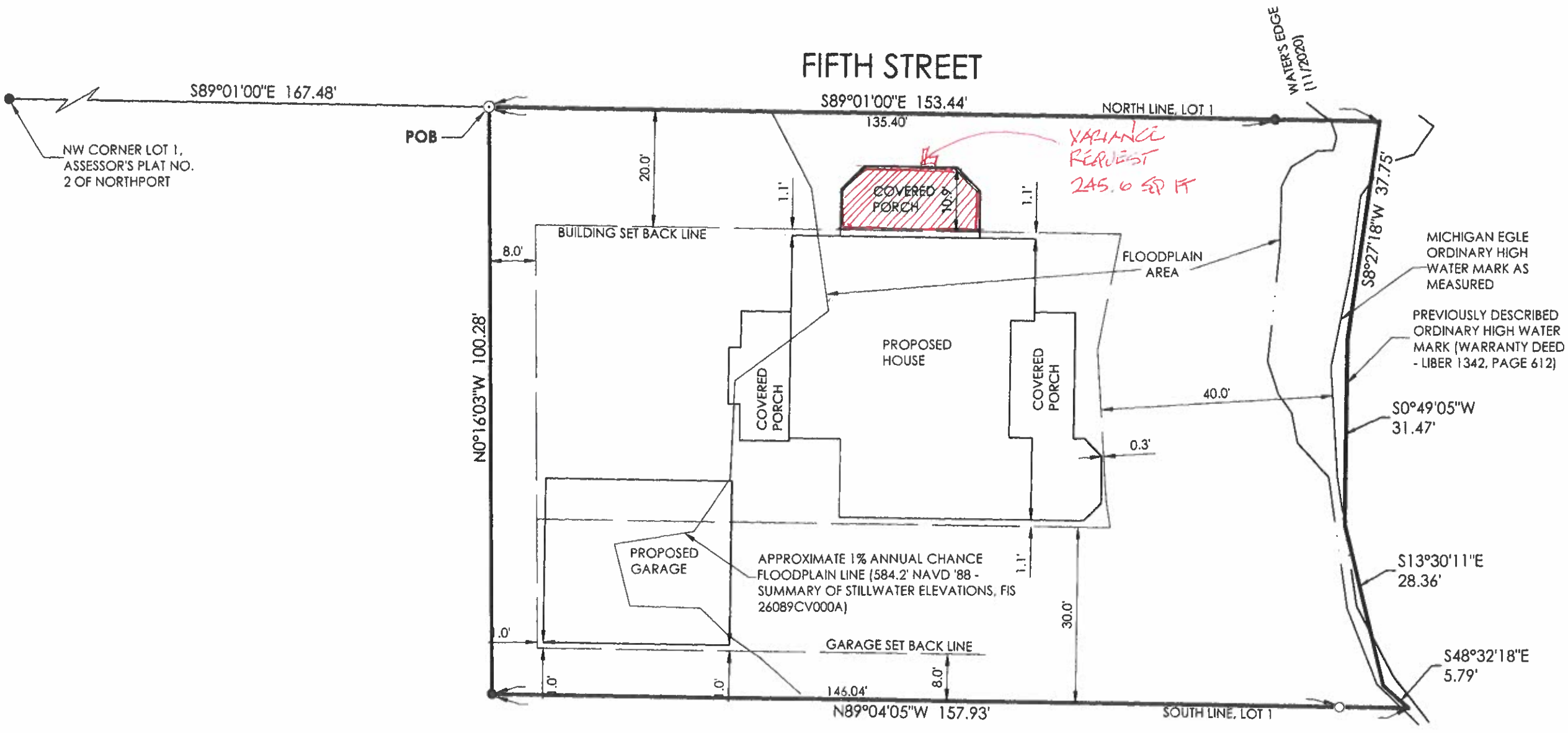


NOTES:
-LEGAL DESCRIPTION FOR SURVEYED PROPERTY IS FOUND IN WARRANTY DEED RECORDED IN LIBER 1342, PAGE 612.
-PROPOSED BUILDINGS WERE PROVIDED IN PLANS FROM JARVIS CUSTOMS HOMES FOR JOHN & PAIGE HANLEY, DATED 10-20-2020.
-BUILDING EAVES ARE NOT SHOWN HEREON.
-THIS PLAN IS SUBJECT TO MUNICIPAL APPROVAL.

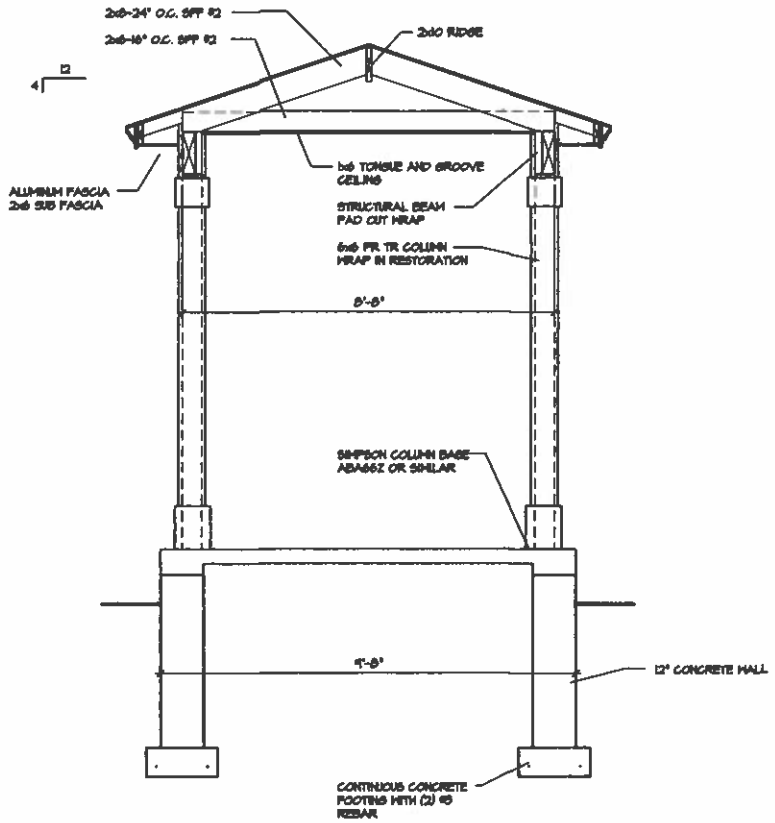
GRAPHIC SCALE: 1 inch = 20 feet
0' 10 20 40 60

Mansfield
Land Use Consultants
Planners - Civil Engineers - Surveyors
PO Box 810 Cottageview Dr., Suite 201 Traverse City, MI 49685
ph: 231-946-9310
fax: 231-946-8926
www.mansfpc.com
email: info@mansfpc.com

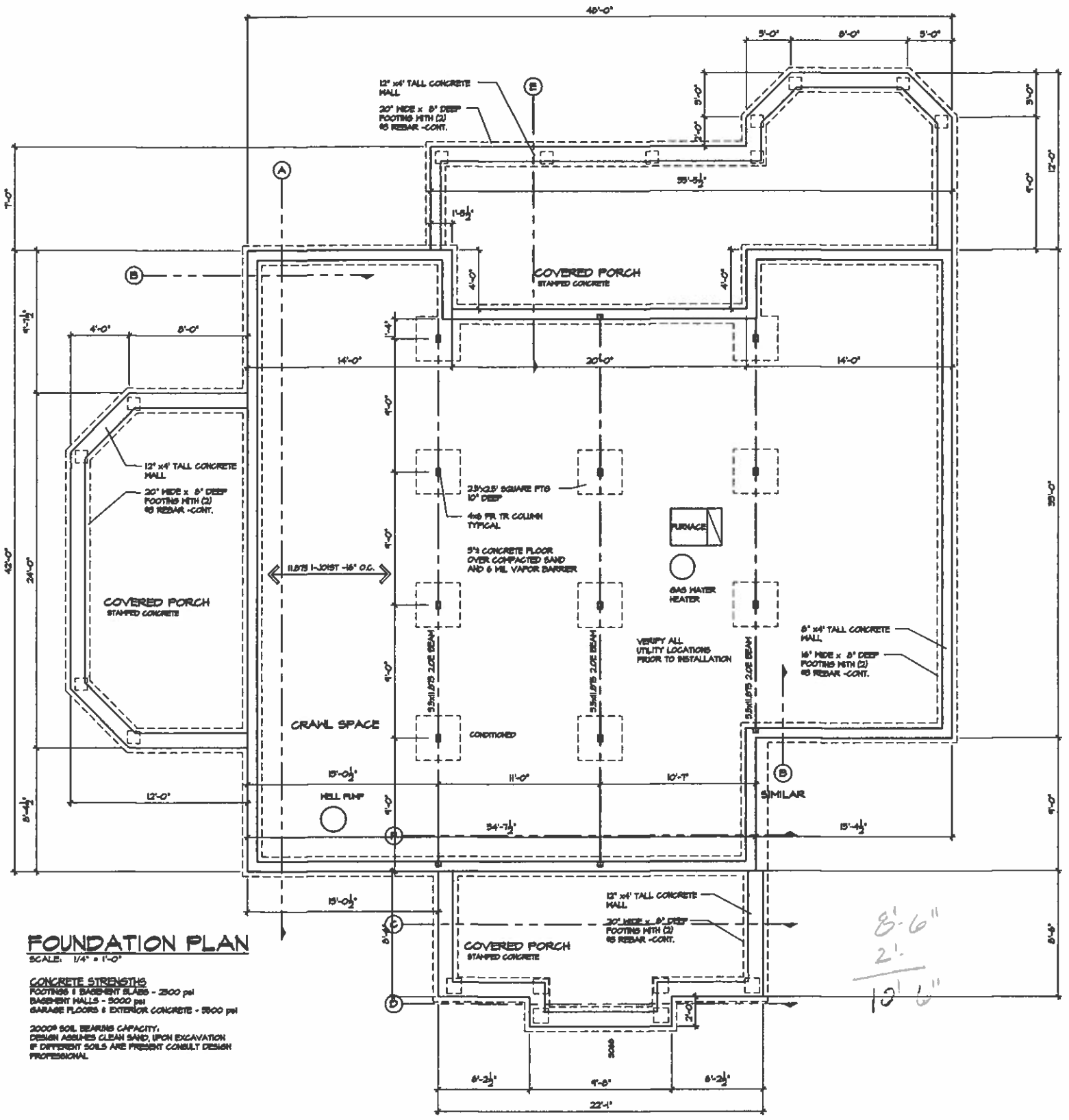
JARVIS CUSTOM HOME BUILDER, LLC
PROPOSED SITE PLAN
226 E. FIFTH STREET, NORTHPORT
PART OF LOT 1, ASSESSOR'S PLAT NO.2 OF NORTHPORT
VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN

DES MKG
DR BJB CHK MKG CHECKED 11/24/2020
JOB NO 20243
SHT 1 OF 1

P:\Land Projects\2020\20243 - Jarvis - Northport\dwg\Survey\20243SP1.dwg (11x17 Sketch) - Nov 24, 2020 10:58am - Mike



D CROSS SECTION
SCALE: 1/2" = 1'-0"



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

CONCRETE STRENGTHS
FOOTINGS & BASEMENT SLABS - 2500 psi
BASEMENT WALLS - 3000 psi
GARAGE FLOORS & EXTERIOR CONCRETE - 3500 psi

2000# SOIL BEARING CAPACITY.
DESIGN ASSUMES CLEAN SAND, UPON EXCAVATION IF DIFFERENT SOILS ARE PRESENT CONSULT DESIGN PROFESSIONAL

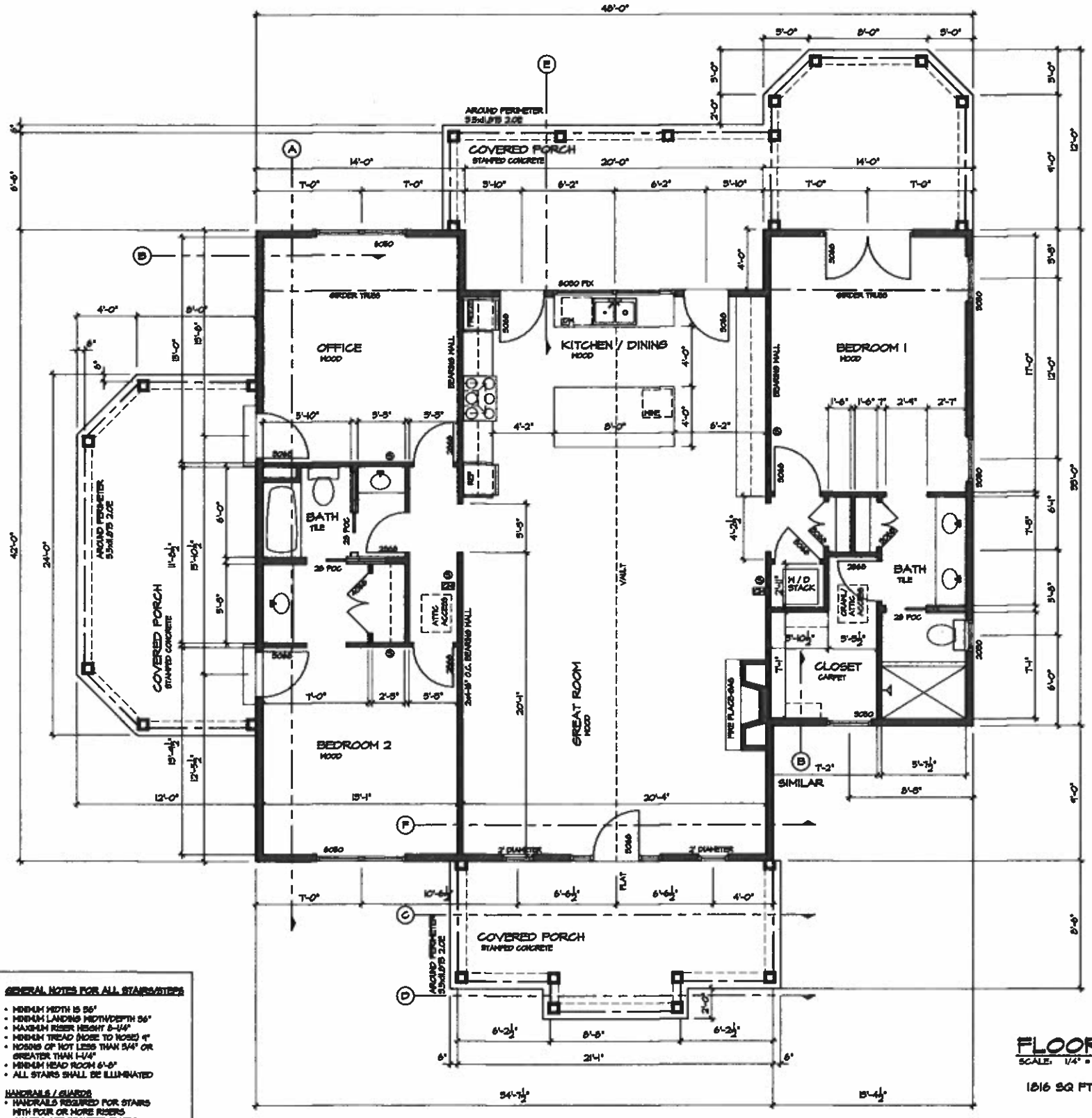
8'-6"
2'-
12' 6"

JARVIS CUSTOM HOMES
- -

JOHN & PAIGE HANLEY
- -

PROJECT NO: -
DATE: 10-30-2020
DRAWN BY: RJH
SCALE: AS NOTED

SHEET NO:
A1



FLOOR PLAN

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

1816 SQ FT

GENERAL NOTES

DESIGN LOADS
- FLOOR LOADS:
  - 40 lbs NON SLEEPING
  - 30 lbs SLEEPING
  - 40 lbs DECKS
  - 50 lbs GARAGE FLOORS
- GROUND SNOW 60 psf

TYPICAL HEADER 2- 1.75 x 11.875 LVL U.N.O.

(S) SMOKE DETECTOR

(CO) CARBON MONOXIDE ALARM

DIMENSIONS TO FACE OF STUD AND CENTER OF DOORS AND WINDOWS.

ATTIC ACCESS 22" x 30"

CRAWL ACCESS 16" x 24" PERIMETER

CRAWL ACCESS 18" x 24" FLOOR

GENERAL NOTES FOR ALL STAIRS/STEPS

- MINIMUM WIDTH IS 36"
- MINIMUM LANDING WIDTH/DEPTH 36"
- MAXIMUM RISER HEIGHT 8-1/4"
- MINIMUM TREAD (NOSE TO NOSE) 9"
- NOSING OF NOT LESS THAN 3/4" OR GREATER THAN 1-1/4"
- MINIMUM HEAD ROOM 6'-8"
- ALL STAIRS SHALL BE ILLUMINATED

HANDRAILS / GUARDS

- HANDRAILS REQUIRED FOR STAIRS WITH FOUR OR MORE RISERS
- GUARDS ARE REQUIRED IF HEIGHT OF STAIRS IS 30" OR GREATER
- GUARD HEIGHT SHALL NOT BE LESS THAN 36" ABOVE WALKING SURFACE
- OPENING IN GUARD SYSTEM SHALL NOT ALLOW A 4" SPHERE THRU

