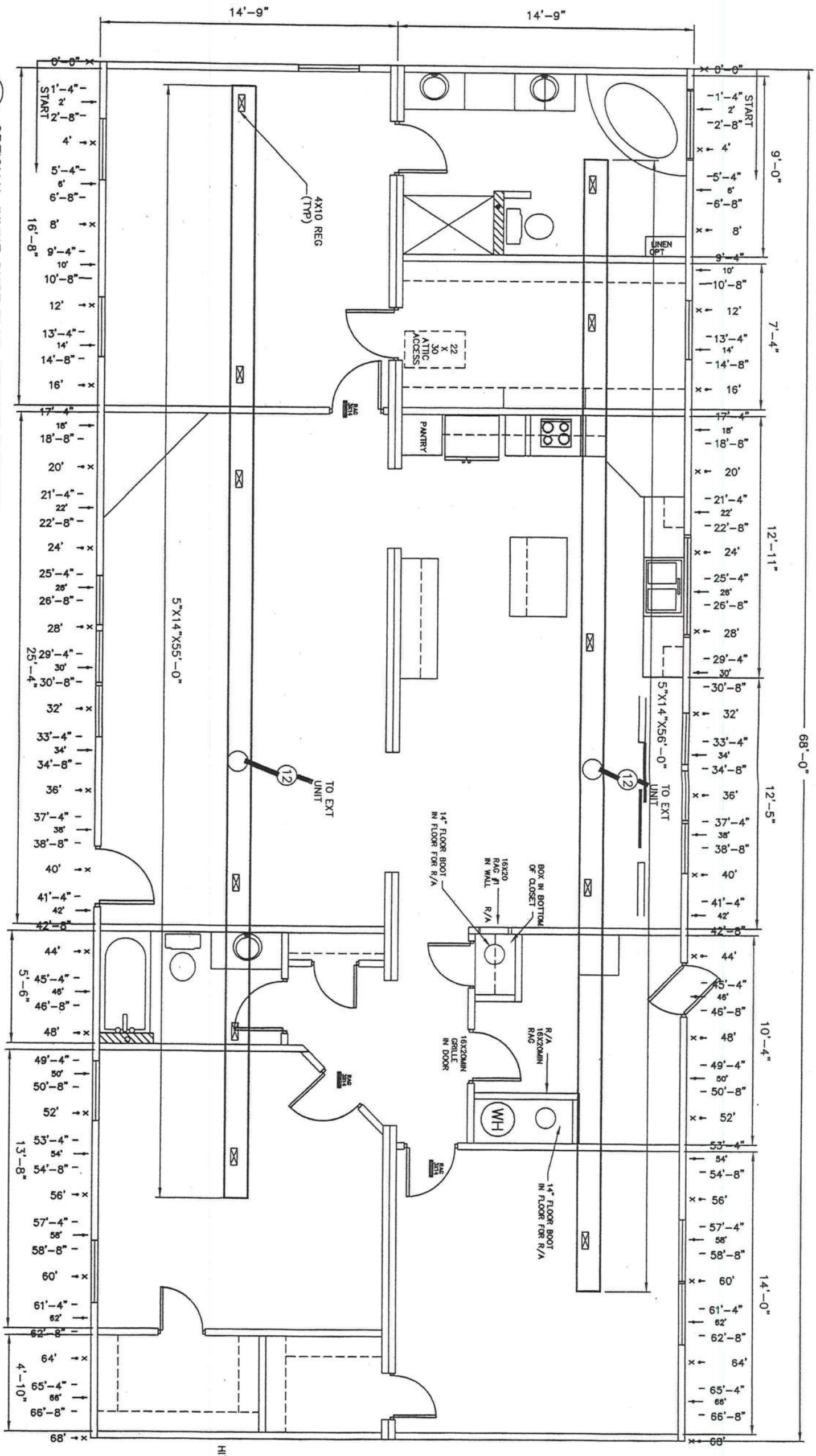
MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 7 OF 26

DWG# :1447-

HORTON HOMES, INC
EATONTON, GA 31024

ELECTRICAL PLAN

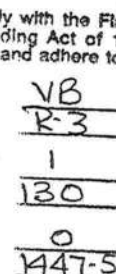


OPTIONAL INLINE DUCT PLAN-WITHOUT FURNACE

MECHANICAL NOTES:

1. INTERIOR DOOR SHALL BE UNDERCUT 1.5 INCHES ABOVE THE FINISHED FLOOR FOR AIR RETURN.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
3. ALL DUCTS SHALL BE ALUMINUM (24 GA. MIN. FOR SUPPLY, 26 GA. MIN. FOR R/A)
4. HVAC EQUIPMENT IS DESIGNED BY OTHERS. EQUIPMENT DESIGNER MUST VERIFY ADEQUACY OF PROPOSED DUCT SYSTEM SHOWN AND NOTIFY BUILDER OF ANY NEEDED CHANGES PRIOR TO CONSTRUCTION.
5. 16"x20" RETURN AIR GRILLE OKIO.
6. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS. R/A AND CROSS OVER DUCTS ARE DIAMETER DIMENSIONS.
7. ALL DUCTS SHALL HAVE R-8 MINIMUM INSULATION EXCEPT DUCTS LOCATED WITHIN THE BUILDING MAY BE R-5 MINIMUM.

16"x20" IN FLOOR OR CLG. OPTIONAL



RETURN AIR BALANCE REQUIREMENT FOR BEDROOMS OF 50 SQ. FT. OR MORE IS ACHIEVED WITH 1 SQ.IN. RETURN AIR VENT FOR EVERY 5 SQ.FT. OF ROOM AREA.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	NO

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

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CLEARWATER, FL 33759
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Fax727-791-6942
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SEAL: FL

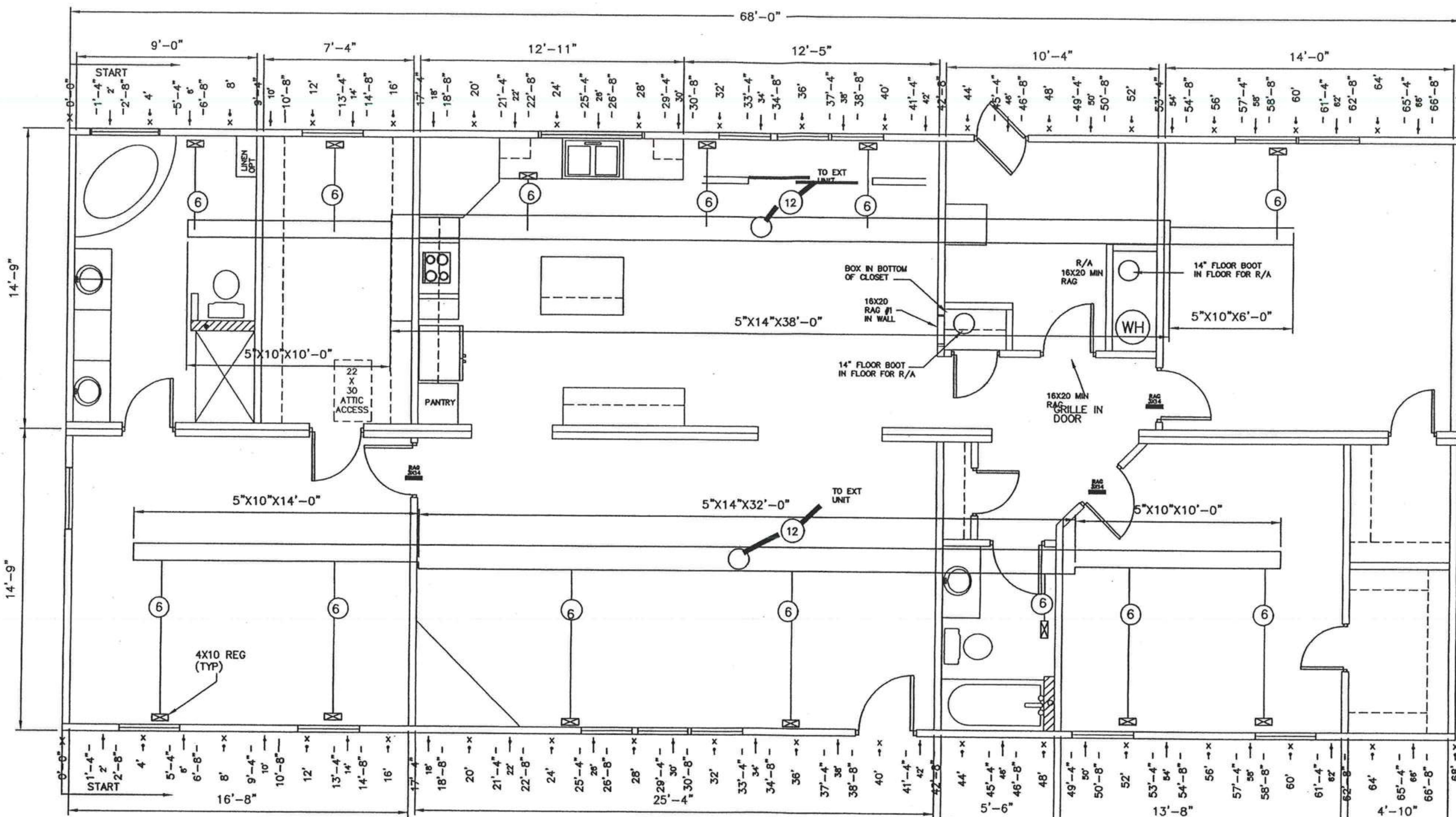
DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

DRAWN BY:	
SCALE:	AS NOTED
DATE	12-08-11
REV:	
DWG. #:	8AOF 26

MODEL NUMBER
32x68BOSS

MODULAR
0 6" 12" 2' 4' 8' 12'



OPTIONAL PERIMETER DUCT PLAN-WITH FURNACE

MECHANICAL NOTES:

1. INTERIOR DOOR SHALL BE UNDERCUT 1.5 INCHES ABOVE THE FINISHED FLOOR FOR AIR RETURN.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
3. ALL DUCTS SHALL BE ALUMINUM (24 GA. MIN. FOR SUPPLY, 26 GA. MIN. FOR R/A)
4. HVAC EQUIPMENT IS DESIGNED BY OTHERS. EQUIPMENT DESIGNER MUST VERIFY ADEQUACY OF PROPOSED DUCT SYSTEM SHOWN AND NOTIFY BUILDER OF ANY NEEDED CHANGES PRIOR TO CONSTRUCTION.
5. 16"x20" RETURN AIR GRILLE (KIND.
6. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS. R/A AND CROSS OVER DUCTS ARE DIAMETER DIMENSIONS.
7. ALL DUCTS SHALL HAVE R-8 MINIMUM INSULATION EXCEPT DUCTS LOCATED WITHIN THE BUILDING MAY BE R-5 MINIMUM.

16"x20" IN FLOOR OR CLG. OPTIONAL

RAG 3014 =RETURN AIR GRILLE OVER OR IN DOOR

RETURN AIR BALANCE REQUIREMENT FOR BEDROOMS OF 50 SQ. FT. OR MORE IS ACHIEVED WITH 1 SQ,IN. RETURN AIR VENT FOR EVERY 5 SQ,FT. OF ROOM AREA.

ROBERT E. GREGG
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Ph.727-796-8774
Fax727-791-6942
archreg@aol.com

SEAL: FL

MODULAR

0 6" 12" 2' 4' 8' 12'

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-578 of
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1625

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DRAWN BY:	
SCALE:	AS NOTED
DATE	12-08-11
REV:	
DWG. #:	9 OF 26

DWG# :1447-
HORTON HOMES, INC
EATONTON, GA 31024

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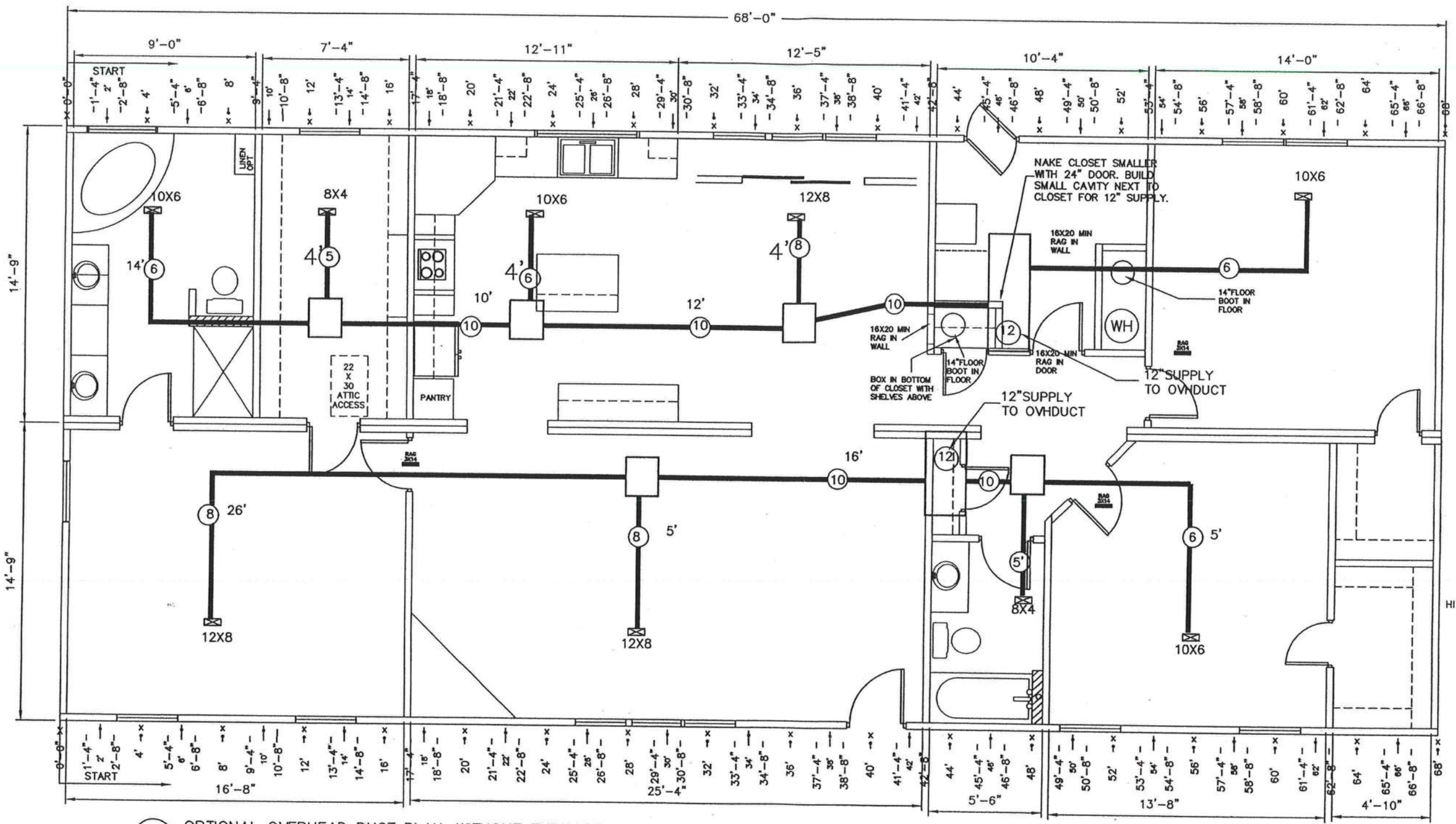
Ph. 727-799-8774
Fax 727-799-8942
arcfreg@aol.com

SEAL: FL

MODULAR

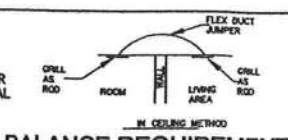


OPTIONAL OVERHEAD DUCT PLAN–WITHOUT FURNACE

MECHANICAL NOTES:

1. INTERIOR DOOR SHALL BE UNDERCUT 1.5 INCHES ABOVE THE FINISHED FLOOR FOR AIR RETURN.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
3. NOTE OMITTED
4. HVAC EQUIPMENT IS DESIGNED BY OTHERS. EQUIPMENT DESIGNER MUST VERIFY ADEQUACY OF PROPOSED DUCT SYSTEM SHOWN AND NOTIFY BUILDER OF ANY NEEDED CHANGES PRIOR TO CONSTRUCTION.
5. 16"x20" RETURN AIR GRILLE OMIT.
6. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS. R/A AND CROSS OVER DUCTS ARE DIAMETER DIMENSIONS.
7. ALL DUCTS SHALL HAVE R-8 MINIMUM INSULATION EXCEPT DUCTS LOCATED WITHIN THE BUILDING MAY BE R-5 MINIMUM.

16"x20" IN FLOOR OR CLG. OPTIONAL



RAG 3014 =RETURN AIR GRILLE OVER OR IN DOOR

RETURN AIR BALANCE REQUIREMENT FOR BEDROOMS OF 50 SQ. FT. OR MORE IS ACHIEVED WITH 1 SQ,IN. RETURN AIR VENT FOR EVERY 5 SQ,FT. OF ROOM AREA.

