



211-243 n. main street

land use, schematic design & budget package

april 18th, 2023

note:
these drawings are preliminary and are intended for budgeting. They are not suitable for permitting or construction.

project team

developer: joel peterson homes 7270 thornapple river drive, suite B ada, michigan 49684 phone: (616) 940-9288	architect: amdg architects 25 commerce sw, suite 300 grand rapids, michigan 49503 phone: (616) 454-1600	general contractor: joel peterson homes 516 east front street traverse city, michigan 49684 phone: (231) 994-2168
civil consultant: mansfield land use consultants 830 cottageview dr., suite 201 traverse city, michigan 49684 phone: (231) 946-9310	structural consultant: trison engineering group 112 w. fourteenth street traverse city, michigan 49684 phone: (231) 932-9177	mep design: mechanical - design build (tbd) electrical - design build (tbd) plumbing - design build (tbd)

construction narrative

floor assemblies

2nd floor:
fire rating: 1-hour
STC rating: 59
IIC rating: 50 minimum
UL design no: L570
3/4" gypcrete topping
3/8" sound attenuation mat
3/4" t&g plywood sheathing
wood i-joists (see structural notes)
3-1/2" unfaced fiberglass insulation
1/2" resilient channel, 25 ga., 24" o.c.
two layers 5/8" type-x gyp. bd.

3rd floor:
3/4" t&g plywood sheathing
wood i-joists (see structural notes)
one layer 5/8" type-x gyp. bd.

exterior walls

2x stud framing, with OSB sheathing u.n.o, insulate wall cavity with batt insulation

interior walls

see plans for acoustic separation

typical interior walls
one layer 1/2" gyp. bd. both sides
2x wood studs, 16" o.c. (see structural notes)
fiberglass insulation

fire rated partition walls:
fire rating: 1-hour
STC rating: 53
IIC rating: 50 minimum
UL design no: U305
one layer 5/8" type-x gyp. bd.
1/2" resilient channel, 25 ga., 24" o.c.
2x6 wood studs, 16" o.c.
6-1/4" fiberglass insulation
two layers 5/8" type-x gyp. bd.

windows

Pella aluminum clad wood or equal

exterior doors

Pella Aluminum Clad Wood or equal at entry and patio.

overhead doors

Insulated steel with glass lites in top panel. provide ceiling mounted overhead door operator.
Basis of design: clopay grand harbor, carriage style doors

roof assemblies

low roof:
pavers on pedestals over protection mat over TPO waterproofing membrane over mechanically fastend coverboard & tapered insulation (1/4" slope) over 6" of rigid insulation (R-30 min.) over 3/4" t&g plywood sheathing

high roof:
Live Roof standard module 4.25" over LiveRoof RoofBlue RETAIN storm water retention system or sim. on top of roof barrier slip sheet over TPO waterproofing membrane over mechanically fastend coverboard & tapered insulation (1/4" slope) over 6" of rigid insulation (R-30 min.) over 3/4" t&g plywood sheathing

scuppers and downspouts

Prefinished Aluminum scuppers with rectangular downspouts, connected to subgrade drainage, to drain to daylight

soffits and exterior ceilings

prefinished aluminum soffit

exterior finishes and trims

siding typical:
lap siding, LP smartside or similar
trim: painted synthetic, azek or sim.

siding @ retail:
painted synthetic paneling,
LP smartside or similar, smooth finish
brick veneer w/ cast stone base and caps
standard brick units

siding @ garages
painted synthetic board and battens @ 16" o.c.,
LP smartside or similar, smooth finish

condo interior finishes

specified by developer

mechanical - design build

forced air at conditioned spaces, mechanical to be located in upper level mechanical room, ground mounted condensing units

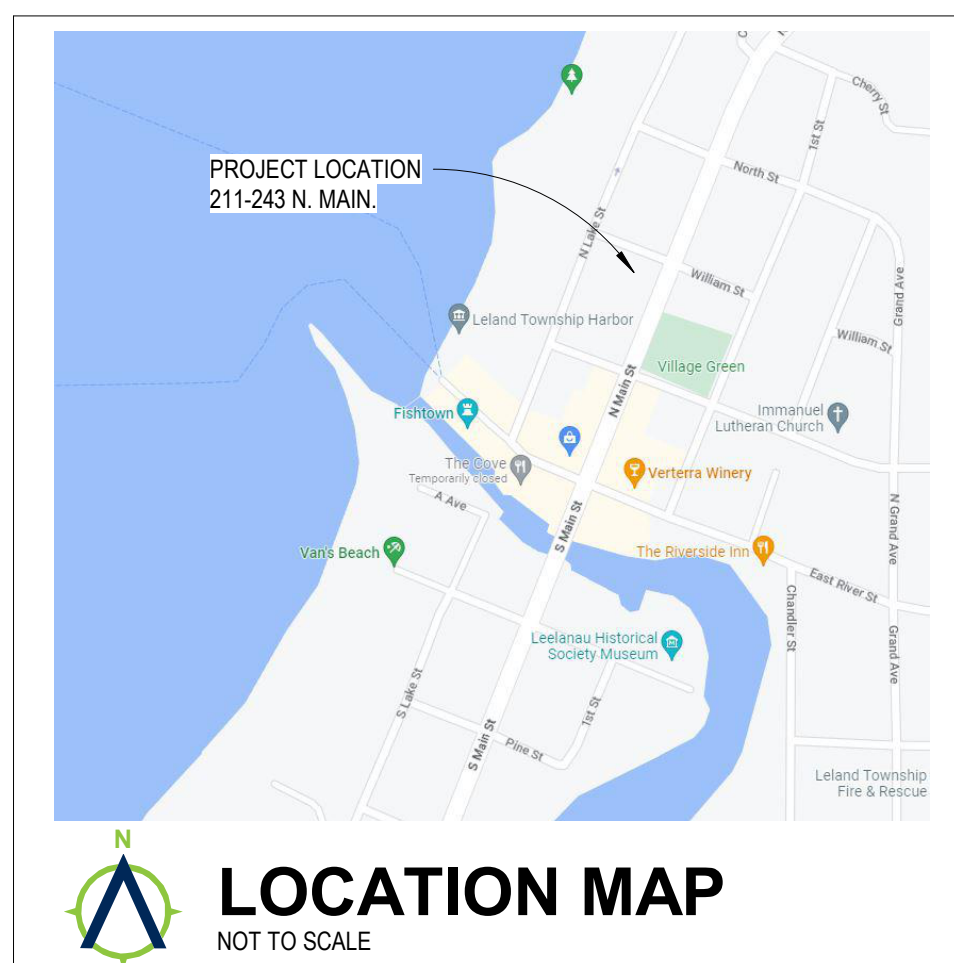
electrical - design build

lighting design by developer

plumbing - design build

coordinate with public utilities as required, provide floor drains in garage

project information



design principles:

scale: appropriate to area / break down massing
character: consistent with old / historical local buildings
construction: simplicity where feasible
interior space: efficient layout with similarity between units; open and bright

project description:

