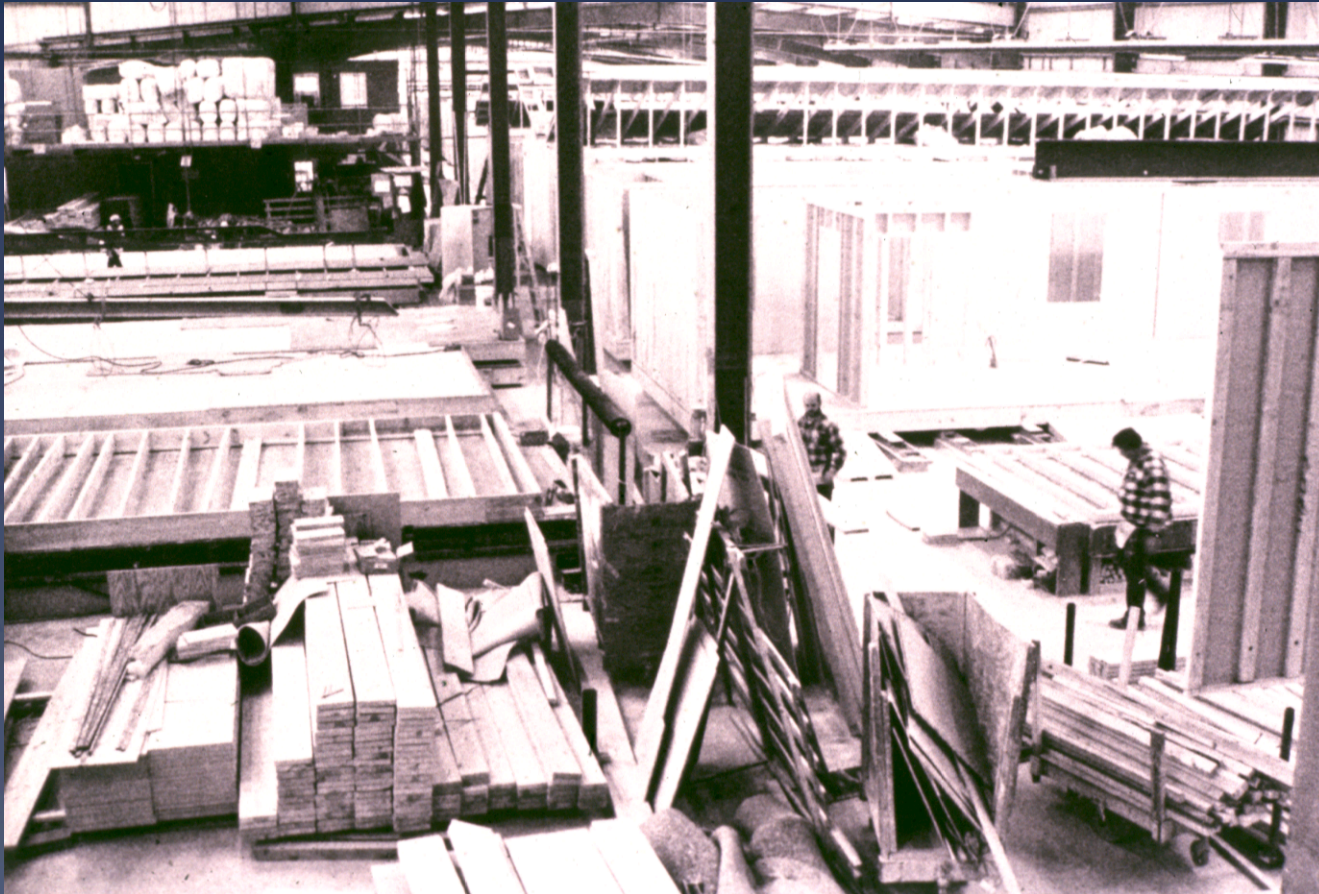
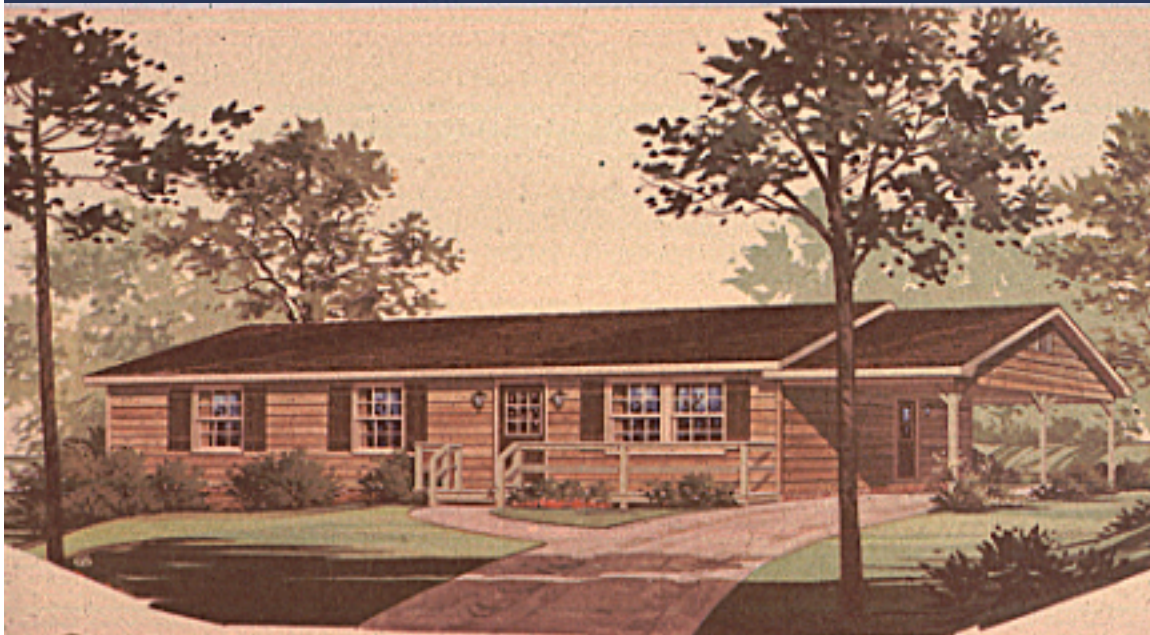