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	V6
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-57 & 58
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

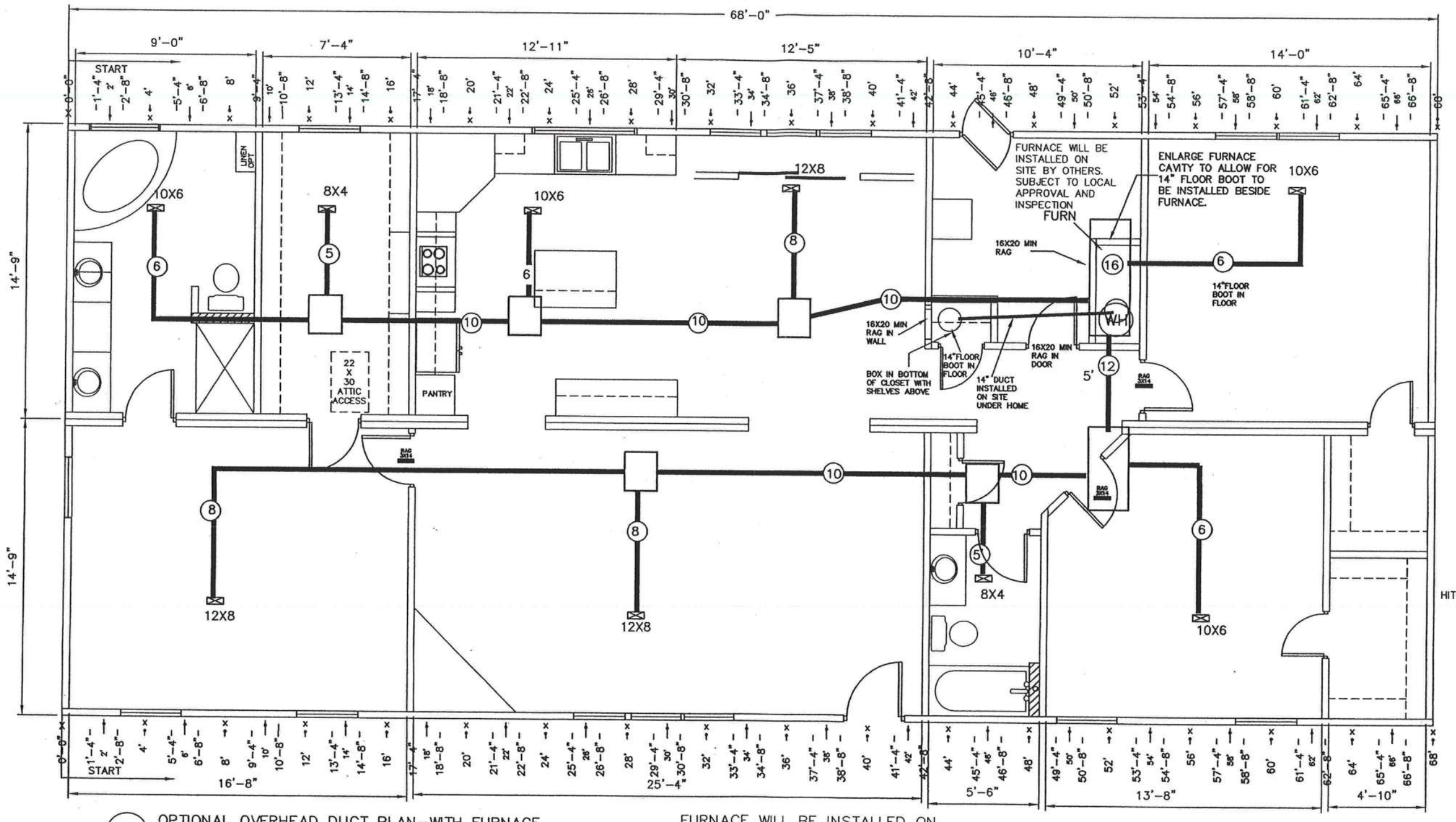
THIRD PARTY: HURDON, WERNER, GARNER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DWG.# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. # 10 OF 26



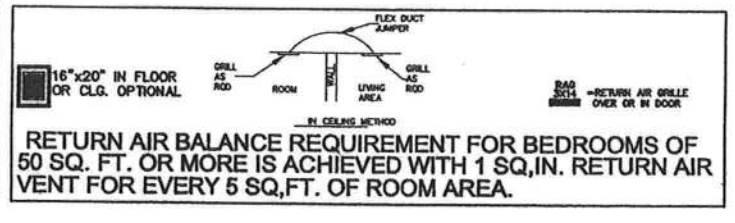
OPTIONAL OVERHEAD DUCT PLAN–WITH FURNACE

FURNACE SUPPLIED AND INSTALLED ON SITE BY OTHERS.

FURNACE WILL BE INSTALLED ON SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND INSPECTION. FURNACE WILL BE SUPPLIED BY OTHERS.

MECHANICAL NOTES:

1. INTERIOR DOOR SHALL BE UNDERCUT 1.5 INCHES ABOVE THE FINISHED FLOOR FOR AIR RETURN.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
3. NOTE OMITTED
4. HVAC EQUIPMENT IS DESIGNED BY OTHERS. EQUIPMENT DESIGNER MUST VERIFY ADEQUACY OF PROPOSED DUCT SYSTEM SHOWN AND NOTIFY BUILDER OF ANY NEEDED CHANGES PRIOR TO CONSTRUCTION.
5. 16"x20" RETURN AIR GRILLE OPEND.
6. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS. R/A AND CROSS OVER DUCTS ARE DIAMETER DIMENSIONS.
7. ALL DUCTS SHALL HAVE R-8 MINIMUM INSULATION EXCEPT DUCTS LOCATED WITHIN THE BUILDING MAY BE R-5 MINIMUM.



RETURN AIR BALANCE REQUIREMENT FOR BEDROOMS OF 50 SQ. FT. OR MORE IS ACHIEVED WITH 1 SQ,IN. RETURN AIR VENT FOR EVERY 5 SQ,FT. OF ROOM AREA.

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: WILSON, BESNER, GAITEN & ASSOCIATES 1627 SOUTH MISSILE AVE. CLEARWATER, FL 33756

ROBERT E. GREGG
REGISTERED ARCHITECT
630 CHESTNUT STREET
CLEARWATER, FL 33759
Ph.727-796-8774
Fax.727-796-6942
drcritreg@aol.com

SEAL FL

MODULAR

HITCH END Ⓐ

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5780F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	NO

HWC
COA #1025

HITCH END Ⓑ

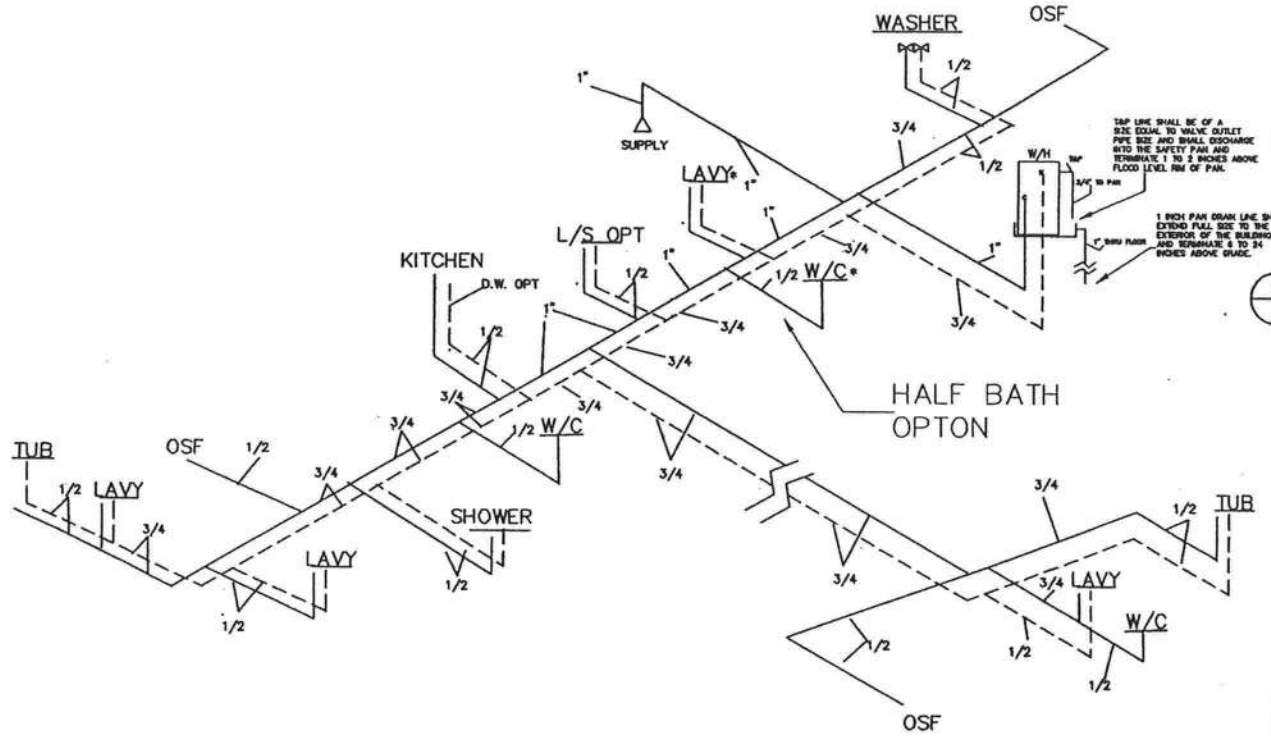
MODEL NUMBER
32x68BOSS

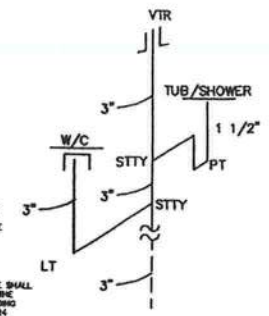
DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 11 OF 26

DWG# :1447-

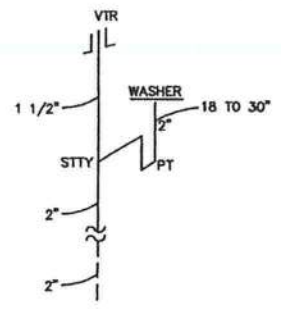
HORTON HOMES, INC
EATONTON, GA 31024

TYPICAL WASTE LINE CONFIGURATIONS.

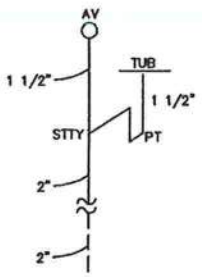




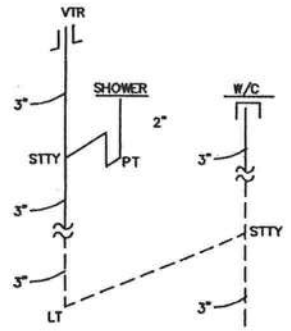
2 TYP. W/C & TUB/SHOWER (DWV)
REF. MASTER BATH



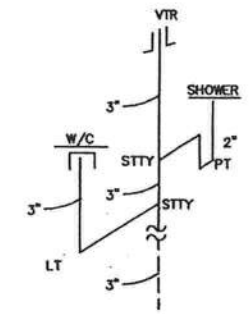
3 TYP. WASHER (DWV)



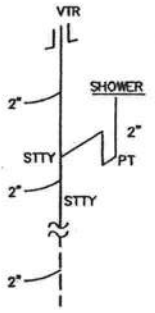
4 TYPICAL TUB (DWV)



5 TYP. W/C & SHOWER (DWV)
REF. MASTER BATH



6 TYP. W/C & SHOWER (DWV)
REF. MASTER BATH



7 TYP. SHOWER (DWV)

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	Ø
Plan No.	HAT-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	NO

HWC
COA # 1025

WATER HEATER MIGHT BE INSTALLED ON SITE BY OTHERS SUBJECT TO STATE AND LOCAL JURISDICTION

=CROSSOVER

HOT ------

COLD ——

1 WATER SUPPLY LINES

HOT WATER IS ON LEFT SIDE OF FIXTURE WHEN FACING IT.

SUPPLY LINE NOTES:

1. SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 50 PSI TO 60 PSI AT THE LOCATION OF THE INLET(S) SHOWN AFTER ANY DEDUCTIONS FOR WATER PRESSURE REDUCING VALVES OR SPECIAL EQUIPMENT SUCH AS BACKFLOW PREVENTOR, FILTER, SOFTENER, ETC. THIS AVAILABLE PRESSURE MUST BE VERIFIED PRIOR TO CONSTRUCTION.

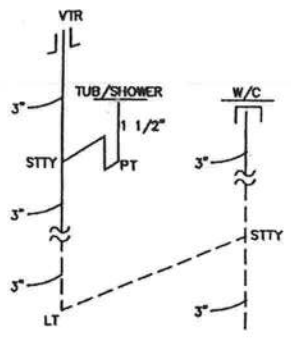
2. SUPPLY LINE INLET(S) SHOWN ON THESE PLANS ARE ASSUMED TO EXTEND ONLY TO EXTERIOR WALL. ALL SERVICE SUPPLY LINES UP TO THE INLET(S) ARE DESIGNED BY OTHERS AND SITE INSTALLED UNLESS OTHERWISE SPECIFIED.

3. SUPPLY LINE SIZING MUST BE REDESIGNED IF THE BUILDING DOES NOT COMPLY WITH ANY OF THE ABOVE ASSUMPTIONS.

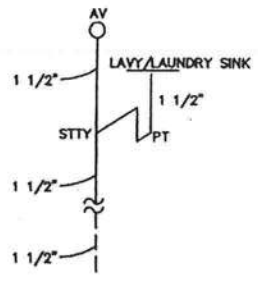
4. UNLESS OTHERWISE SPECIFIED INLET LINE SHALL BE 1"ø MINUMUM AND ALL SUPPLY LINES ARE 3/4"ø AND ALL STUB-UPS ARE 1/2"ø.

OSF=OUTSIDE FAUCET WITH BACK FLOW PREVENTOR

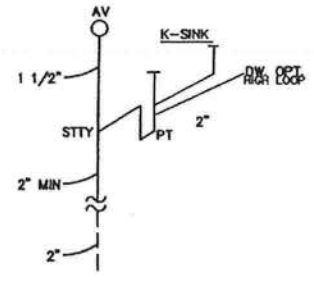
NOTE: PIPING BELOW TO BE SITE INSTALLED BY OTHERS.



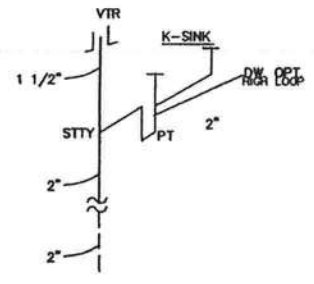
8 TYP. W/C & TUB/SHOWER (DWV)
REF. SECOND BATH



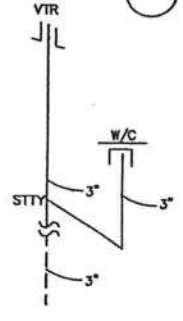
9 TYP. LAVY (DWV)



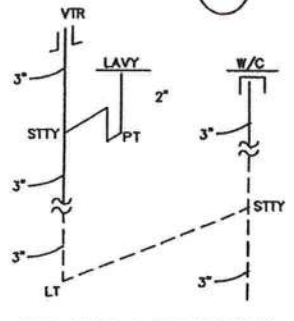
10 KITCHEN SINK (DWV)-AV



11 KITCHEN SINK (DWV)-VTR



12 WATER CLOSET (DWV)



13 TYP. W/C & LAVY (DWV)

SOME VTRS MAYBE CONNECT TOGETHER IN ROOF CAVITY

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILDEBRAN, BERNIER, CARTER & ASSOCIATES 1627 SOUTH MISSILE AVE. CLEARWATER, FL 33755

ROBERT E. GREGG
REGISTERED ARCHITECT
CLEARWATER, FL 33759
Ph.727-796-8774
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archreg@aol.com

SEAL:

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 12 OF 26

DWG# :1447-

HORTON HOMES, INC
EATONTON, GA 31024

PLUMBING SCHEMATICS

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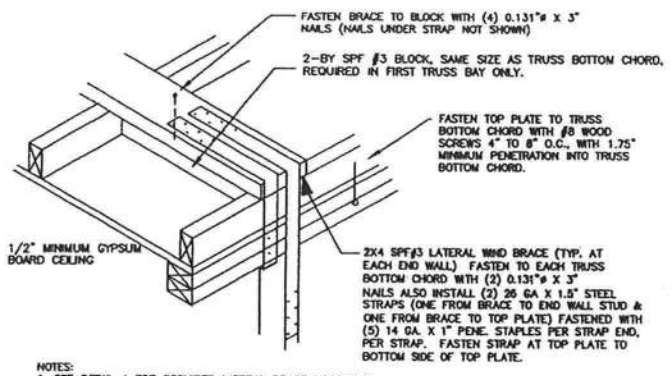
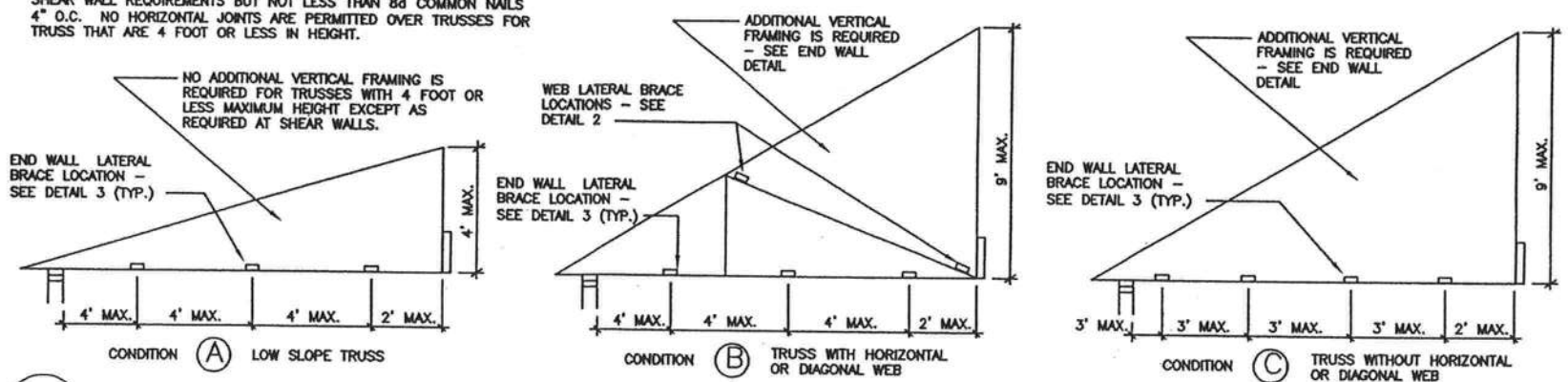
SEAL: FL



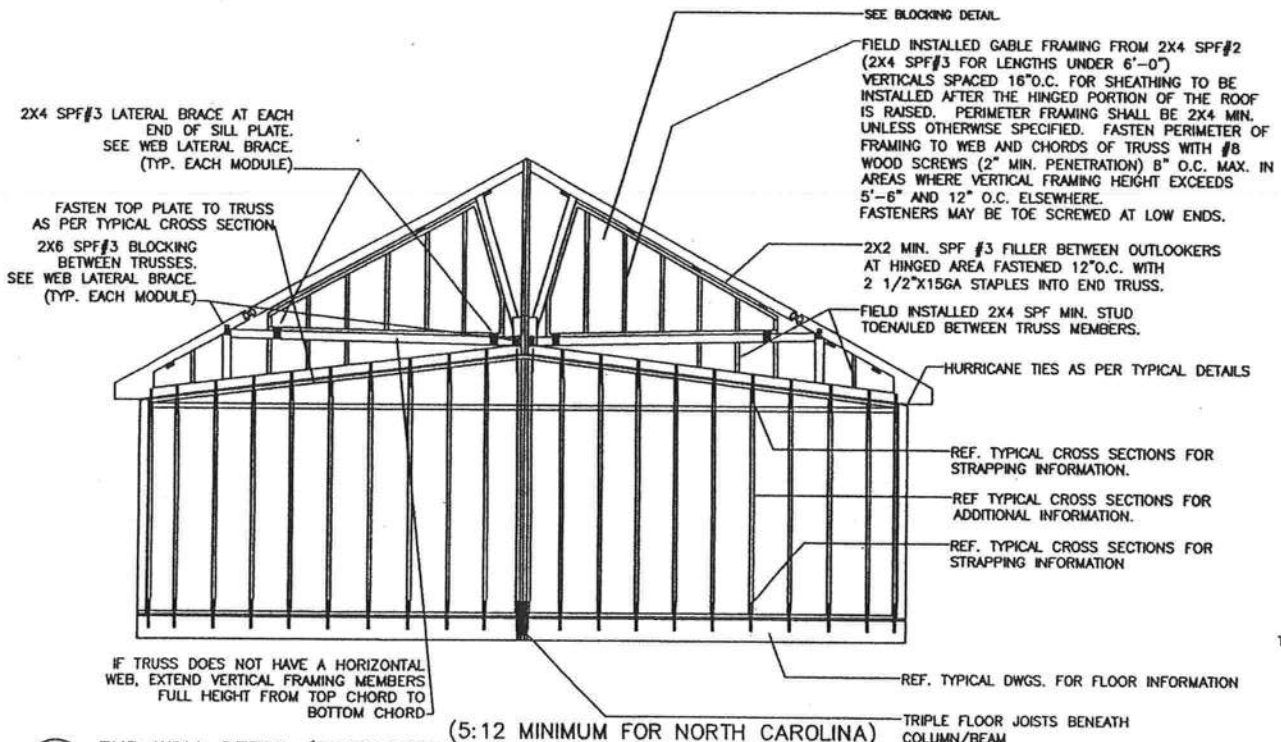
NOTES:
1. SEE DETAIL 4 FOR REQUIRED LATERAL BRACE LOCATIONS.
2. ALL LATERAL BRACES SHALL BE 8 FEET LONG MINIMUM EXCEPT WHEN TRUSS HEIGHT EXCEEDS 4 FEET AT LEAST TWO OF THE REQUIRED BRACES SHALL BE A MINIMUM OF 16 FEET LONG. BRACES MAY BE SPLICED WITH A 2X4 SPF#3 X 24" LONG BLOCK FASTENED WITH (5) 0.131"ø X 3" NAILS EACH SIDE OF SPLICE.
3. THE MODEL PLAN DESIGNER SHALL DETERMINE THE APPLICABILITY OF THIS BRACING SYSTEM ON A MODEL BY MODEL BASIS. SEE APPROVED MODEL PLANS FOR ADDITIONAL REQUIREMENTS.
4. THIS DETAIL IS NOT APPLICABLE TO DROPPED T-GRID CEILINGS.
5. ALL TRUSSES ARE DESIGNED BY OTHERS.