Mixed use project with business on main level and residential units on upper floors. Compact site requires off-street parking to be provided within a 2 stall garage for each unit. Developer is managing all municipal, site and infrastructure requirements and approvals.

note:
architectural and structural scope are the responsibility of the architect. All other design and documentation, including but not limited to mechanical, electrical, plumbing and low voltage engineering are the responsibility of the developer. Civil engineering, site design, and all municipal and infrastructure requirements are the responsibility of the developer.

list of drawings

PROJECT INFO

- 1 cover
- 2 code information

CIVIL

- 1 of 1 preliminary site plan

STRUCTURAL

- S1.1 conceptual foundation plan & structural notes
- S3.1 conceptual framing plan
- S3.2 conceptual framing plan
- S3.3 conceptual framing plan

ARCHITECTURAL

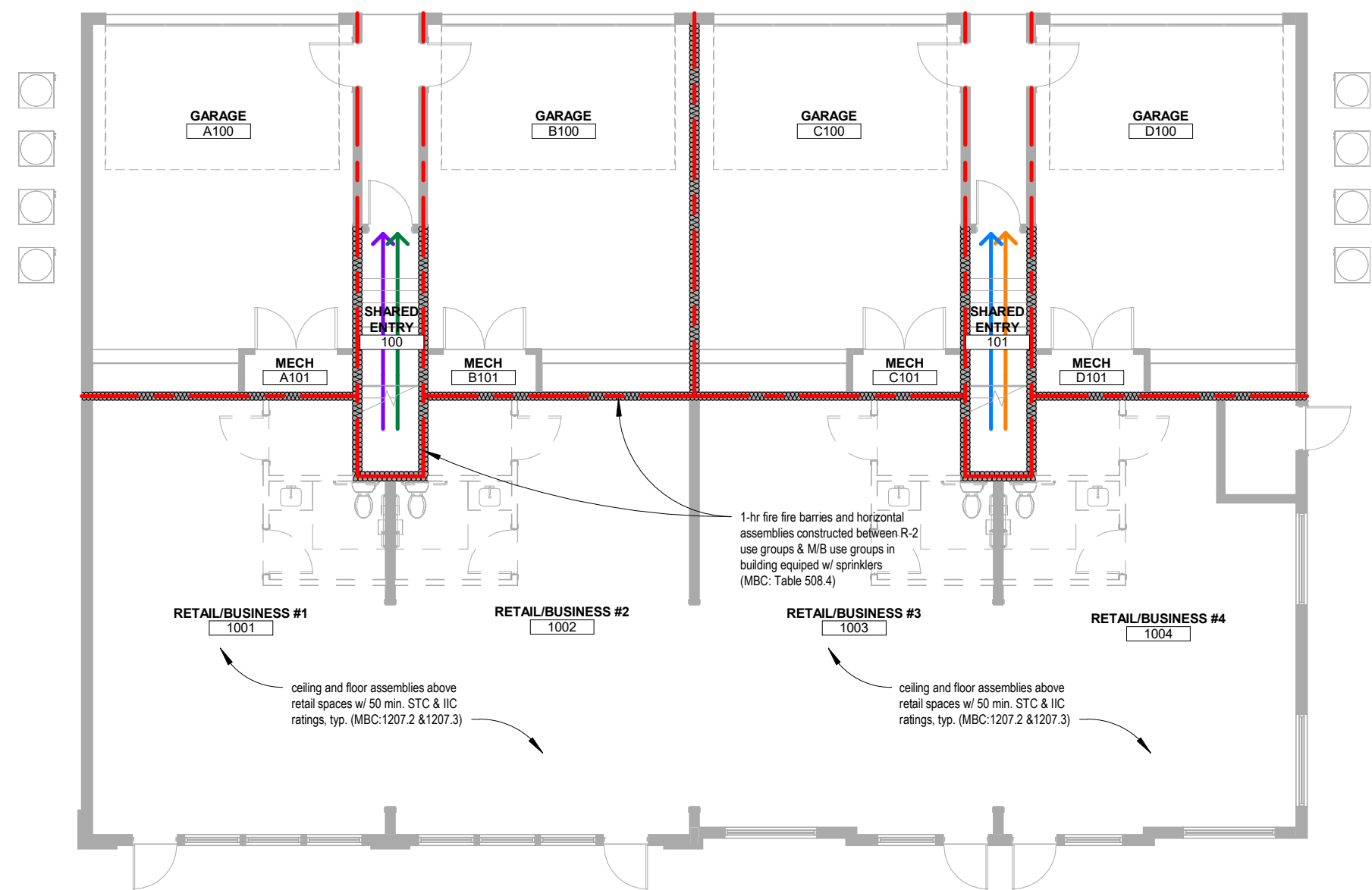
- A1.1 ground floor
- A1.2 2nd floor
- A1.3 3rd floor
- A4.1 roof plan
- A5.1 exterior elevations
- A6.1 schematic building section