Affordability and time

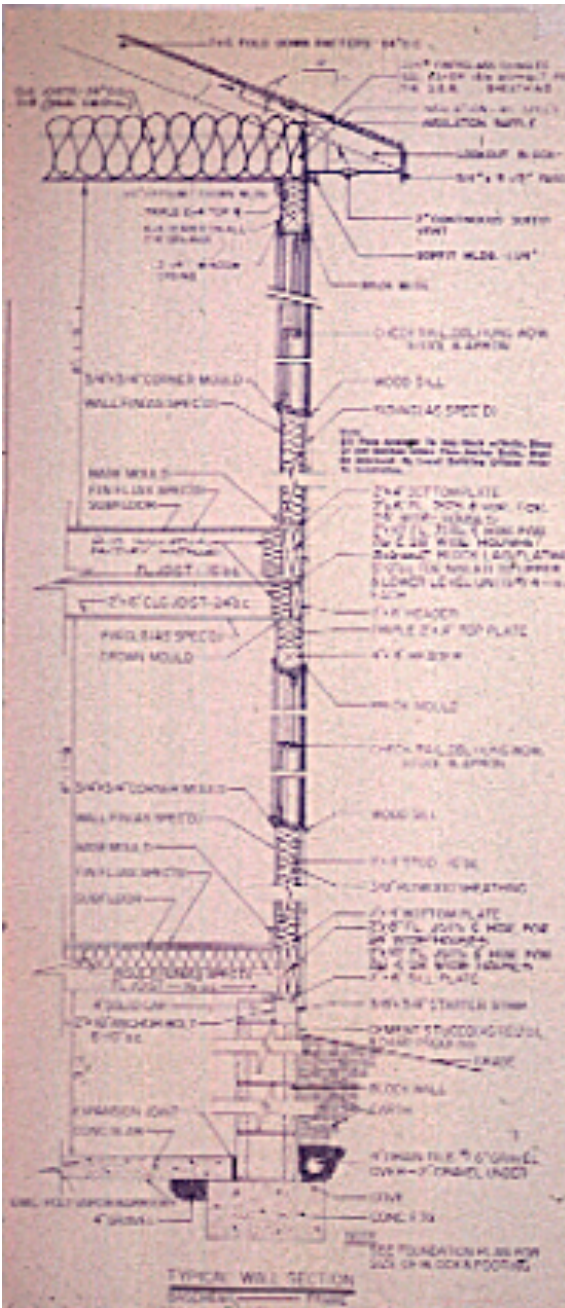
The six hour
house



...a modular house manufacturer asks for design assistance



...their "affordable" designs aren't competing well in the market
(apartment plans don't make good house plans...)



...their basic construction makes a more robust house than typical site building



...the team proposes a few dozen designs, three enter production. This one is a 10 day build



...the grand opening at the sales center...the simple honest house has coach lights and fake shutters... we protest...I end up having to put my money where my mouth is...and buy a house on the spot to build it "our way"