3 — END WALL LATERAL BRACE
N.T.S.

NOTES:
1. ADD ADDITIONAL LATERAL BRACES AS NEEDED SO AS NOT TO EXCEED THE MAXIMUM SPACING SHOWN.
2. ALL END WALL TRUSSES SHALL BE SHEATHED WITH MINIMUM 7/16" OSB RATED SHEATHING WITH ALL EDGES SUPPORTED BY 2" NOMINAL LUMBER. SHEATHING SHALL BE FASTENED TO TRUSS MEMBERS PER SHEAR WALL REQUIREMENTS BUT NOT LESS THAN 8d COMMON NAILS 4" O.C. NO HORIZONTAL JOINTS ARE PERMITTED OVER TRUSSES FOR TRUSS THAT ARE 4 FOOT OR LESS IN HEIGHT.

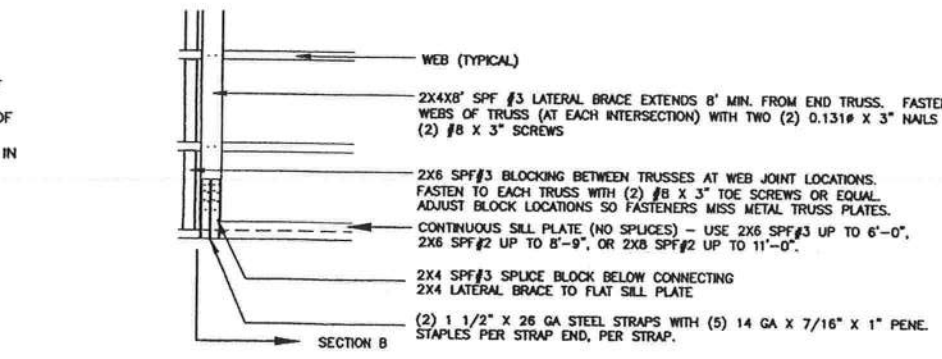


4 — LATERAL BRACE REQUIRED LOCATIONS
N.T.S.

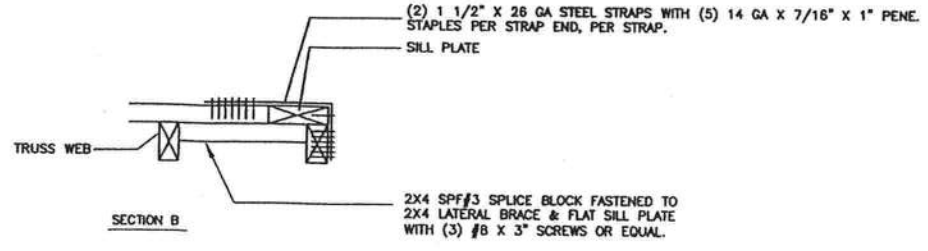


1 — END WALL DETAIL (ROOF PITCH 2.25:12 MINIMUM, 7:12 MAXIMUM)
N.T.S.

THIS DETAIL IS APPLICABLE TO FLAT CEILINGS AS WELL AS CATHEDRAL CEILINGS. 1/2" MINIMUM GYPSUM BOARD MAY BE USED AS THE REQUIRED CEILING DIAPHRAGM PROVIDED IT IS FASTENED WITH 5d COOLER NAILS WITH 1 5/8" LENGTH AND 0.086" SHANK AT 7" O.C. AT ALL FRAMING SUPPORTS AND ALL EDGES ARE BLOCKED WITH 2X6 MINIMUM LUMBER AND THE BUILDING DOES NOT EXCEED 30'-8" IN WIDTH AND HAS A MINIMUM LENGTH OF 40'. ALTERNATE CEILING DIAPHRAGMS MAY BE DESIGNED BY THE BUILDING DESIGNER. THE BUILDING DESIGNER IS RESPONSIBLE FOR DESIGN OF ADEQUATE SHEAR WALLS AT THE SIDE WALL AND MATE WALL TO RESIST LOADS FROM THE CEILING DIAPHRAGM.



2 — TRUSS WEB LATERAL BRACE
N.T.S. PLAN VIEW - TYPICAL BOTH ENDS OF TRUSS WEB AT EACH END OF BUILDING.



LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: NILSON, BENNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

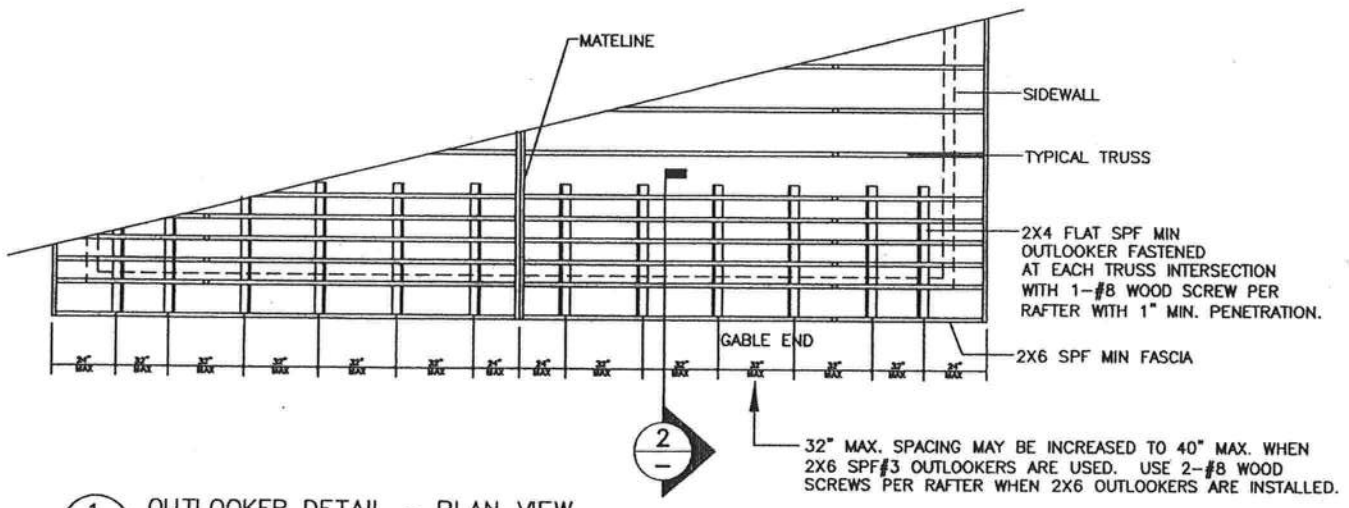
DRAWN BY:
SCALE: AS NOTED
DATE 12-09-11
REV:
DWG. #: 13 OF 26

DWG# :1447-
HORTON HOMES, INC.
EATONTON, GA 31024

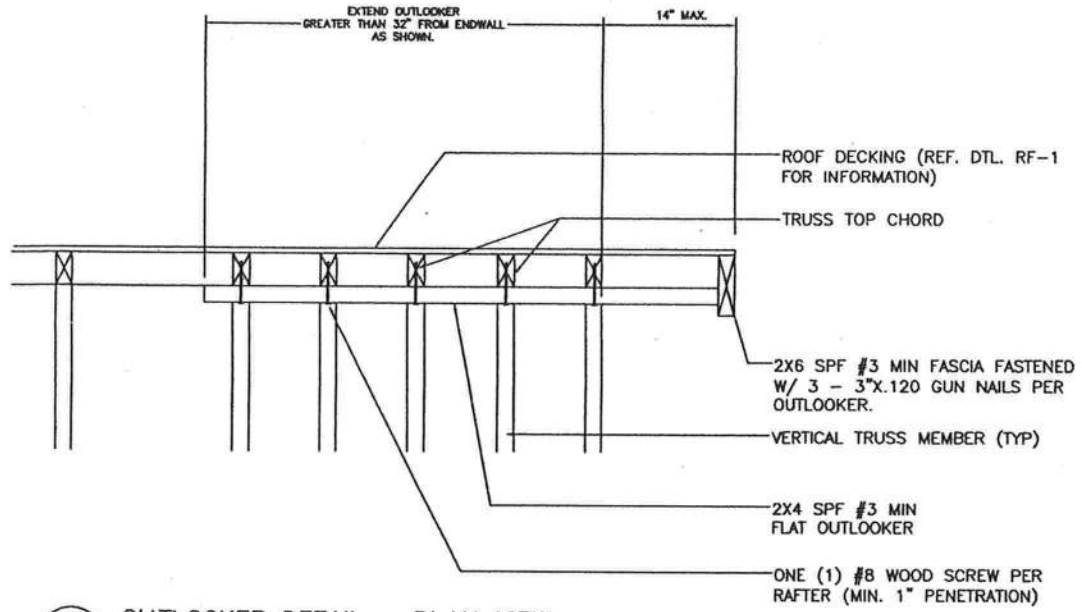
ED-1

ROBERT E. GREGG
REGISTERED ARCHITECT
6160 HIGHLAND ST. STE 759
CLEARWATER, FL 33760
Ph.727- 796-8774
Fax.727- 791-6942
orcfreg@aol.com

SEAL: FL



1 OUTLOOKER DETAIL - PLAN VIEW



2 OUTLOOKER DETAIL - PLAN VIEW

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

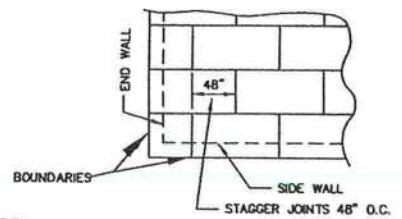
THIRD PARTY: MILHORN, BRENNER, CARTER & ASSOCIATES
5457 SOUTH HIMBLE AVE.
GLENNVILLE, FL 32708

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #14 OF 26

DWG# :1447-
HORTON HOMES, INC.
EATONTON, GA 31024

OD-1



NOTES:

1. ROOF SHEATHING : 15/32" PLYWOOD OR 7/16" OSB RATED SHEATHING, EXP. I, FASTENED WITH 15 GA. X 7/16" CROWN X 2 1/2" STAPLES
2. BOUNDARY BLOCKING SHALL BE 2 X 6 SPF # 2 MIN. EXCEPT WHEN FASTENER SPACING IS 2 1/2" OR 2" O.C. AND ADDITIONAL 2– BY MEMBER SHALL BE GLUE/NAILED TO 2 X 6 TO ALLOW STAGGERING OF FASTENERS.
3. EDGE BLOCKING SHALL BE 2– BY MEMBERS EXCEPT WHEN FASTENER SPACING IS 2 1/2" OR 2" O.C. BLOCKING SHALL BE DOUBLE 2– BY MEMBERS GLUE/NAILED TOGETHER TO ALLOW STAGGERING OF FASTENERS.
4. FASTENER SPACING CHART

	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
BOUNDARIES :	6"	6"	4"	2 1/2"	2"
EDGES :	6"	6"	6"	4	3"
FIELD :	SEE FIELD SPACING CHART				

ALL EDGES MUST BE BLOCKED EXCEPT FOR Ⓐ FASTENING

ROOF PITCH (α)					
① 5.6:12 < α <= 7:12	11'	12'	17'	26'	30'
② 5.1:12 < α <= 5.6:12	18'	20'	28'	40'	40'
③ 2.25:12 < α <= 5.1:12	22'	25'	35'	40'	40'

26'–8" MINIMUM ROOF DIAPHRAGM WIDTH MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS

ROOF PITCH (α)					
① 5.6:12 < α <= 7:12	9'	11'	15'	24'	28'
② 5.1:12 < α <= 5.6:12	16'	18'	25'	35'	35'
③ 2.25:12 < α <= 5.1:12	19'	22'	30'	35'	35'

23'–4" MINIMUM ROOF DIAPHRAGM WIDTH MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS

NOTE : FASTENER SPACING CHART ABOVE IS BASED ON:

- NO OPENING IN ROOF SHEATHING EXCEEDING 12"ø
- MAXIMUM SIDE WALL HEIGHT OF 9'–0"
- MAXIMUM WIND SPEED OF 130 MPH

R–1 ROOF SHEATHING DETAIL

N.T.S.

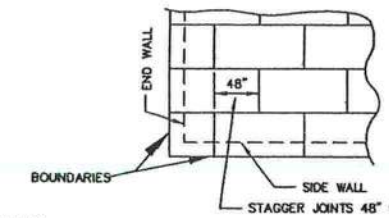
FIELD SPACING CHART FOR TRUSSES 24" O.C.		
ZONE	ROOF	OVERHANG
3	5" O.C.	3" O.C.
2	5" O.C.	5" O.C.
1	12" O.C.	5" O.C.

FIELD SPACING CHART FOR TRUSSES 16" O.C. OR CLOSER		
ZONE	ROOF	OVERHANG
3	8" O.C.	4" O.C.
2	8" O.C.	6" O.C.
1	12" O.C.	6" O.C.

SEE APPLICABLE BUILDING CODE FOR DEFINITION OF ZONES.

GENERAL NOTES:

1. THESE CHARTS ASSUMES SHEAR WALLS ARE LOCATED ACROSS FROM EACH OTHER IN ALL ADJACENT MODULES. IF SHEAR WALLS DO NOT LINE UP IN ADJACENT MODULES THEN THE MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS MUST BE BASED ON THE CHART FOR THE ROOF DIAPHRAGM WIDTH OF ONLY THE MODULE CONTAINING THE SHEAR WALL.
2. AT INTERIOR SHEAR WALLS THE ROOF DIAPHRAGM MUST BE FASTENED TO THE DOUBLE TRUSSES OVER THE SHEAR WALLS WITH THE COMBINED SOME OF BOUNDARY FASTENERS REQUIRED FROM THE ROOF DIAPHRAGM ON EACH SIDE OF THE SHEAR WALL.



NOTES:

1. ROOF SHEATHING : 15/32" PLYWOOD OR 7/16" OSB RATED SHEATHING, EXP. I, FASTENED WITH 15 GA. X 7/16" CROWN X 2 1/2" STAPLES
2. BOUNDARY BLOCKING SHALL BE 2 X 6 SPF # 2 MIN. EXCEPT WHEN FASTENER SPACING IS 2 1/2" OR 2" O.C. AND ADDITIONAL 2– BY MEMBER SHALL BE GLUE/NAILED TO 2 X 6 TO ALLOW STAGGERING OF FASTENERS.
3. EDGE BLOCKING SHALL BE 2– BY MEMBERS EXCEPT WHEN FASTENER SPACING IS 2 1/2" OR 2" O.C. BLOCKING SHALL BE DOUBLE 2– BY MEMBERS GLUE/NAILED TOGETHER TO ALLOW STAGGERING OF FASTENERS.
4. FASTENER SPACING CHART

	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
BOUNDARIES :	6"	6"	4"	2 1/2"	2"
EDGES :	6"	6"	6"	4	3"
FIELD :	SEE FIELD SPACING CHART				

ALL EDGES MUST BE BLOCKED EXCEPT FOR Ⓐ FASTENING

ROOF PITCH (α)					
① 5.6:12 < α <= 7:12	7'	8'	12'	19'	22'
② 5.1:12 < α <= 5.6:12	10'	12'	17'	23'	23'
③ 2.25:12 < α <= 5.1:12	11'	13'	18'	23'	23'

15'–4" MINIMUM ROOF DIAPHRAGM WIDTH MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS

ROOF PITCH (α)					
① 5.6:12 < α <= 7:12	7'	8'	11'	17'	20'
② 5.1:12 < α <= 5.6:12	9'	10'	14'	20'	20'
③ 2.25:12 < α <= 5.1:12	9'	11'	16'	20'	20'

13'–4" MINIMUM ROOF DIAPHRAGM WIDTH MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS

ROOF PITCH (α)					
① 5.6:12 < α <= 7:12	6'	7'	10'	16'	17.5'
② 5.1:12 < α <= 5.6:12	8'	9'	13'	17.5'	17.5'
③ 2.25:12 < α <= 5.1:12	8'	9'	13'	17.5'	17.5'

11'–8" MINIMUM ROOF DIAPHRAGM WIDTH MAXIMUM DISTANCE FROM CENTERLINE LOCATED BETWEEN ADJACENT SHEAR WALLS

NOTE : FASTENER SPACING CHART ABOVE IS BASED ON:

- NO OPENING IN ROOF SHEATHING EXCEEDING 12"ø
- MAXIMUM SIDE WALL HEIGHT OF 9'–0"
- MAXIMUM WIND SPEED OF 130 MPH

R–2 ROOF SHEATHING DETAIL

N.T.S.

FIELD SPACING CHART FOR TRUSSES 24" O.C.		
ZONE	ROOF	OVERHANG
3	5" O.C.	3" O.C.
2	5" O.C.	5" O.C.
1	12" O.C.	5" O.C.

FIELD SPACING CHART FOR TRUSSES 16" O.C. OR CLOSER		
ZONE	ROOF	OVERHANG
3	8" O.C.	4" O.C.
2	8" O.C.	6" O.C.
1	12" O.C.	6" O.C.

