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Luxury Built to HUD-Code



(L-R) Owners John Franks and wife Pamela, with Silvercrest's Steve Truslow in foyer of precedent-setting, five-section HUD-Code home. Site-applied embellishments include inlaid wooden compass.

"ReZist-It" System

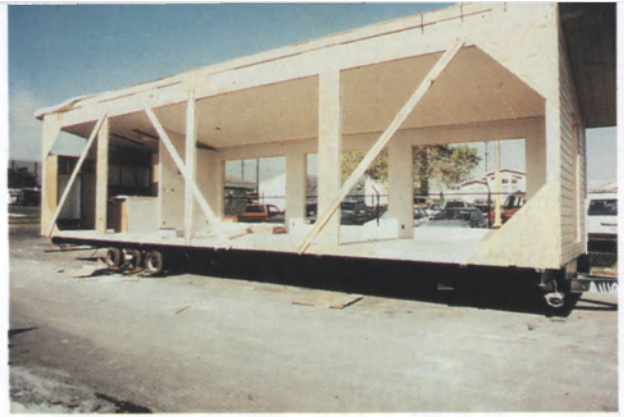


(L-R) Developers Frank MacDonald and Terry Turner show model of panelized system incorporating steel framing, foam cores and polymerized cement skins.

MiTek's "Cyber-Saw"



Highly automated Cyber-Saw component cutter is one recent achievement of MiTek's notable international progress in the past five years.



Spectacular five-section HUD-Code home for John and Pamela Franks is seen on final finish area outside of Silvercrest/Western Homes facility in Corona, CA. The home took eight months for owners to plan in great detail and about three weeks to build in the factory. At the right, the section containing ocean-view picture windows in the living room, and a portion of the luxury kitchen. In all, home contained over 2,719 sq. ft., plus the 440 sq. ft. garage.

5-Section Luxury HUD-Code Home Crafted For Professionals Has Over 3,100 Sq. Ft.

Silvercrest Manor Home by Western Home Corp. Called a 'Goal for the Industry'

By **Don O. Carlson**
Editor & Publisher

SAN CLEMENTE, CA — "A fabulous home at an incredibly low price." This is how owner John Franks describes his newly completed, five-section HUD-Code home overlooking the Pacific Ocean.

For the HUD-Code home industry, Franks' home may be a peek through a highly lucrative future window as it proves the industry's untapped performance capabilities.

While not an off-the-shelf model, the home built by the highly regarded Silvercrest® brand of Western Homes Corp., Corona, CA, is described somewhat low key as a "customized Silvercrest Manor Series" built to the HUD Code. The unique customization of the home is a monument to the professionalism of the plant's experienced work force. Franks is lavish

in his praise of Silvercrest's Steve Truslow, corporate developer sales manager, who shepherded the project from beginning to end.

Superlatives don't do the beautiful home full justice because Franks and his wife, Pamela, furnished the house with a lifetime collection of fine paintings, antiques and state-of-the-art in television, high-fidelity music, phone and computer equipment. "In fact," says Franks, "we sort of designed the home around our furnishings, art objects and lifestyle, and we did it all on our computer."

A few outstanding features:

- The phone system has a 100-line capability.
- There are 18 in-wall high fidelity speakers for music and intercom, and each room has its own volume and mute controls.

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John Franks welcomes guests to the completed home which took about eight months for "final finish" after original setting. Side yard was professionally landscaped by Nelson Craig, supervisor, Stonetree Landscape Corp.



(L-R) John Franks and Gene Adams, Sure Safe Industries, San Diego, near home's double-car garage on the street side.



John Franks explains history of antique billiard table, said to be one of only a half dozen built in that style. Awards on the wall were for Franks' talent as a national champion trap shooter.

the garage into the home's hallway, and from the garage to the door to the storage loft."

Cost of the home's five sections, as built by the Silvercrest plant, was about \$171,000 and the foundation system (see adjoining box) was an additional \$2,000. Other costs included the garage, landscaping and some interior finish work.

"In other words," says Franks, "we estimate that had this basic home been built at the site the cost would have been easily well over \$360,000."

Naturally, a lot of the finish work had to be done at the job site. The installation of the hardwood flooring and particularly the crafting of the compass into the floor was a multi-month project. Carpeting, drapes, closet cabinetry and shelving, special painting, and home theater also had to be installed in the home at the site. Overall dimensions of the home, including the garage, are 80'X44'.

Of the five sections, one includes part of the living room and part of the kitchen, with massive picture windows looking from the living room and dining area toward the ocean view in front, and the other front section contains the breakfast nook and the living room entry way and hardwood floor compass. The third section contains the guest bedroom and bath, the sewing room, plus the office. The fourth section contains the game room (billiard parlor), master bedroom, walk-in closet and master bath.

The fifth section essentially is the skylight equipped hallway between the bedroom wings with adjoining walls. The garage occupies a 440 sq. ft. space next to the office. Skylights are used in the kitchen, breakfast nook, a guest bathroom, office, master bathroom, sewing room, utility room, and walk-in master bedroom closet, plus four in the hallway.

Total square footage in the house is 2,719 plus 440 in the garage for a grand total of about 3,159.

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Sure Safe Industries steel/concrete Buttress, 50 of which were placed beneath the Franks' home to stop drywall cracking.

Solution for Troubled Drywall

"We had a problem with our drywall after the home was set originally," says John Franks, commenting on his HUD-Code mansion home recently completed in San Clemente, CA.

