

Habitat for Humanity NE MI

Site Stats

	General Housing
Manufacturer	Corporation
Model	Williamsburg
Lot Dimension	165' x 128'
Home Dimension	28' X 40'
Livable Square Footage	1853
Style	Cape Cod
Bedrooms	4
Bathrooms	3
Basement/Crawl Space	Crawl Space
Garage	Garage
Garage At/De/tached	Attached

Site Economics

Build Cost (not including lot)	\$193,332
Appraised Value at Sale	\$152,000
Sales Price Based on Area	
Market Valuation	\$140,000
Date of Sale	11/19/21

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
4644 Fraser Rd
Bay City, MI 48706

COMPLIANCE ASSURANCE PROGRAM NO.:

276

BUILDING SYSTEM APPROVAL REPORT NO.:

PR2019BCC-002034

TYPE OF APPROVAL:

New

DESIGN DATA

DESCRIPTION OF MANUFACTURED MODEL:

1110X 28x40 WILLIAMSBURG 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: 7178

APPLICABLE STATE CODES

Building: 2015 Michigan Residential Code

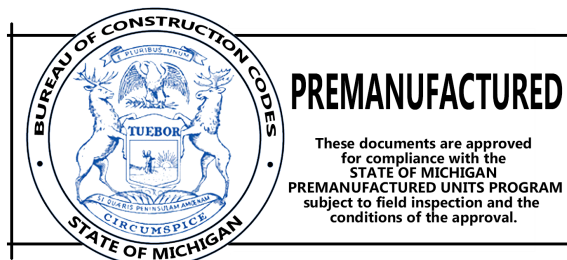
Electrical: 2015 Michigan Residential Code

Mechanical: 2015 Michigan Residential Code

Plumbing: 2015 Michigan Residential Code

LIMITATIONS OF APPROVAL (IF ANY)

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



11/14/2019 01:52:19 PM
#[PR2019BCC-002034]