SEE APPLICABLE BUILDING CODE FOR DEFINITION OF ZONES.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: NELSON, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

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SEAL: FL

12-14-11

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 15 OF 26

DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

RD-1

WALL SHEATHING AND TOP & BOTTOM PLATE FASTENING CHART

WALL DESIGNATION:	A	B	C	* D	** E	** F	* ** G	** H	* ** I
FASTENER EDGE SPACING :	6"	4"	3"	2"	4"	3"	2"	3"	2"
PLF CAPACITY:	143	213	287	365	426	574	730	901	1044
PLATE NAIL SPACING (O.C.):	8"	8"	6"	5"	4"	3"	2"	2"	1.5"

* EDGE SUPPORTS SHALL BE DOUBLE 2-BY MEMBER GLUE/NAILED TOGETHER TO ALLOW STAGGERING OF FASTENERS

** [E] + [F] + [G] + [H] + [I] ASSEMBLIES REQUIRE SHEATHING ON BOTH SIDES OF THE WALL. SHEATHING EDGES ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED OR FRAMING SHALL BE DOUBLE 2-BY MEMBERS GLUE/NAILED

NOTES:
1. SPACE FASTENERS 6" O.C. MAXIMUM AT INTERMEDIATE SUPPORTS.
2. FRAMING SUPPORTS SHALL BE 16" O.C. MAXIMUM, SPF OR BETTER 2" NOMINAL LUMBER. ALL EDGES OF SHEATHING SHALL BE SUPPORTED.
3. ALL FASTENERS SHALL BE 15 GA. X 7/16" CROWN X 2 1/2" STAPLES, EXCEPT WALL H AND I FASTENERS SHALL BE 0.131" DIA. X 2.5"NAILS.
4. SHEATHING MATERIAL SHALL BE 3/8" OR 7/16" RATED STRUCTURAL WOOD PANEL EXP. 1 OR EXTERIOR GRADE, APPLIED DIRECTLY TO FRAMING.
5. CHART IS BASED ON 3/4" MAXIMUM CEILING FINISH OR FLOOR SHEATHING THICKNESS. IF THICKER FINISH OR SHEATHING IS USED THEN LENGTH OF PLATE FASTENERS MUST BE INCREASED BY ADDITIONAL FINISH OR SHEATHING THICKNESS.
6. STAGGER ALL PLATE FASTENERS BETWEEN ADJACENT TRUSSES AND FLOOR JOISTS.

A1.0 EXTERIOR SHEAR WALL FASTENING CHART
ESW-1 N.T.S.

SHEAR WALL DESIGNATION	QUANTITY OF STUDS EACH END OF WALL	TYPE OF SHEAR WALL TO FND. TIE DOWN (DETAIL)	UPLIFT LOAD AT EACH END OF WALL	MINIMUM SHEAR WALL SEGMENT
A	2	MSTCM (A3)	1480#	2'-7"
B	2	MSTCM (A3)	2200#	2'-7"
C	2	MSTCM (A3)	2965#	2'-7"
D	2	MSTCM (A3)	3770#	2'-7"
E	2	MSTCM (A3)	4235#	3'-2"
F	6	ANGLES (A4)	6410#	2'-7"
G	6	ANGLES (A4)	8150#	2'-7"
H	6	ANGLES (A4)	10060#	2'-7"
I	6	ANGLES (A4)	10070#	7'-6"

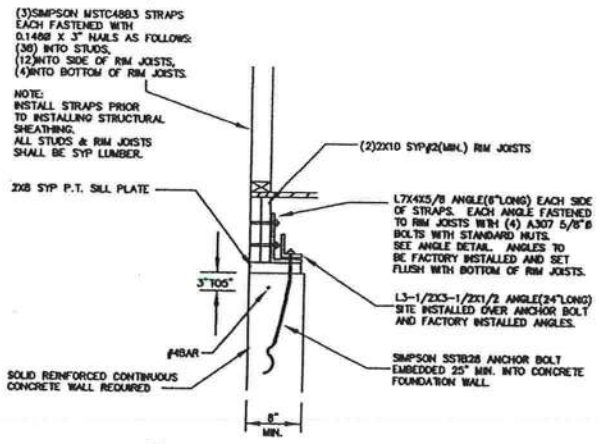
NOTES:
1. MAXIMUM WALL HEIGHT IS 9'-0".
2. A DOUBLE FLOOR JOIST SHALL BE INSTALLED BELOW ALL SHEAR WALLS.
3. SEE DETAIL A3.0 FOR GENERAL SHEAR WALL CONSTRUCTION REQUIREMENTS.

A2.0 EXTERIOR SHEAR WALL TO FOUNDATION TIE DOWN
ESW-1 N.T.S.

SHEAR WALL DESIGNATION	QUANTITY OF STUDS EACH END OF WALL	QUANTITY OF LSTA15 STRAPS EACH END OF WALL
A	2	2
B	2	2
C	3	3
D	4	4
E	4	4
F	6	6
G	7	7

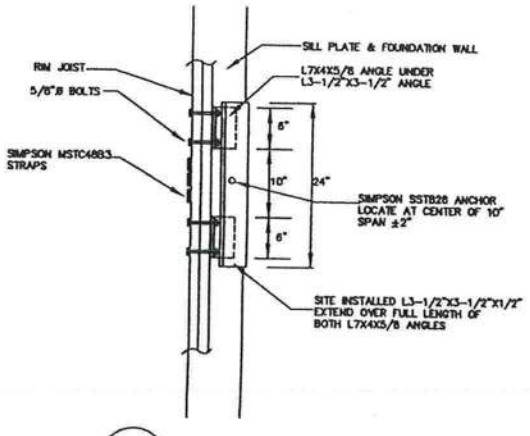
NOTES:
1. MAXIMUM WALL HEIGHT IS 9'-0".
2. A DOUBLE FLOOR JOIST SHALL BE INSTALLED BELOW ALL SHEAR WALLS.
3. SEE DETAIL A2.0 FOR MINIMUM SHEAR WALL SEGMENT LENGTH.
4. SEE DETAIL A3.0 FOR GENERAL SHEAR WALL CONSTRUCTION REQUIREMENTS.
5. STRAPS ARE LSTA18 WITH (7) 0.148"DIA X 3" NAILS EACH END FROM WALL STUD TO FLOOR RIM JOIST OR EQUAL.
6. EQUIVALENT STRAPPING SHALL BE SITE INSTALLED FROM 2ND STORY FLOOR RIM JOIST TO 1ST STORY EXTERIOR WALL STUDS.

A2.1 2ND STORY EXTERIOR SHEAR WALL TIE DOWN
ESW-1 N.T.S.

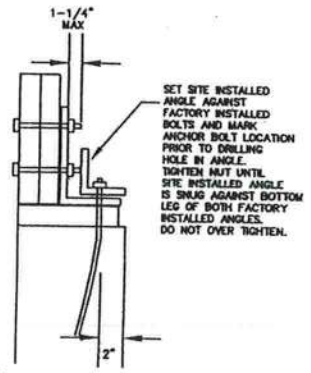


A4.0 SECTION AT END WALL
ESW-1 ANGLE TIE DOWN N.T.S.

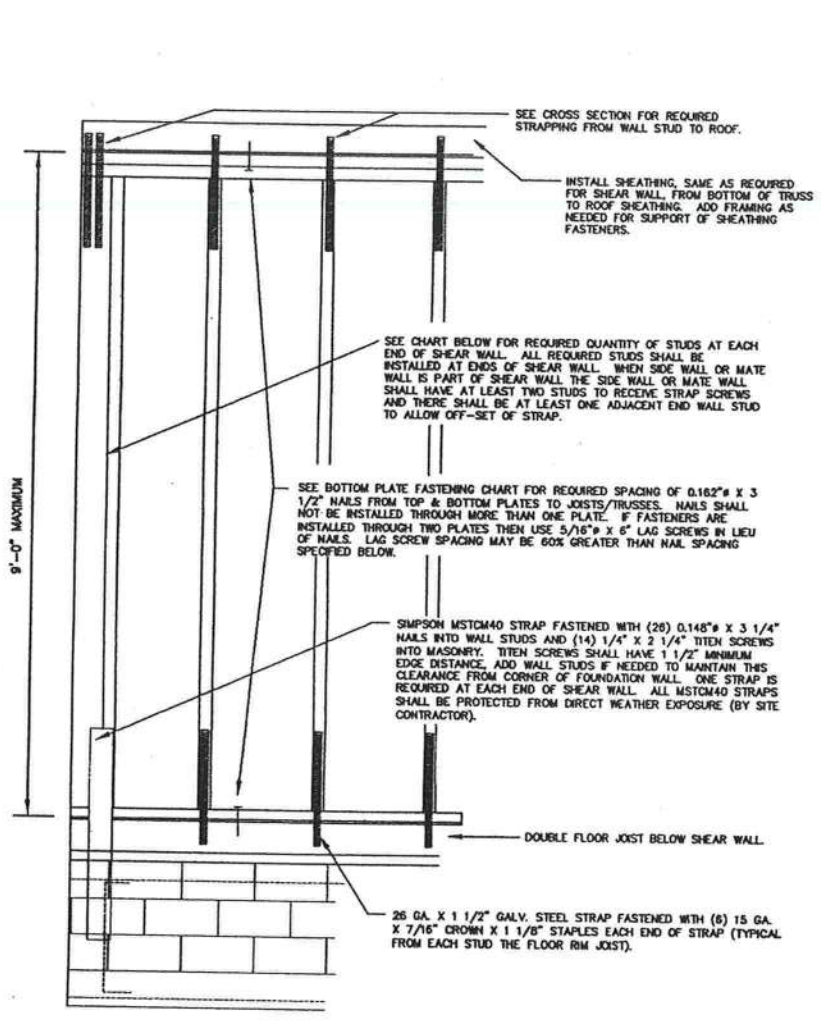
GENERAL ANGLE TIE DOWN NOTES
1. EACH END OF SHEAR WALL SHALL HAVE (3) MSTC48B3 STRAPS FROM WALL TO FLOOR AND ANGLE TIE DOWN TO SSTB28 ANCHOR BOLT AS SHOWN.
2. INSTALL ALL SIMPSON STRAPS AND ANCHORS PER MFR'S INSTALLATION INSTRUCTIONS.
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE Fc = 2500 PSI MINIMUM.
4. ALL STEEL SHALL BE ASTM A36, Fy = 36 KSI MINIMUM.
5. PREDRILL ALL BOLT HOLES EQUAL TO BOLT DIAMETER +1/16 INCH.



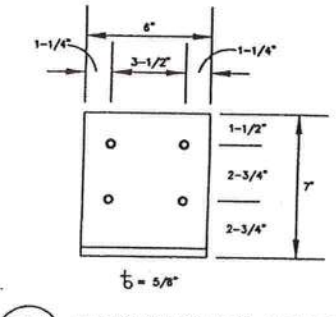
A4.1 PLAN VIEW OF ANGLES
ESW-1 ANGLE TIE DOWN N.T.S.



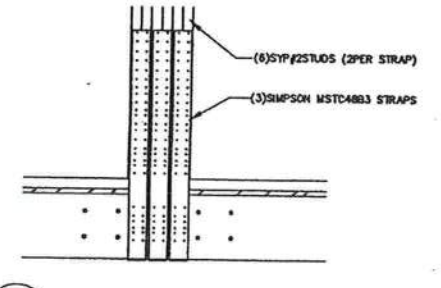
A4.2 SECTION AT ANGLES
ESW-1 ANGLE TIE DOWN N.T.S.



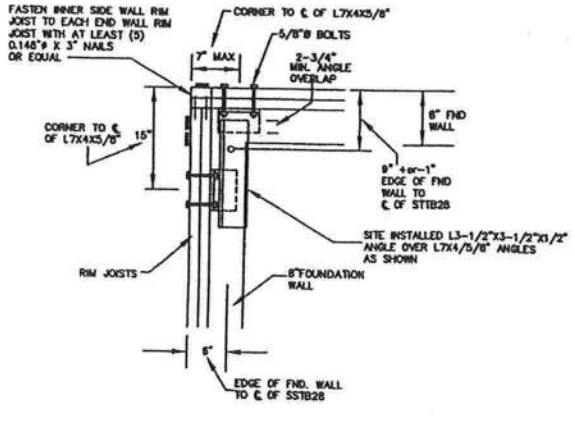
A3.0 EXTERIOR SHEAR WALL DETAIL
ESW-1 MSTCM40 TIE DOWN N.T.S.



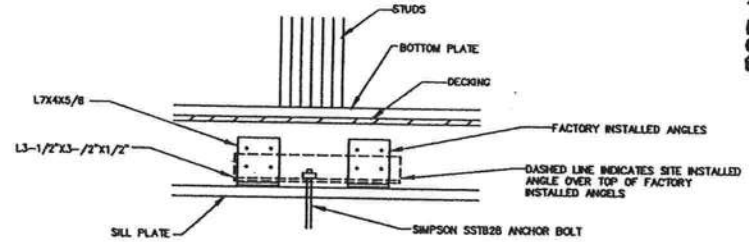
A4.4 FACTORY INSTALLED ANGLE DETAIL
ESW-1 ANGLE TIE DOWN N.T.S.



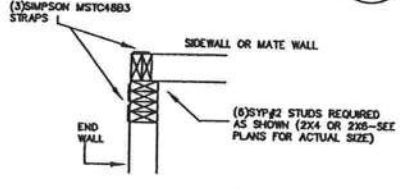
A4.5 ELEVATION VIEW FROM EXTERIOR SIDE
ESW-1 ANGLE TIE DOWN N.T.S.



A4.6 PLAN VIEW OF RIM JOISTS & ANGLES AT CORNER
ESW-1 ANGLE TIE DOWN N.T.S.



A4.3 ELEVATION VIEW FROM INTERIOR SIDE
ESW-1 ANGLE TIE DOWN N.T.S.



A4.7 PLAN VIEW OF WALL STUDS AND STRAPS AT CORNER
ESW-1 ANGLE TIE DOWN N.T.S.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: BUILDING SCIENCE CENTER & ASSOCIATES, 2427 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

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REGISTERED ARCHITECT
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drgregg@aol.com

SEAL: FL

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 16 OF 26

DWG# :1447-
HORTON HOMES, INC.
EATONTON, GA 31024

ESW-1

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Fax.727-791-8942
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SEAL: FL

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
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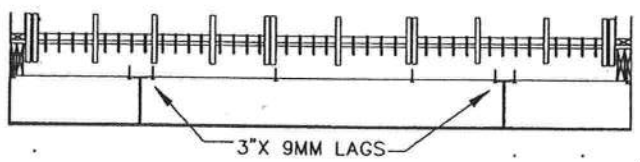
HWC
COA # 1025



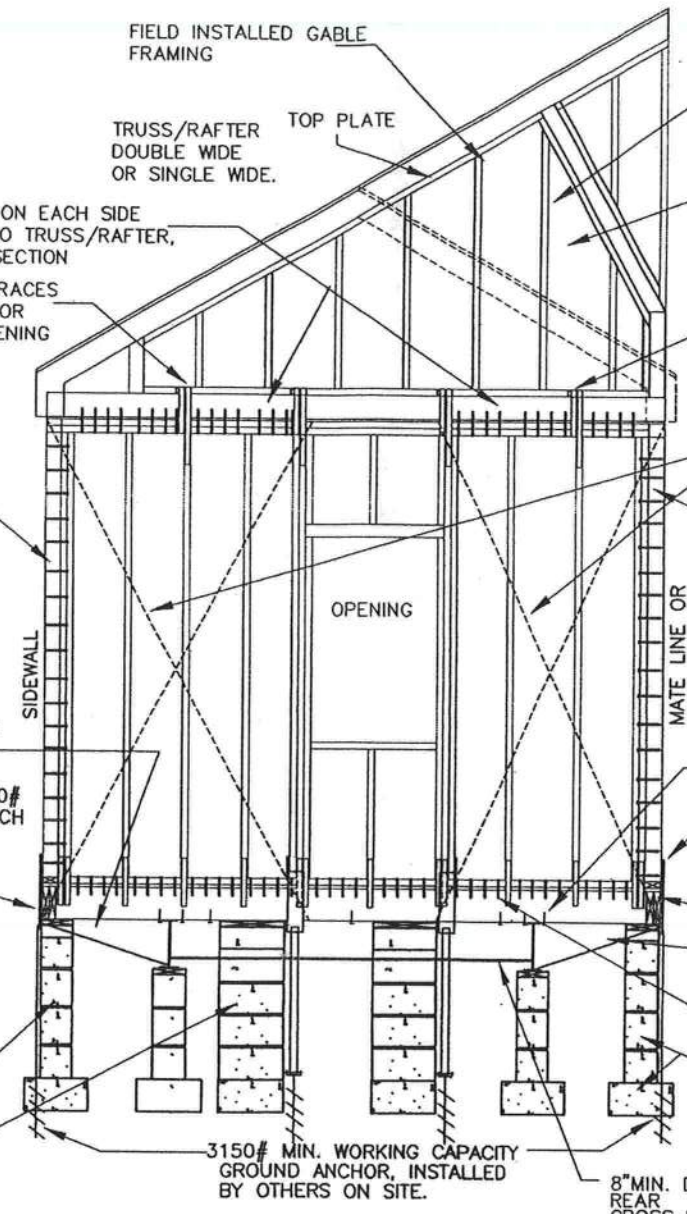
FULL DEPTH I-BEAM FRONT HEADER
12"JUNIOR I-BEAM, Fy = 36 KSI MIN.,
Sx = 10.9 IN^3 MIN.,
Ix = 65.0 IN^4 MIN.

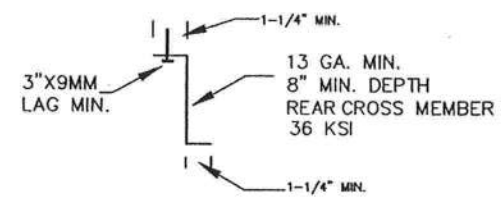
FASTEN SHEAR WALL STUD TO SIDE WALL CORNER STUDS WITH (29) 0.120"ø X 3" NAILS OR (28) #8 X 3" WOOD SCREWS OR (20) #10 X 3 1/2" WOOD SCREWS. SPACE FASTENERS EVENLY OVER HEIGHT OF STUD.

OUTRIGGER OR I-BEAM MAY BE CUT BACK 8" MAXIMUM AT SIDE WALLS TO ALLOW FOR PERIMETER BLOCKING.

S-20 BRACKET/STRAP OR EQUAL WITH 3150# MIN. WORKING CAPACITY IS REQUIRED AT EACH END OF SHEAR WALL.

INSTALL A FOUNDATION SUPPORT PIER WITHIN 8" OF EACH END OF ALL SHEAR WALL SEGMENTS.
NOTES:
1. CUT BACK OR REMOVE OUTRIGGERS AND Z-SHAPED CROSS MEMBER AND EXTEND PIERS TO BOTTOM SIDE OF DOUBLE PERIMETER JOIST.
2. ADDITIONAL PIER IS NOT REQUIRED AT ENDS OF SHEAR WALL SEGMENTS THAT TERMINATE WITHIN 8" OF MAIN CHASSIS I-BEAM.
3. IF 12" JUNIOR I-BEAM IS INSTALLED UNDER FULL LENGTH OF END WALL THEN I-BEAM SHALL REMAIN IN PLACE AND ADDITIONAL PIERS ARE ONLY REQUIRED WHERE END OF SHEAR WALLS TERMINATE OVER CANTILEVERED SECTIONS OF FLOOR. PIERS REQUIRED UNDER I-BEAMS SHALL EXTEND TO I-BEAM BOTTOM FLANGE.
4. WHEN SHEAR WALL ENDS AT BUILDING CORNER THE ADDED PIER MAY BE INSTALLED UNDER SIDE WALL OR MARRIAGE WALL RIM JOISTS IN LIEU OF CUTTING BACK OR REMOVING OUTRIGGER.





FULL DEPTH
CROSS MEMBER

A5.0
ESW-2

ON FRAME
SHEAR WALL DETAIL - (END WALL)
NOT TO SCALE
NOTE: THIS DETAIL IS ONLY APPLICABLE SHEAR WALL DESIGNATIONS A, B & C.

