

## ***City of Coldwater House #1***

### **Site Stats**

	General Housing
Manufacturer	Corporation
Model	Lakeview
Lot Dimension	75' x 129'
Home Dimension	28 X 56'
Livable Square Footage	1568
Style	Ranch
Bedrooms	3
Bathrooms	2
Basement/Crawl Space	Basement
Garage	Garage
Garage At/De/tached	Attached

### **Site Economics**

Build Cost (not including lot)	\$201,365
Appraised Value at Sale	\$215,000
Sales Price Based on Area	
Market Valuation	\$209,000
Date of Sale	8/6/2020

**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 RD  
BAY CITY, MI 48706

**COMPLIANCE ASSURANCE PROGRAM NO.:**  
276

**BUILDING SYSTEM APPROVAL REPORT NO.:**  
PR2016BCC-001028

**TYPE OF APPROVAL:**  
New

**DESIGN DATA**

**DESCRIPTION OF MANUFACTURED MODEL:**

28'x56' LAKEVIEW with Basement, Reverse Basement, Crawlspace, Reverse 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: 10  
FLOOR DEAD LOAD: 10  
HEATING DEGREE DAYS: 8243

**APPLICABLE STATE CODES**

Building: 2015 Michigan Residential Code

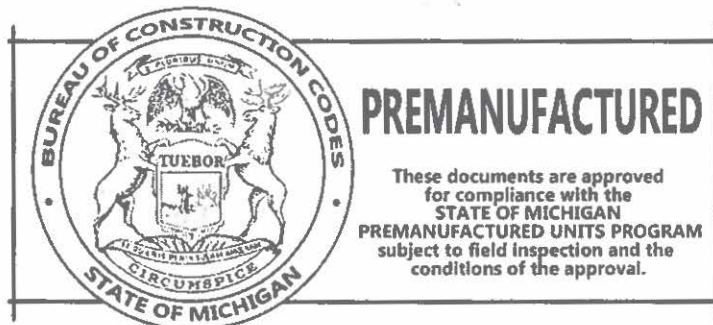
Electrical: 2015 Michigan Residential Code

Mechanical: 2015 Michigan Residential Code

Plumbing: 2015 Michigan Residential Code

**LIMITATIONS OF APPROVAL (IF ANY)**

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



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MOD CITY OF COLDWATER  
THIS MODULAR HOME  
COULD BE YOURS  
MSHDA

FOR INFORMATION CALL:  
279-6929  
COLDWATER  
MICHIGAN • 1861

















**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 an use of the Plans and Specs.

I hereby agree to release, defend and hold harmless MSHDA, and an 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):

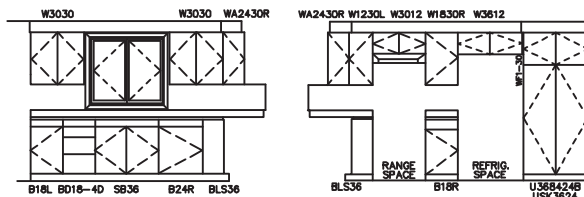
Model: Lakeview, City of Coldwater

  
Signature

General Housing Corp.  
Company Name & Title

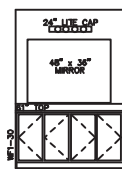
5-12-22  
Date





KITCHEN ELEV.

KITCHEN ELEV.



