

## ***Northern Michigan LDHA, LLC***

### **Site Stats**

	<b>General Housing</b>
<b>Manufacturer</b>	<b>Corporation</b>
<b>Model</b>	<b>40' Hartford</b>
<b>Lot Dimension</b>	<b>60" x 120'</b>
<b>Home Dimension</b>	<b>28' X 40'</b>
<b>Livable Square Footage</b>	<b>1,120</b>
<b>Style</b>	<b>Ranch</b>
<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>
<b>Basement/Crawl Space</b>	<b>Slab</b>
<b>Garage</b>	<b>Garage</b>
<b>Garage At/De/tached</b>	<b>Detached</b>

### **Site Economics**

<b>Build Cost (not including lot)</b>	<b>\$166,888</b>
<b>Appraised Value at Sale</b>	<b>\$162,000</b>
<b>Sales Price Based on Area</b>	
<b>Market Valuation</b>	<b>\$152,000</b>
<b>Date of Sale</b>	<b>3/31/2022</b>

**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.:**  
PR2018BCC-001565

**TYPE OF APPROVAL:**  
New

**DESIGN DATA**

**DESCRIPTION OF MANUFACTURED MODEL:**

40' Hartford 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

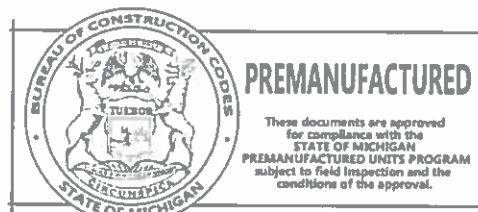
Electrical: 2015 Michigan Residential Code

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.



10/12/2018 15:04:14 PM  
#[ PR2018BCC-001565 ]