JARVIS CUSTOM HOMES

JOHN & PAIGE HANLEY

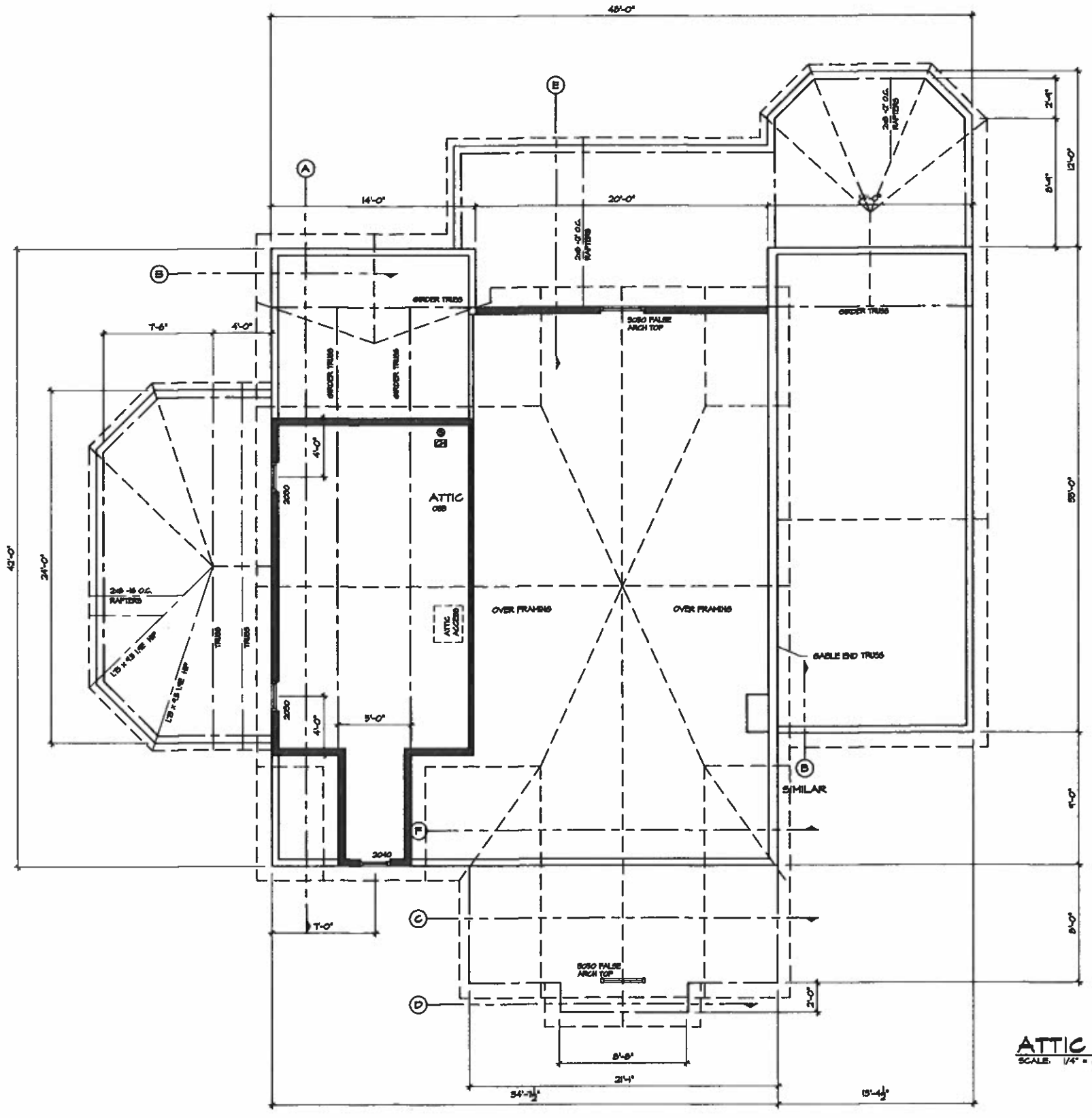
PROJECT NO: -

DATE: 10-20-2020

DRAWN BY: R.M

SCALE: AS NOTED

SHEET NO: A2



ATTIC / ROOF PLAN

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

JARVIS CUSTOM HOMES

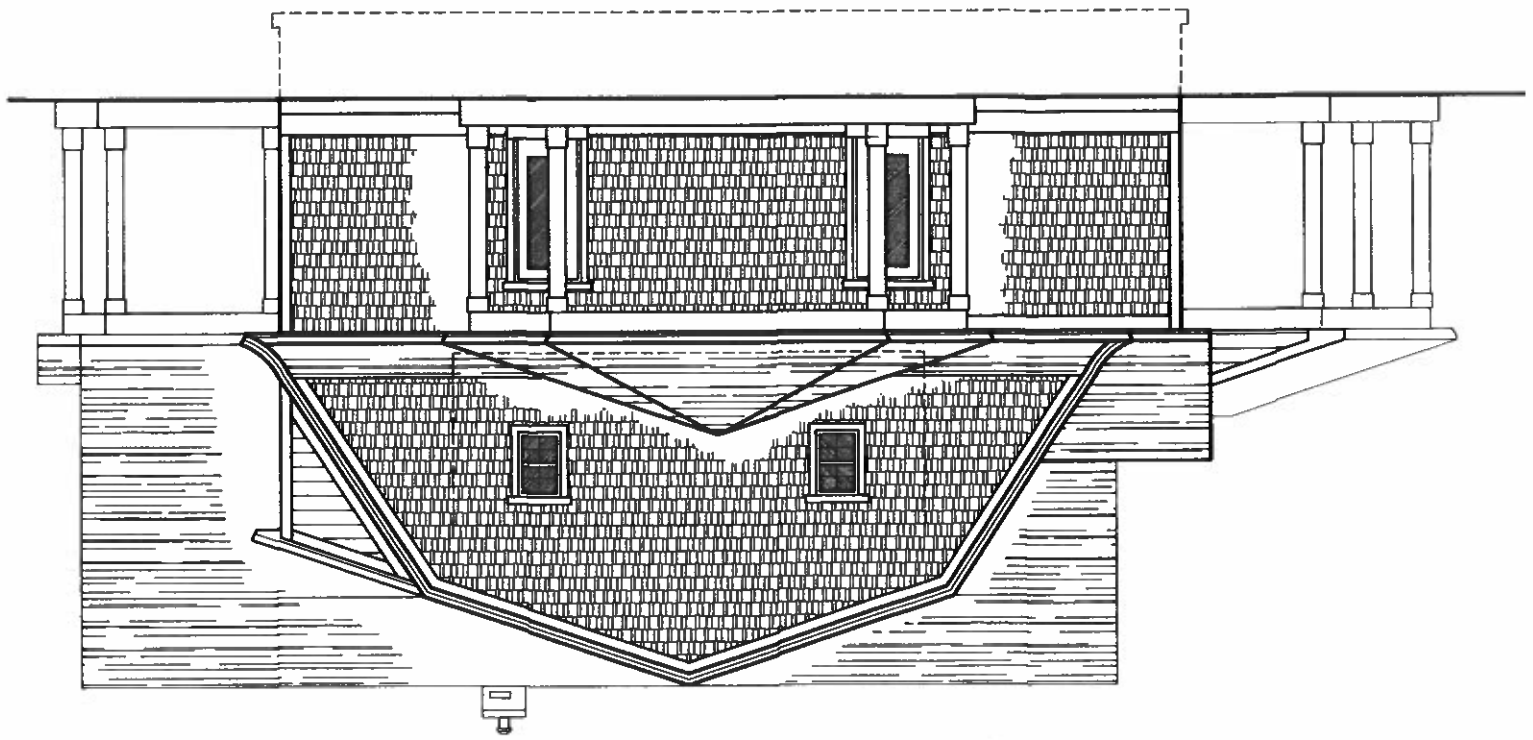
JOHN & PAIGE HANLEY

PROJECT NO: -
DATE: 10-30-2020
DRAWN BY: RLM
SCALE: AS NOTED

SHEET NO: A3

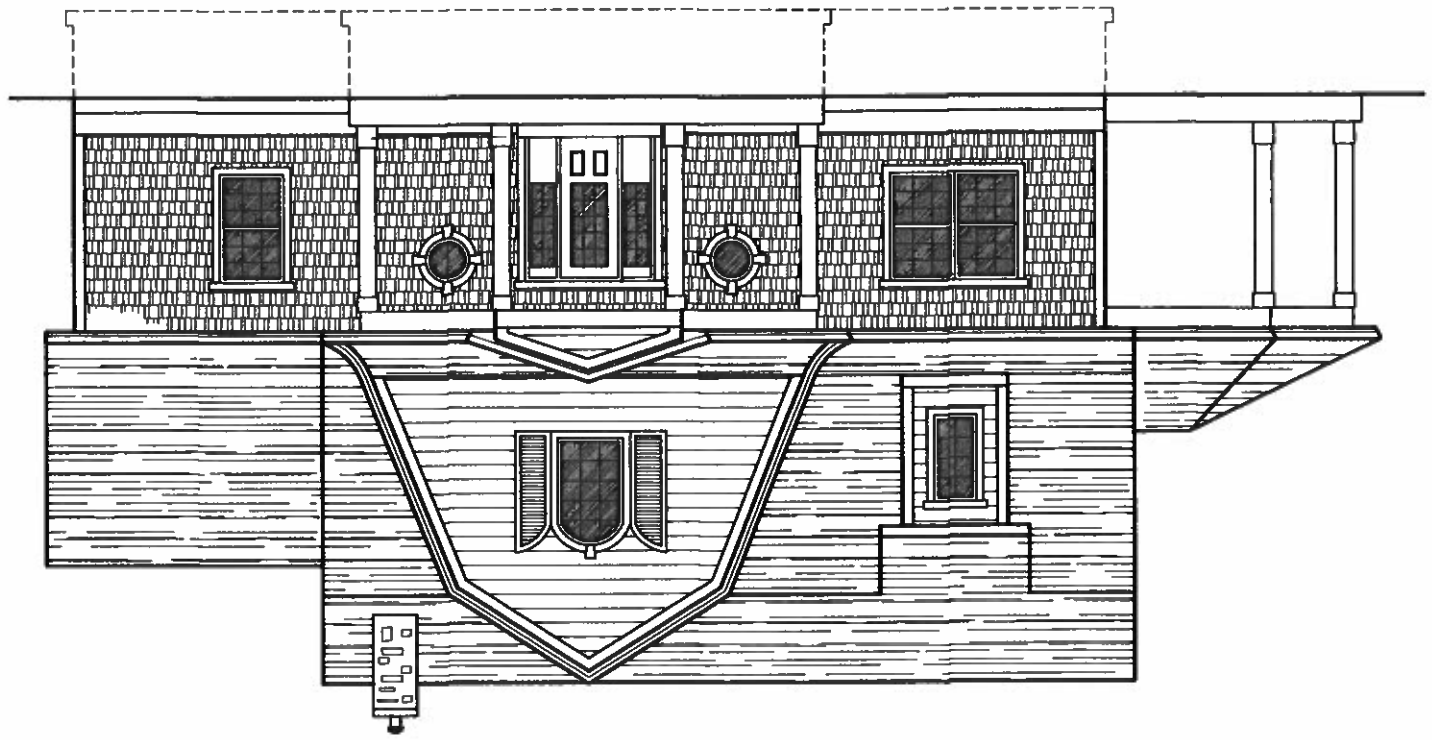
SIDE ELEVATION