LIGHTING

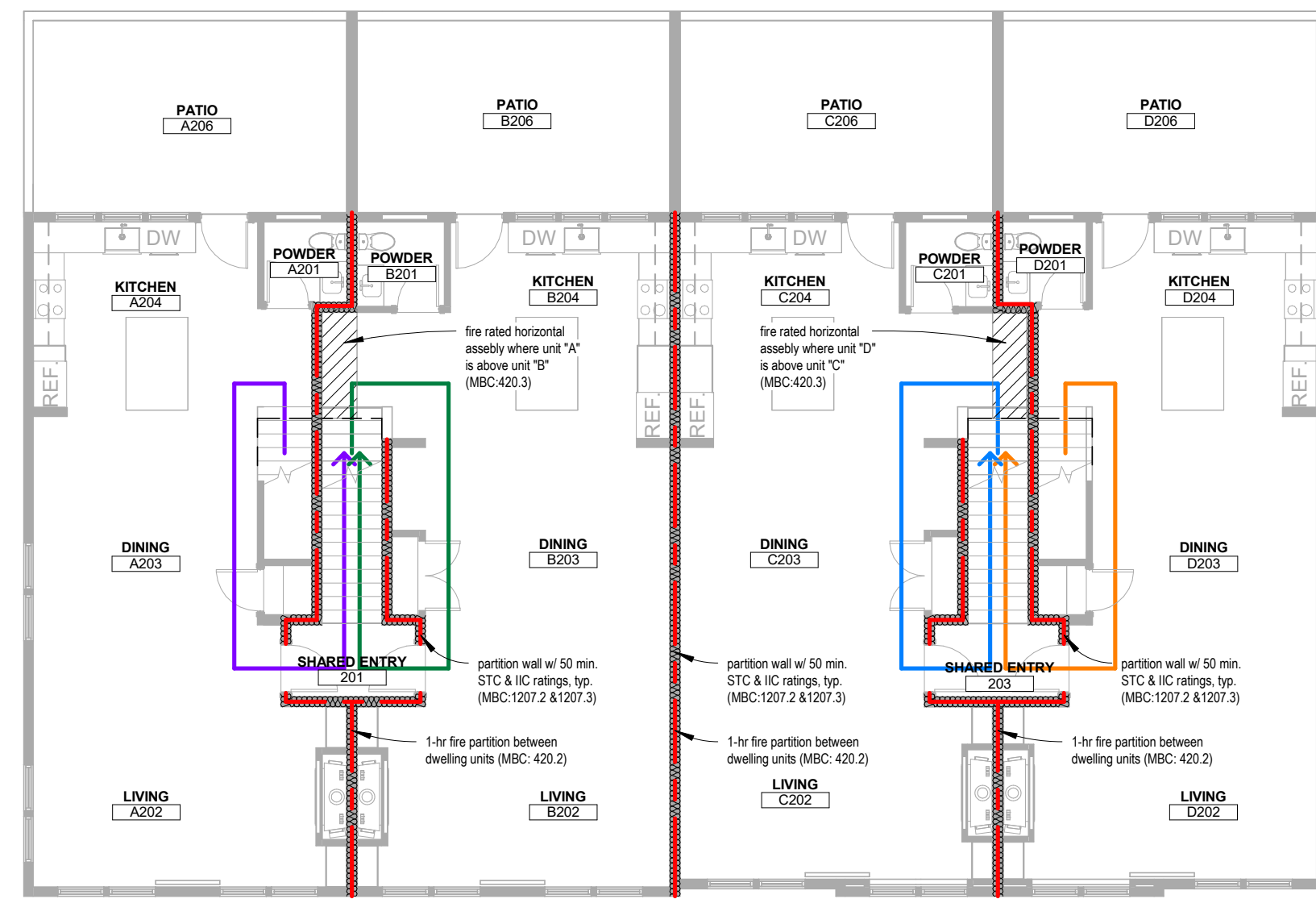
- E1.1 conceptual lighting plans

ATTACHMENTS

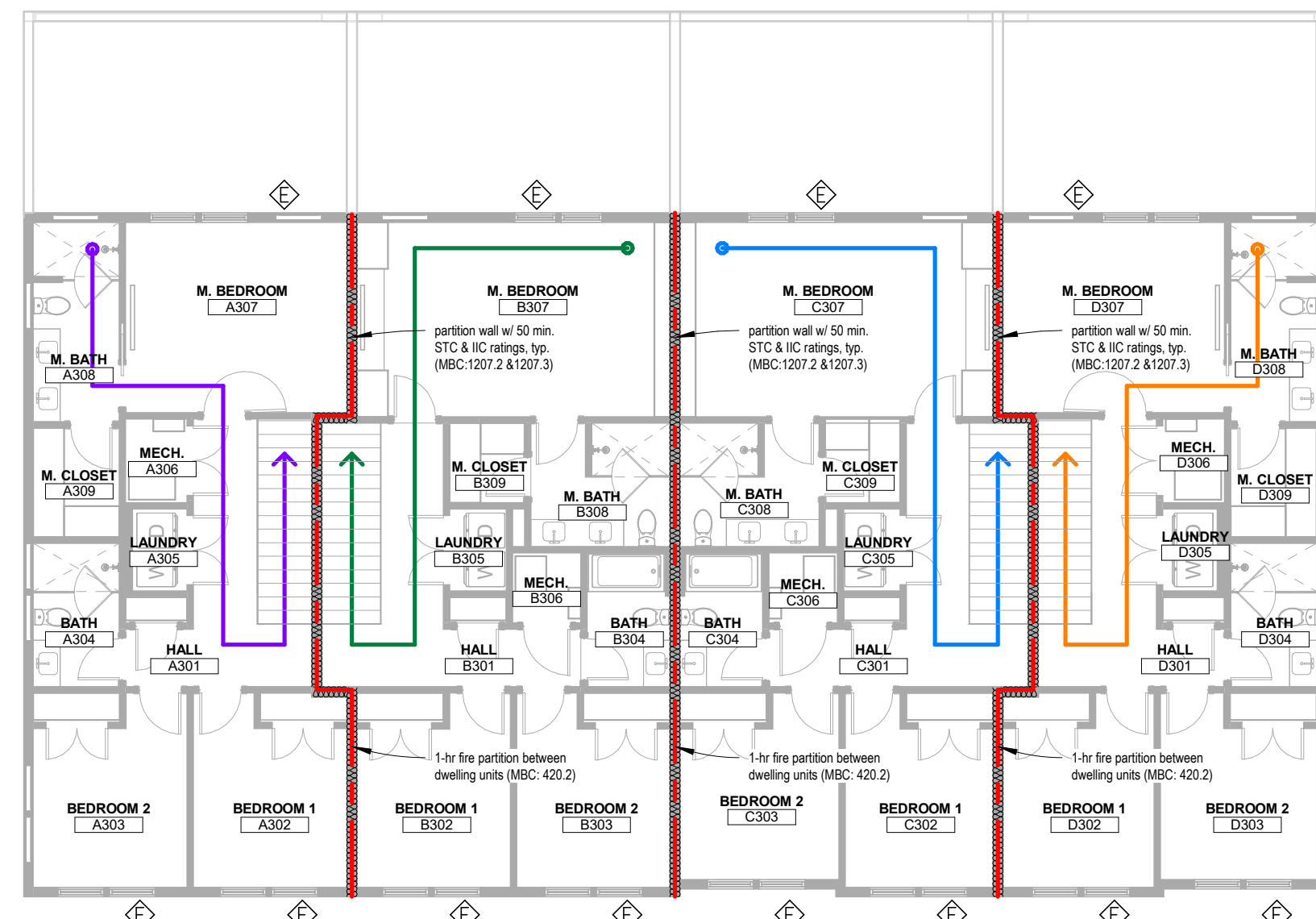
- Exhibit 'A' Structural Project Narrative



1 1st floor code plan
0' 10' 20'



2 2nd floor code plan
0' 10' 20'



3 3rd floor code plan
0' 10' 20'

EXITING DISTANCES	
PATH ID	TRAVEL DISTANCE
unit "A" max travel	117' - 6"
unit "B" max travel	124' - 8"
unit "C" max travel	124' - 8"
unit "D" max travel	117' - 7"

APPLICABLE CODES

MICHIGAN BUILDING CODE (MBC) - 2015
MICHIGAN MECHANICAL CODE 2014 (MMC) - 2015
MICHIGAN PLUMBING CODE (MPC) - 2018
NATIONAL ELECTRICAL CODE (NEC) - 2017
INTERNATIONAL FIRE CODE (IFC) - 2018
MICHIGAN ENERGY CODE (MEC) 2015
ASHRAE STANDARD (ASD) 90.1 - 2013
AMERICANS WITH DISABILITIES ACT (ADA)

BUILDING INFORMATION

PLANNING ZONE	C-1: VILLAGE COMMERCIAL DISTRICT
FINISH FLOOR ELEVATION	100'-0" = -600.50
CONSTRUCTION TYPE (MBC TABLE 503)	5-B
AUTOMATIC SPRINKLERS (MBC 420.5 & 903.2.8)	FULLY SPRINKLED
BUILDING HEIGHT	35' ABOVE AVERAGE GRADE (3 STORIES)
GROSS AREA	10,380 SF
OCCUPANCY TYPE/USE (MBC CHAPTER 3)	SEPARATED OCCUPANCIES - B, M, R2 & U
	B - BUSINESS - PROFESSIONAL SERVICES
	M - MERCANTILE - MARKETS/RETAIL STORES
	R2 - RESIDENTIAL - APARTMENT HOUSES
	U - UTILITY - PRIVATE GARAGES