**GHCA**  
GENERAL HOUSING CORP.  
Bay City MI • [www.GenHouse.com](http://www.GenHouse.com)

**BARRICADE**  
R-WRAP  
BARRICADEBP.COM

**Sequin LUMBER CO.**

14E

14B

**Sequin LUMBER CO.**

6014

**BARRICADE**  
BARRICADEBP.COM























**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):

**Plans and Specs:** General Housing Corporation's Hartford (#11302), Advantage Series

**Buyer:** Northern Mi LDHA, LLC

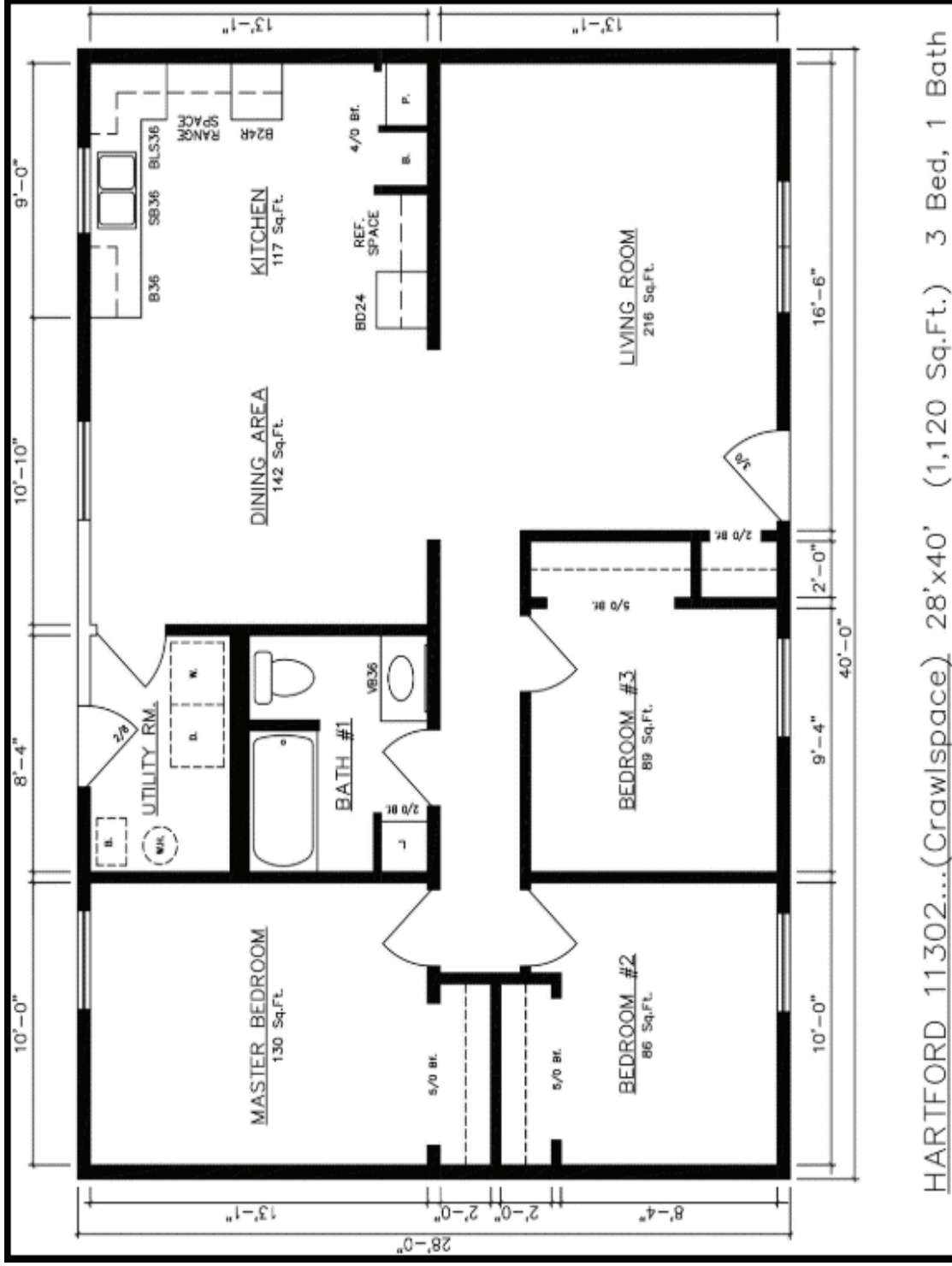
---

  
Signature Tori Duve

General Housing Corporation  
Company Name & Title

4-20-22  
Date

General Manager

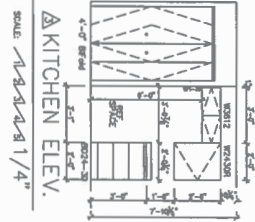
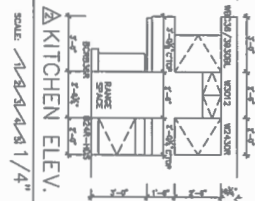
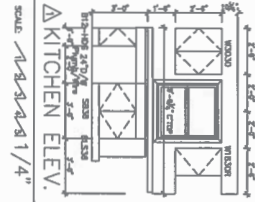
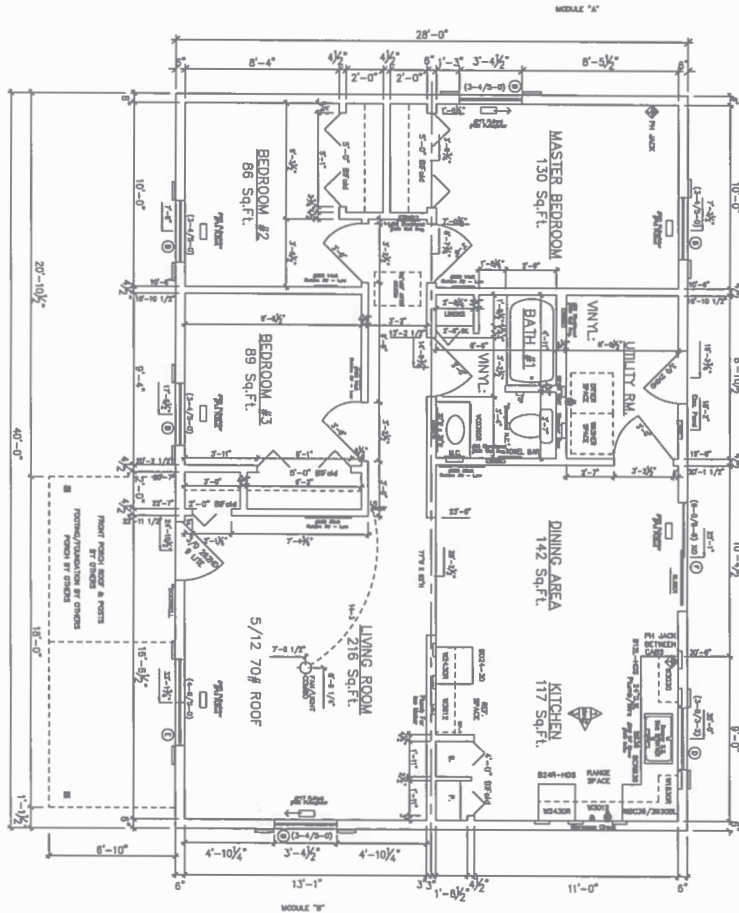


HARTFORD 11302...(Crawlspace) 28'x40' (1,120 Sq.Ft.) 3 Bed, 1 Bath



FLOOR PLAN  
1120 Sq.Ft.

HARTFORD 28x40...11302  
SCALE 1/4" = 1'-0"



PELLA-VINYL			
Option	Size	Material	Notes
A	2-4/3-6	SH	28.5" x 42.5"
B	3-4/5-0	SH	40.5" x 60.5"
C	4-8/4-4	SH	56.5" x 52.5"
D	3-0/3-2	SH	36.5" x 38.5"
E	4-8/5-0	SH	56.5" x 80.5"
F	6-0/5-8	SH	71.5" x 80"
G	6-0/5-8	SH	71.5" x 80"

ADVANTAGE SPECS  
1. 2400 R. Framing @ 16" o.c.  
2. Sill plate on foundation @ 16" o.c. (R-19)  
3. PELLA Vinyl SH Windows  
4. No Kitchen Sinks  
5. No Kitchen Sinks  
6. No Kitchen Sinks

11302 - STEFFEN PRELIMINARY

Copyright 2020 General Housing Corp.

MODEL  
11302F  
SHEET  
A-2 of 5

TITLE  
HARTFORD 28x40...11302  
Crawlspace, End Kitchen, R.H.  
FLOOR PLAN...1/4



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

DRN 6/26/20 KR  
REV 7-1-20 CJP  
7-2-20 KR

