

City of Beaverton House #1

Site Stats

	General Housing
Manufacturer	Corporation
Model	52' Brighton
Lot Dimension	80' X 130'
Home Dimension	28' X 52'
Livable Square Footage	1456
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)	\$184,819
Appraised Value at Sale	\$189,900
Sales Price Based on Area	
Market Valuation	\$189,900
Date of Sale	11/19/2020

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
Bay City, MI 48706

COMPLIANCE ASSURANCE PROGRAM NO.:

276

BUILDING SYSTEM APPROVAL REPORT NO.:

PR2017BCC-000878

TYPE OF APPROVAL:

New

DESIGN DATA

DESCRIPTION OF MANUFACTURED MODEL:

52' Brighton 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: 9446

APPLICABLE STATE CODES

Building: 2015 Michigan Residential Code

Electrical: 2015 Michigan Residential Code

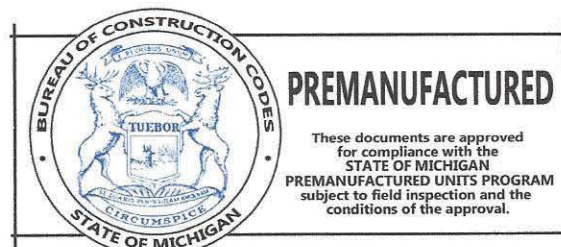
Mechanical: 2015 Michigan Residential Code

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.

HVAC equipment and main duct work trunks are subject to the approval of the local enforcing agency, and are not part of this approval.



10/10/2017 01:39:18 PM
#[PR2017BCC-000878]









