

ABS HAPPENINGS

Issue 2 - 4.7.15



Sweetwater Homes, Big Pine Key, FL

Providing homes in the
Keys for over 40 years
Sweetwater Homes

In 1973, Jack Sweeting founded Sweetwater Homes as a company dedicated to providing stylish, strong, safe and affordable system-built homes. Over 40 years later, Sweetwater remains a family owned and operated business, managed by Jack Sweeting's children, Shane, and Francena, and family friend/co-worker Christina Weinhofer. Together they remain committed to not just meeting but exceeding customer expectations.

AFFINITY
Building Systems

Southern Yellow Pine Lumber Span Reduction

Southern Yellow Pine – SYP – has been de-rated and will no longer carry the spans for which it had previously been approved. All engineers are now using the new Southern Pine Span Tables in their calculations. The impact of this change will be in floor joists and trusses.

We also know that our standard #2 SYP 2x10 floor joist at 16” on center will no longer work for 30” wide homes. The most economical change is for us to start using #1 SYP 2x10’s and stay 16” on center. The #1 SYP 2x10’s at 16” on center will span up to 16’ 1”. This floor joist change will add about \$200 to the selling price of a home 60” in length.

This is not a code issue – it is an engineering issue. Homes that have been priced prior to this week will have to be reviewed to see if there is a need to change the lumber in its construction. To review the table copy and paste this into your web browser. Refer to the “Visually Graded” section for spans of lumber used in ABS home / building construction.

http://www.southernpine.com/app/uploads/SPtable2_060113.pdf

TABLE 2 FLOOR JOISTS – 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 360 DEFLECTION											
Size inches	Spacing inches on center	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-23 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	11-4	10-9	10-3	8-2	11-7	10-6	10-9	10-11	10-11	10-9
	16.0	10-4	9-9	9-4	7-1	10-6	9-6	9-9	9-11	9-11	9-9
	19.2	9-8	9-2	8-6	6-5	9-10	9-0	9-2	9-4	9-4	9-2
	24.0	9-0	8-6	7-7	5-9	9-2	8-4	8-6	8-8	8-8	8-6
2x8	12.0	15-0	14-2	13-6	10-3	15-3	13-10	14-2	14-5	14-5	14-2
	16.0	13-7	12-10	11-10	8-11	13-10	12-7	12-10	13-1	13-1	12-10
	19.2	12-10	12-1	10-10	8-2	13-0	11-10	12-1	12-4	12-4	12-1
	24.0	11-11	11-3	9-8	7-3	12-1	11-0	11-3	11-5	11-5	11-3
2x10	12.0	19-1	18-0	16-2	12-6	19-5	17-8	18-0	18-5	18-5	18-0
	16.0	17-4	16-1	14-0	10-10	17-8	16-0	16-5	16-9	16-9	16-5
	19.2	16-4	14-8	12-10	9-10	16-7	15-1	15-5	15-9	15-9	15-5
	24.0	15-2	13-1	11-5	8-10	15-5	14-0	14-4	14-7	14-7	14-4
2x12	12.0	23-3	21-11	19-1	14-9	23-7	21-6	21-11	22-5	22-5	21-11
	16.0	21-1	19-1	16-6	12-10	21-6	19-6	19-11	20-4	20-4	19-11
	19.2	19-10	17-5	15-1	11-8	20-2	18-4	18-9	19-2	19-2	18-9

Porch Framing Joist and Deck Board Layout Change

As a result of the new lumber span reduction, our porch construction must change. 2x8’s will no longer span over 11’10” at 16” O.C. The porch joists will now be installed perpendicular to the main module floor joists and the 5/4 deck boards will now be installed parallel to the main module floor joists. In other words, just the opposite of how they have previously been constructed.

When your porch design crosses the mate line, we will leave 5½” between modules once the house is set. You will be able to fill in a single deck board on site to bridge the mate line with very little adjustment needed to cover the gap between modules once the home is set. See the diagram included with this newsletter.

OPEN UNITS

ONE IS SOLD! If you wanted the bedroom cottage with the full bath - it is gone! 2 left!

Affinity Building Systems built 3 - 12x22 on frame buildings for the 2012 Country Living "House of the year". 2 are left

Of those remaining we have the outdoor kitchen model with custom cabinets left and the other office/craft area/storage building with a 1/2 bath.

These units were not built to any specific code and cannot be used as a full-time residence; however, they may be used as a storage building or in a deer/fish camp situation or similar setting.

Let us know if you have any interest in purchasing these.

** Does not include any appliances or décor

Buildings for sale, Metal Roof, Cement board siding, Custom interiors, Cathedral ceilings **



Beautiful Home available for vacationers in Seaside Beach, Walton County Florida

If you have a vision...

Ken & Shelley Minchew built a beautiful home and put their extensive talents to good use. Shelley personally selected all the finishing touches for their home. She comes by her talents naturally. You can find her beautiful paintings which are available from The Blue Giraffe, Lily Pads and Quincy Avenue Art in Santa Rosa Beach, FL and her own web site.

<http://minchewdesign.com/>

"Top of Mind" Faucet Survey Results

Our survey question — *When you think "faucet", what is the first faucet that comes to mind.* — was answered by 1,771 readers. Discounting multiple answers from the same reader, blanks, and nonsense responses, here are the results. (The totals may not sum to exactly 100% due to rounding error.)

Faucet Percent,

[Moen](#) 30.97%,

[Delta](#) 24.15%,

[Kohler](#) 21.49%

Total 76.61 Remaining 28 brands represent the remaining 23.39% **

** From a survey conducted by a custom builder in Lincoln, Nebraska, on their web site

Granite or Quartz, which one should I use?

Popular culture has led many to believe that granite countertops are the best value for their money. Additionally, granite countertops are often seen as a status symbol among home owners – only those who ‘have arrived’ can afford to have granite in their kitchen.

However, what many people do not realize is that granite requires a fair amount of maintenance in order to keep it damage-free.

Typically, granite is composed of approximately 50% quartz, with the other 50% containing a variety of porous and weaker minerals. Since granite is porous, it requires periodic sealing, polishing or reconditioning. These reconditioning processes often involve dangerous chemicals and messy oils. Furthermore, since granite is porous, failure to seal and recondition your countertops can allow moisture from raw or leftover food to be drawn into the surface. This moisture can contain harmful bacteria and can contaminate other food during normal preparation. The solution? Forget about granite and opt for quartz countertops.

Unlike granite, quartz countertops are nearly 100% pure quartz and do not contain high levels of weak and porous minerals. Because of this, quartz is non-porous and does not require periodic sealing, polishing or reconditioning – just use warm water and mild soap to clean your quartz surfaces. Additionally, as a non-porous material, quartz will not harbor bacteria in the same way as granite – making it an ideal surface for food preparation.

For those home owners who want to maintain the natural beauty of granite, while taking advantage of the benefits offered by quartz, Affinity Building Systems is pleased to offer Cambria quartz products.



In the Spring, I have counted 130 different kinds of weather inside of 24 hours.

Mark Twain



Contact Us

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