The five-section home was set in The Shorecliff Country Club Estates at the edge of a cliff overlooking a golf course and the Pacific Ocean. Seismic activity in the region is blamed for a lot of movement in the earth. Therefore, the multi-sections of the home tended to move independently resulting in numerous drywall cracks, and numerous return visits by drywall repairmen.

The home originally was set on conventional steel piers. However, when Art Angelo, president, Sure Safe Industries, San Diego, CA, heard about the cracking drywall, he suggested to John Franks that he install Sure Safe's new steel/concrete Buttress system.

The Buttress system consists of steel piers which are locked to the chassis members. Then, a geo-textile bag is placed around the base of the pier and filled with concrete. Because of the way the concrete flows, it conforms perfectly to the terrain beneath the piers.

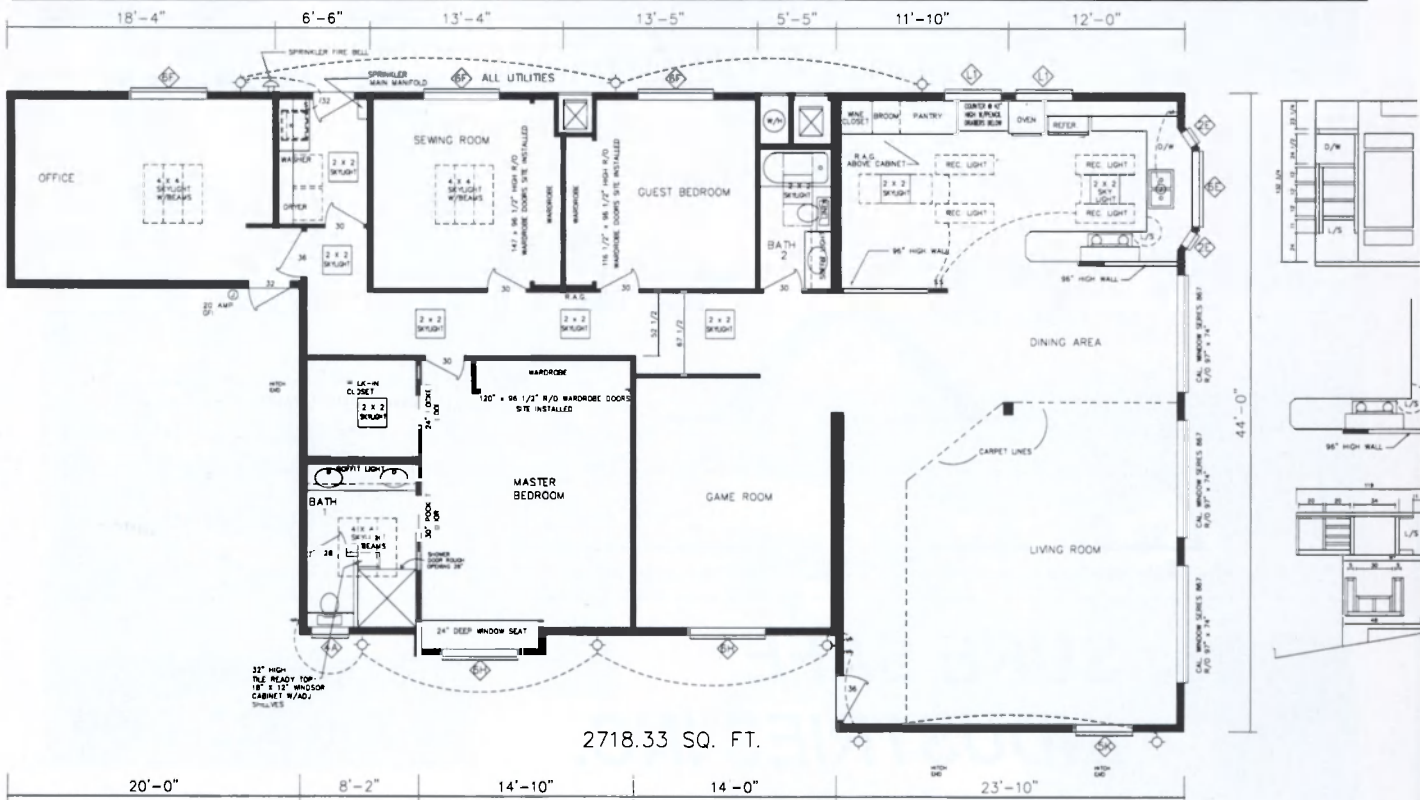
"We put in 50 of these Buttress piers beneath the John Franks' home," says Tom Naraghi, professional engineer for Sure Safe. "Each Buttress provides a 6-foot, 3-inch footprint with 350 pounds of concrete. As you might guess, 50 piers creates a mighty solid foundation despite the fact that this home probably weighed 33% more than a similar size house simply because of the wealth of heavy furnishings—up to and including the thick-slate antique pool table," said Naraghi.

Following the installation, according to John Franks, the cracking in the drywall stopped, and they have not had a crack since.

"It certainly is nice when someone can suggest a solution to what had been a vexing problem," he said.



Overall view from near front entrance shows living room, foreground, beginning of hall with inlaid floor compass, dining room in center right, kitchen in the background, and breakfast nook toward the background, left. Viewers included, (L-R), Art Angelo, Mr. and Mrs. Franks, Steve Truslow, Agnes Carlson and, (behind pole) Gene Adams.



Floor plan for Franks' home as finalized. Sections included two for the living room/kitchen wing, one for the game room, master bedroom and master bathroom, one for the guest bedroom, sewing room and study, and one for the hallway and adjoining walls.