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



FRONT ELEVATION

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

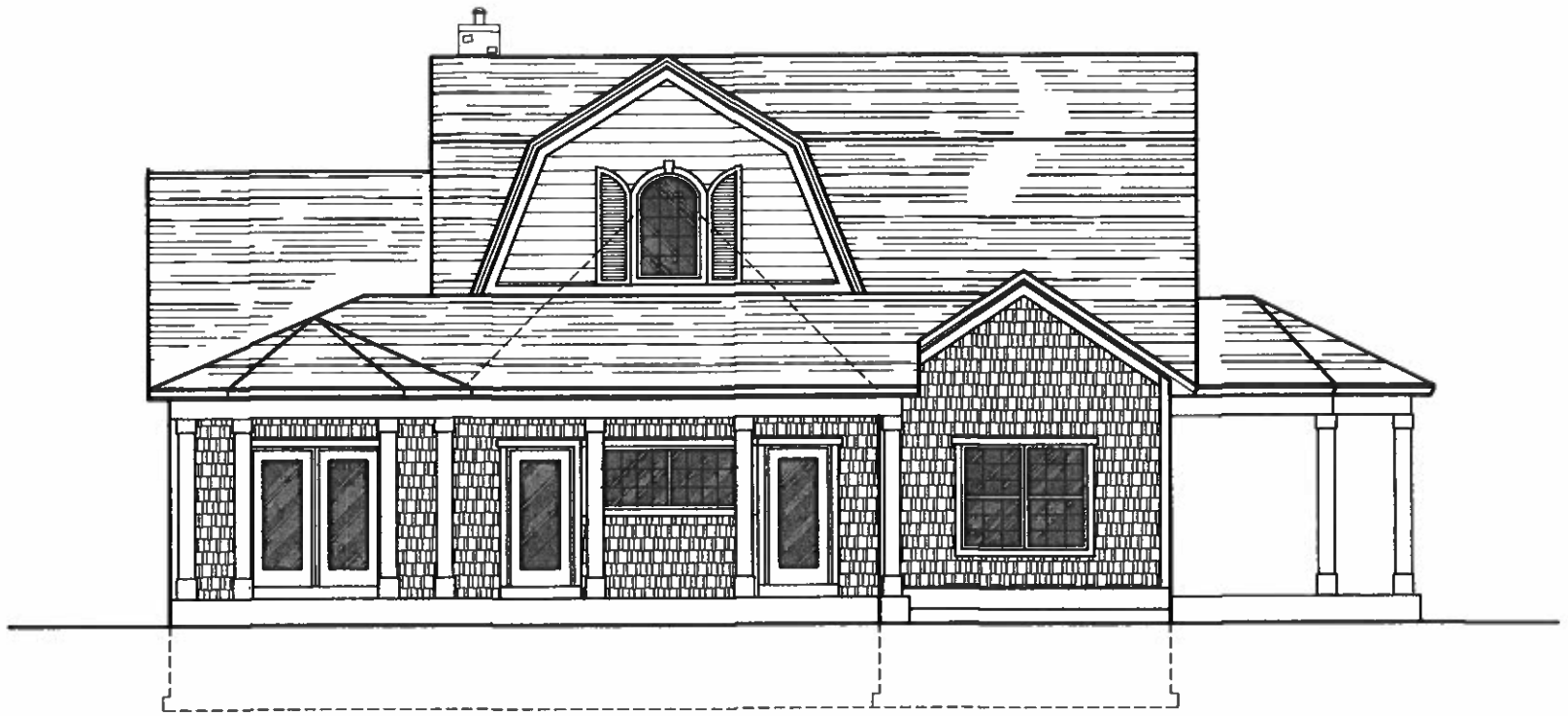


JOHN & PAIGE HANLEY

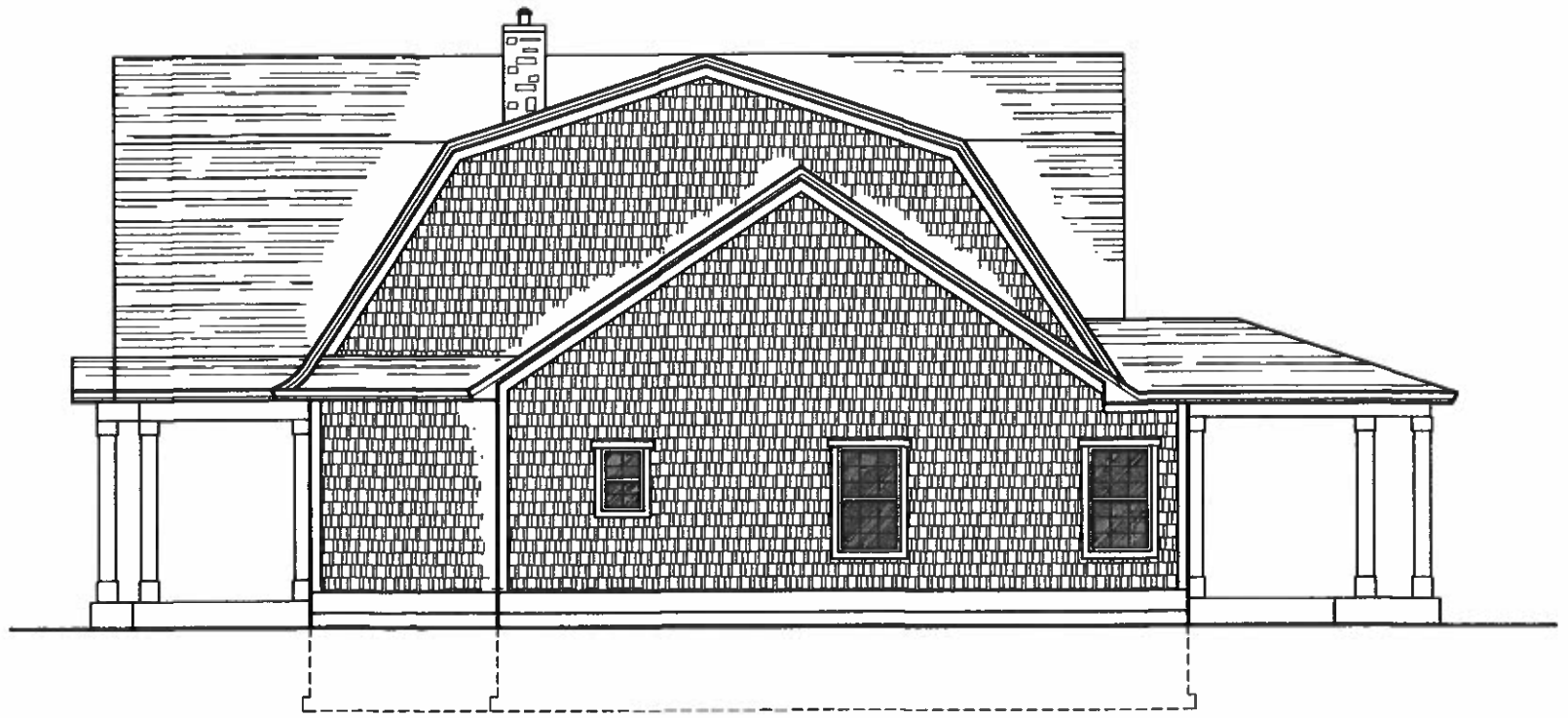
JARVIS CUSTOM HOMES

SHEET No. A4

PROJECT No. -
DATE: 10-30-2020
DRAWN BY: RLH
SCALE: AS NOTED



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



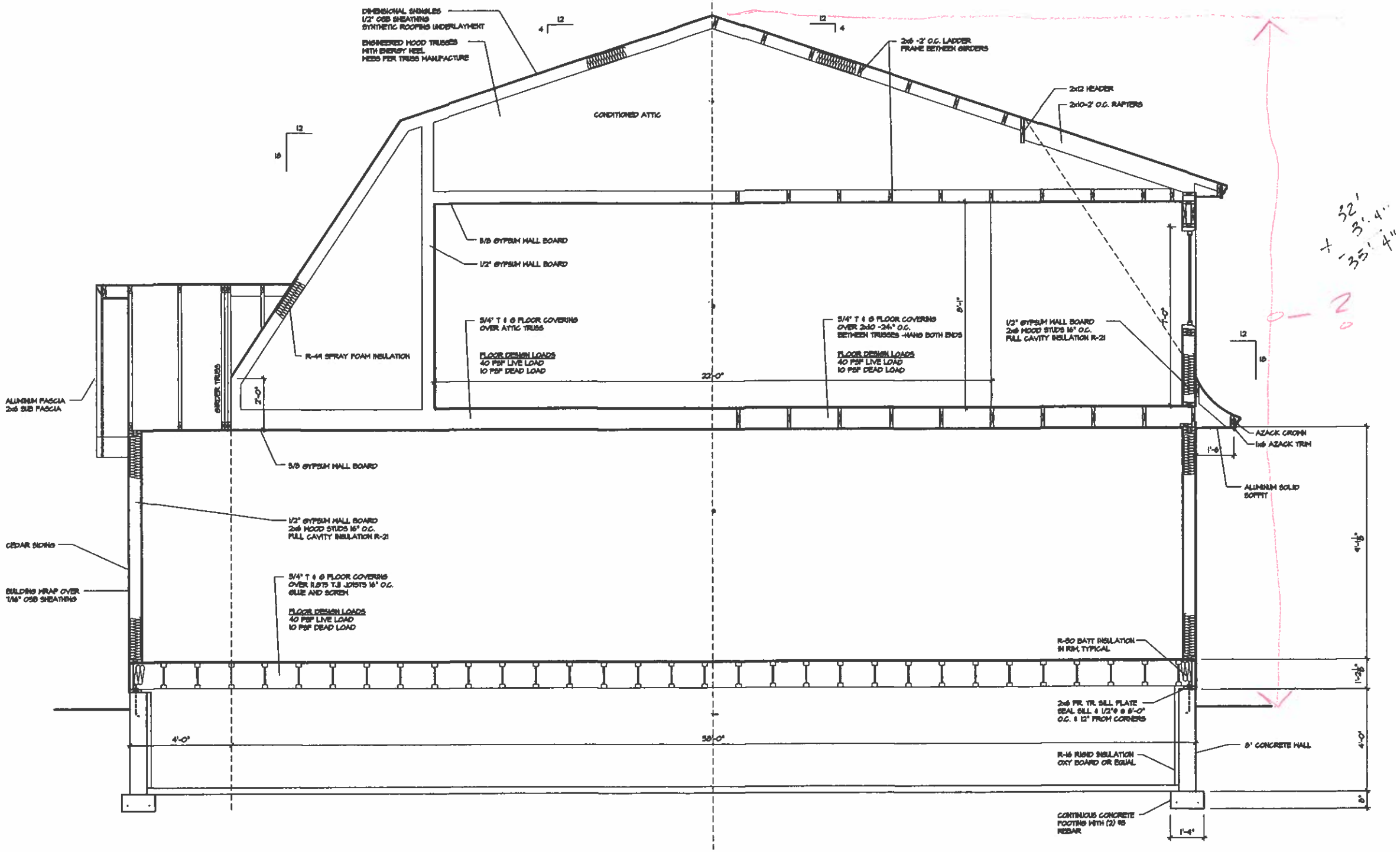