**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: Brighton 28'x52' Builder: Gordon Lee Grant

Beaverton, MI 48612

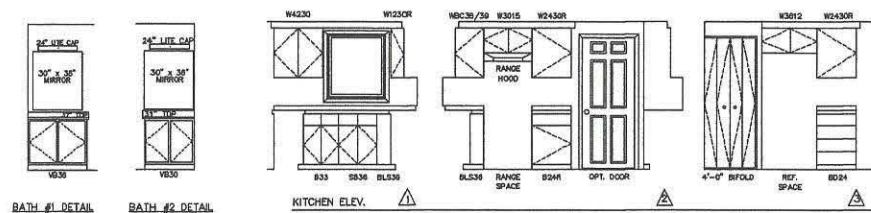


Signature

General Housing Corporation
Company Name & Title

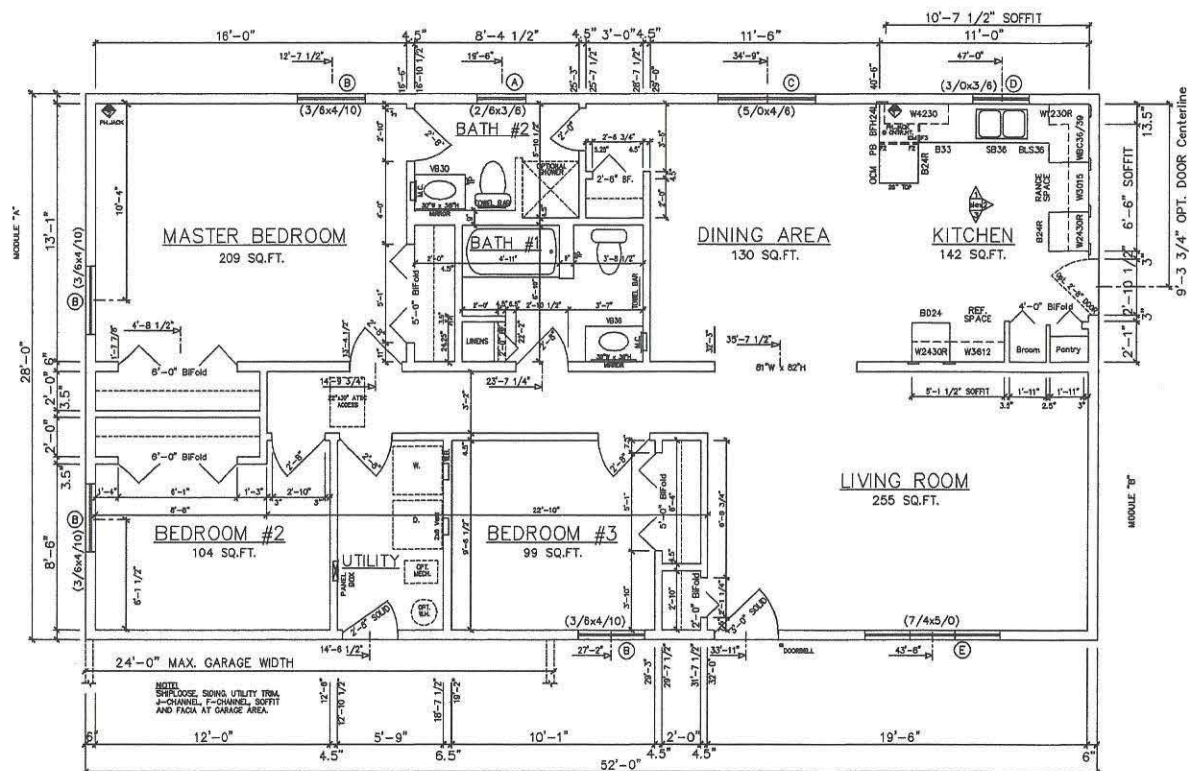
4-28-22

Date



PWSCHED		PELLA-WOOD	
(A)	PTD-2941	DH	29-3/4"x41-3/4"
(B)	PTD-4157	DH	41-3/4"x57-3/4" EGRESS (6.6)
(C)	PTD-2953VV	DH	58-3/4"x53-3/4"
(D)	PC2-3541	CSMNT	35-3/4"x41-3/4"
(E)	PC2-2959	LFR CSMNT	87-3/4"x59-3/4" EGRESS (9.6)
(F)	PCS-7281	6" PATIQ	72-1/4"x80-5/8" XO or OX

		PELLA-VINYL	
(A)	2-4/3-6	SH	28"x42"
(B)	3-4/5-0	SH	40"x60" EGRESS (6.6)
(C)	4-8/4-4	SH	58"x52" DOUBLE S.H.
(D)	3-0/3-2	SH	36"x38"
(E)	7-0/5-0	SH	84"x60" TRIPLE S.H.
(F)	6-0/6-10	6" PATIQ	71-1/4"x82" XO or OX



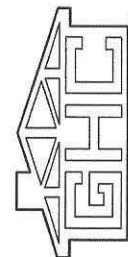
FLOOR PLAN

BRIGHTON 28x52...10336

SCALE: 1/8" = 1'-0" 1/4"