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: NELSON, WERNER, CARTER & ASSOCIATES 1427 SOUTH MISSILE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 17 OF 26

DWG# :1447-
HORTON HOMES, INC
DALTON, GA 30724

ESW-2

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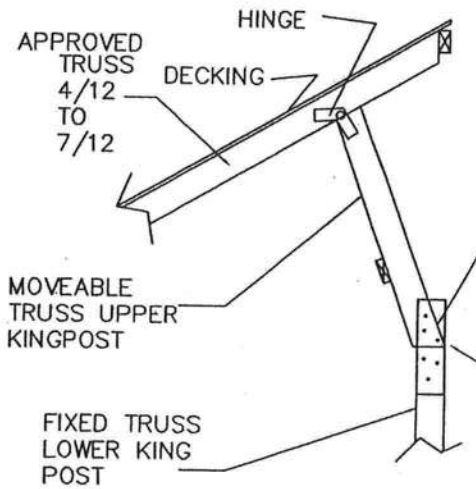
SEAL: FL

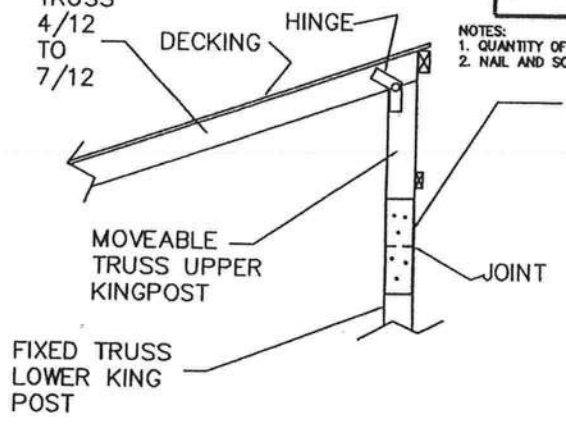


KING POST SPLICE ON EACH TRUSS INSTALLED WITH (2X4)X12"SPF#3 WITH 6" MIN. LAP ON FIXED AND MOVEABLE KING POST WITH 100% PVA GLUE COVERAGE OR STRUCTURAL ADHESIVE THAT MEETS CA-25 SEE CHART BELOW FOR ADDITIONAL MECHANICAL FASTENING REQUIREMENTS.

		STAPLE	NAIL	SCREW
MAXIMUM TENSION CAPACITY	MAXIMUM SHEAR CAPACITY	15GAX2-1/2" STAPLE 1" PEN. MIN.	#8 BOX NAIL 0.113" DIA. 2-7/8" LONG	#8 WOOD SCREW 1-3/8" PEN.
575#	0#	7	6	6
390#	155#	7	6	6

NOTES:
1. QUANTITY OF FASTENERS SHOWN ARE REQUIRED EACH END OF SPLICE BLOCK.
2. NAIL AND SCREW DESIGN BASED ON 2001 NDS.

ANGLED UPPER KING POST FASTENING



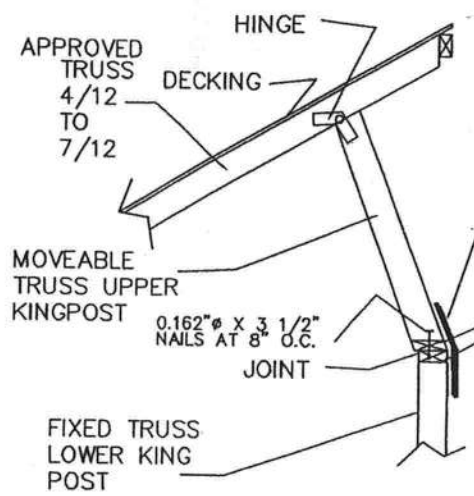
KING POST SPLICE ON EACH TRUSS INSTALLED WITH (2X4)X12"SPF#3 WITH 6" MIN. LAP ON FIXED AND MOVEABLE KING POST WITH 100% PVA GLUE COVERAGE OR STRUCTURAL ADHESIVE THAT MEETS CA-25 SEE CHART ABOVE FOR ADDITIONAL MECHANICAL FASTENING REQUIREMENTS.

STRAIGHT UPPER KING POST FASTENING

HINGE TRUSS SET-UP

BLOCK METHOD

NOTE:
REFER TO CERTIFIED TRUSS DETAILS (BY OTHERS) FOR REQUIRED TENSION AND SHEAR LOAD AT SPLICE LOCATION. THE SPLICE METHOD SHOWN HERE IS NOT APPLICABLE TO TRUSSES WITH LOADS THAT EXCEED THE LOADS SPECIFIED ON THESE DETAILS.

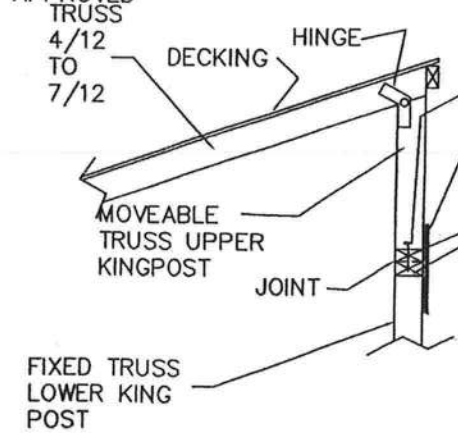


26 GA X 1 1/2" STEEL STRAP EACH TRUSS FROM UPPER KINGPOST TO LOWER KINGPOST FASTENED WITH (6) 15 GA. X 7/16" X 1" PENE. STAPLES EACH END. 0.120"ø X 1 1/2" NAILS MAY BE USED IN LIEU OF STAPLES.

FACTORY INSTALLED SPF#3 2X4 ON FIXED & MOVABLE KING POST FASTENED W/ (4) 3" X 0.120"ø NAIL EACH TRUSS 16" O.C. MAX

NOTES:
1. THIS DETAIL IS GOOD FOR A COMBINED LOAD OF 503# IN TENSION AND 155# IN SHEAR AT THE SPLICE LOCATION. THE ALLOWABLE TENSION LOAD MAY BE INCREASED TO 575# IF 20 GA. X 1 1/2" STEEL STRAPS WITH (4) 0.148"ø X 3" NAILS EACH END OF STRAP ARE USED IN PLACE OF THE 26 GA. STEEL STRAPS.
2. STEEL STRAP PER ASTM A36, Fy = 36 KSI MINIMUM.

ANGLED UPPER KING POST FASTENING



26 GA X 1 1/2" STEEL STRAP EACH TRUSS FROM UPPER KINGPOST TO LOWER KINGPOST FASTENED WITH (6) 15 GA. X 7/16" X 1" PENE. STAPLES EACH END. 0.120"ø X 1 1/2" NAILS MAY BE USED IN LIEU OF STAPLES.

FACTORY INSTALLED SPF#3 2X4 ON FIXED & MOVABLE KING POST FASTENED W/ (4) 3" X 0.120"ø NAIL EACH TRUSS 16" O.C. MAX

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2. STEEL STRAP PER ASTM A36, Fy = 36 KSI MINIMUM.

STRAIGHT UPPER KING POST FASTENING

HINGE TRUSS SET-UP

RUNNER METHOD

NOTE:
REFER TO CERTIFIED TRUSS DETAILS (BY OTHERS) FOR REQUIRED TENSION AND SHEAR LOAD AT SPLICE LOCATION. THE SPLICE METHOD SHOWN HERE IS NOT APPLICABLE TO TRUSSES WITH LOADS THAT EXCEED THE LOADS SPECIFIED ON THESE DETAILS.

LISTING
AGENCY APPROVAL

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Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	Horton
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, WERNER, GARTER & ASSOCIATES 1427 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. # 18 OF 26

DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

HTS-1

ROBERT E. GREGG
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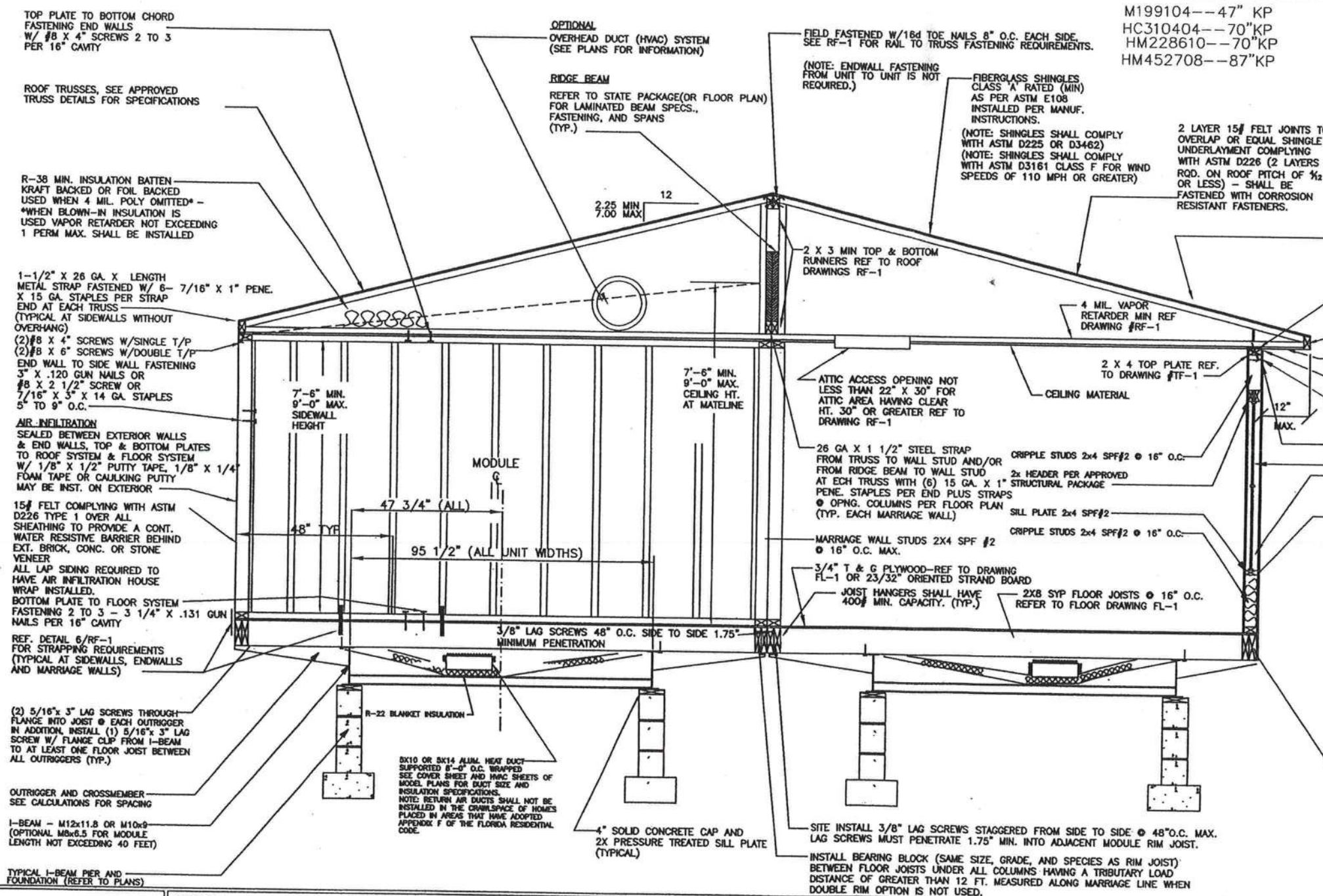
Ph.727-796-8774
Fax727-791-5942
archreg@aol.com

SEAL: FL

12/12/11

32WIDE TRUSSES
M199104--47" KP
HC310404--70"KP
HM228610--70"KP
HM452708--87"KP

APPROVED TRUSS DESIGNS BY UNIVERSAL FOREST PRODUCTS.



ATTIC VENTILATION

1 SQ.FT. OF NET VENT AREA PER 300 SQ. FT. OF ROOF AREA TO BE PROVIDED BY GABLE AND/OR RIDGE VENTS AND VENTED SOFFIT

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5780F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1927 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 19 OF 26

DWG# :1447-
CHS-1

HORTON HOMES, INC
EATONTON, GA. 31024

04/28/2008

NOTES:
1. ALL PLUMBING IN EXTERIOR WALLS PROTECTED FROM FREEZING WITH INSULATION.
2. ALL VAPOR RETARDERS (KRAFTBACK, ETC.) SHALL BE INSTALLED ON THE INTERIOR SIDE OF ASSEMBLY.
3. ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED.

INTERIOR FINISH MATERIAL:

CEILING: 1/2 INCH GYPSUM BOARD INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. (STIPPLE FINISH)

WALLS: 3/8" THICK (MIN) VINYL COVERED GYPSUM BOARD
3/8" THICK (MIN) UNFINISHED (PAPERBACK) GYPSUM
1/2" THICK (MIN) GYPSUM SHALL BE INSTALLED ON WALLS OF CLOSETS CONTAINING AIR HANDLING UNITS.

FLOOR: BLOCK, TILE, OR LINOLEUM IN BATHROOM AND OTHER WET AREAS.
CARPET, BLOCK TILE, OR LINOLEUM INSTALLED IN ALL OTHER AREAS.
(IN ALL BATH AREAS INSTALL WATER PROTECTION)

EXTERIOR FINISH MATERIAL:

ROOF: FIBERGLASS SHINGLES OVER 2 LAYERS OF 15# FELT FOR ROOF PITCHES OF 2:12 TO 4:12 AND 1 LAYER FOR PITCHES GREATER THAN 4:12.

WALL: REFER TO TYPICAL DRAWING # EXS-1.
WALL FINISH SHALL BE INSTALLED OVER APPROVED WEATHER PROTECTION AND BRACING MATERIALS.

ROBERT E. GREGG
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630 CHESTNUT STREET
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SEAL: FL

32WIDE TRUSSES

M199104--47" KP
HC310404--70"KP
HM228610--70"KP
HM452708--87"KP

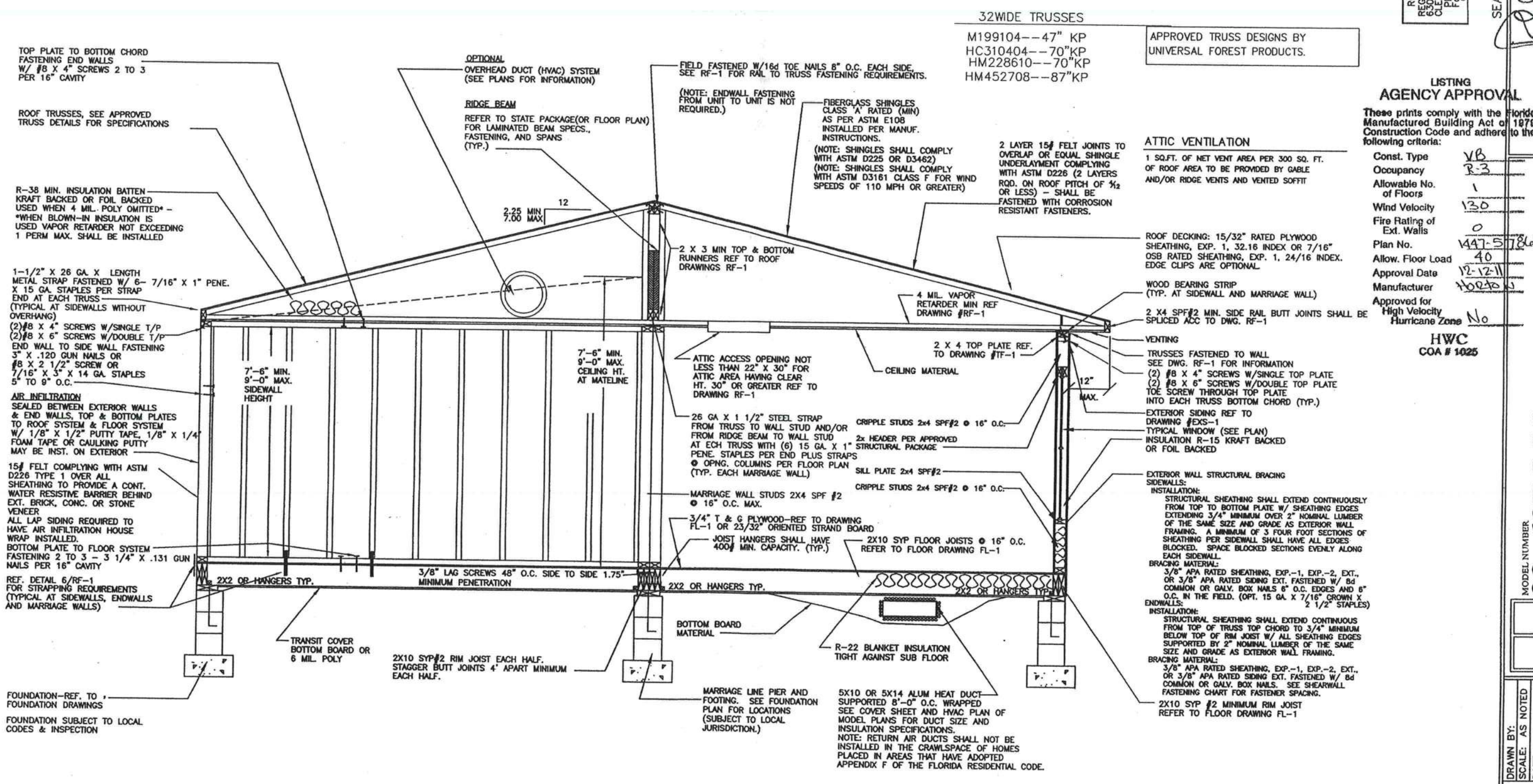
APPROVED TRUSS DESIGNS BY UNIVERSAL FOREST PRODUCTS.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	40230 N
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025



ATTIC VENTILATION

1 SQ.FT. OF NET VENT AREA PER 300 SQ. FT. OF ROOF AREA TO BE PROVIDED BY GABLE AND/OR RIDGE VENTS AND VENTED SOFFIT

MODEL NUMBER
32x68BOSS

NOTES:
1. ALL PLUMBING IN EXTERIOR WALLS PROTECTED FROM FREEZING WITH INSULATION.
2. ALL VAPOR RETARDERS (KRAFTBACK, ETC.) SHALL BE INSTALLED ON THE INTERIOR SIDE OF ASSEMBLY.
3. ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED.

04/28/2008

INTERIOR FINISH MATERIAL:

CEILING: 1/2 INCH GYPSUM BOARD INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. (STIPPLE FINISH)

WALLS: 3/8" THICK (MIN) VINYL COVERED GYPSUM BOARD
3/8" THICK (MIN) UNFINISHED (PAPERBACK) GYPSUM
1/2" THICK (MIN) GYPSUM SHALL BE INSTALLED ON WALLS OF CLOSETS CONTAINING AIR HANDLING UNITS.

FLOOR: BLOCK, TILE, OR LINOLEUM IN BATHROOM AND OTHER WET AREAS.
CARPET, BLOCK TILE, OR LINOLEUM INSTALLED IN ALL OTHER AREAS.
(IN ALL BATH AREAS INSTALL WATER PROTECTION)

EXTERIOR FINISH MATERIAL:

ROOF: FIBERGLASS SHINGLES OVER 2 LAYERS OF 15# FELT FOR ROOF PITCHES OF 2:12 TO 4:12 AND 1 LAYER FOR PITCHES GREATER THAN 4:12.