ENERGY CODE COMPLIANCE

ENERGY CODE COMPLIANCE:
ALL BUILDING ELEMENTS WILL MEET ENERGY REQUIREMENTS FOR CLIMATE ZONE 6A (MEC-2015, ASHRAE 90.1)

ENERGY STANDARD:
BUILDING ENVELOPE REQUIREMENTS (PRESCRIPTIVE BUILDING ENVELOPE OPTION) (ASHRAE 90.1 TABLE 5.5-6)

OPAQUE ELEMENTS	NON-RESIDENTIAL	
	ASSEMBLY MAXIMUM	INSULATION MIN. R-VALUE
INSULATION ENTIRELY ABOVE ROOF DECK:	U-0.032	R-30 c.i.
WOOD FRAMED WALLS:	U-0.051	R-19 + R-5 c.i.
SLAB ON GRADE UNHEATED:	F-0.510	R-20 FOR 24-INCH
DOORS SWINGING:	U-0.500	
DOORS NON-SWINGING:	U-0.500	
FENESTRATION		
NONMETAL FRAMING, ALL	U-0.032	SHGC-0.40

MEANS OF EGRESS

MEANS OF EGRESS	REQ. PER MBC	PROVIDED
MAX DEAD-END CORRIDOR PER MBC 1020.4 EXCEPTION 2	50 FT	<13 FT
MAX TRAVEL DISTANCE TO EXIT PER MBC 1017.2	250 FT	±141 FT MAX.
COMMON PATH OF EGRESS TRAVEL PER MBC 1006.3.2(1)	125 FT	±124 FT MAX.

DOORS

MINIMUM DIMENSIONS PER MBC 1010.1.1 (DOORS THAT ARE PART OF THE MEANS OF EGRESS)	32" X 80" CLEAR DIMENSIONS	≥32" X ≥80" CLEAR SEE FLOOR PLANS
MAXIMUM LEAF WIDTH PER MBC 1010.1.1 (DOORS THAT ARE PART OF THE MEANS OF EGRESS)	48"	<48" SEE FLOOR PLANS
MINIMUM CLEAR OPENING PER MBC 1010.1.1	32"	34"
PANIC HARDWARE PER MBC 1010.1.10	NONE REQUIRED	NONE PROVIDED

EGRESS WIDTH PER OCCUPANT

STAIRWAYS INCHES PER OCCUPANT PER MBC 1005.3.1	0.2	SEE CODE PLANS
OTHER EGRESS INCHES PER OCCUPANT PER MBC 1005.3.2	0.15	SEE CODE PLANS
CORRIDORS EXIT ACCESS WIDTH PER MBC TABLE 1020.2	36"	>36" THROUGHOUT
DOORS THAT ARE PART OF THE MEANS OF EGRESS PER MBC 1010.1.1	≥32 INCHES IN WIDTH ≥76 INCHES IN HEIGHT	SEE FLOOR PLANS

EXTENDED BUILDING INFORMATION

BUILDING LIMITATIONS PER MBC CHAPTER 5 ALLOWABLE HEIGHT, STORIES, AND BUILDING AREAS

CONSTRUCTION TYPE	TYPE 5-B
FIRE SPRINKLER SYSTEM	FULLY SPRINKLED (MBC-420.5 & 903.2.8)
FIRE ALARM SYSTEM	YES

BUILDING HEIGHT PER MBC TABLE 504.3 & TABLE 504.4

ALLOWABLE HEIGHT & FLOORS	ACTUAL HEIGHT & FLOORS
SEPARATED OCCUPANCIES (MBC 508.4.3)	
GROUP - B	60', 3 STORIES
GROUP - M	60', 2 STORIES
GROUP - R2	60', 3 STORIES
GROUP - U	60', 2 STORIES

BUILDING AREA PER MBC TABLE 506.2

ALLOWABLE BUILDING AREA	ACTUAL BUILDING AREA	SEPARATED OCC. RATIOS (ACTUAL/ALLOWABLE) (MBC 508.4.2)
1ST FLOOR		
GROUP - B	16,500 SF	1,275 SF
GROUP - M	27,000 SF	1,275 SF
GROUP - R2	21,000 SF	220 SF
GROUP - U	27,000 SF	2,010 SF
SUM:		0.208
2ND FLOOR		
GROUP - R2	21,000 SF	3,700 SF
SUM:		0.176
3RD FLOOR		
GROUP - R2	21,000 SF	3,700 SF
SUM:		0.176

FIRE SEPARATION & RESISTANCE

REQUIRED SEPARATION OF OCCUPANCIES PER MBC TABLE 508.4

OCCUPANCIES	EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM
R-2 - B&M	1 HOUR
U - B&M	1 HOUR
R-2 - U (DWELLING UNIT - PRIVATE GARAGE)	20 MINS (MBC 406.3.4)
R-2 - R-2 (DWELLING UNITS)	1 HOUR (MBC 420)

FIRE RESISTANCE RATINGS PER MBC TABLE 601

STRUCTURAL FRAME	0
BEARING WALLS EXTERIOR	0
BEARING WALLS INTERIOR	0
NONBEARING WALLS AND PARTITIONS EXTERIOR	0
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
SMOKE BARRIERS PER MBC 420.4	YES
FIRE ALARM AND SMOKE ALARM PER MBC 420.6	YES

INTERIOR FINISHES
MINIMUM INTERIOR FINISH CLASSIFICATION PER MBC 803.11 (SPRINKLERED)

