

# Leland Mixed Use

211 N Main St, Leland, MI

site info from mansfield survey dated 12.6.22



### approximate net areas

**unit A**  
 2nd floor: 780 sf  
 3rd floor: 720 sf  
 total: 1500 sf

**unit B**  
 2nd floor: 780 sf  
 3rd floor: 800 sf  
 total: 1580 sf

**unit C**  
 2nd floor: 880 sf  
 3rd floor: 800 sf  
 total: 1680 sf

**unit D**  
 2nd floor: 880 sf  
 3rd floor: 900 sf  
 total: 1780 sf

main level gross: 4790 sf  
 second level gross: 3350 sf  
 third level gross: 3450 sf  
 total gross area: 11,590

**preliminary CODE assumptions (not a complete code study)**  
 MBC 2015  
 Residential use group: R-2  
 Maximum number of dwelling units: 4  
 Maximum common path of egress travel: 125' with automatic sprinkler system (table 1006.3.2(1))  
 Retail space use group: B  
 Maximum occupant load for space with one exit: 49  
 Maximum common path of egress travel: 75' for occupant load >30 (non-sprinkled – table 1006.2.1)  
 Zoning: to be confirmed with ordinance and administrator

## Main Level Garage and Retail | Conceptual Floor Plan

January 27, 2023



LOCATIONS AND SIZES TO COMPLY WITH PERMITS FROM COUNTY HEALTH DEPT. AND TOWNSHIP SEWER AUTHORITY.

- outdoor living  
± 20' x 10'
- kitchen  
± 14' x 14'
- eating  
± 12' x 14'
- living  
± 16' x 16'





LOCATIONS AND SIZES TO COMPLY WITH PERMITS FROM COUNTY HEALTH DEPT. AND TOWNSHIP SEWER AUTHORITY.

EX. SEPTIC TANK  
EX. SEWER LEAD

POTENTIAL SHALLOW STORM WATER SWALE

PROPOSED SEPTIC TANK LOCATIONS

EX. SEPTIC TANK

EXISTING BUILDING

EX. SEWER LEAD

10' SETBACK

75' ISOLATION DISTANCE

PROPOSED WELL LOCATION

EX. 4" MUNICIPAL SEWER MAIN

PROPOSED CONCRETE SIDEWALK (TYP.)

EX. 4" MUNICIPAL SEWER MAIN

outdoor living below

bedroom 1

bath 1

bath 2

bedroom 2

bedroom 3