**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 Name: Williamsburg 28'x40' (11102) Buyer: GEG Construction



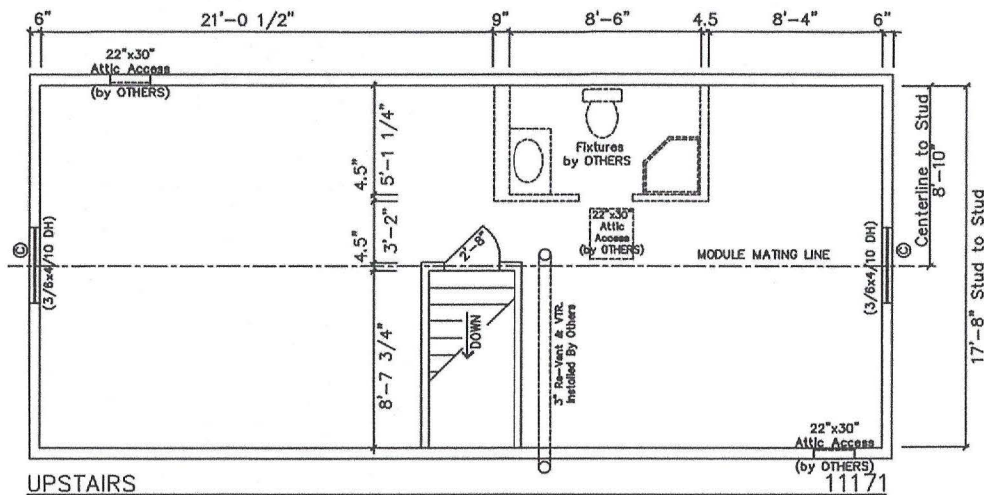
Signature

General Housing Corporation

Company Name & Title

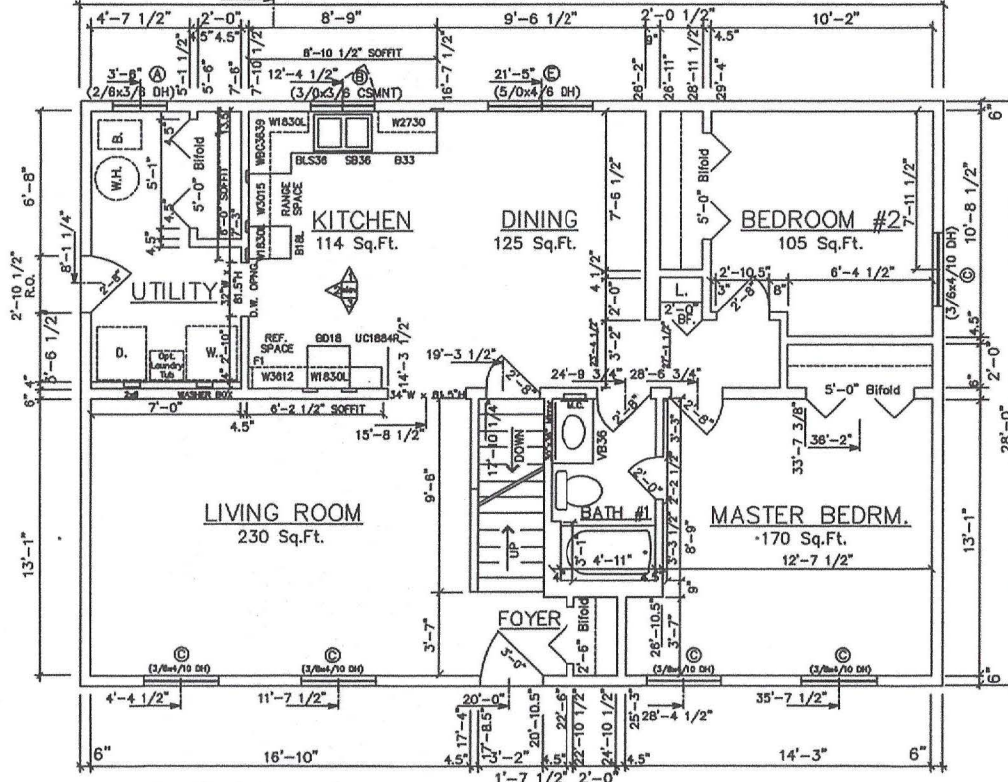
4-22-22

Date



UPSTAIRS

FLOOR PLAN



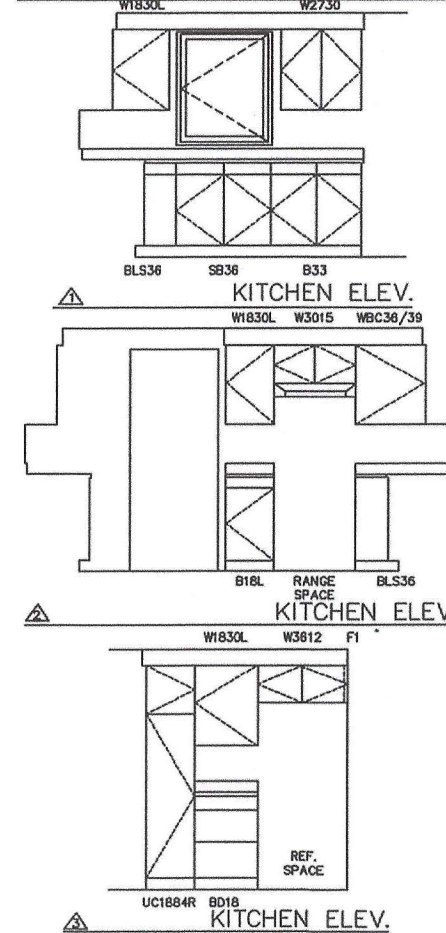
GROUND FLOOR PLAN (BASEMENT)

Williamsburg...11171

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

PELLA			
(A)	PTD-2941	DH	29-3/4"x41-3/4"
(B)	PC2-3541	CSMNT	35-3/4"x41-3/4"
(C)	PTD-4157	DH	41-3/4"x57-3/4"
(D)	PTD-4157VV	DH	82-3/4"x57-3/4"
(E)	PTD-2953VV	DH	58-3/4"x53-3/4"
(F)	PCS7281	6'SGD	72-1/4"x80-5/8"
(G)	PCS9681	8'SGD	96-1/2"x80-5/8"
(H)	PTD-2535	DH	25-3/4"x35-3/4"

VINYL			
(A)	2-4/3-6	SH	28"x42"
(B)	3-0/3-2	SH	36"x38"
(C)	3-4/5-0	SH	40"x60"
(D)	6-8/5-0	SHx2	80"x60"
(E)	4-8/4-4	SHx2	56"x52"
(F)	6-0/6-10	6'SGD	71-1/4"x82"
(G)	8-0/6-10	8'SGD	95-1/4"x82"
(H)	2-0/3-0	SH	24"x36"



