

City of Beaverton House #2

Site Stats

Manufacturer	General Housing Corporation
Model	40' Alpine
Lot Dimension	74' x 183'
Home Dimension	28' X 40'
Livable Square Footage	1120
Style	Ranch
Bedrooms	3
Bathrooms	2
Basement/Crawl Space	Crawl Space
Garage	Garage
Garage At/De/tached	Attached

Site Economics

Build Cost (not including lot)	\$167,874
Appraised Value at Sale	\$175,000
Sales Price Based on Area Market Valuation	\$167,500
Date of Sale	10/26/2021

BUILDING SYSTEM APPROVAL REPORT
Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Plan Review Division
P.O. Box 30254
Lansing, MI 48909
(517) 241-9328

Authority: 1972 PA 230
Completion: Mandatory
Penalty: Approval shall be revoked

LARA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individual with disabilities.

This document shall be considered the building system approval report by the construction code commission and shall be accepted by any jurisdiction within the state of Michigan subject to that jurisdiction's determination of compliance with the state construction code.

MANUFACTURER DATA

General Housing Corporation
4650 E Wilder
Bay City, MI 48706

COMPLIANCE ASSURANCE PROGRAM NO.:

276

BUILDING SYSTEM APPROVAL REPORT NO.:

PR2017BCC-002543

TYPE OF APPROVAL:

New

DESIGN DATA

DESCRIPTION OF MANUFACTURED MODEL:

40' Alpine with Basement, Reverse Basement, Crawlspace, and Various Options

USE GROUP: R-3
CONSTRUCTION TYPE: 5B
OCCUPANT LOAD:
TYPE OF UNIT: Modular
ROOF LIVE/SNOW LOAD: 23.1/ 30.8/ 53.9
FLOOR LIVE LOAD: 40

GROUND SNOW: 30/ 40/ 70
WIND SPEED: 115
ROOF DEAD LOAD: 16
FLOOR DEAD LOAD: 10
HEATING DEGREE DAYS: 7178

APPLICABLE STATE CODES

Building: 2015 Michigan Residential Code

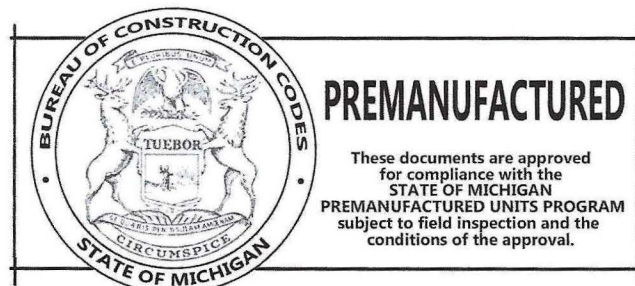
Electrical: 2015 Michigan Residential Code

Mechanical: 2015 Michigan Residential Code

Plumbing: 2015 Michigan Residential Code

LIMITATIONS OF APPROVAL (IF ANY)

The specific options must show as a part of the approved set of plans and shall be identified for each unit manufactured.



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#[PR2017BCC-002543]







**PLANS AND
SPECIFICATIONS
RELEASE**

I hereby grant permission to the Michigan State Housing Development Authority, its agents, employees, contractors, successors and assigns ("MSHDA", with respect to the plans and specifications identified below or attached hereto (the "Plans and Specs"): (i) to use in any and all publications, including, without limitation, brochures, newsletters and magazines, (ii) to post the same on any type of display boards, and to utilize the Plans and Specs in any other manner, including, but not limited to, web site postings and displays, use in other electronic forms or media, and (iii) to offer the same for use or distribution in other publications, electronic or otherwise, in all cases without notifying me or obtaining any authorization or consent from me.

I hereby authorize MSHDA to edit, copy, exhibit, publish or distribute the Plans and Specs in any manner whatsoever. I waive any right to inspect or approve any finished product, including any written or electronic copy, wherein the Plans and Specs appear, regardless of whether such product or use is known or unknown to me. Additionally, I waive any right to royalties or other compensation arising from or related to any use of the Plans and Specs.