WALL: REFER TO TYPICAL DRAWING # EXS-1.
WALL FINISH SHALL BE INSTALLED OVER APPROVED WEATHER PROTECTION AND BRACING MATERIALS.

MODULAR
CODES: SEE NOTES
LABELS: FL

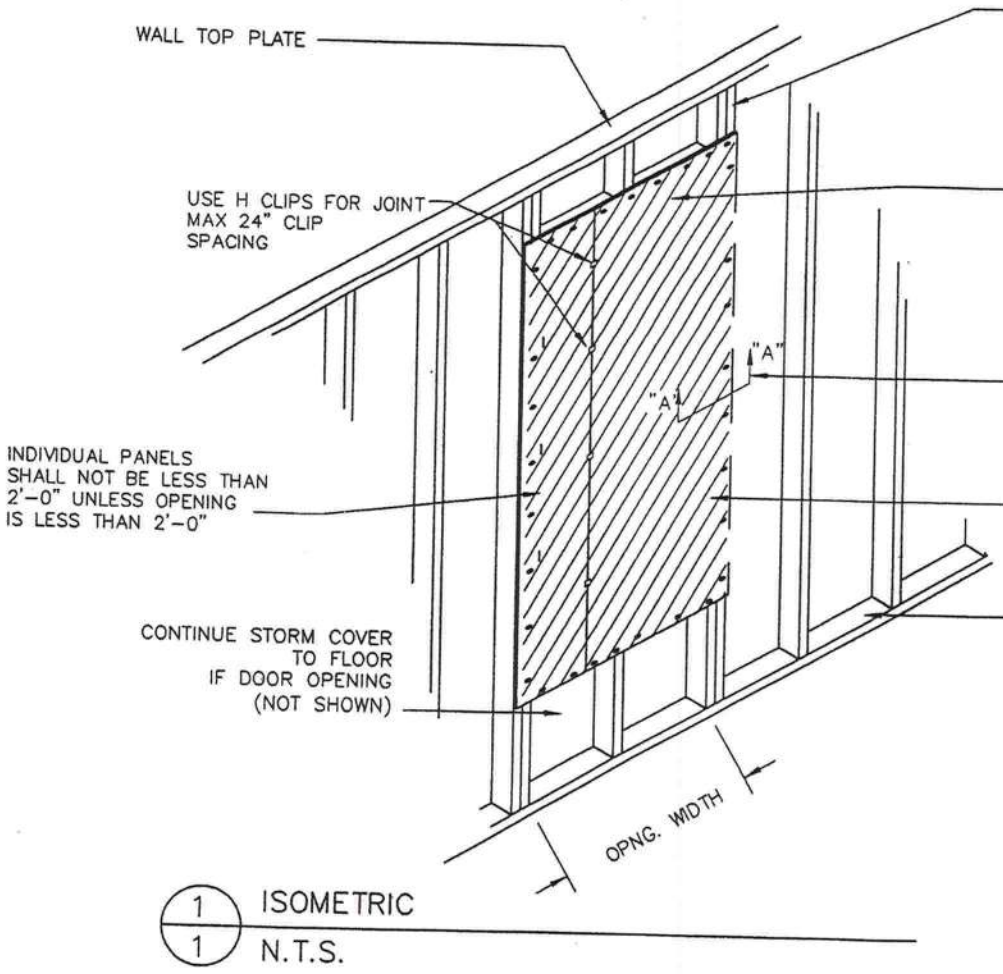
THIRD PARTY: HALBROOK, WERNER, CARTER & ASSOCIATES 1627 SOUTH BELCHE AVE. CLEARWATER, FL 33756

DWG# :1447-

NORTON HOMES, INC
EATONTON, GA 31024

DRAWN BY:	
SCALE:	AS NOTED
DATE	12-08-11
REV:	
DWG. #:	20 OF 26

PFS-1



1/1 ISOMETRIC
N.T.S.

MIN. STORM PANEL FRAMING EDGE SHALL HAVE A MIN. OF 2" NOMINAL WIDTH AND A DEPTH DEEP ENOUGH TO RECEIVE ENTIRE LENGTH OF SCREW AFTER PENETRATING SIDING AND SHEATHING

IF MORE THAN ONE PANEL IS NEEDED TO COVER OPENING THEN PLYWOOD FACE GRAIN MUST BE INSTALLED PARALLEL TO BUTT JOINT DIRECTION. ALL BUTT JOINTS MUST BE RUN EITHER VERTICAL OR HORIZONTAL AT EACH INDIVIDUAL OPENING.

COMBINATION VERTICAL AND HORIZONTAL SHALL NOT BE USED.
TYPICAL SCREW INSTALLATION SEE DETAIL "A"-"A" THIS SHEET.

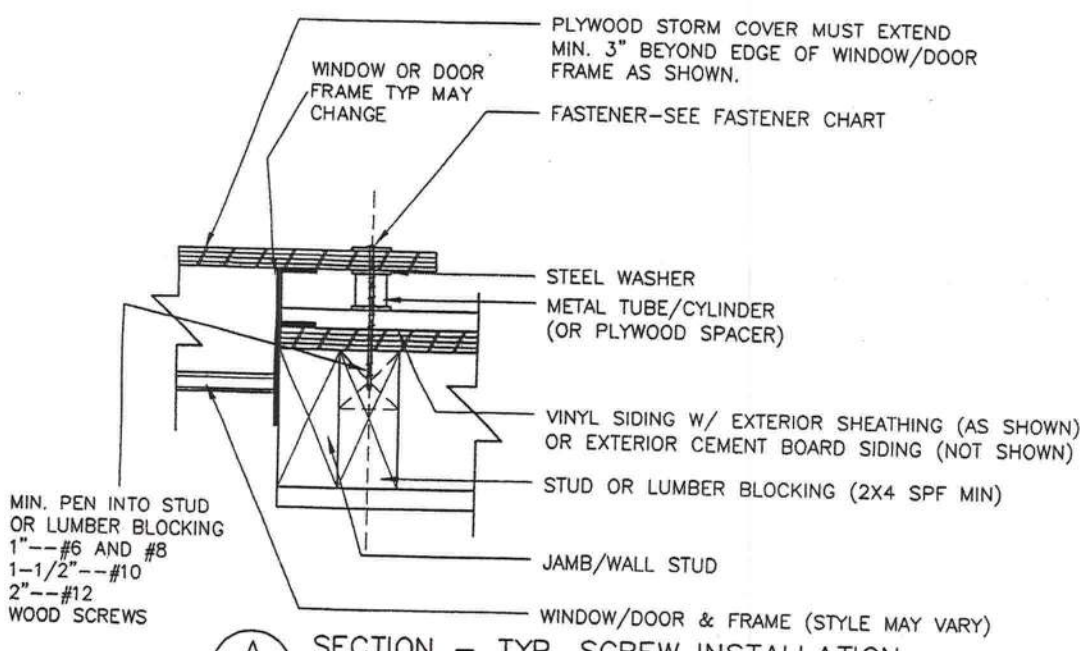
WINDOW/DOOR JAMB/WALL FRAMING BEHIND STORM COVER (SHOWN DASHED)

BOTTOM PLATE

PLYWOOD STORM COVER SPECIFICATIONS:
USE EXTERIOR GRADE RATED SHEATHING PLYWOOD WITH THE MINIMUM THICKNESS AND SPAN INDEX SPECIFIED BELOW.

MAX. SHTG. SPAN ***		MIN. THICKNESS	SPAN INDEX
END ZONE	INT. ZONE		
31"	33"	1/2" 4-ply	32/16
38"	42"	5/8" 4-ply	40/20
47"	51"	3/4" 5-ply/5-layer	48/24
66"	72"	1-1/8" 5-ply/5-layer	48/24

*** IN DIRECTION OF FACE GRAIN (LONG DIRECTION)
5-ply/5-layer PLYWOOD SHALL BE STRUCTURAL 1 GRADE.



A/A SECTION - TYP. SCREW INSTALLATION
N.T.S.

FASTENING SPECIFICATIONS 2 OR 3 SIDE EDGE ATTTACHMENT					
MAX PANEL SIZE		8'	6'	5'	4'
FASTENER TYPE WOOD SCREW	SPACING				
#6	1"MIN. PEN	4"	5"	6"	8"
#8	1"MIN. PEN	5"	6"	8"	10"
#10	1-1/2"MIN. PEN	8"	11"	14"	16"
#12	2"MIN. PEN	13"	16"	16"	16"

ALL WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.61-1981
ALL FASTENER SHALL BE APPROVED FOR EXTERNAL EXPOSURE

FASTENING SPECIFICATIONS 4 SIDE EDGE ATTTACHMENT					
MAX PANEL SIZE		8'	6'	5'	4'
FASTENER TYPE WOOD SCREW	SPACING				
#6	1"MIN. PEN	8"	11"	13"	16"
#8	1"MIN. PEN	10"	13"	16"	16"
#10	1-1/2"MIN. PEN	16"	16"	16"	16"
#12	2"MIN. PEN	16"	16"	16"	16"

ALL WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.61-1981
ALL FASTENER SHALL BE APPROVED FOR EXTERNAL EXPOSURE

FASTENER NOTES:
1. MIN. FASTENER SPACING SHALL NOT BE LESS THAN 4"
2. FASTENERS SHALL BE INSTALLED INTO WOOD SIDE GRAIN ONLY.
3. ALL FASTENERS SHALL BE APPROVED FOR EXTERIOR EXPOSURE
4. LEAD HOLES NOT REQUIRED FOR SPF LUMBER. LEAD HOLES REQUIRED FOR SYP LUMBER WITH LEAD HOLES 70% OF SCREW DIAMETER.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130
Fire Rating of Ext. Walls	0
Plan No.	1447-5786F
Allow. Floor Load	40
Approval Date	12-12-11
Manufacturer	HORTON
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

GENERAL NOTES:

1. INSTALLER MUST REMOVE ALL DECORATIVE SHUTTERS FROM WINDOWS AND DOORS PRIOR TO INSTALLING THE STORM COVERS SPECIFIED ON THIS DRAWING.
2. WHEN HURRICANE OR SEVERE WIND STORMS APPROACH, THE WINDOW AND DOOR PROTECTION COVERS SPECIFIED ON THIS DRAWING SHOULD BE INSTALLED.
3. BEFORE INSTALLING THESE COVERS THE BUILDING MUST BE VACATED AND/OR NO OCCUPANTS SHOULD REMAIN IN THE STRUCTURE.
4. NOTE: THIS STORM PROTECTION SYSTEM DOES NOT PERMIT EGRESS FROM THE BUILDING UNDER FIRE OF OTHER EMERGENCY CONDITIONS.
5. AS SOON AS THE STORM HAS SUBSIDED, ALL STORM PROTECTION MUST BE IMMEDIATELY REMOVED BEFORE OCCUPANCY OF THE BUILDING IS PERMITTED.
6. ALL WOOD SCREW HOLES RESULTING FROM STORM COVER INSTALLATION MUST BE FILLED WITH GOOD QUALITY EXTERIOR GRADE CAULK.

DESIGN CRITERIA: MAXIMUM WIND SPEED IS 130MPH EXPOSURE C WITH AN IMPORTANCE FACTOR OF 1.0 AND A MAXIMUM MEAN ROOF HEIGHT OF 20 FEET BASED ON ASCE 7-02 OR 05.

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HEARTHSIDE, WERNER, CARTER & ASSOCIATES 1607 SOUTH BYRNE AVE. CLEARWATER, FL 33756

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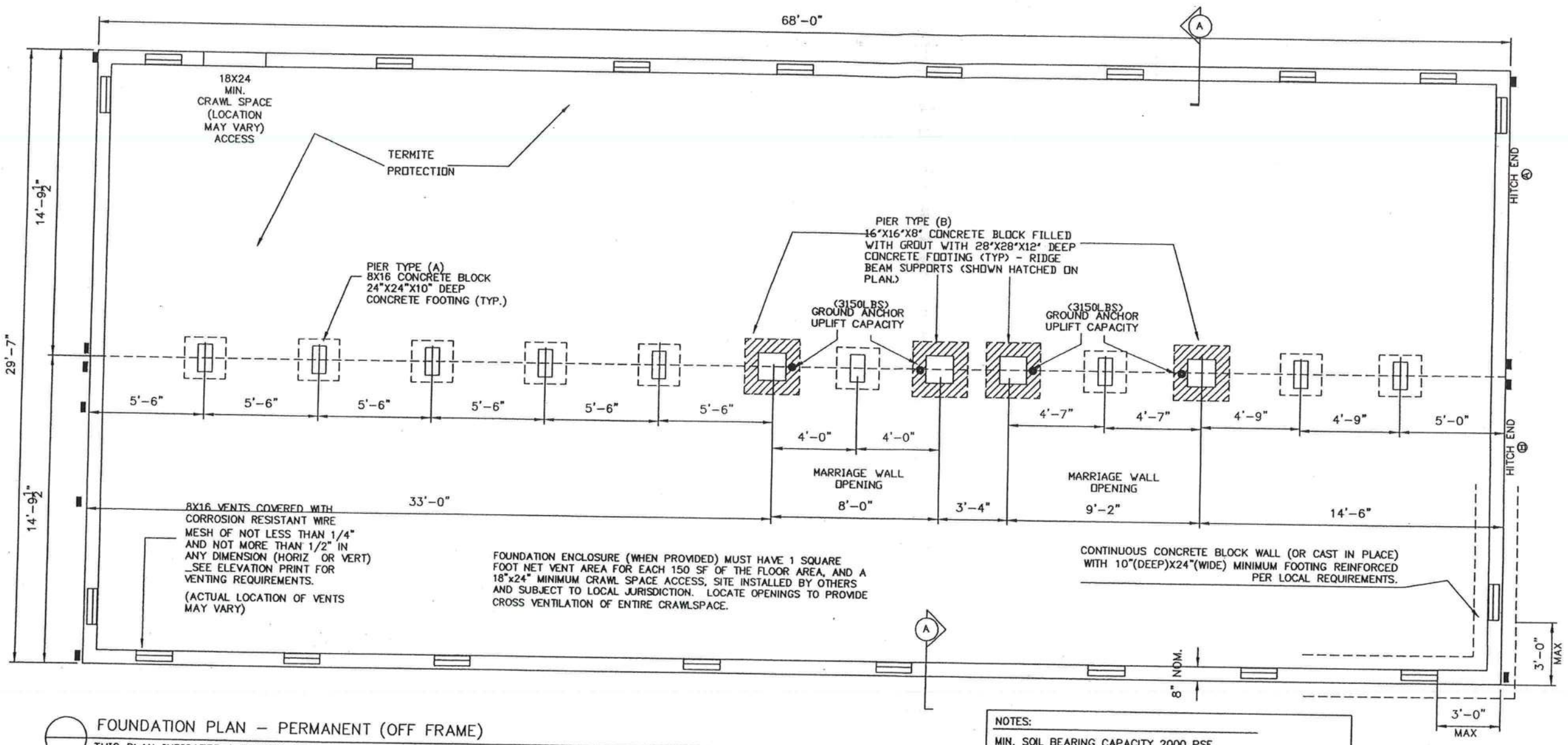
SEAL: FL.

DWG# :1447-
DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 21 OF 26

HORTON HOMES, INC
EATONTON, GA 31024

WINDOW/DOOR STORM DOOR PROTECTION

MODEL NUMBER
32x68BOSS



FOUNDATION PLAN – PERMANENT (OFF FRAME)

THIS PLAN INDICATES A TYPICAL CRAWL SPACE FOUNDATION ONLY. OTHER TYPE FOUNDATIONS (IE: PIER, BASEMENT, SLAB, ETC.) MUST BE DESIGNED, BUILT AND APPROVED ON SITE BY OTHERS AND ARE SUBJECT TO LOCAL JURISDICTION.

IMAGE CAN BE MIRRORED

THE CONTRACTOR SHALL PERFORM PULL OUT TEST ON THE GROUND ANCHORS TO ESTABLISH MIN DESIGN CAPACITIES AND VERIFY DESIGN ASSUMPTIONS.
(3150 LBS.)

SEE FOUNDATION DETAILS FOR SHEARWALL TO FOUNDATION STRAPPING REQUIREMENTS.

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

PRESSURE TREATED MUD SILLS

HOT DIPPED GALVANIZED FASTENERS.
ANY FASTENER THAT PENETRATES MUD SILL MUST BE GALVANIZED.

NOTES:

MIN. SOIL BEARING CAPACITY 2000 PSF

CONCRETE COMPRESSION STRENGTH 2500 PSI IN 28 DAYS (FOUNDATION SUBJECT TO LOCAL APPROVAL)

NOTES:

STOOPS, LANDINGS, PORCHES, STAIRS BY OTHERS. TYPE, LOCATION, APPROVAL AND INSPECTION SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION.

▮ = MSTCM40 (APPROXIMATE LOCATION)
● = 3150# UPLIFT CAPACITY GROUND ANCHOR

MODULAR
CODES: SEE NOTES
LABELS: FL

THIRD PARTY: HILBORN, BERNER, CARTER & ASSOCIATES 1427 SOUTH MISSILE AVE. CLEARWATER, FL 33756

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SEAL: FL

MODULAR

0 6"12" 2' 4' 8' 12'

MODEL NUMBER
32x68BOSS

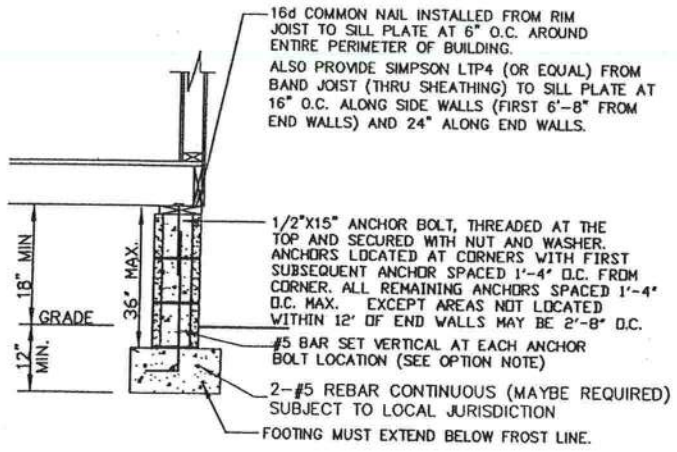
DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 1 of 6

DWG# :1447-

HORTON HOMES, INC
EATONTON, GA 31024

OFF FRAME FOUNDATION PLAN

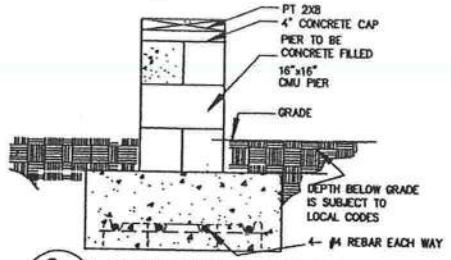
GALVANIZED FASTENERS.
ANY FASTENER THAT PENETRATES
PRESSURE TREATED WOOD, MUST
BE GALVANIZED. PT SILL PLATES, ETC.