DRN
DATE
CHK
REV

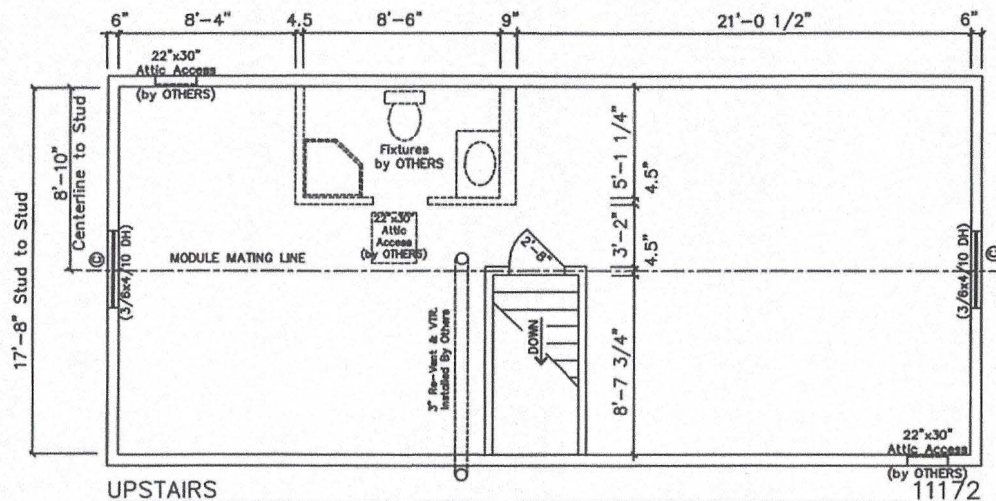
1/21/92
10/20/06 VHT
12/27/06 RHN
1/22/08 AST

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

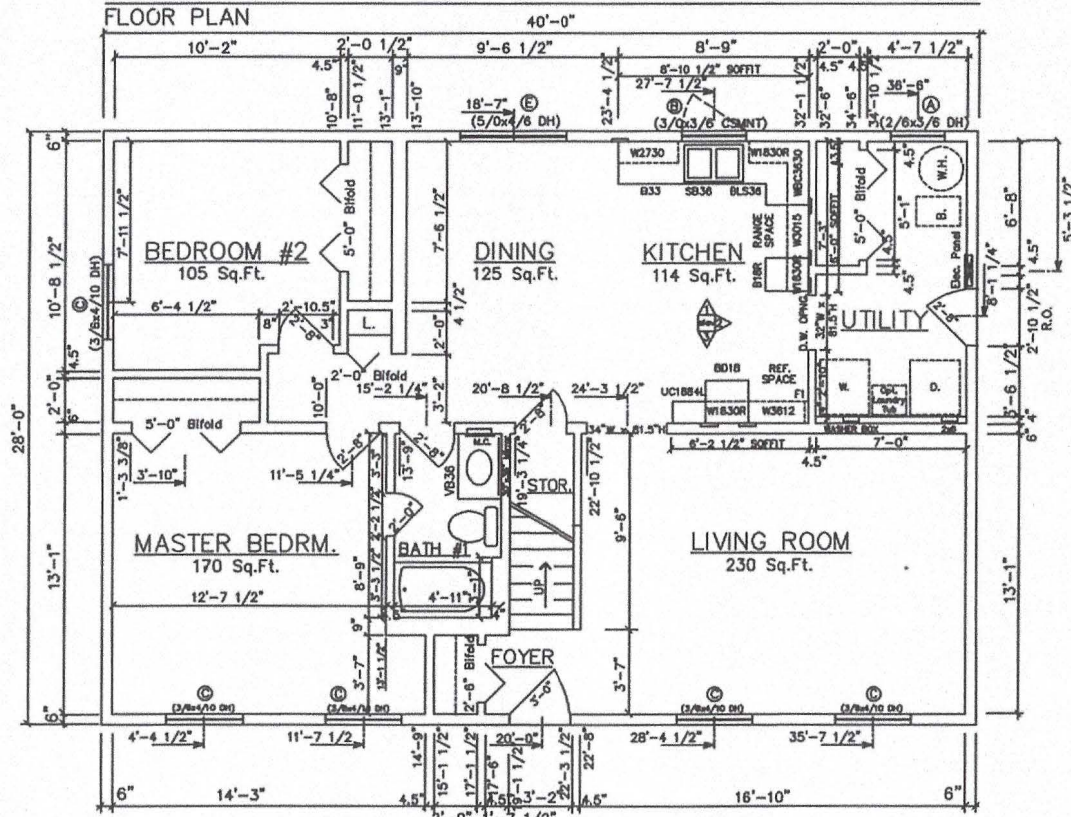
TITLE
WILLIAMSBURG 28x40...11171
Basement, Utility Rm., L.H.
FLOOR PLAN

