

ABS HAPPENINGS

Issue 8—02.25.16



**Southern Shore Development LLC
Santa Rosa Beach, Florida**

Congratulations to first time Modular Home Builders—Charley Cotton and Bob Powers of Southern Shore Development LLC, Santa Rosa Beach.

They received their new Spec home on December 9th and their Certificate of Occupancy on January 28th. When you consider that was during the Christmas to New Years Holiday time, that's moving pretty fast!

The home was originally purchased to offer as a SPEC house but before it was completed they had a buyer! They are now planning their 2nd and 3rd modular home with lots in the same subdivision and looking for additional land in other areas. Grayton Bayou is located only 5 minutes from the beach in the desirable Point Washington Community, and overlooks the Choctawhatchee Bay.

Charley and Bob's first ABS home was a well designed 1½ story Craftsman style home with 3 bedrooms and 2 baths. The master bedroom has an oversized bath suite with a large walk in closet on the main level. Two bedrooms share a bath upstairs along with a play-room/study/entertainment area. A side door provides convenient access to the kitchen through the mud room.

1½ story
1,938 SF H/C

AFFINITY
Building Systems



Everyone's Irish
On March 17th.



Floor Plan



Rebecca's Cottage

Pick up any publication or search the internet about the latest housing trend and you are sure to find articles about "Tiny Houses". For varied reasons customers are looking for small homes, homes for retirees, for single parents, vacation getaways, a cottage in the woods or on a lake, even first time homebuyers. So the timing is right for this delightful little house plan! **AND** we have a fabulous price!

Ask your salesperson how we can save you money on freight costs with this plan!

Product change notices are issued when we make changes to our standard specifications. Below are those that have been issued recently.

PCN#1 2016

We have found that a plumbing air test by itself shows some failures but not all. After reviewing feedback from our builders, we have implemented an additional test to our Quality Assurance program. In addition to our air test we have added a water function test to all houses. This test will show that all water connections are complete, obvious leaks and trash in the water lines are detected, and all fixtures are operational. This change was effective beginning February 3rd, 2016 (S# 256)

PCN#2 2016

Our standard exterior wall sheathing installation was to hold back the sheathing 2" from the bottom of the rim joist so that the builder could install a piece of sheathing on site to cover the sill plate. A large portion of our homes are set on piling type foundations, there is rarely a sill plate involved. Effective February 15, 2016 (S# 258) sheathing will be installed to the bottom of the rim joist. If you require another application please advise your sales person so that they will add it to your home specifications.

We are proud to announce that Silverline by Andersen will be our standard window. Silverline by Andersen is the nation's leading vinyl window and door manufacturer and their windows provide builders, architects and ultimately homeowners with energy efficient, low-maintenance solutions that add beauty and charm to any home. Silverline windows have a limited Lifetime Warranty to the original homeowner and are available in a number of sizes and grille options. With the exception of high wind zones*, Silverline windows will meet all the needs of central Florida, Georgia, Alabama, Mississippi, Louisiana and South Carolina. The Andersen® brand is the most recognized and most used brand in the window and patio door industry.

* Shwinco will continue to be our window supplier for high wind zone areas where a higher design pressure rating is required.



New options:

Ceramic Tile Kitchen Backsplash – Offer your customers a designers touch to their homes by including a ceramic tile back splash in your kitchen. Installed from top of countertop to bottom of upper cabinets choices include Travertine Baja Crème, Saddle, Contempo White, Urban Bluestone and Subway Tile * **\$40.00** Per Lineal Foot

Ceramic Tile Backsplash Behind Range – Approx. 5 Sq. Ft. — Travertine Baja Crème, Saddle, Contempo White, Urban Bluestone And Subway Tile **\$150.**

*See Décor Board to view tile selections

Ship Loose ENGINEERED Gable or Shed type Porch truss Packages are available from ABS.

Affinity Building Systems is one of the few manufacturers that builds their own trusses. We are able to engineer and fabricate your porch truss package for site installation. Limited to a Shed or gable roof type design*, Your porch package will include: Engineered trusses, decking, underlayment, shingles & Drip edge (If applicable)

The package does not include: fascia, sub-fascia, soffit, beams, columns, posts, ceiling, flashing, or fasteners. Ask your salesperson for prices. Packages will ship loose with house and must be ordered when the house is ordered to allow time for engineering and material purchases.



*No Hip porch truss packages available



Something to think about...

Engineering/drafting: In order to insure that there is room for door and window casing as well as room for proper finish of the drywall, please allow 5½" on each side of a door or window. If there is not enough room, we may have to use a smaller door or cut the trim down to fit the area.

Does your plan show a HVAC location? Many times plans are turned in to us without these areas noted on the plan. When considering a location, remember it should not be located in a bedroom. Also, our 2 Story homes are designed with 2 systems, 1 for each level. For some homes, an attic installation is possible.

Does your plan show a Water Heater location? Water heaters are larger than they used to be. In April of 2015, new energy requirements were implemented which caused the size of the water heater to increase a minimum of 2" taller and 2" wider. Keep this in mind when selecting a location. As with the HVAC system, some homes can accommodate the water heater in the attic, it just depends on the roof pitch and the amount of room in the attic. Please note this on the plan.

How do you want your entry door to swing? Inswing? Outswing? Right hand hinge? Left Hand Hinge? Think about your access to the home. The location of the porch light, light switch, etc. are all affected by the way the door swings.

Is the plan you are considering 12', 13', 14', or 15' wide? If not, is your customer willing to change to one of those dimensions? We utilize our extensive library of engineered truss drawings for each plan, but when an odd size floor measurement is turned in, the new truss size must go through engineering at an added expense. Since truss width is tied directly to floor width, keeping floor sizes standardized will minimize expense and the time it takes to do state sealed plans,

For this same reason, look at the proposed roof pitch that your customer is considering. Is your plan 3/12, 5/12, 7/12 or 10/12? If not, is your customer willing to let us change it so that we can use one of our standard truss designs?

These are all areas within the design phase will stream line the drawing process, minimize additional engineering expenses, and ultimately provide your customer with a great looking home.

The calm before the storm. Affinity builder Mr. Guillermo Torres has his modular home sets down to a science. Well in advance of set day, his foundation is ready to go. Although mother nature doesn't always cooperate, this time it was nothing but sunshine! Always be aware of the weather as set day approaches. We try to work very closely with our builders and the transportation company. It can be difficult to shift set dates with so many other parties involved. The set crew, crane, transportation company, etc. will sometimes have to be rescheduled to make sure that you are setting the home in the best weather conditions possible. And even then, it is always a good idea to have tarps on hand for the occasional down pour especially as we enter Springtime.

Contact Us

Give us a call for more information about our homes

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"Knock, Knock.
Who's there?
Opportunity!
Don't be silly - opportunity doesn't knock twice!"

Good, better, best.
Never let it rest 'til
your good is better
and your better is
best!

Continued Growth for ABS

Steps are being taken to have two additional people in our engineering department by the end of March. We currently outsource a large part of our drafting to third parties. We will continue to use third parties as our two new drafting people get up to speed. Our goal is to do all our drafting in house where we have more control and to speed up the plan process.