...after a month of rain delays, the house arrives on site to be placed on our foundations...the asphalt dampproofing is by me



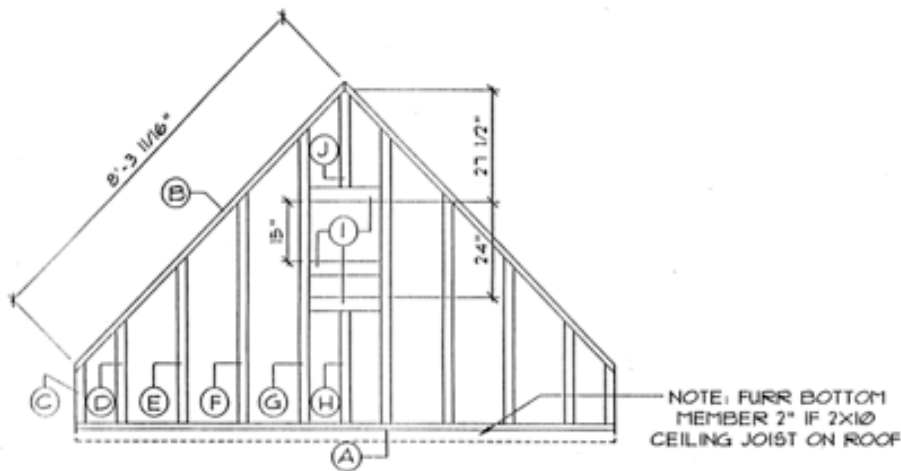
...the crane lifts and sets the completed entry/living room module



...the company videotapes the process, donny and ruk coordinate from on top of the modules

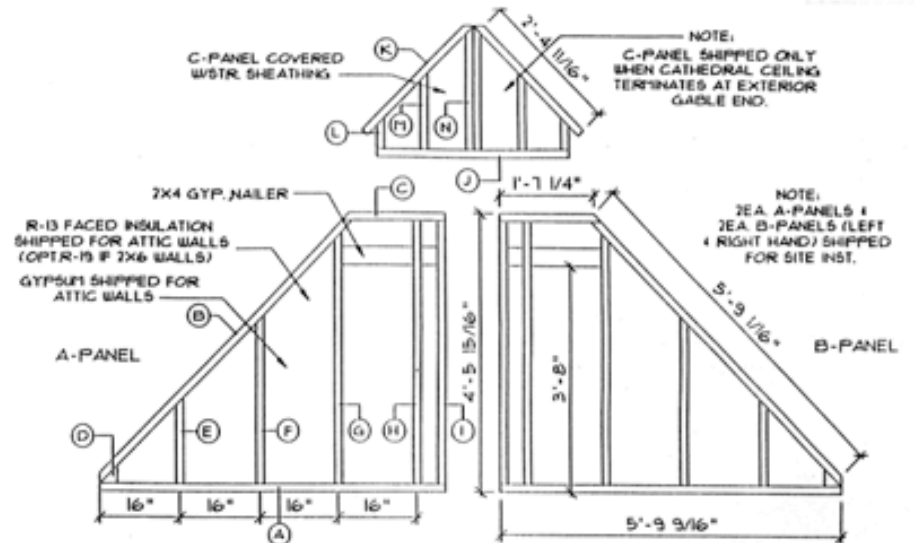


...Maggie's bedroom bath module is set on the second floor, mirror is in place, toilet, towel bar too...Erin's bedroom bath module is in the foreground on the first floor. The triangular gable roof closure is flipped down for shipping, but the whole roof will unfold in an hour or so.