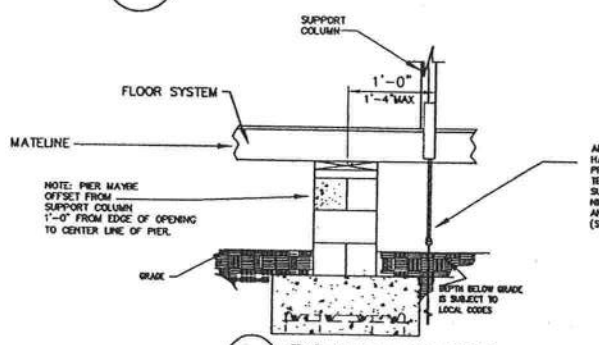
1 SECTION A (SEE PLAN PREVIOUS PAGE)

MIN. SOIL BEARING CAPACITY 2000 PSF

CONCRETE COMPRESSION STRENGTH 2500 PSI IN 28 DAYS (FOUNDATION SUBJECT TO LOCAL APPROVAL)



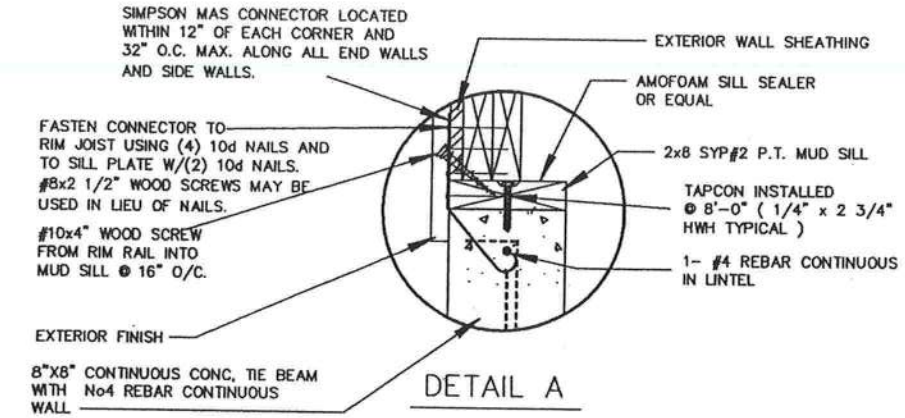
2 TYP.MATE LINE PIERS



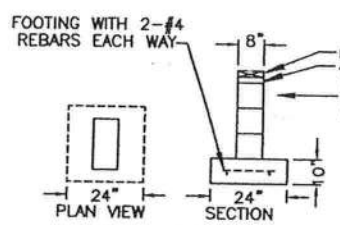
3 TYP.MATE LINE PIERS

FOOTING, FOUNDATION WALL, PIERS SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION

GALVANIZED FASTENERS.
ANY FASTENER THAT PENETRATES
PRESSURE TREATED WOOD, MUST
BE GALVANIZED. PT SILL PLATES, ETC.

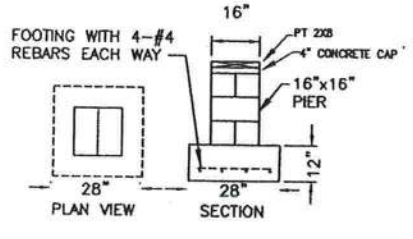


DETAIL A



PIER TYPE A

8X16 CONCRETE BLOCK
24"X24"X10" DEEP



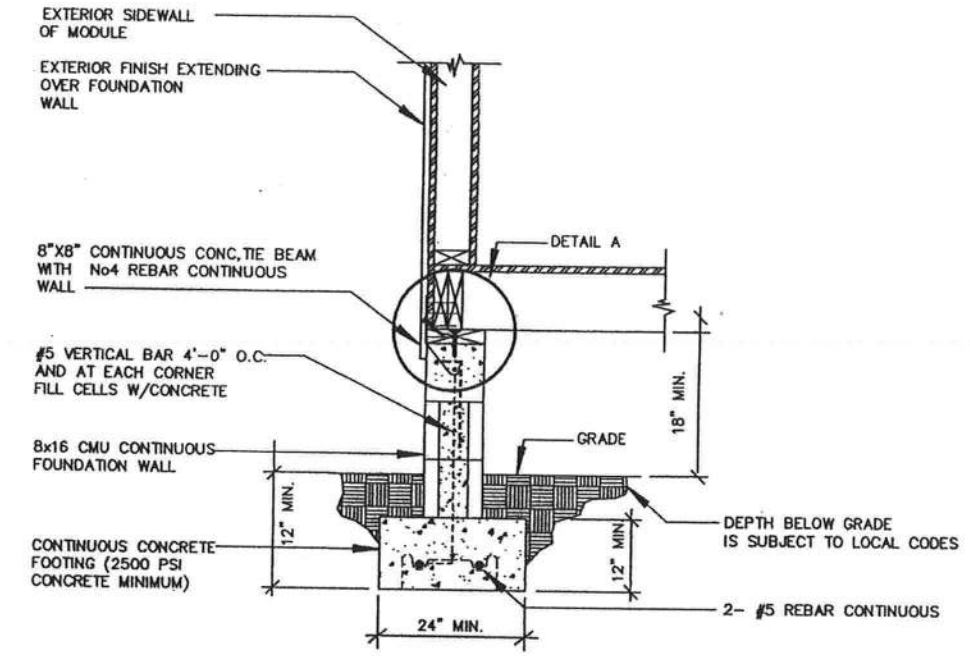
PIER TYPE B

16"X16"X8" CONCRETE BLOCK FILLED WITH GROUT WITH 28"X28"X12" DEEP

4 PIER TYPE A

5 PIER TYPE B

NOTE:
THIS FOUNDATION DESIGN IS BASED ON THE CURRENT HORTON HOMES, INC. MODEL PLANS INDICATED IN THE TITLE BLOCK. THIS FOUNDATION DESIGN DOES NOT APPLY TO ANY STRUCTURAL CHANGES MADE TO THE MODEL PLANS OR BUILDING THAT OCCUR AFTER THE DATE ON THESE FOUNDATION PLANS. ANY SUCH CHANGES WILL REQUIRE A NEW FOUNDATION DESIGN.



SECTION A

OPTIONAL METHOD

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

STOOPS, LANDINGS, PORCHES, STAIRS BY OTHERS.
TYPE, LOCATION, APPROVAL AND INSPECTION SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION.

·FOUNDATION NOTES:

1. ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.

2. EXCAVATE AN ADDITIONAL 1 TO 2 INCHES AT BOTTOM AND SIDES OF ALL FOOTINGS THAT ARE POURED DIRECTLY AGAINST EARTH.

3. ALL PIERS SHALL BE CONSTRUCTED OF 8" X 8" X 16" NOMINAL STANDARD WEIGHT CONCRETE MASONRY UNITS LAID IN RUNNING BOND PATTERN AND CONFORMING TO ASTM C90 HAVING A UNIT COMPRESSIVE STRENGTH OF 1900 PSI (f'm = 1500 PSI). MASONRY UNITS SHALL BE FULLY LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COARSE FULLY LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE DESCRIBED IN THE PIER DETAILS.

4. CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH 2500 PSI AT 28 DAYS. MORTAR SHALL COMPLY WITH ASTM C270. GROUT SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

5. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING. AT SPLICES LAP ALL #4 BARS 24 INCHES MINIMUM AND LAP ALL #5 BARS 30 INCHES MINIMUM. OFF SET ALL SPLICES 30 INCHES MINIMUM.

6. ALL PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR THE CAVITIES OF THE TOP COURSE SHALL BE FILLED WITH CONCRETE OR GROUT. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.

7. THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE MATE LINE CENTERLINE WITH 1 INCH MAXIMUM TOLERANCE.

8. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF MINIMUM. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.

9. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

10. THE PERIMETER GRADE SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE. THE GRADE OF THE GROUND UNDER THE BUILDING SHALL NOT BE LOWER THAN THE LOWEST SURROUNDING FINISHED LOT AREA GRADE IN ORDER TO PREVENT THE ACCUMULATION AND STANDING OF WATER UNDER THE BUILDING.

11. ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

12. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODES WHEN REQUIRED BY SUCH CODES.

13. THE FOUNDATION DIMENSIONS SHOWN INCLUDE AN INCREASE IN MODULE WIDTH DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE APPROPRIATE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE ACTUAL MODULE DIMENSIONS.

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SEAL: FL

12-9-11

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #. 2 of 6

OFF FRAME FOUNDATION NOTES

DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

ROBERT E. GREGG
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630 CHESTNUT STREET
CLEARWATER, FL 33759
Ph.727-796-8774
Fax727-791-6842
archregg@aol.com

SEAL: FL

68'-0"

VERTICAL TIE DOWN ANCHOR TO CORNER COLUMN
VERTICAL CORNER TIE DOWN
3150 # CAPACITY REQUARD.

* – SEE NEXT PAGE FOR FOUNDATION DIMENSIONS

PIERS AT SGD OPENING

0'-0" REFERENCE POINT

VERTICAL TIE DOWN ANCHOR TO CORNER COLUMN
VERTICAL CORNER TIE DOWN
3150 # CAPACITY REQUARD.

8"

(D)* TYP.

(A)

OPTIONAL PERIMETER WALL

18X24 MIN. CRAWL SPACE (LOCATION MAY VARY) ACCESS

(A)* HITCH END

(B)* (A)* (C)* (B)* (B)*

14'-9½"

29'-7"

14'-9½"

1

GROUND ANCHOR UPLIFT CAPACITY 3150 LBS.

GROUND ANCHOR UPLIFT CAPACITY 3150 LBS.

33'-0" 8'-0" 3'-4" 9'-2" 14'-6"

(B)* HITCH END

PIER TYPE 'A', TYPICAL UNDER ALL I-BEAMS UNLESS OTHERWISE SPECIFIED

OPTIONAL PERIMETER WALL

ON FRAME FOUNDATION PIER LAYOUT

VERTICAL TIE DOWN ANCHOR TO CORNER COLUMN
VERTICAL CORNER TIE DOWN
3150 # CAPACITY REQUARD.

STOOPS, LANDINGS, PORCHES, STAIRS BY OTHERS. TYPE, LOCATION, APPROVAL AND INSPECTION SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION.

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA FOR EACH 150 SF OF THE FLOOR AREA, AND A 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWLSPACE.

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EWALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

SEE THE FOLLOWING SHEET FOR DETAILS REGARDING PIERS, ETC.

VERTICAL TIEDOWN LOCATION

LONGITUDINAL TIEDOWN LOCATION

VERTICAL TIE DOWN ANCHOR TO CORNER COLUMN
VERTICAL CORNER TIE DOWN
3150 # CAPACITY REQUARD.

NOTE:
DIMENSIONS SHOWN WITH MAXIMUM 1" GAP BETWEEN MODULES.

MODULAR

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
DATE 12-08-11
REV:
DWG. #: 3 of 6

DWG# :1447–

HORTON HOMES, INC.
EATONTON, GA 31024

ON FRAME FOUNDATION PLAN

ROBERT E. GREGG
REGISTERED ARCHITECT
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CLEARWATER, FL 33759
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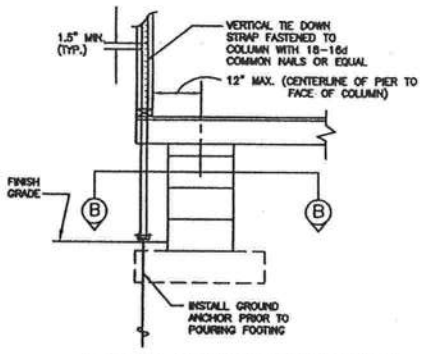
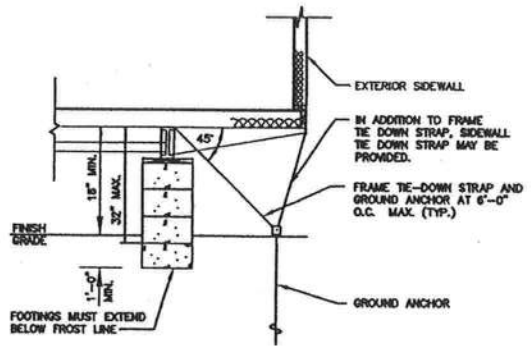
archtreg@aol.com

SEAL: FL

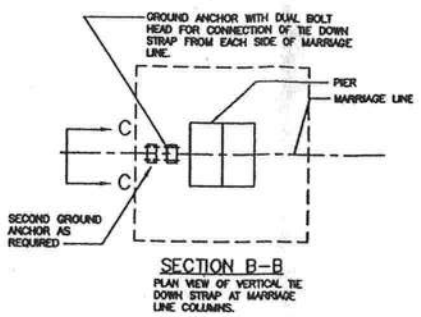


VERTICAL TIE DOWN STRAP DETAIL



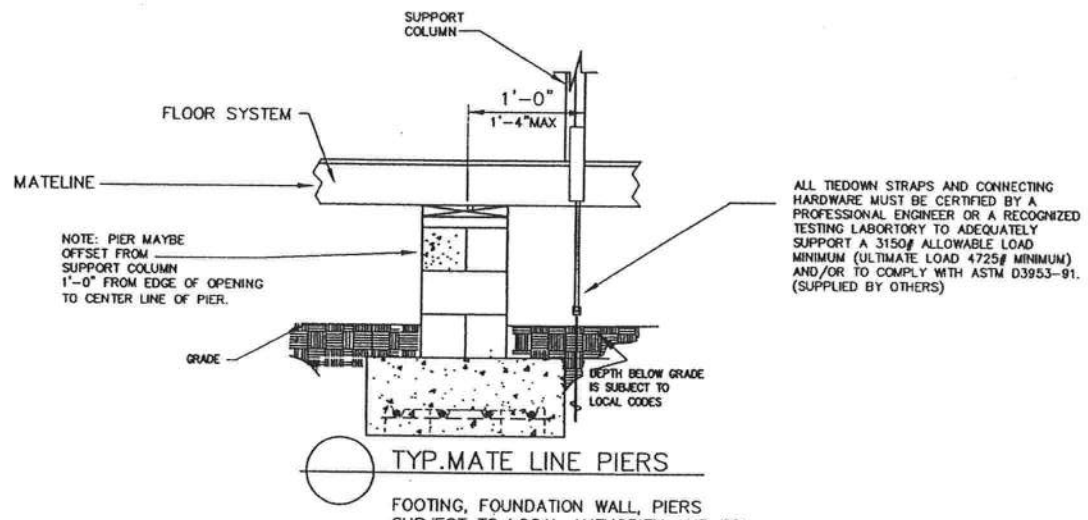
SECTION A-A

TYP GROUND ANCHORS



SECTION B-B

PLAN VIEW OF VERTICAL TIE DOWN STRAP AT MARRIAGE LINE COLUMNS.

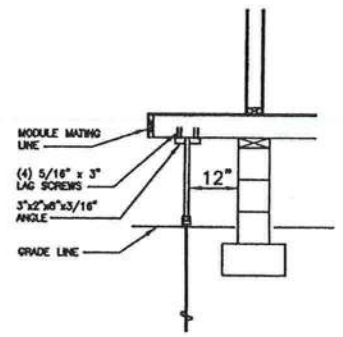


TYP.MATE LINE PIERS

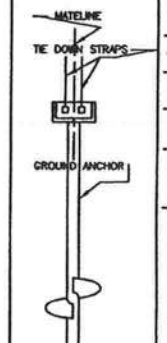
FOOTING, FOUNDATION WALL, PIERS SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION

FOUNDATION NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE-DOWN STRAPS TO BE 1-1/4"x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
3. EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
4. THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
5. ALL PIERS SHALL BE CONSTRUCTED OF 8"x 8"x 16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS DESCRIBED ABOVE.
6. MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. ALL PIERS SHALL BE CAPPED WITH a 4" CONCRETE CAP BLOCK AND A 2x8 SYP PRESSURE TREATED SILL PLATES,FULL LENGTH OF PIERS (IF NEEDED) FULL LENGTH OF PIER. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
9. I-BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (80' FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
10. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
11. INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY - OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPERABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
12. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
13. THE FOUNDATION DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.



SECTION 'X'-'X'

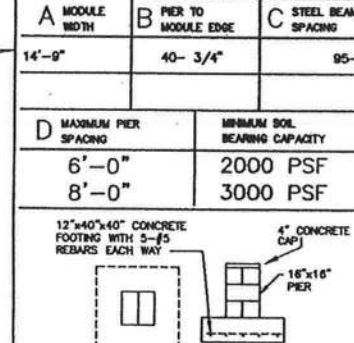


SECTION C-C

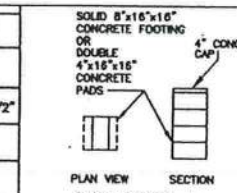
FOUNDATION DIMENSIONS

A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
14'-9"	40- 3/4"	95-1/2"

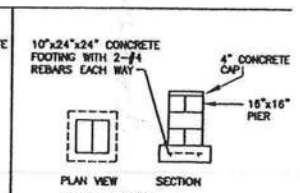
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
6'-0"	2000 PSF
8'-0"	3000 PSF



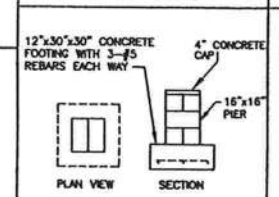
PIER TYPE E



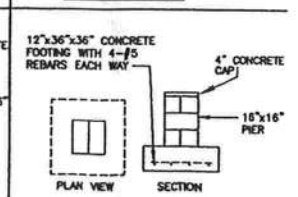
PIER TYPE A



PIER TYPE B



PIER TYPE C



PIER TYPE D

MARRIAGE WALL PIER REQUIREMENTS

PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE DOWN STRAPS REQ'D (EACH MODULE)
1	2000 PSF	C	1
1	3000 PSF	C	1
	2000 PSF		
	3000 PSF		
	2000 PSF		
	3000 PSF		

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

STOOPS, LANDINGS, PORCHES, STAIRS BY OTHERS. TYPE, LOCATION, APPROVAL AND INSPECTION SUBJECT TO LOCAL AUTHORITY AND OR STATE AUTHORITY HAVING JURISDICTION.

FLORIDA
SOUTH CAROLINA

MODEL NUMBER
32x68BOSS

DWG# :1447-

HORTON HOMES, INC.
EATONTON, GA 31024

DRAWN BY:
SCALE: AS NOTED
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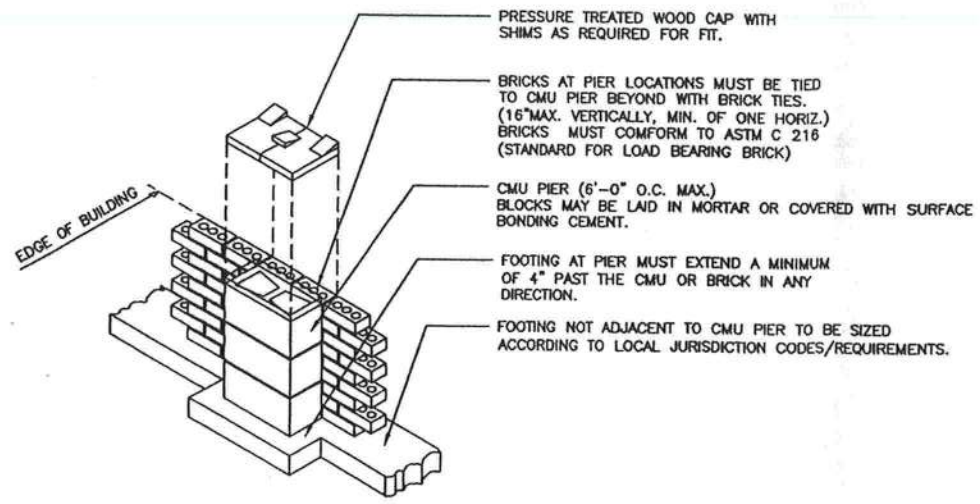
REV:
DWG. #: 4 of 6

ON FRAME FOUNDATION NOTES

ALL PIERS SHALL BE CAPPED WITH a 4" CONCRETE CAP BLOCK
AND A 2x8 SYP PRESSURE TREATED SILL PLATES,FULL LENGTH OF PIERS(IF NEEDED)
FULL LENGTH OF PIER. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.