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

JARVIS CUSTOM HOMES

JOHN & PAIGE HANLEY

PROJECT NO:
DATE: 10-20-2020
DRAWN BY: RJM
SCALE: AS NOTED

SHEET NO:
A5



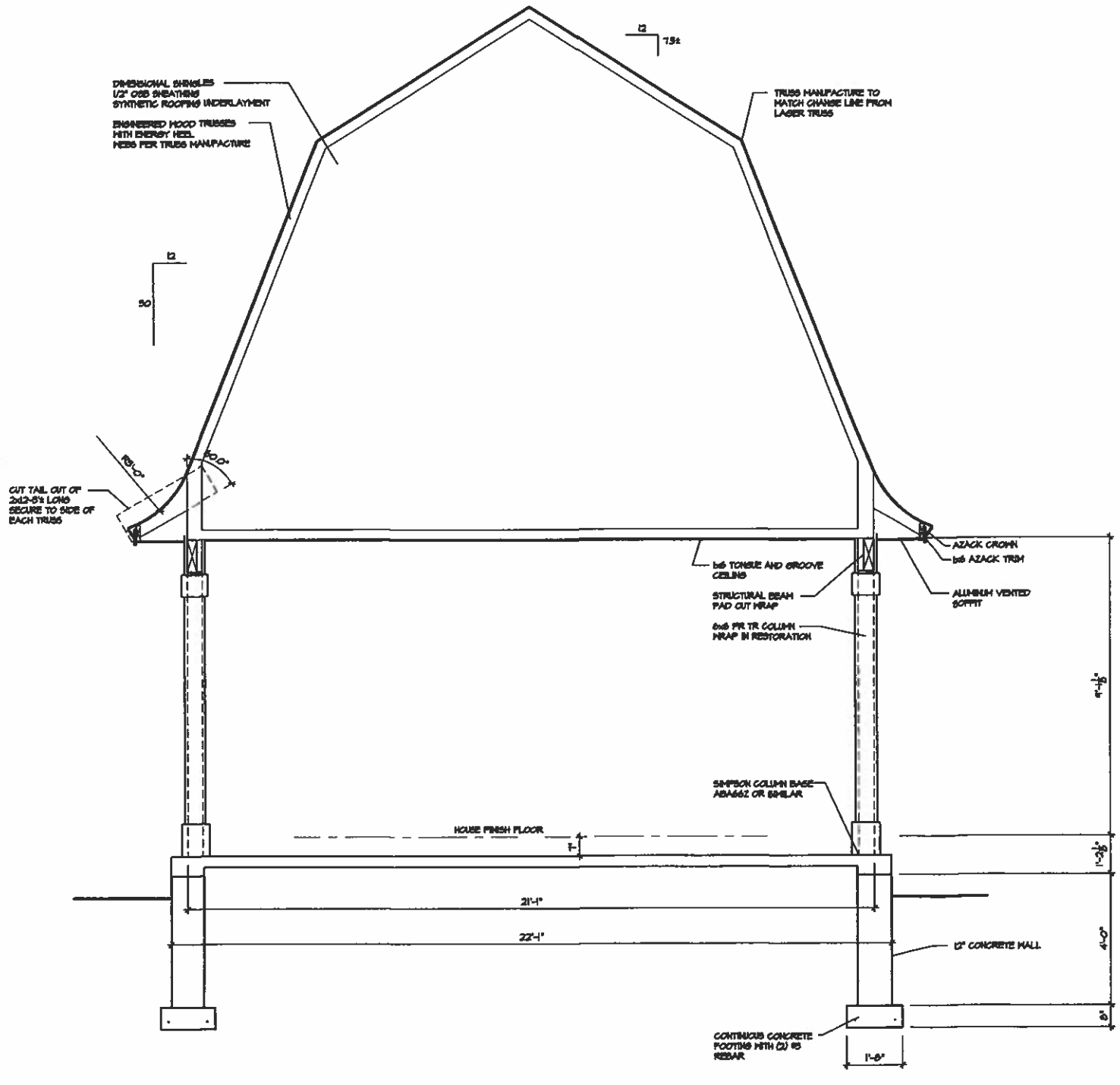
A CROSS SECTION
SCALE: 1/2" = 1'-0"

JARVIS CUSTOM HOMES
- -

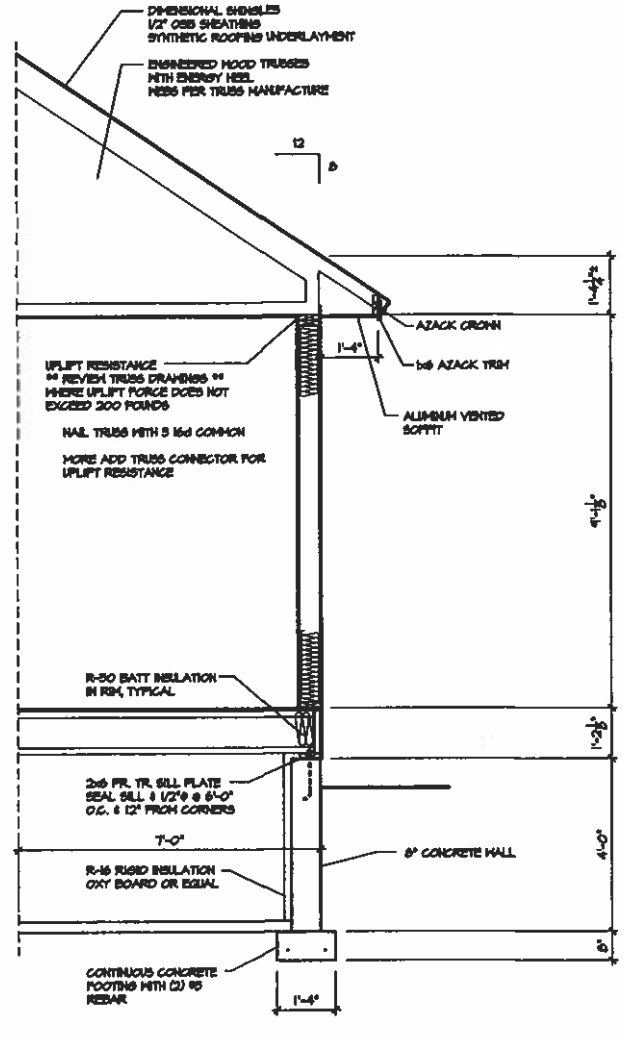
JOHN & PAIGE HANLEY
- -

PROJECT NO: -
DATE: 10-30-2020
DRAWN BY: RLM
SCALE: AS NOTED

SHEET NO:
A6



C CROSS SECTION
SCALE: 1/2" = 1'-0"