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

INTERIOR EXIT STAIRWAYS AND RAMPS

R-2	PROVIDED
C	C

CORRIDORS AND ENCLOSED EXIT ACCESS

C	C
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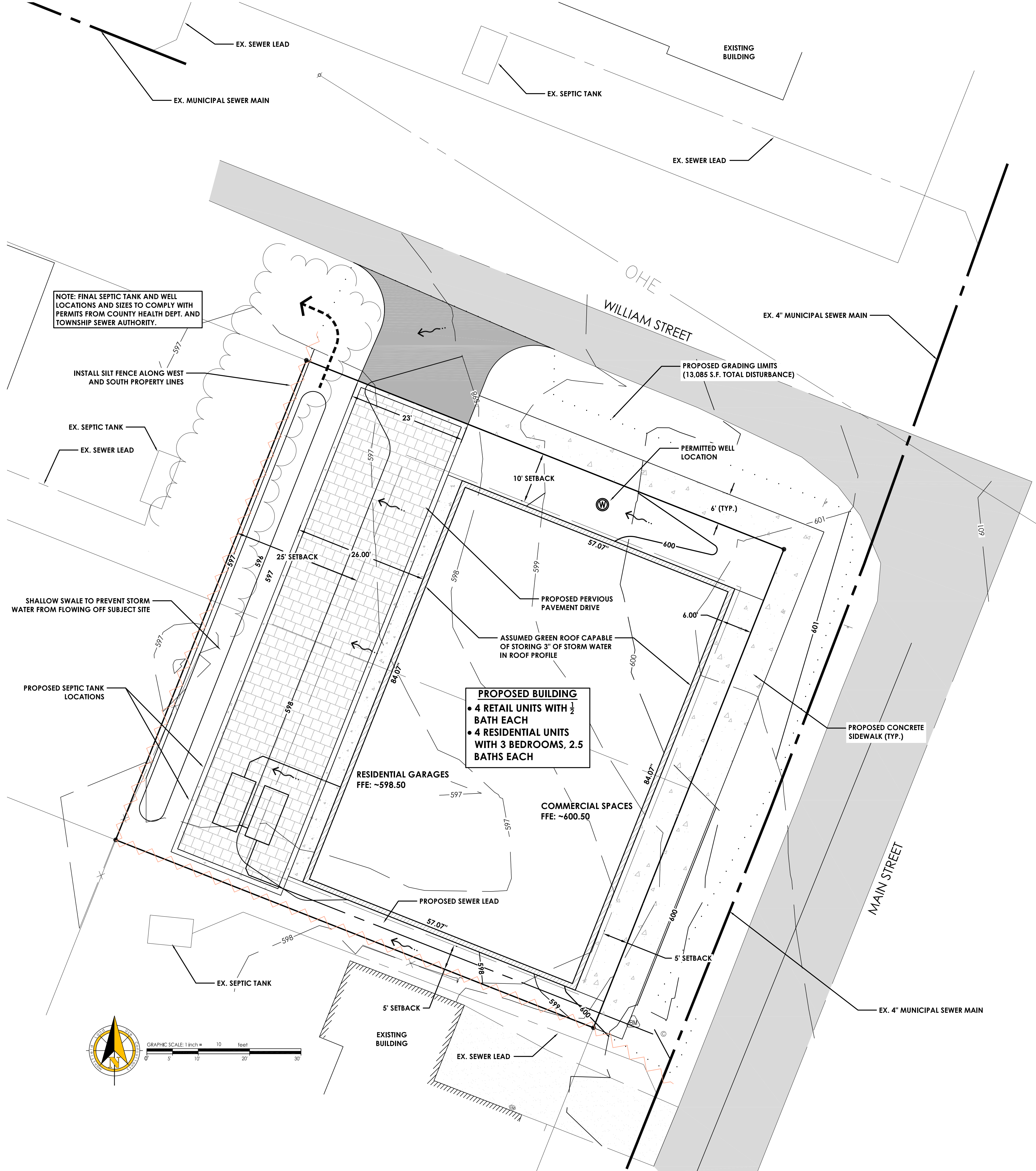
ROOMS AND ENCLOSED SPACES

C	C
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INTERIOR ENVIRONMENT

SOUND TRANSMISSION SCOPE:
ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER DWELLING UNITS AND/OR ADJACENT PUBLIC AREAS (MBC 1207.1)

ASSEMBLIES	MINIMUM STC RATING (MBC 1207.2)	MINIMUM IIC RATING (MBC 1207.3)
INTERIOR WALLS:	50 (45 IF FIELD TESTED)	50 (45 IF FIELD TESTED)
PARTITIONS:	50 (45 IF FIELD TESTED)	50 (45 IF FIELD TESTED)
FLOOR/CEILING ASSEMBLIES:	50 (45 IF FIELD TESTED)	50 (45 IF FIELD TESTED)
PENETRATIONS OR OPENINGS IN CONSTRUCTION:	TREATED TO MAINTAIN REQ'D RATINGS	NA
DOORS:	TIGHT FITTING TO FRAME & SILL	NA



NOTE: FINAL SEPTIC TANK AND WELL LOCATIONS AND SIZES TO COMPLY WITH PERMITS FROM COUNTY HEALTH DEPT. AND TOWNSHIP SEWER AUTHORITY.

PROPOSED BUILDING
 • 4 RETAIL UNITS WITH 1/2 BATH EACH
 • 4 RESIDENTIAL UNITS WITH 3 BEDROOMS, 2.5 BATHS EACH

USDA SOILS DATA
 TYPE MAP UNIT NAME
 E8B EASTPORT SAND, 0-6% SLOPES
 *NOTE: ENTIRE SITE CONSISTS OF ONE SOIL TYPE

LEGEND
 → DIRECTION OF SURFACE STORM WATER FLOW

- NOTES:**
- ACCORDING TO USDA/NRCS SOIL MAPS, SITE SOILS ARE ENTIRELY EASTPORT SANDS AND ARE HIGHLY PERMEABLE.
 - IT IS ASSUMED THAT A GREEN ROOF SYSTEM, CAPABLE OF STORING APPROXIMATELY 3" OF STORM WATER IS TO BE INSTALLED ON THE PROPOSED BUILDING.
 - IT IS ASSUMED THAT PERMEABLE PAVERS ARE TO BE USED FOR THE PROPOSED DRIVE, PREVENTING SURFACE RUNOFF AND ALLOWING STORM WATER TO INFILTRATE THROUGH THE PROPOSED DRIVE. VERIFICATION THAT STATE/LOCAL WELL ISOLATION ZONE STANDARDS ALLOW FOR THIS APPROACH IS REQUIRED.
 - FOR COMPLETE BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
 - SEE ARCHITECTURAL PLANS FOR PROPOSED ROOF GUTTERS. ALL GUTTER DOWNSPOUTS SHALL DISCHARGE ONTO PROPOSED PERMEABLE PAVEMENT DRIVEWAY.
 - CONTRACTOR RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM PROPOSED STRUCTURE.
 - ALL DISTURBED SOILS TO BE RESTORED USING SEED AND MULCH. SLOPES STEEPER THAN 1:3 TO BE RESTORED WITH MULCH BLANKET.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING FINISH FLOOR ELEVATION DIFFERENCES BETWEEN GARAGE AND FIRST FLOOR.

PROJECT DATA:
 Owner: 211 N Main St LLC
 Address: 472 Buffehr Creek Rd
 Vail, CO 81657

SITE DATA:
 Location: N. Main St.
 Leland, MI 49654
 Tax ID: 45-009-750-210-00
 Zoning District: C-1 Village Commercial

SETBACKS:
 FRONT = 5'
 SIDE = 5' or 10' on Corner adjacent to Res. Dist.
 REAR = 5' or 25' adjacent to Res. Dist.