GABLE FOLD-IN PANEL DETAIL FOR STANDARD "FLAT" CEILING

FRAMING DESCRIPTION		
PART	MEMBER	LENGTH
A	2X2	11'-9"
B	2X2	8'-3.11/16"
C	2X3	1'-3.1/4"
D	2X3	2'-2"
E	2X3	3'-6"
F	2X3	4'-10"
G	2X3	6'-1.1/2"
H	2X3	2'-4.1/4"
I	2X4	1'-6.1/2"
J	2X3	2'-0"



PRE-BUILT ATTIC WALL PANELS FOR "CATHEDRAL" CEILING

FRAMING DESCRIPTION		
PART	MEMBER	LENGTH
A	2X4	5'-9.9/16"
B	2X4	5'-9.1/16"
C	2X4	1'-1.1/4"
D	2X4	3.3/8" (2) 2X4 FLATWISE
E	2X4	1'-4.3/4"
F	2X4	2'-8.3/4"
G	2X4	4'-0.3/4"
H	2X4	4'-2.15/16"
I	2X4	4'-2.15/16"
J	2X4	3'-2.13/16"
K	2X4	2'-4.11/16"
L	2X4	6"
M	2X4	1'-2.3/4"
N	2X4	1'-11.7/8"

NOTE: 2X6 OPTIONAL CONSTRUCTION FOR PRE-BUILT PANELS (REFER TO PLANS + PRODUCTION ORDER PRIOR TO CONSTRUCTION)



...Donny and Ruk have popped in the living room windows (the ones to the left without the tar paper flashing around them...something we'd have to fix later...)



...the crane sets the master bedroom/bath/laundry module



...which needs a tiny bit of massaging to fit



...it's the tails from the overhangs that keep it from meeting Maggie's module
With the usual 1 inch gap between them



...roofs unfold next, the basement is a full walkout, great light!



...the crane grabs the roof on Maggie's module to start unfolding it...
the kitchen dining module is just below, and my office is in the walkout
level



...Donny and Ruk set about popping in the windows in the Master bedroom, all the gable roof closure panels are flipped up and nailed off



...with the windows in place the house is "dried in" ...in under six hours!



...30 days later, siding is done, porches done, paint done
We get the c.o. and move in!