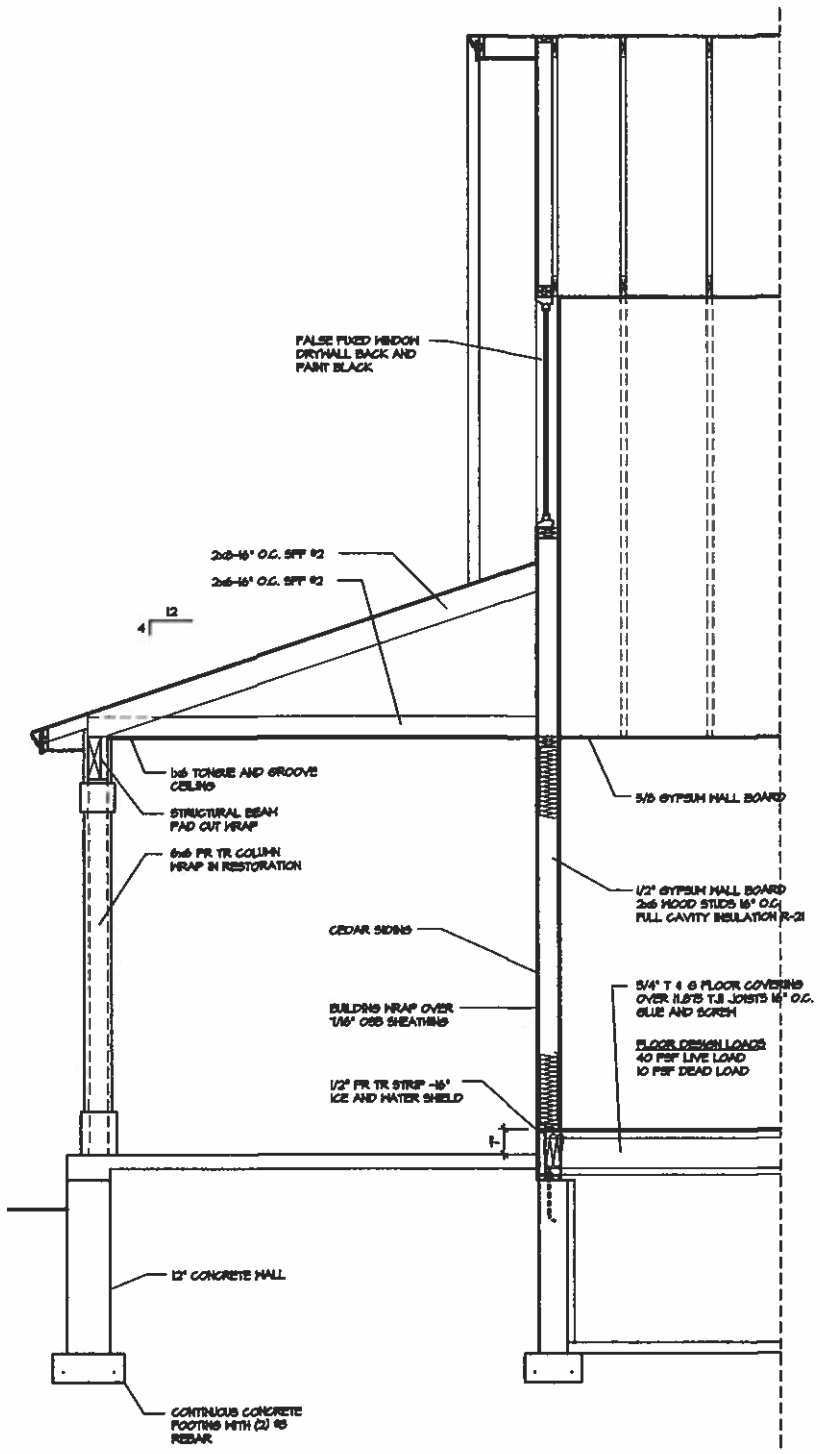
B CROSS SECTION
SCALE: 1/2" = 1'-0"

JARVIS CUSTOM HOMES

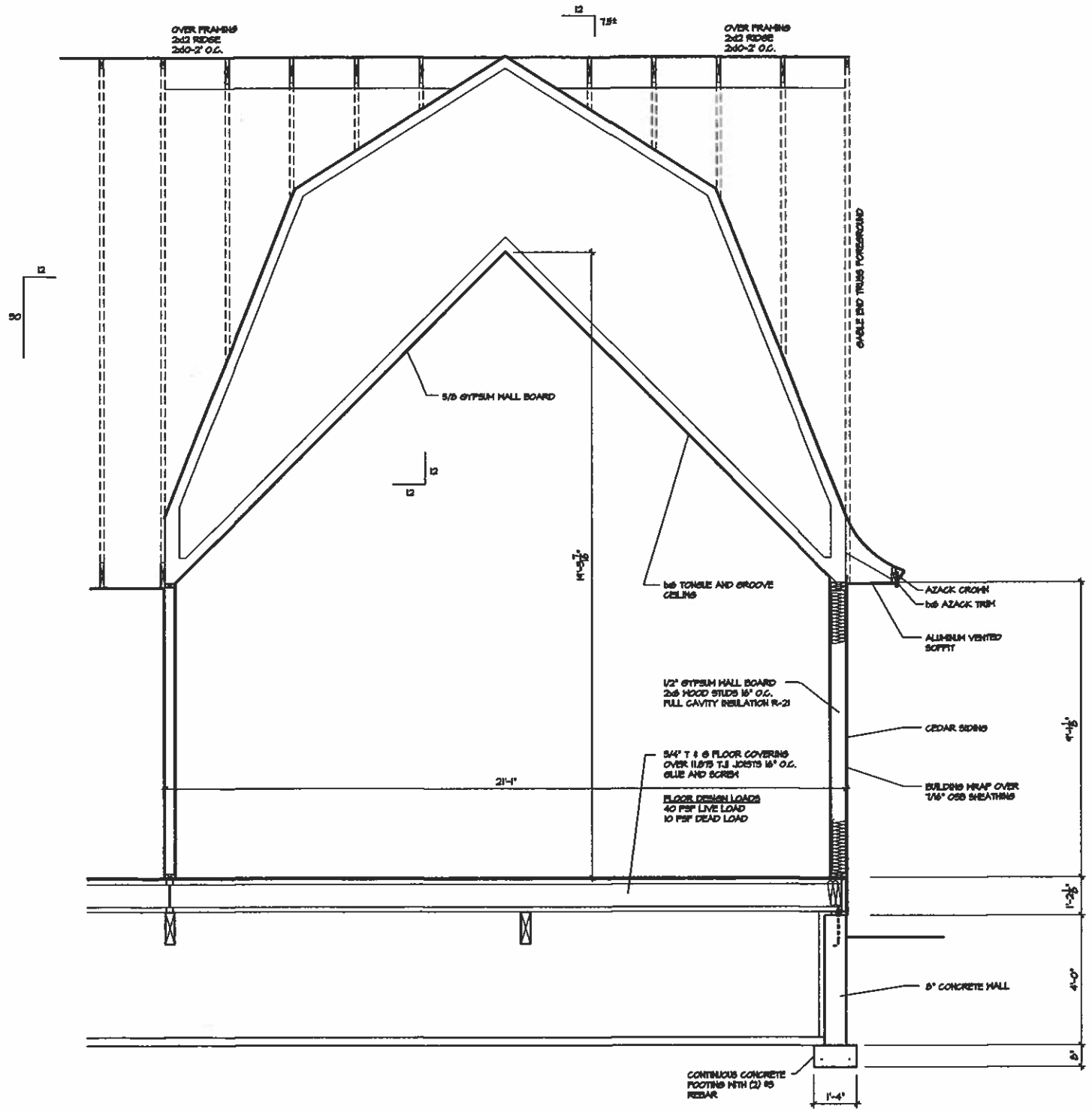
JOHN & PAIGE HANLEY

PROJECT NO: -
DATE: 10-30-2020
DRAWN BY: RJM
SCALE: AS NOTED

SHEET NO:
A7



E CROSS SECTION
SCALE: 1/2" = 1'-0"



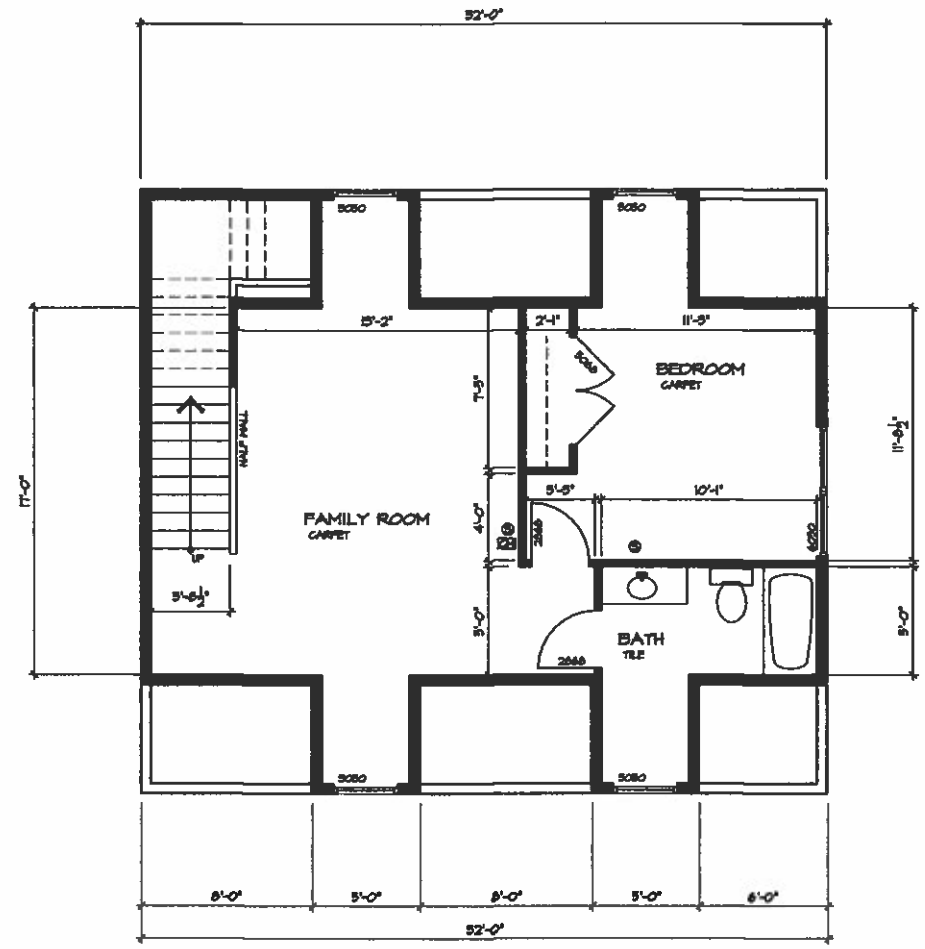
F CROSS SECTION
SCALE: 1/2" = 1'-0"