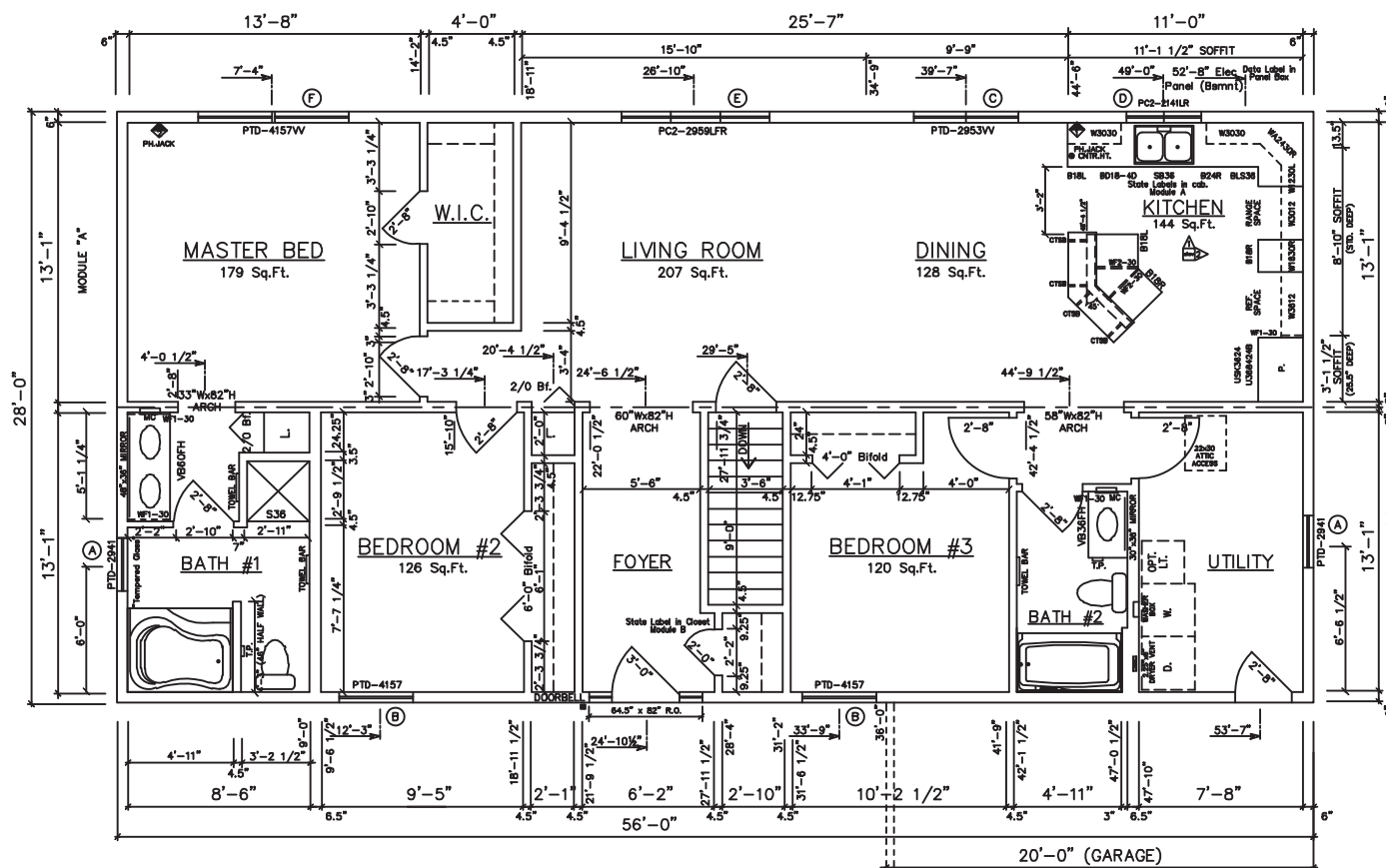
BATH #1 ELEV.



BATH #2 ELEV.

PELLA-WOOD				
(A)	PTD-2941	DH	30"x41-3/4"	
(B)	PTD-4157	DH	42"x57-3/4"	EGRESS (6.6)
(C)	PTD-2953VV	DH	59"x53-3/4"	
(D)	PC2-2141LR	CSMNT	43"x41-3/4"	
(E)	PC2-2959LFR	CSMNT	88"x59-3/4"	EGRESS (9.6)
(F)	PTD-4157VV	DH	83"x57-3/4"	EGRESS (6.6)
(G)	PCS-7280	6" PATIO	72-1/4"x80"	XO or OX

PELLA-VINYL				
(A)	2-4/3-6	SH	28.5"x42.5"	
(B)	3-4/5-0	SH	40.5"x60.5"	EGRESS (6.6)
(C)	4-8/4-4	SH	56.5"x52.5"	DOUBLE S.H.
(D)	3-4/3-2	SH	40.5"x38.5"	
(E)	7-0/5-0	SH	84.5"x60.5"	TRIPLE S.H.
(F)	6-8/5-0	SH	80.5"x60.5"	DOUBLE S.H.
(G)	6-0/6-8	6" PATIO	71-1/4"x80"	XO or OX



FLOOR PLAN  
1568 Sq.Ft.

(BASEMENT)

LAKEVIEW 28x56...10556

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



GENERAL HOUSING  
CORPORATION  
4650 E. WILDER RD.  
BAY CITY, MICHIGAN 48706

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TITLE  
LAKEVIEW 28x56...10556  
Basement, Utility Rm., R.H.  
FLOOR PLAN.....1/4"

MODEL  
10556F

SHEET  
A-2 of 5

DRN KSL  
DATE 1/13/15  
CHK  
REV



