

City of Coldwater House #2

Site Stats

	General Housing
Manufacturer	Corporation
Model	Maplewood
Lot Dimension	74' x 140
Home Dimension	28' X 48'
Livable Square Footage	1344
Style	Ranch
Bedrooms	3
Bathrooms	2
Basement/Crawl Space	Basement
Garage	Garage
Garage At/De/tached	Attached

Site Economics

Build Cost (not including lot)	\$181,482
Appraised Value at Sale	\$198,000
Sales Price Based on Area	
Market Valuation	\$205,000
Date of Sale	3/18/2022

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) 241-9317

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 WEST PLANT
4644 FRASER ROAD
Bay City, MI 48706

COMPLIANCE ASSURANCE PROGRAM NO.:

276

BUILDING SYSTEM APPROVAL REPORT NO.:

PR2020BCC-002565

TYPE OF APPROVAL:

New

DESIGN DATA

DESCRIPTION OF MANUFACTURED MODEL:

1603X 46'48" MAPLEWOOD with 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: 10

FLOOR DEAD LOAD: 10

HEATING DEGREE DAYS: 7178

APPLICABLE STATE CODES

Building: 2015 Michigan Residential Code

Mechanical: 2015 Michigan Residential Code

Electrical: 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.

REVIEWED BY:

Sheila Hartfield, Plan Reviewer

AGENCY OFFICIAL:

Jon Paradine, Chief, Building and Permits Division

ISSUED DATE:

01/08/2021









**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):

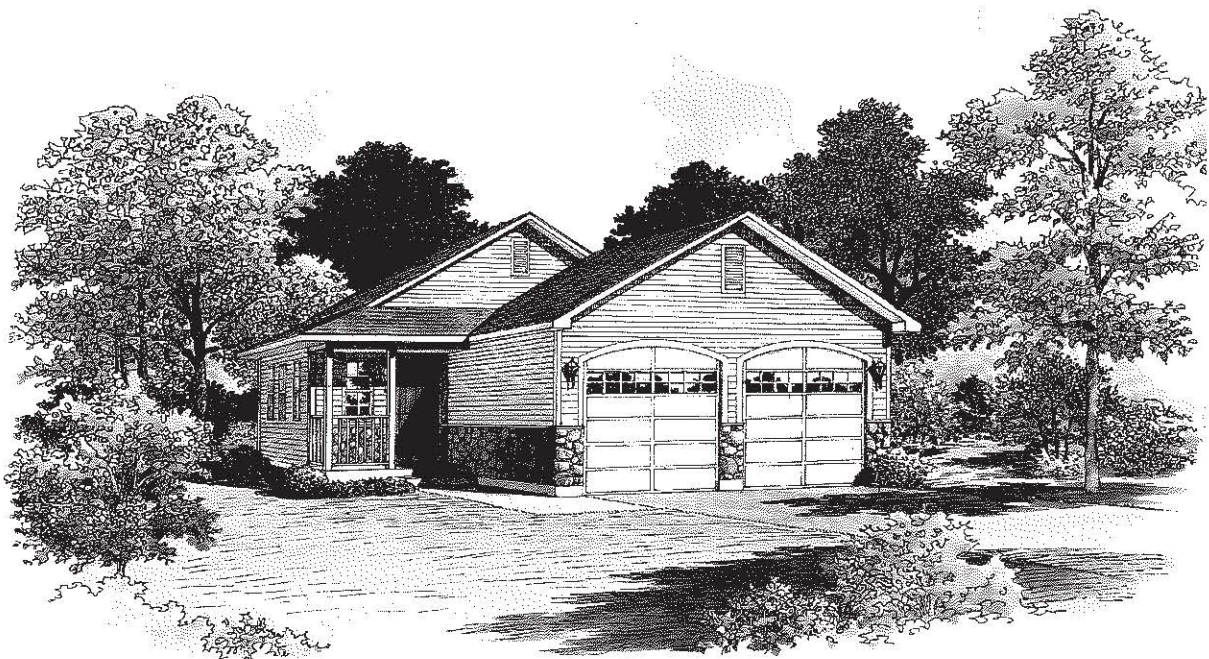
Model Maplewood, City of Coldwater,
1



Signature

General Housing Corp.
Company Name & Title

5-12-22
Date

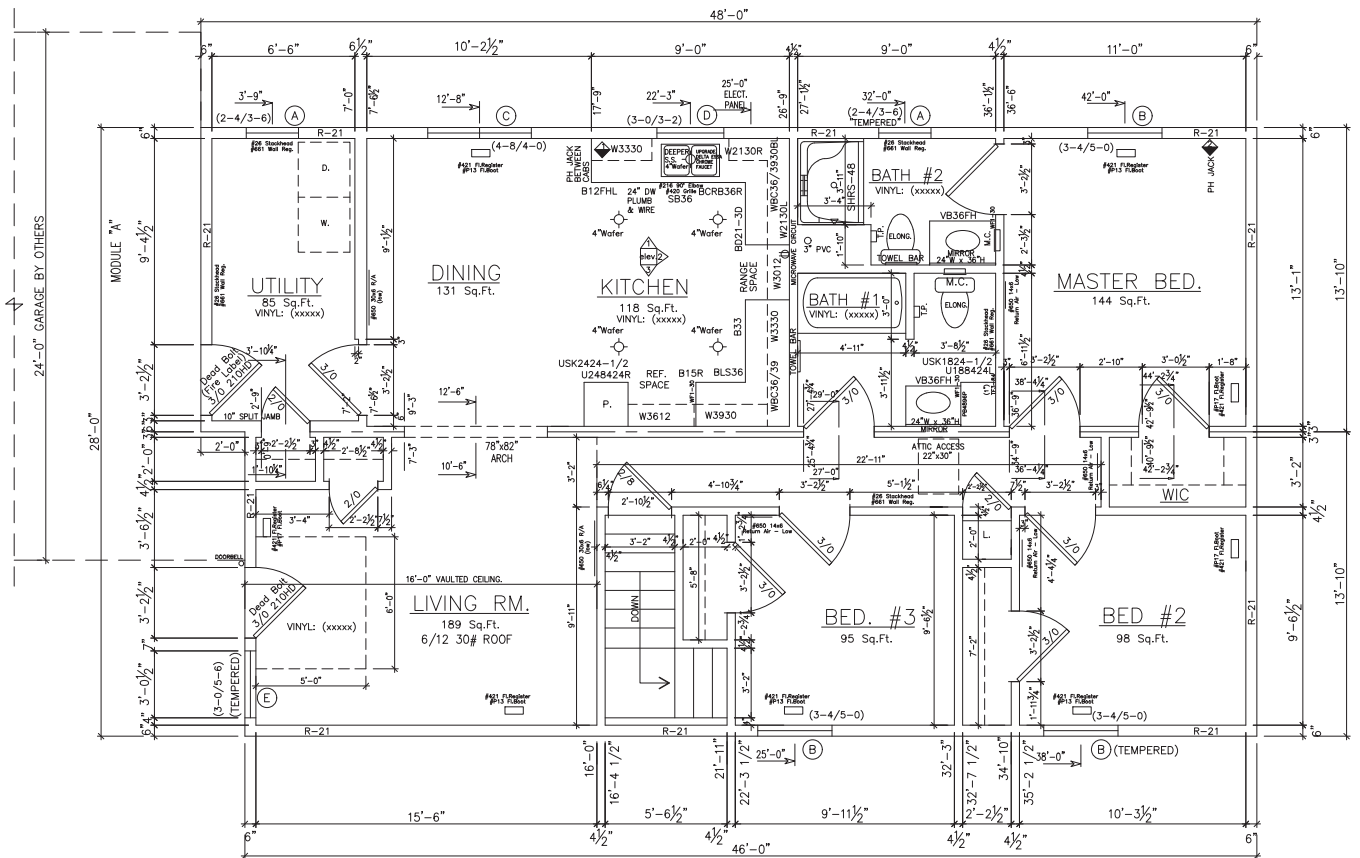


Ranch
1,316 sq. ft.
Elmwood • Maplewood



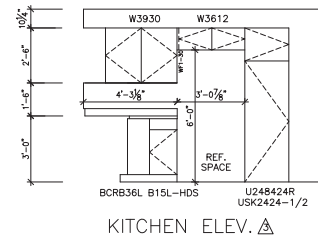
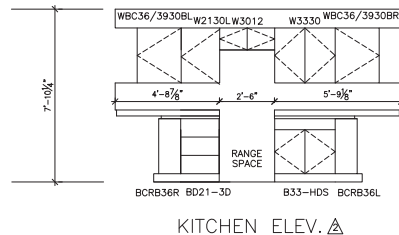
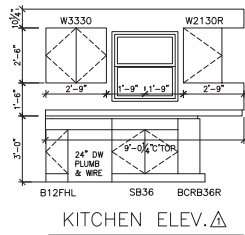
General Housing Corporation
Custom Crafted Construction

Custom Crafted Construction



FLOOR PLAN (Basement)
1316 S.F. FRONT LOAD GARAGE

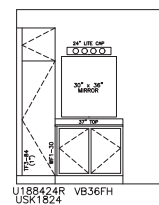
MAPLEWOOD 28x46/48....16033
SCALE: 1/4" = 1'-0"



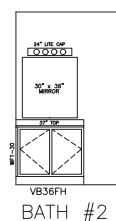
PELLA-VINYL			
A	2-4/3-6	SH	28.5"x42.5"
B	3-4/5-0	SH	40.5"x60.5"
C	4-8/4-4	SH	56.5"x52.5"
D	3-0/3-2	SH	36.5"x38.5"
E	3-0/5-6	SH	36.5"x66.5"
F	6-0/6-8	6' PATIO	71-1/4"x80"
			XO or OX

ADVANTAGE SPECS

- (partial listing)
- 2x10 F.T. Framing @ 16" o.c.
 - Slab all Plumbing
 - 2x6 Ext. Walls @ 16" o.c.
 - PELLA Vinyl SH Windows
 - PEERLESS Faucets
 - No Kitchen Soffits
 - Dexter Locksets



BATH #1



BATH #2

PRELIMINARY 16033F CITY OF COLDWATER

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TITLE

MAPLEWOOD 28x46/48...16033
Basement, Center Kitchen, L.H.
FLOOR PLAN....1/4"

MODEL

16033F

SHEET

A-2 of 5



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

DRN 10-8-20 KRG
REV

PRELIMINARY 16033F CITY OF COLDWATER