830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfieldps.com
 info@mansfieldps.com

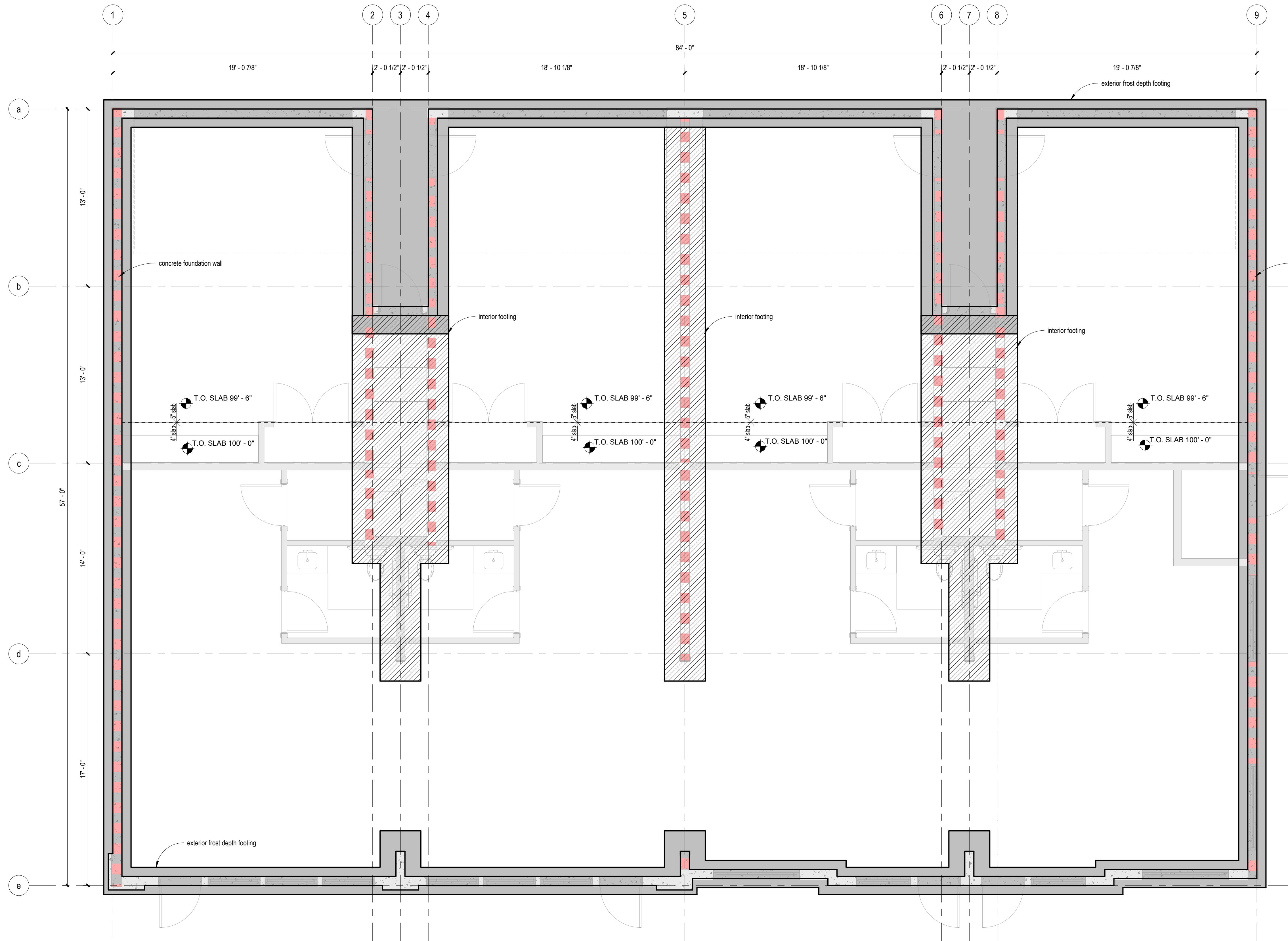
Mansfield
 &
Land Use Consultants

REV#	DATE	DES	DRN	CHK	CHK	BESC
00	12-13-22	dmc	dmc	dmc	dmc	Preliminary design
01	12-14-22	dmc	dmc	dmc	dmc	Well Location Map
02	12-20-22	dmc	dmc	dmc	dmc	Updates Per H.D.
03	01-04-23	dmc	dmc	dmc	dmc	Updates per H.D. + Residential Lot Plan
04	03-15-23	dmc	dmc	dmc	dmc	BESC Permitting
05	03-27-23	dmc	dmc	dmc	dmc	Sewer Permitting

J. PETERSON HOMES
 Parcel No. 45-009-750-210-00
PRELIMINARY SITE PLAN
 Lots 10 and 12, Block 2, Village of Leland
 Leland Twp., Leelanau County, Michigan

PRELIMINARY
 PXC: dmc
 DR: dmc CNO: dmc CREATED: 12.06.22
 JOB NO: 22076
1 OF 1

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structural notes

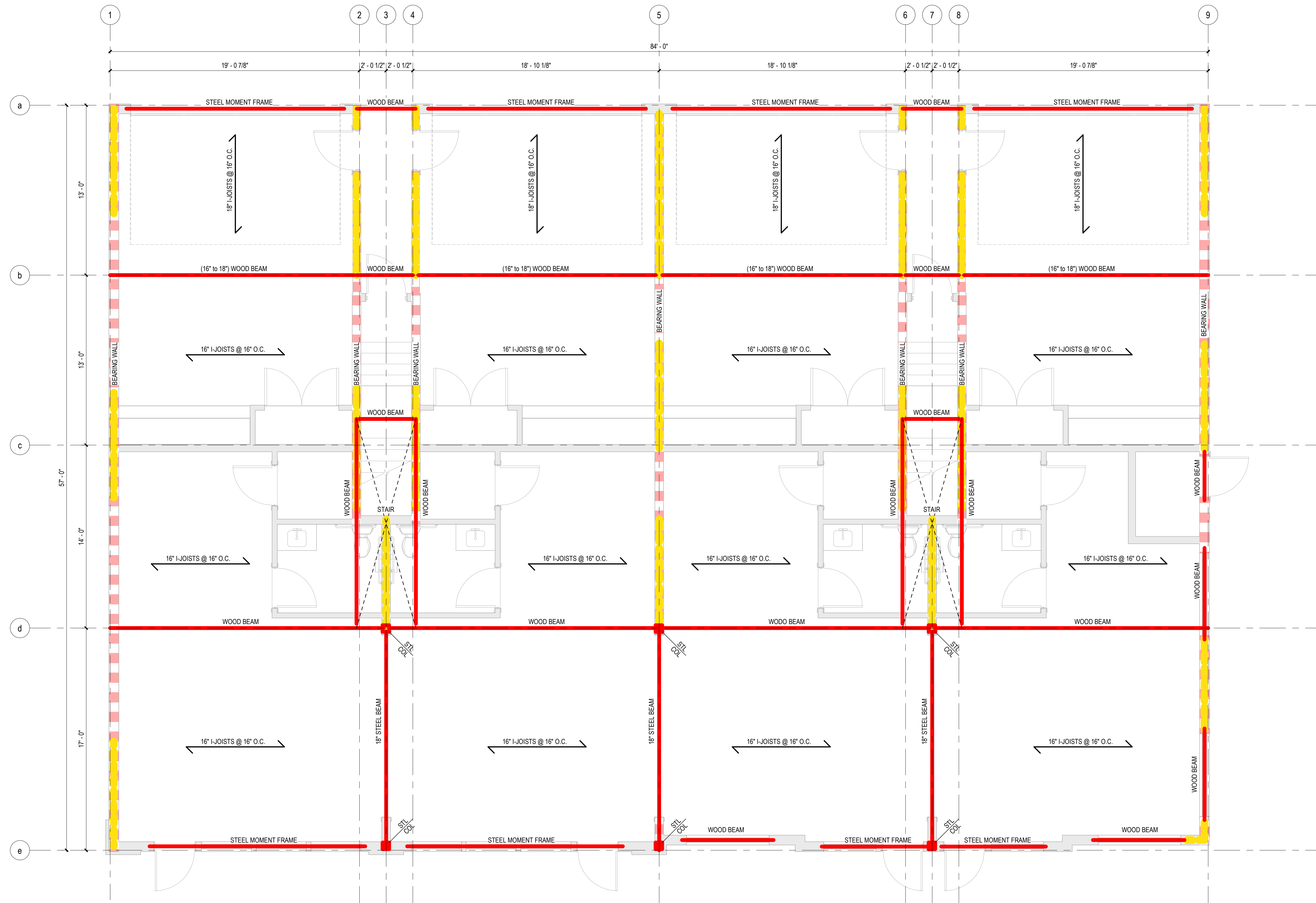
- design:**
- building code - Michigan building code / 2015
 - the structure is designed for all applicable dead loads and the following design live loads:
- dead load:**
- roof dead load = 17 psf
 - floor dead load = 20 psf
 - deck / balcony dead load = 30 psf
 - mech, elect. & fire dead load = 5 psf
 - live (green) roof dead load = 50 psf (in addition to roof framing)
- live load:**
- roof live load = 20 psf
 - floor live load = 40 psf
 - deck / live dead load = 60 psf
- snow load:**
- ground snow load (Pg) = 60 psf
 - flat roof snow load (Pf) = 47.0 psf
 - exposure factor (Ce) = 1.0
 - importance factor (I) = 1.0 (risk category II)
 - thermal factor (Ct) = 1.1