OPTIONAL PERIMETER PIER (BRICK UNDERPINNING)
FOR ONFRAME FOUNDATION

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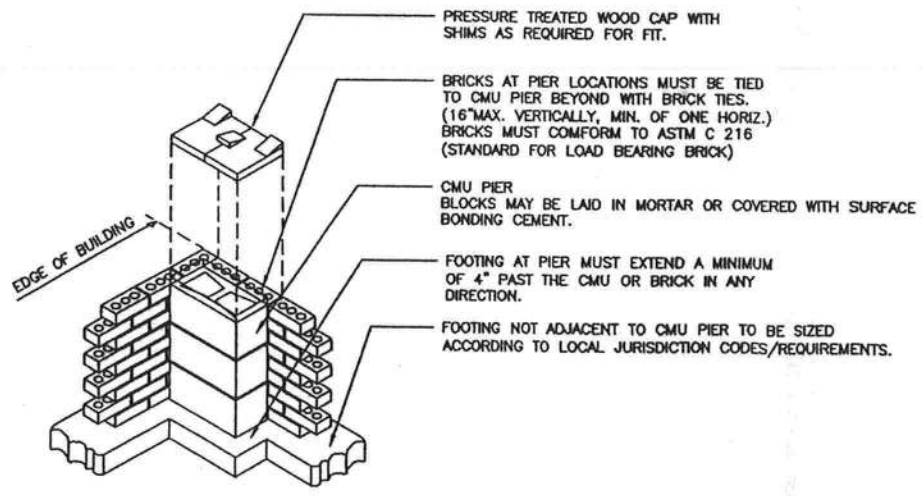

OPTIONAL PERIMETER PIER AT CORNER (BRICK UNDERPINNING)
FOR ONFRAME FOUNDATION

ROBERT E. GREGG
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SEAL: FL

OPTIONAL PERIMETER PIER AT CORNER(BRICK UNDERPINNING)

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MODEL NUMBER
32x68BOSS

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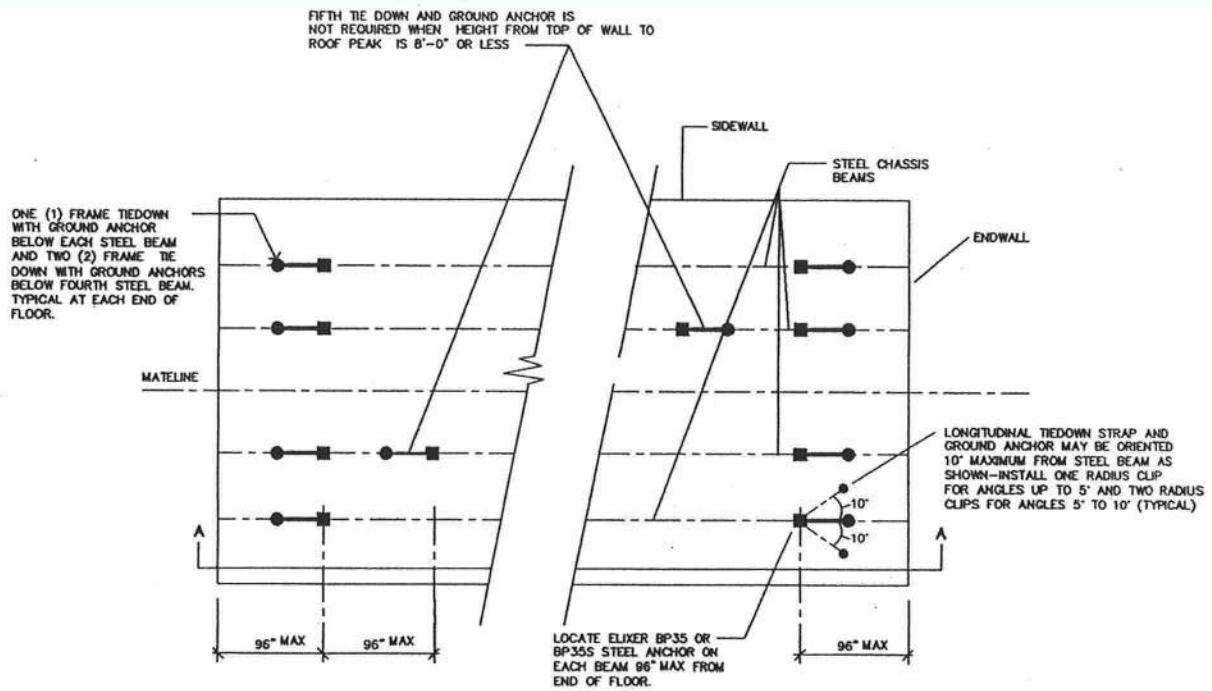
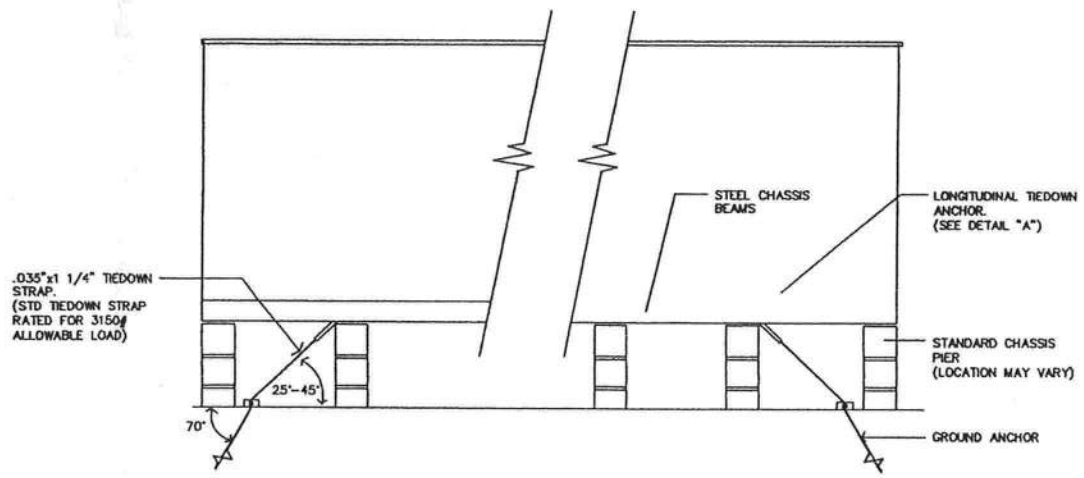
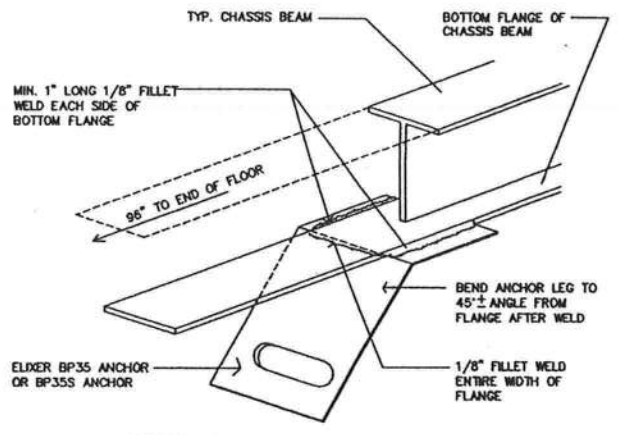


PLAN VIEW



SECTION A-A



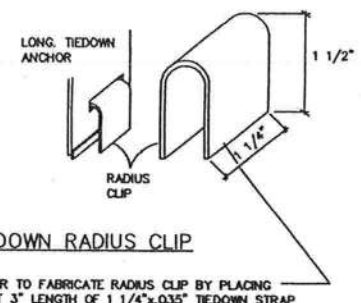
DETAIL A

NOTES
1. MAXIMUM WIND SPEED = 130 MPH
2. DESIGN DOES NOT INCLUDE COASTAL OR OCEAN HAZARD AREAS, OR REGULATORY FLOOD PLAIN AREAS.
3. MAXIMUM WALL HEIGHT = 9'-0"
4. MAXIMUM GABLE HEIGHT AT ENDWALL = 7'-9"
5. MAXIMUM MODULE WIDTHS = 11'-8" THRU 14'-9"
6. REFER TO FOUNDATION NOTES ON MODEL PLANS FOR ADDITIONAL INFORMATION.

7. IN WIND ZONES OF 90 MPH OR LESS THE QUANTITY OF LONGITUDINAL TIE DOWN STRAPS AND GROUND ANCHORS MAYBE REDUCED TO TWO (2) PER EACH END OF BUILDING.** STRAPS SHOULD BE INSTALLED ON I-BEAMS LOCATED NEAREST THE EXTERIOR SIDEWALLS.

** WHEN MAXIMUM WALL HEIGHT IS 8'-0" AND THREE (3) PER-EACH END OF BUILDING WHEN MAXIMUM WALL HEIGHT IS 9'-0"

TYPICAL ALL DOUBLE WIDE MODELS
TIEDOWN INSTALLATION



TIEDOWN RADIUS CLIP

INSTALLER TO FABRICATE RADIUS CLIP BY PLACING STRAIGHT 3" LENGTH OF 1 1/4"x.035" TIEDOWN STRAP IN ANCHOR SLOT AND MANUALLY BENDING THE STRAP TO THE CONFIGURATION SHOWN.
2018-14

MODEL NUMBER
32x68BOSS

DRAWN BY:
SCALE: AS NOTED
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HORTON HOMES, INC
EATONTON, GA 31024

LONGITUDINAL FRAME TIE-DOWN

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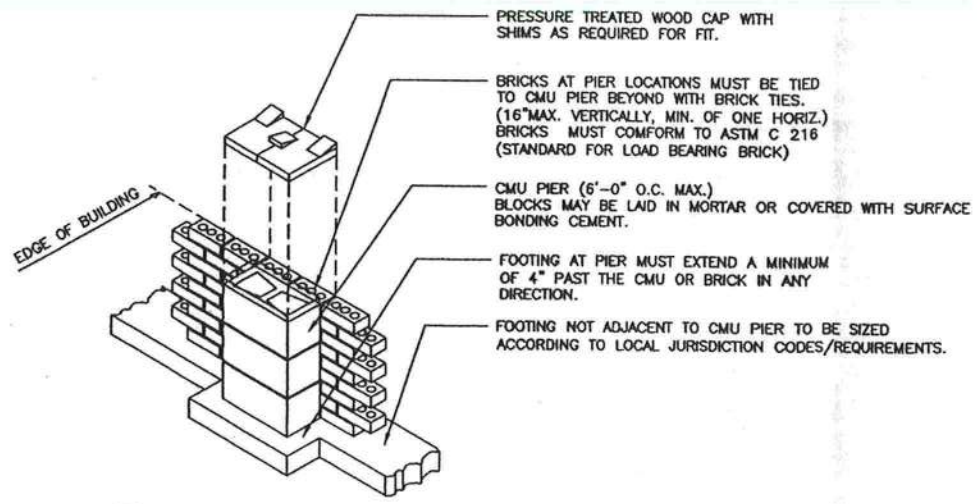

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FOR ONFRAME FOUNDATION

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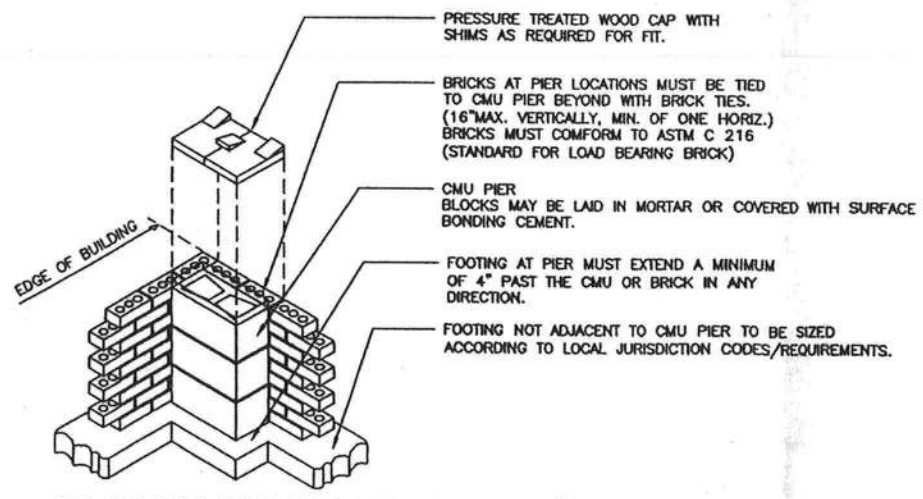

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SEAL: FL

OPTIONAL PERIMETER PIER AT CORNER(BRICK UNDERPINNING)

MODEL NUMBER
32x68BOSS

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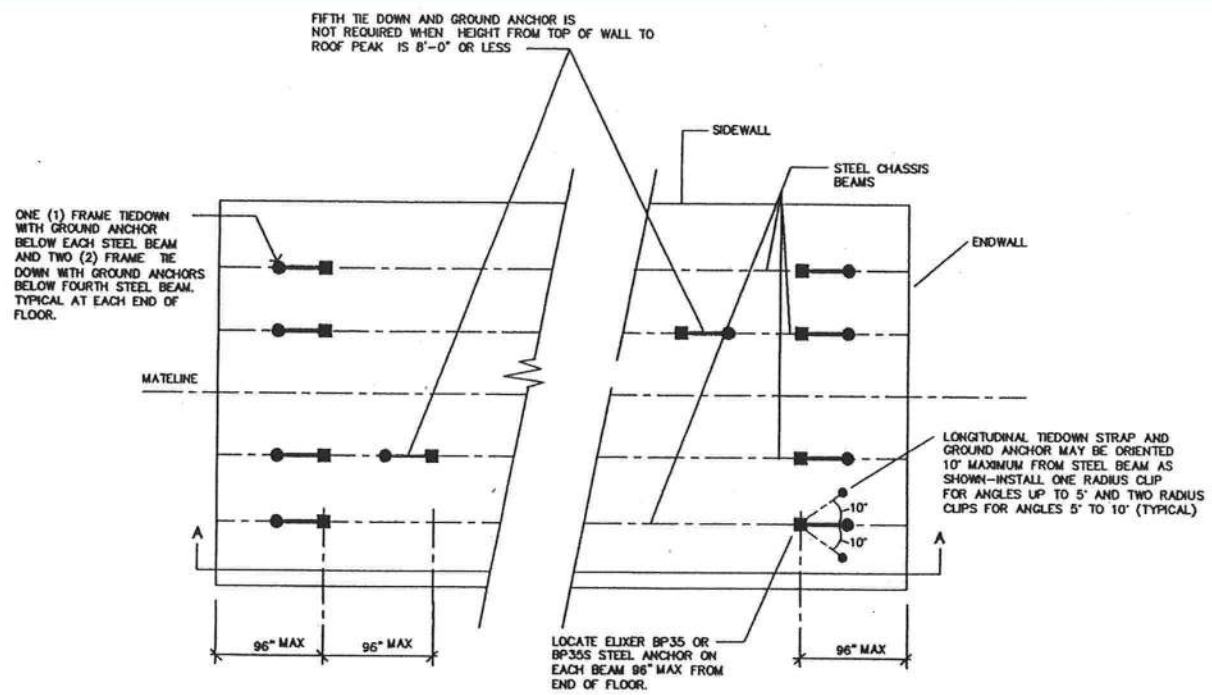
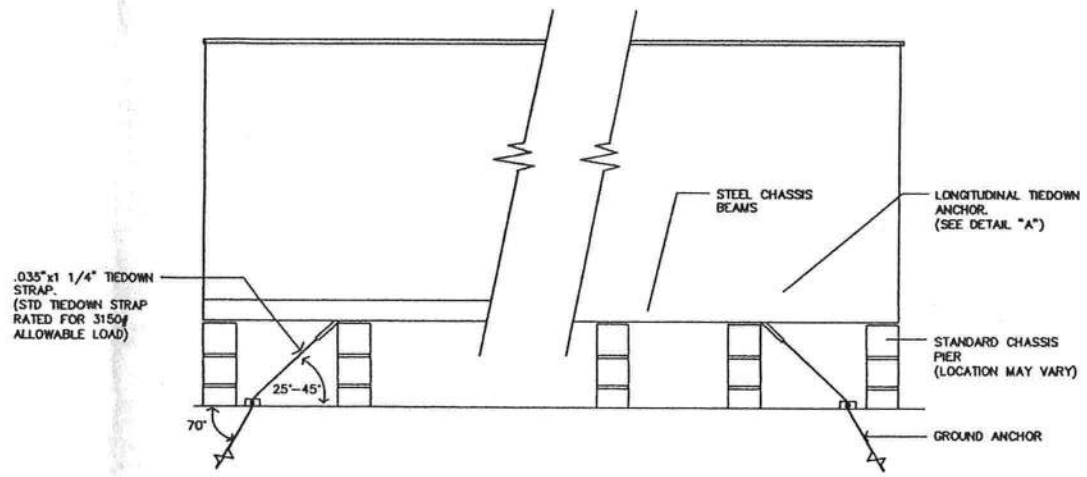
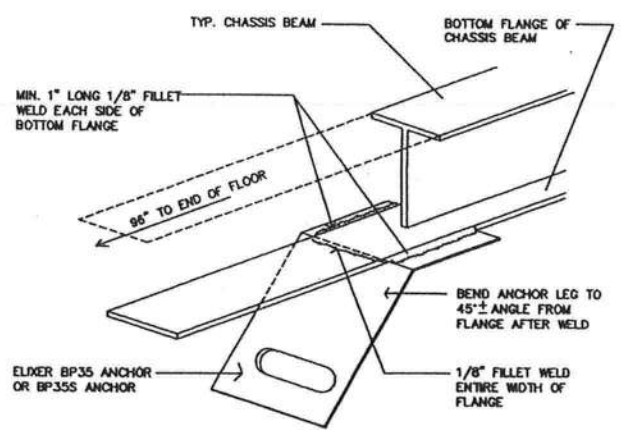


PLAN VIEW



SECTION A-A



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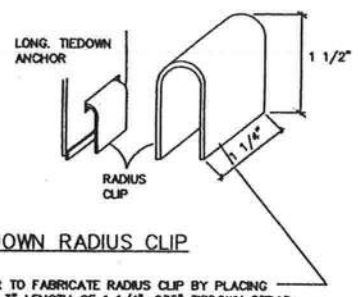

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LONGITUDINAL FRAME TIE-DOWN