JARVIS CUSTOM HOMES

JOHN & PAIGE HANLEY

PROJECT NO: -
DATE: 10-30-2020
DRAWN BY: KLM
SCALE: AS NOTED

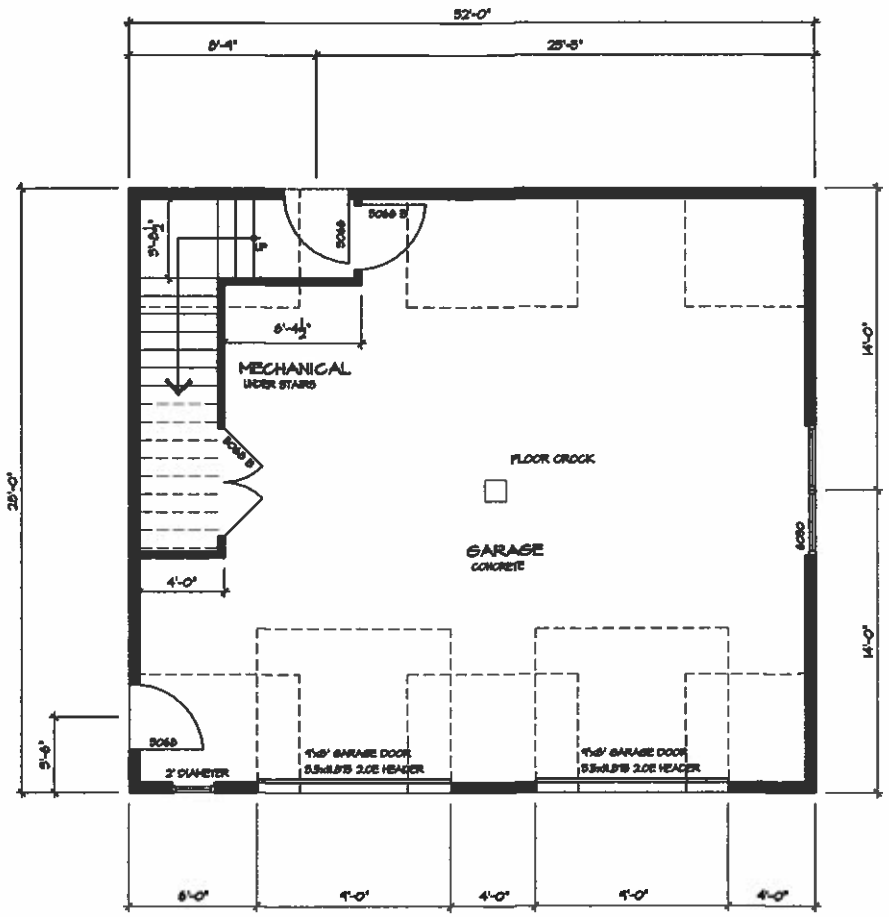
SHEET NO:
A8



SECOND FLOOR PLAN

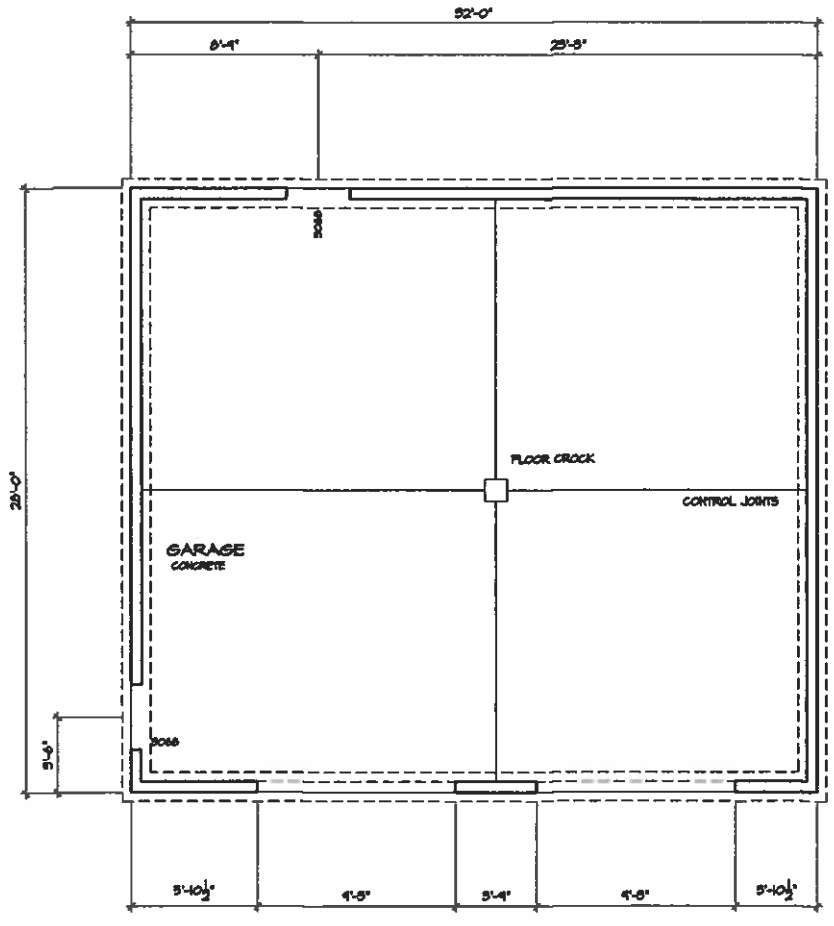
SCALE: 1/4" = 1'-0"

674 SQ FT



GARAGE PLAN

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



FOUNDATION PLAN

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

CONCRETE STRENGTHS
FOOTINGS & BASEMENT SLABS - 2500 psi
BASEMENT WALLS - 3000 psi
GARAGE FLOORS & EXTERIOR CONCRETE - 3500 psi

2000# SOIL BEARING CAPACITY:
DESIGN ASSUMES CLEAN SAND, UPON EXCAVATION IF DIFFERENT SOILS ARE PRESENT CONSULT DESIGN PROFESSIONAL

GENERAL NOTES
DESIGN LOADS
FLOOR LOADS:
40 lbs NON SLEEPING
30 lbs SLEEPING
40 lbs DECKS
50 lbs GARAGE FLOORS
GROUND SNOW: 60 psi

TYPICAL HEADER 2- 2x12 U.N.O.

SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

DIMENSIONS TO FACE OF STUD AND CENTER OF DOORS AND WINDOWS.

ATTIC ACCESS 22" x 30"

CRAWL ACCESS 16" x 24" PERIMETER

CRAWL ACCESS 18" x 24" FLOOR

GENERAL NOTES FOR ALL STAIRS/STEPS

- MINIMUM WIDTH IS 36"
- MINIMUM LANDING WIDTH/DEPTH 36"
- MAXIMUM RISER HEIGHT 8-1/4"
- MINIMUM TREAD (NOSE TO NOSE) 9"
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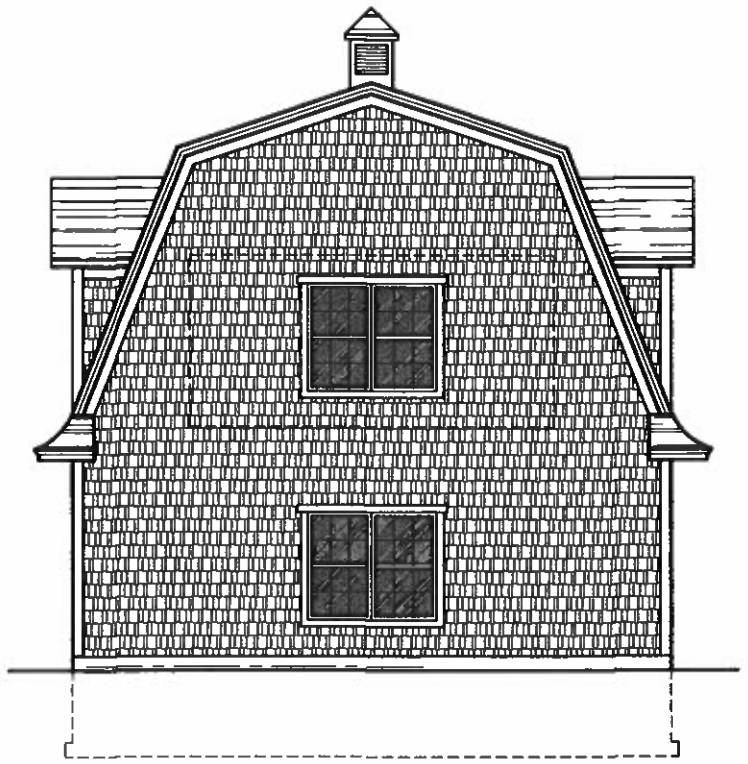
- OPENING IN GUARD SYSTEM SHALL NOT ALLOW A 4" SPHERE THRU