I hereby agree to release, defend and hold harmless MSHDA, and any firm publishing or distributing the finished product in whole or in part, whether on paper, via electronic media, on web sites, or in any other medium, from and against any claims, damages or liability arising from or related to the use of the Plans and Specs, including, but not limited to, any distortion, modification, or use in composite form, that may occur or be produced in copying, processing, reduction or production of the finished product, its publication or distribution.

I am legally competent to sign this release on behalf of the company below. I have carefully read this release before signing below, and I fully understand the contents, meaning and impact of this release.

Identification of Plans and Specs (Model Name, Buyer and Address of Completed Model Home):

Model: 28'x40' Alpine Beaverton, MI 48612 Builder: Gordie Grant

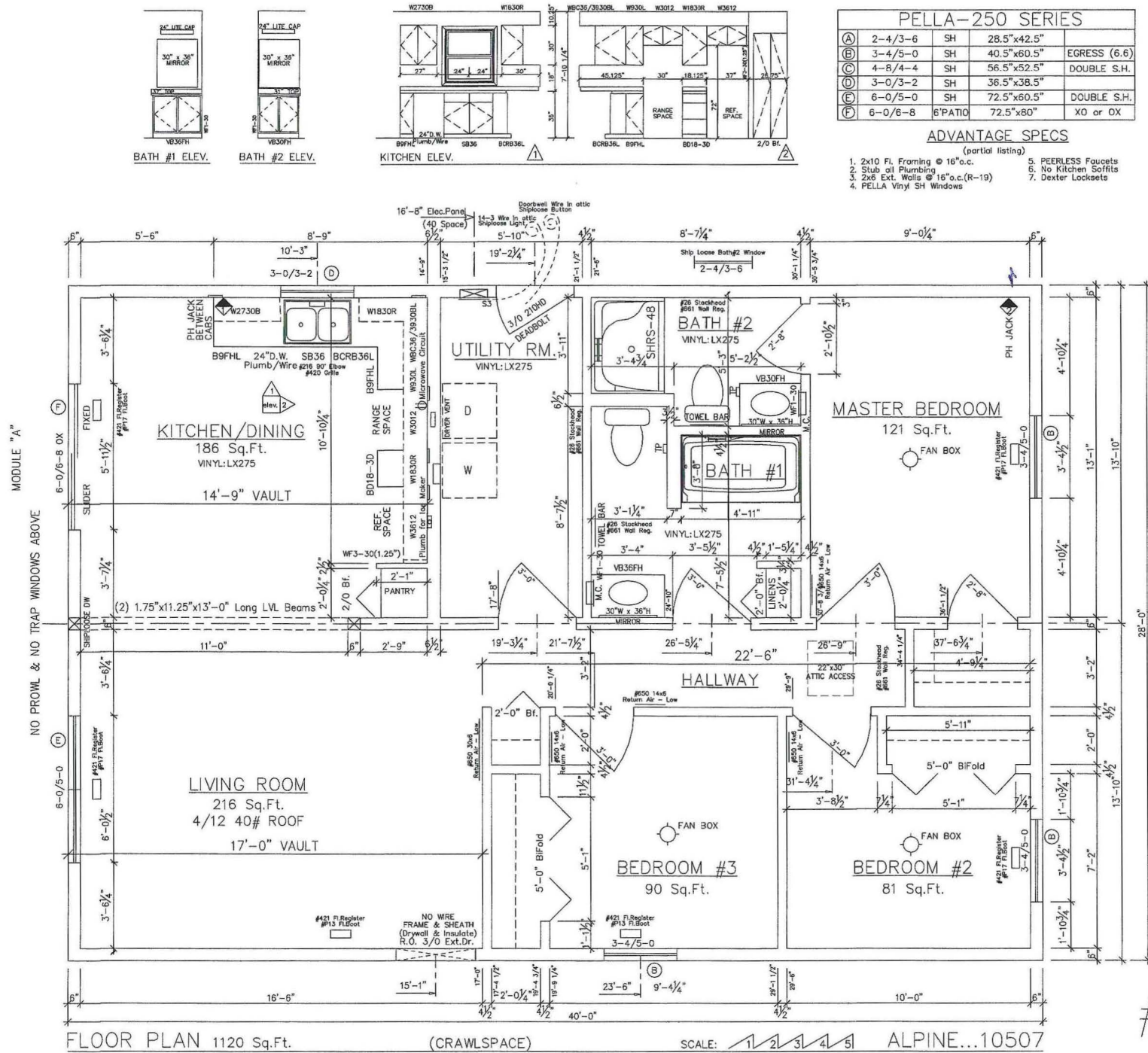
Signature

General Housing Corp.
Company Name & Title

Date

5/5/2022

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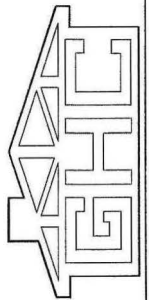
PELLA-250 SERIES			
(A)	2-4/3-6	SH	28.5"x42.5"
(B)	3-4/5-0	SH	40.5"x60.5"
(C)	4-8/4-4	SH	56.5"x52.5"
(D)	3-0/3-2	SH	36.5"x38.5"
(E)	6-0/5-0	SH	72.5"x60.5"
(F)	6-0/6-8	6" PATIO	72.5"x80"
			XO or OX

ADVANTAGE SPECS

- 2x10 Fl. Framing @ 16" o.c.
- Stub oil Plumbing
- 2x6 Ext. Walls @ 16" o.c. (R-19)
- PELLA Vinyl SH Windows
- PEERLESS Faucets
- No Kitchen Soffits
- Dexter Locksets

DRN	12-13-93 KSL
REV	11/30/20 RAN
	12/17/20 CAM
	12/11/20 CAM
	1-6-21 C.P.
	1/27/21 CAM

GENERAL HOUSING CORPORATION
OFFICE: 4650 E. WILDER RD. 4644 FRASER RD.
BAY CITY, MI 48706 BAY CITY, MI 48706



TITLE
ALPINE 28x40...10507
Crawlspace, Cen. Kit., 3-Bed, L.H.
FLOOR PLAN...3/8"