Structural Project Narrative
see attached exhibit A "Structural Project Narrative"

PRELIMINARY
NOT FOR CONSTRUCTION

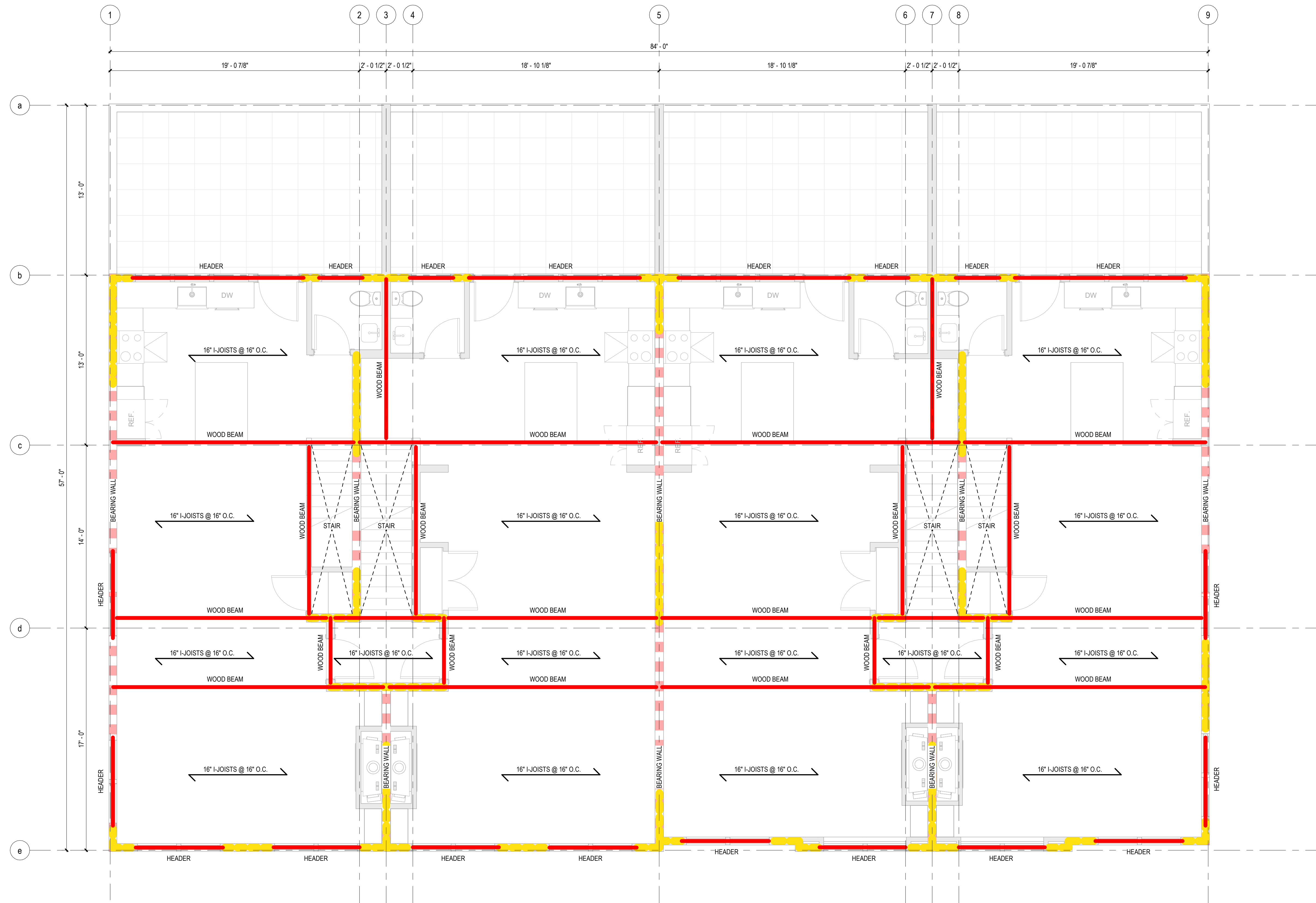
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2nd floor framing plan
 0' 2' 4' 8'
 PLYWOOD WALL PANEL (ASSUMED LOCATIONS)
 GYP. BOARD WALL PANEL (ASSUMED LOCATIONS)