JARVIS CUSTOM HOMES

JOHN & PAIGE HANLEY
-
DETACHED GARAGE

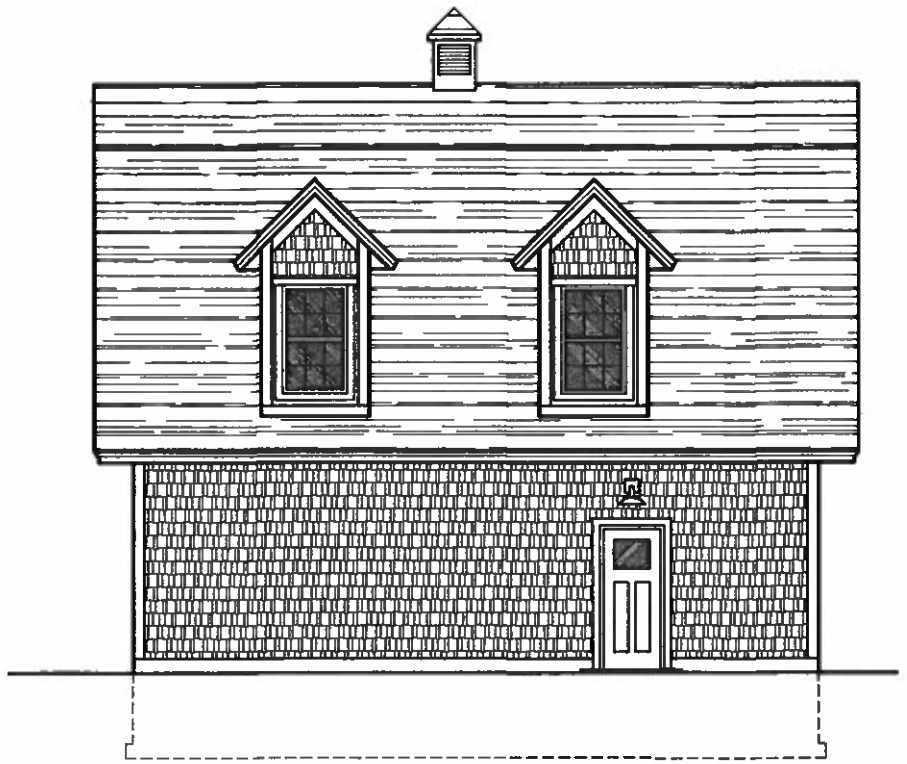
PROJECT NO: -
DATE: 10-15-2020
DRAWN BY: RJM
SCALE: AS NOTED

SHEET NO:
A1

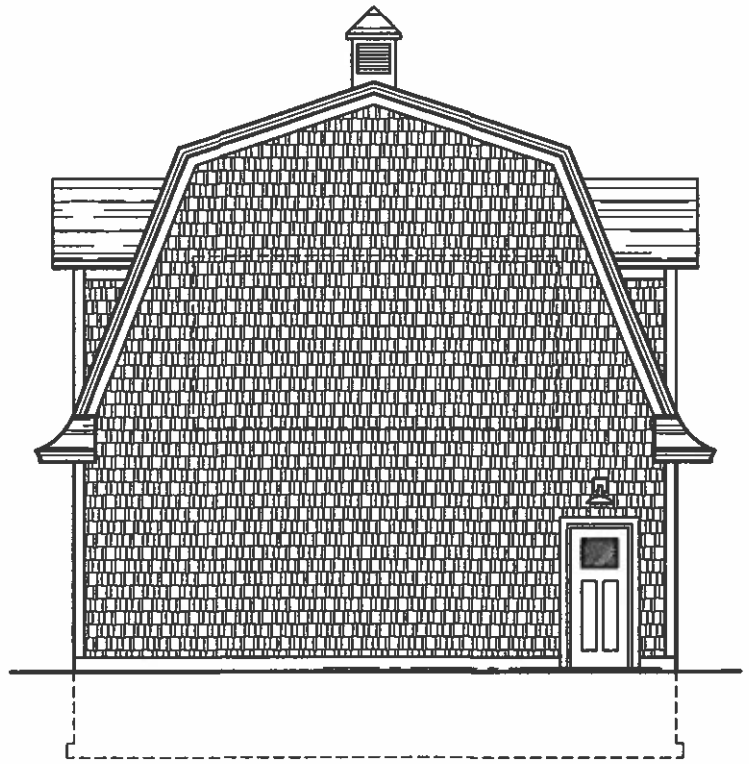


GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

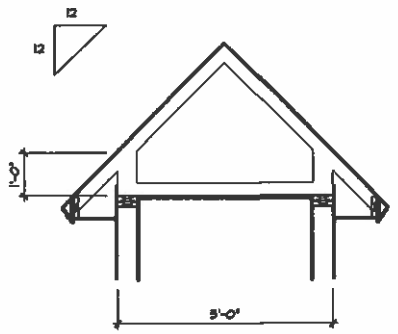
JARVIS CUSTOM HOMES
-
-

JOHN & PAIGE HANLEY
-
DETACHED GARAGE

1	-	-
-	-	-

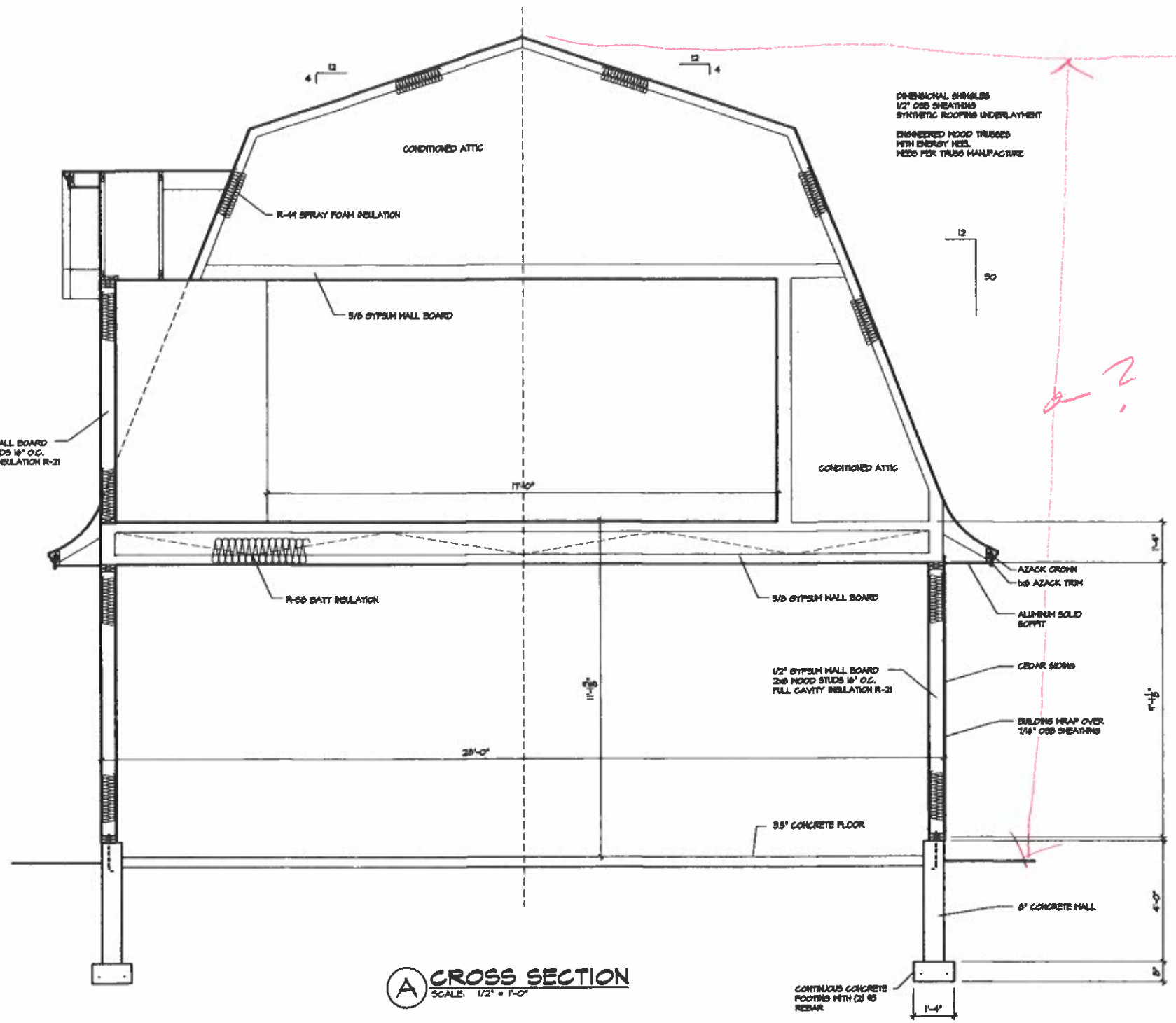
PROJECT NO: -
DATE: 10-19-2020
DRAWN BY: RLM
SCALE: AS NOTED

SHEET NO:
A2



CROSS SECTION DORMER

SCALE: 1/2" = 1'-0"



A CROSS SECTION

SCALE: 1/2" = 1'-0"

JARVIS CUSTOM HOMES

JOHN & PAIGE HANLEY

DETACHED GARAGE

PROJECT NO: -

DATE: 10-2-2020

DRAWN BY: RJH

SCALE: AS NOTED

SHEET NO:

A3