MODEL
11171F
SHEET
A-2 of 5

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UPSTAIRS
FLOOR PLAN



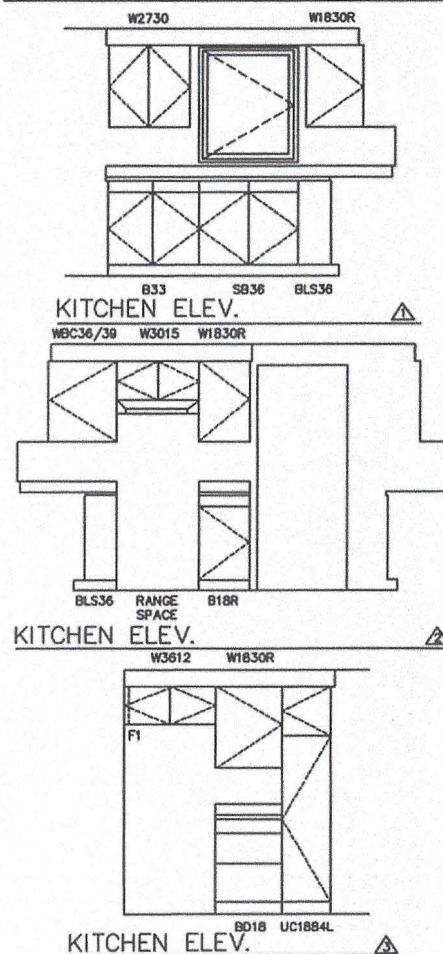
GROUND FLOOR PLAN
(CRAWLSPACE)

Williamsburg...11172

SCALE: 1/8" = 1'-0"

PELLA			
(A) PTD-2941	DH	28-3/4"x41-3/4"	
(B) PC2-3541	CSMNT	35-3/4"x41-3/4"	KITCHEN
(C) PTD-4157	DH	41-3/4"x57-3/4"	EGRESS (6.6)
(D) PTD-4157VV	DH	82-3/4"x57-3/4"	EGRESS (6.6x2)
(E) PTD-2953VV	DH	58-3/4"x53-3/4"	
(F) PCS7281	6'SGD	72-1/4"x80-5/8"	XO or OX
(G) PCS9681	8'SGD	96-1/2"x80-5/8"	XO or OX
(H) PTD-2535	DH	25-3/4"x35-3/4"	

VINYL			
(A) 2-4/3-6	SH	28"x42"	
(B) 3-0/3-2	SH	36"x38"	KITCHEN
(C) 3-4/5-0	SH	40"x60"	EGRESS (6.6)
(D) 6-8/5-0	SHx2	80"x60"	EGRESS (6.6x2)
(E) 4-8/4-4	SHx2	56"x52"	
(F) 6-0/6-10	6'SGD	71-1/4"x82"	
(G) 8-0/6-10	8'SGD	95-1/4"x82"	
(H) 2-0/3-0	SH	24"x36"	



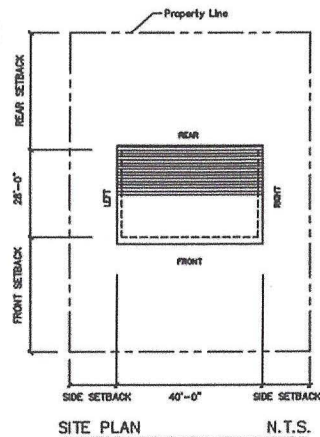
DRN RMN
DATE 1/20/02
CHK 10/30/05 WAT
REV 12/27/05 RMN
REV 1/22/08 AST

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

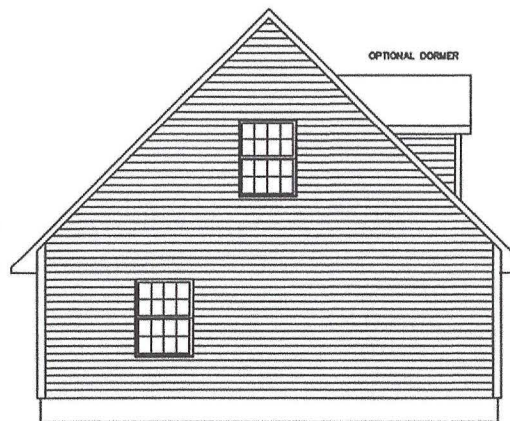
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TITLE
WILLIAMSBURG 28x40...11172
Crawlspace, Utility Rm., R.H.
FLOOR PLAN