...an architect tinkers with distinguishing details

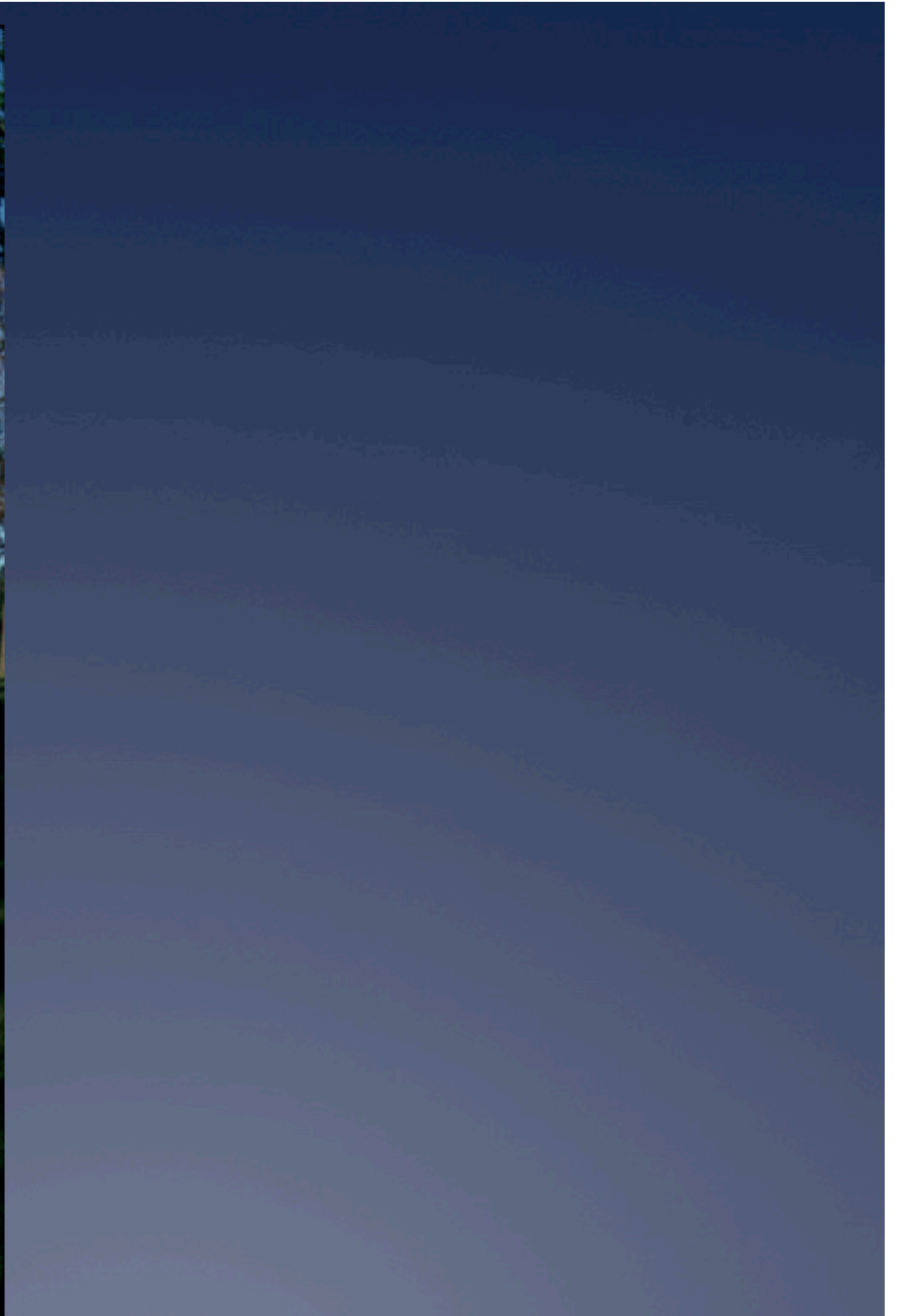


...an architect tinkers with distinguishing details











...an architect tinkers with distinguishing details



...an architect tinkers with distinguishing details...
Ornament on time! (apologies to Loos)



...replace the ugly gutter elbows with conductor heads made by a ductwork fabricator





A prototype version of The Maryland, built in Blacksburg, VA, incorporates some additional design touches, three more windows and a few other construction details that added about \$500 to the cost.

Nationwide Homes Has Designs on Affordable Housing Market

There's a lot of talk these days about the affordability gap yawning between incomes and housing costs.

To help bridge that chasm, Martinsville, VA-based Nationwide Homes Inc. has introduced a the "University Series," an affordable housing line designed to provide first-time buyers in the 25-34 age bracket with an "outstanding value in affordable housing," says Frederic Betz, Nationwide's president.

The UBC-complying modular homes are aimed at young professional buyers in the Mid-Atlantic and Southern states. The University Series homes are priced at \$75,000 to \$95,000 including lot. In most cases, a buyer with a \$35,000 annual family income only needs a \$7,000 down payment to qualify.

home purchase. With a mortgage rate of 11%, these buyers need a family income of \$46,300 to qualify.

A recent Harvard University study shows that home ownership rates for those between 25-29 fell from 43.3% in 1980 to 36.2% in 1988. Buyers aged 30-34 fared little better--home ownership declined from 62.4% in 1980 to 52.6% in 1988. If those groups had simply maintained their 1980 home ownership rates, 2 million more households would own homes today.

Target Buyers as Designers

Nationwide undertook the University Series to address "a housing need that we knew existed, but that we weren't sure how to approach," Betz says. The company

...its better now that it has a garden





