



Alternative Building Solutions

General Listing of Project Requirements

1. Site engineering, initial and as built
2. Clearing, grading, paving, parking, and drainage
3. Building design and construction
4. Delivery to site
5. Foundations – Poured Footer
6. Building installation
7. Site Water Runs
8. Site Sewer runs
9. Site Electrical runs
10. Site Electrical MDP (main electrical services)
11. Phone and data connections
12. Fire alarm (if needed)
13. Fire sprinkler (if needed)
14. Ramps/steps/decks
15. Skirting
16. Side walks
17. Canopies
18. landscaping and irrigation
19. Permit and impact fees
20. Taxes
21. General conditions

Notes:

1. Approximate building delivery and installation time: 3-4 months after receipt of executed contract (not withstanding local permitting or weather issues)
2. Allow contingency factor at this point in the design development process
3. Not all the listed are required on all projects. However, as part of the service Alternative Building Solutions provides, it is important to inform you of potential areas that may have to be addressed.



MODULAR BUILDING CONSTRUCTION	
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Re: Modular Building Project Process

Following is a summary of events that typically take place in order to complete a building project. This is intended to be a general guide only.

1. Client secures land agreement
2. Client and Alternative Building Solutions determine floor plan
3. Client hires civil engineer to complete site plans and submit to local government agencies for Planning, Zoning, and Water Management District approval. Below is a list of items that typically need to be included on the site plans:
 - a. Property boundaries
 - b. Setbacks from property lines
 - c. Property elevations
 - d. Vegetation
 - e. Location of proposed building
 - f. Locations of sewer lines or septic
 - g. Location of water lines
 - h. Location of electrical service/lines
 - i. Location of storm water managements system (drainage)
 - j. If septic, location of septic tank and drainage field
 - k. If well, location of well and separation from septic and lake(s)
 - l. Handicap ramps and steps
 - m. Parking spaces, driveways, and sidewalks with signage
4. Client enters into agreement with Alternative Building Solution for building drawings and Client enters into agreement with General Contractor for the performance of turnkey services to build and install modular building, including permitting and site work.
5. ABS assists client in reviewing and approving building drawings
6. ABS orders building from factory
7. Clients General Contractor assigns Project Manager to prepare and submit building permit application with appropriate engineered sealed site and architectural plans
8. Permit issued by building department
9. Clients General Contractor begins site preparation, utility work and foundation
10. ABS delivers and installs new building
11. ABS completes building and Clients General Contractor completes all work shown on site plan
12. Clients General Contractor obtains final inspections and certificate of occupancy.

Our staff will guide and assist you through this process.