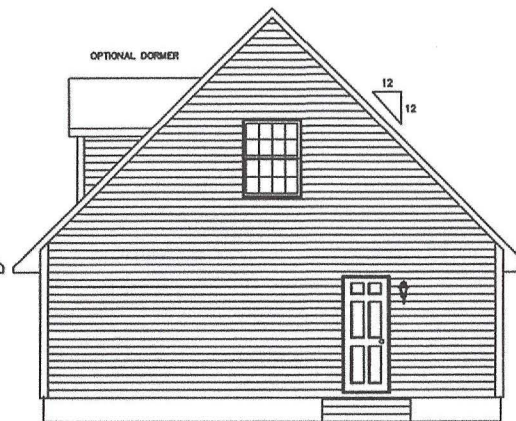
MODEL 11172F
SHEET A-2 of 5



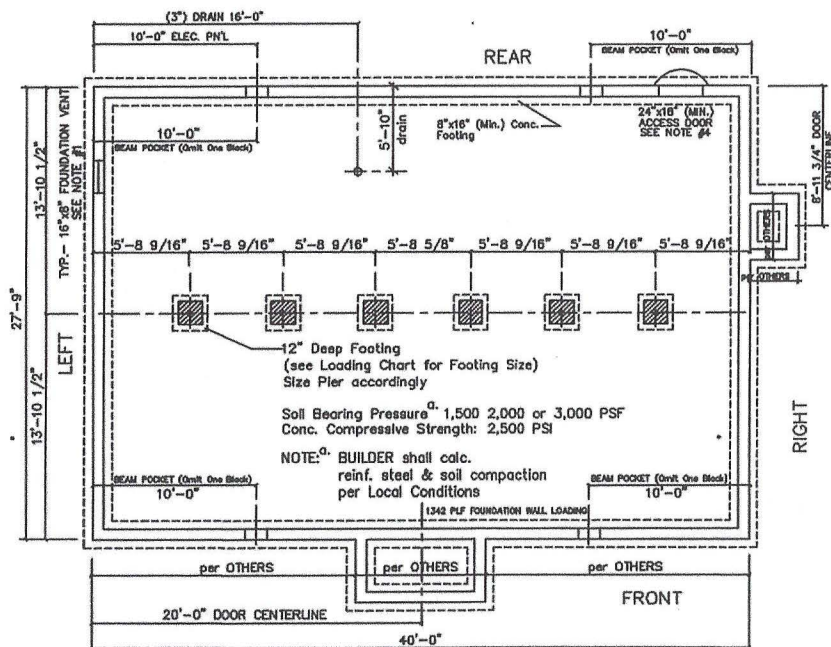
- CRAWSPACE NOTES**
1. Crawspace ventilation required per Michigan Residential Code
 2. Foundations are not provided by GENERAL HOUSING CORPORATION. Basic Overall Dimensions Only are Provided on this Plan. Foundation Design & Specifications Shall be based on Local Conditions, & Subject to Local Codes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



LEFT ELEVATION



RIGHT ELEVATION



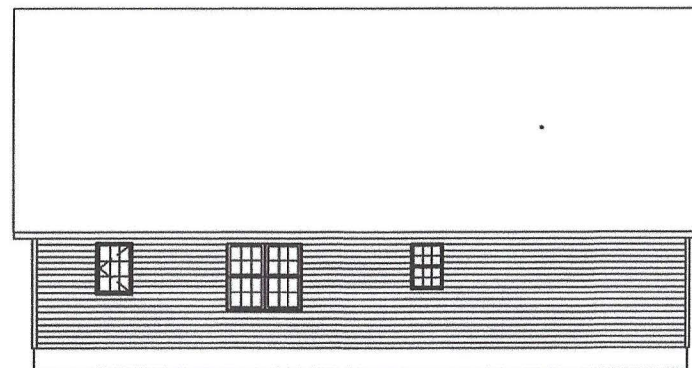
FOUNDATION PLAN (CRAWSPACE)

WILLIAMSBURG...11102

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



FRONT ELEVATION



REAR ELEVATION

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

DRN DMT
DATE 10-16-91
CHK 7/10/98
REV 4/7/05 AST
REV 1/18/08 AST

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

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TITLE
WILLIAMSBURG 28x40...11102
Crawspace, End Kitchen, R.H.
FOUNDATION PLAN & EXT. ELEV.

MODEL
11102S
SHEET
A-1 of 5