DRN RMN
DATE 8/19/94
CHK 12/26/06 AST
REV 1/14/08 RMN

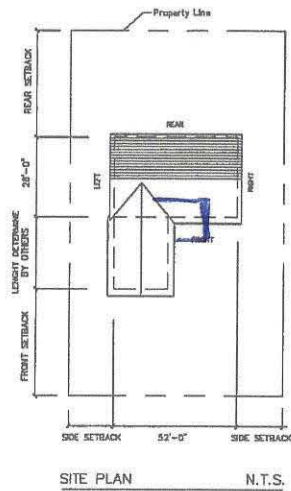
GENERAL HOUSING
CORPORATION
4650 E. WILDER RD.
BAY CITY, MICHIGAN 48706



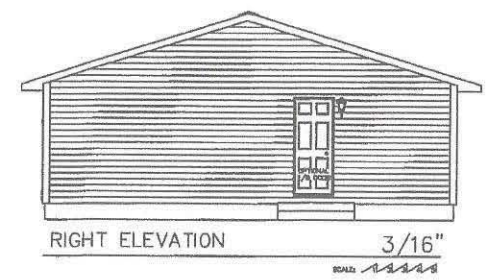
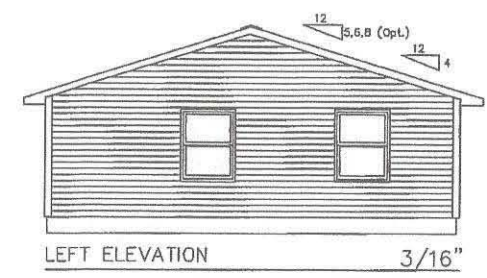
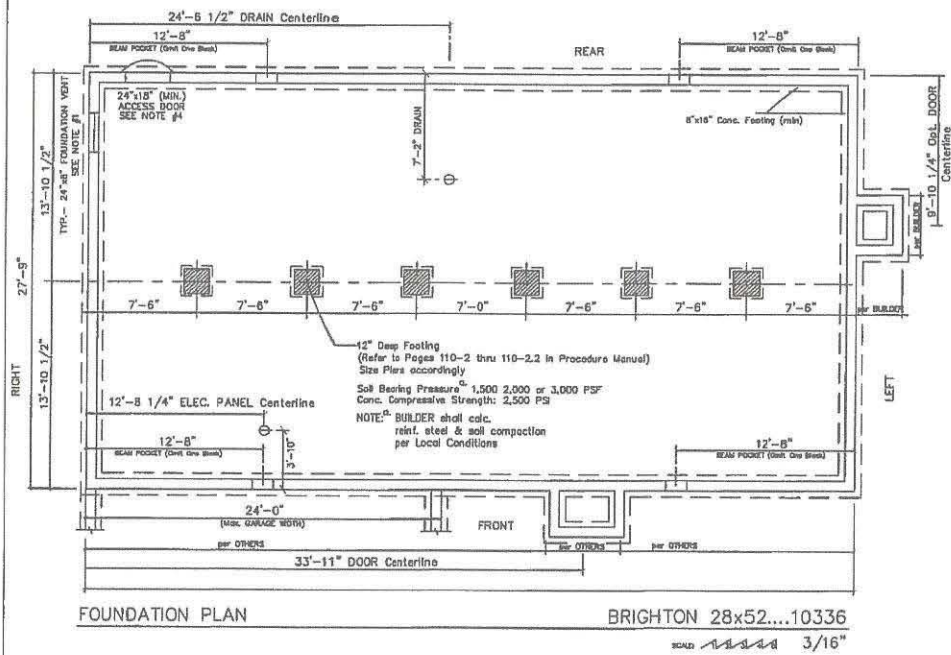
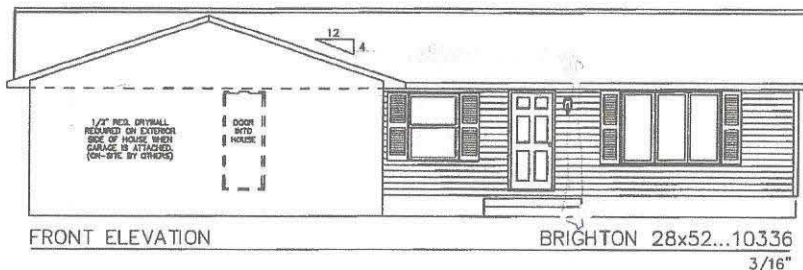
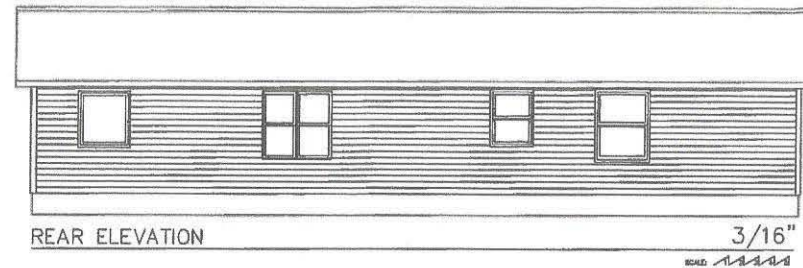
TITLE
BRIGHTON 28x52...10336
Crawlspace, E.K.L.H., Front Load Garage
FLOOR PLAN...1/4"

MODEL
10336F
SHEET
A-2 of 5

Copyright, 2008 General Housing Corp.

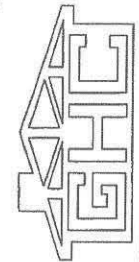


- CRAWLSPACE NOTES**
1. Crawlspace ventilation required per Michigan Residential Code
 2. Foundations are not provided by GENERAL HOUSING CORPORATION. Basic Overall Dimensions Only are Provided on this Plan. Foundation Design & Specifications Shall be based on Local Conditions, & Subject to Local Codes 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



DRN RMN
DATE 8/23/94
CHK 3/28/05 AST
REV 1/29/08 RMN

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



TITLE
BRIGHTON 28x52...10336
Crawlspace, E.K.R.H., Front Load Garage
FOUNDATION, EXT. ELEVATIONS

MODEL 10336S
SHEET A-1 of 5

Copyright 2008 General Housing Corp.