MODEL
#6047
SHEET
A-2 of 5

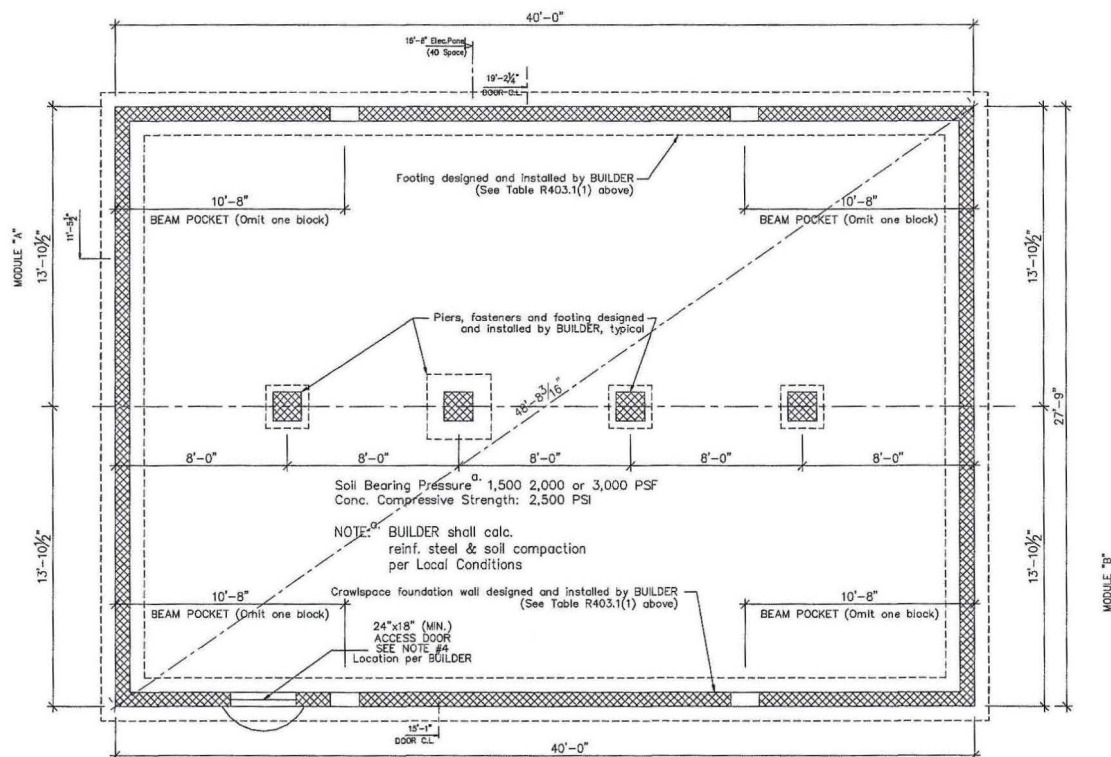
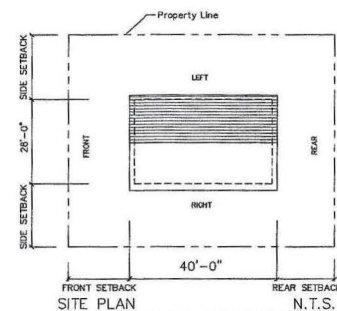
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CONCRETE FOOTINGS							
Min. width and thickness for Concrete Footings for Light-Frame construction.							
SNOW LOAD	HOUSE TYPE	SOIL BEARING (psf)					
		1500	2000	2500	3000	3500	4000
30	1-STORY...Crawlspace	13x6	12x6	12x6	12x6	12x6	12x6
	2-STORY...Crawlspace	19x6	14x6	12x6	12x6	12x6	12x6
40	1-STORY...Crawlspace	16x6	12x6	12x6	12x6	12x6	12x6
	2-STORY...Crawlspace	19x6	14x6	12x6	12x6	12x6	12x6
70	1-STORY...Crawlspace	18x6	13x6	12x6	12x6	12x6	12x6
	2-STORY...Crawlspace	21x6	16x6	13x6	12x6	12x6	12x6

TABLE R403.1(1)

CRAWLSPACE NOTES

1. Crawlspace ventilation required per Michigan Residential Code
2. Foundations are not provided by GENERAL HOUSING CORPORATION. Basic Overall Dimensions Only are Provided on this Plan. Foundation Design & Specifications Shall be based on Local Conditions, & Subject to Local Codes and are the Responsibility of OTHERS.
3. When Required, Sump Pump Shall be provided for Crawlspace Drainage. (by OTHERS)
4. Crawlspace access required per Michigan Residential Code



FOUNDATION PLAN

(CRAWLSPACE)

ALPINE 28x40...10507

SCALE: 1/4" = 1'-0"

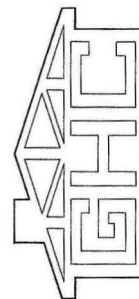
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MODEL #6047

SHEET A-1 of 5

TITLE
ALPINE 28x40...10507
Crawlspace, Cen.Kit., 3-Bed, L.H.
FOUNDATION PLAN...1/4"



GENERAL HOUSING CORPORATION
OFFICE: 4650 E. WILDER RD. 48706 BAY CITY, MI
PLANT: 4644 FRASER RD. BAY CITY, MI 48706

DRN 1-6-21 CJP
REV