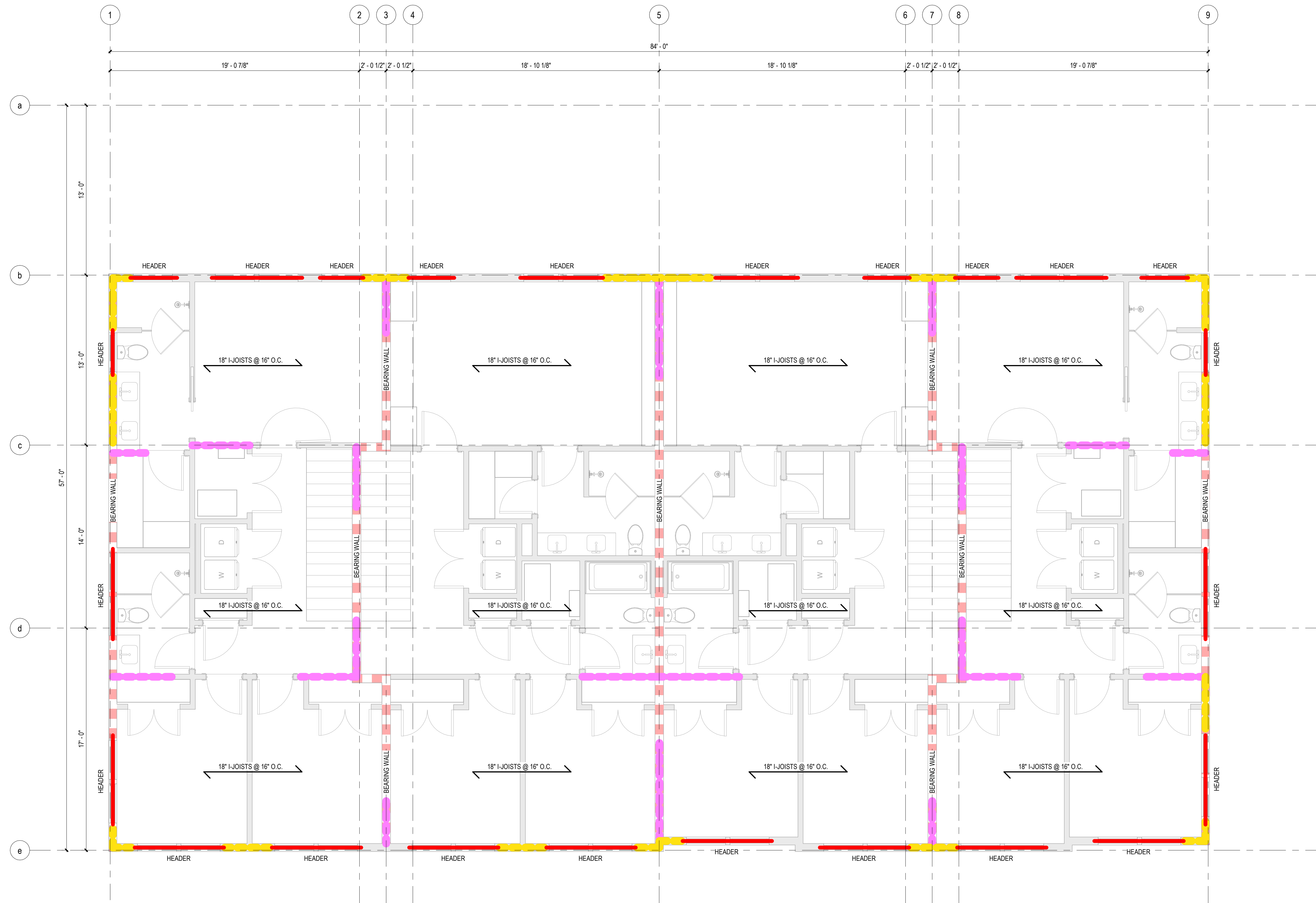
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3rd floor framing plan
 0' 2' 4' 8'
 PLYWOOD WALL PANEL (ASSUMED LOCATIONS)
 GYP. BOARD WALL PANEL (ASSUMED LOCATIONS)

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NOT FOR CONSTRUCTION

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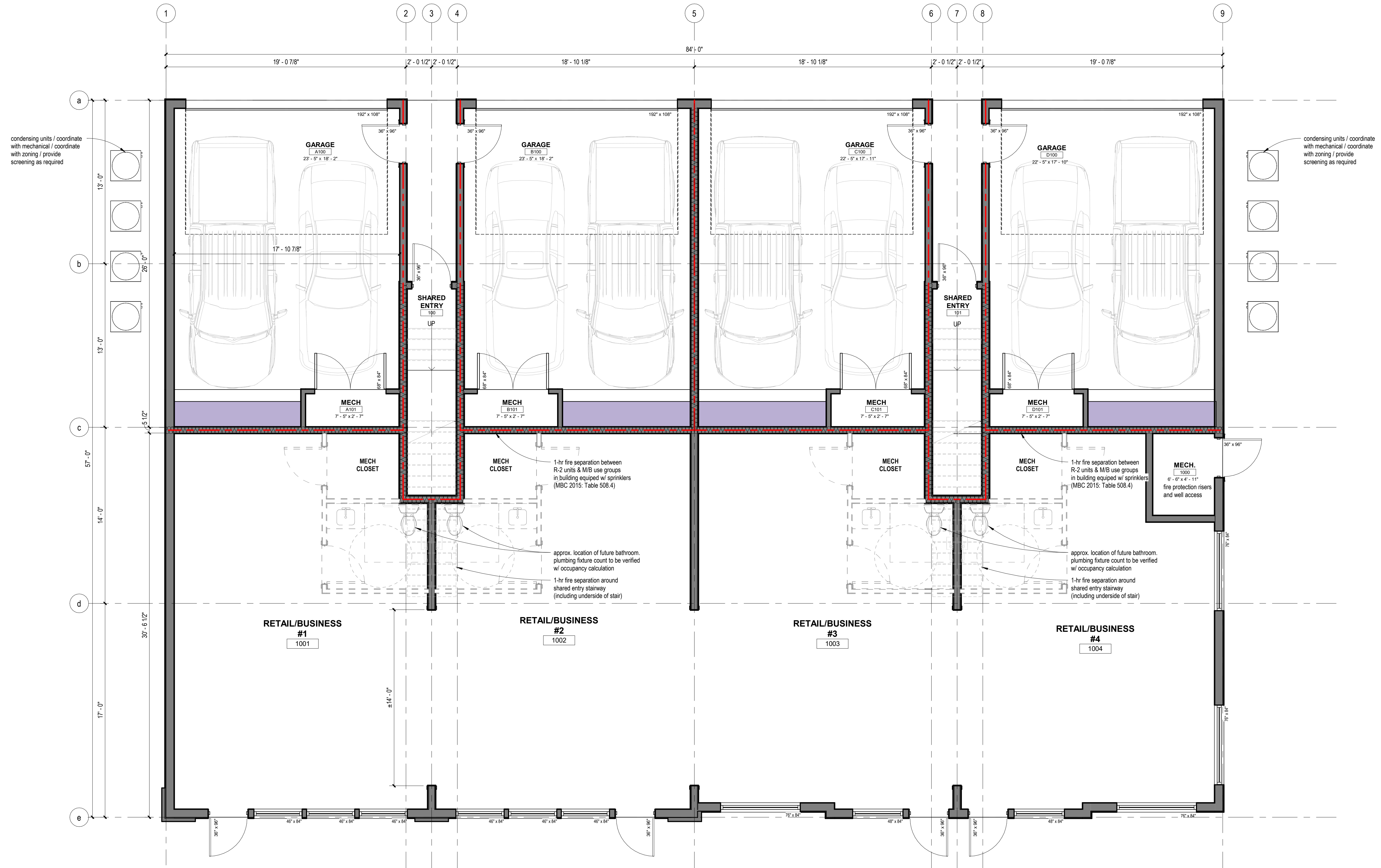


roof framing plan
0' 2' 4' 8'

PLYWOOD WALL PANEL (ASSUMED LOCATIONS)
GYP. BOARD WALL PANEL (ASSUMED LOCATIONS)

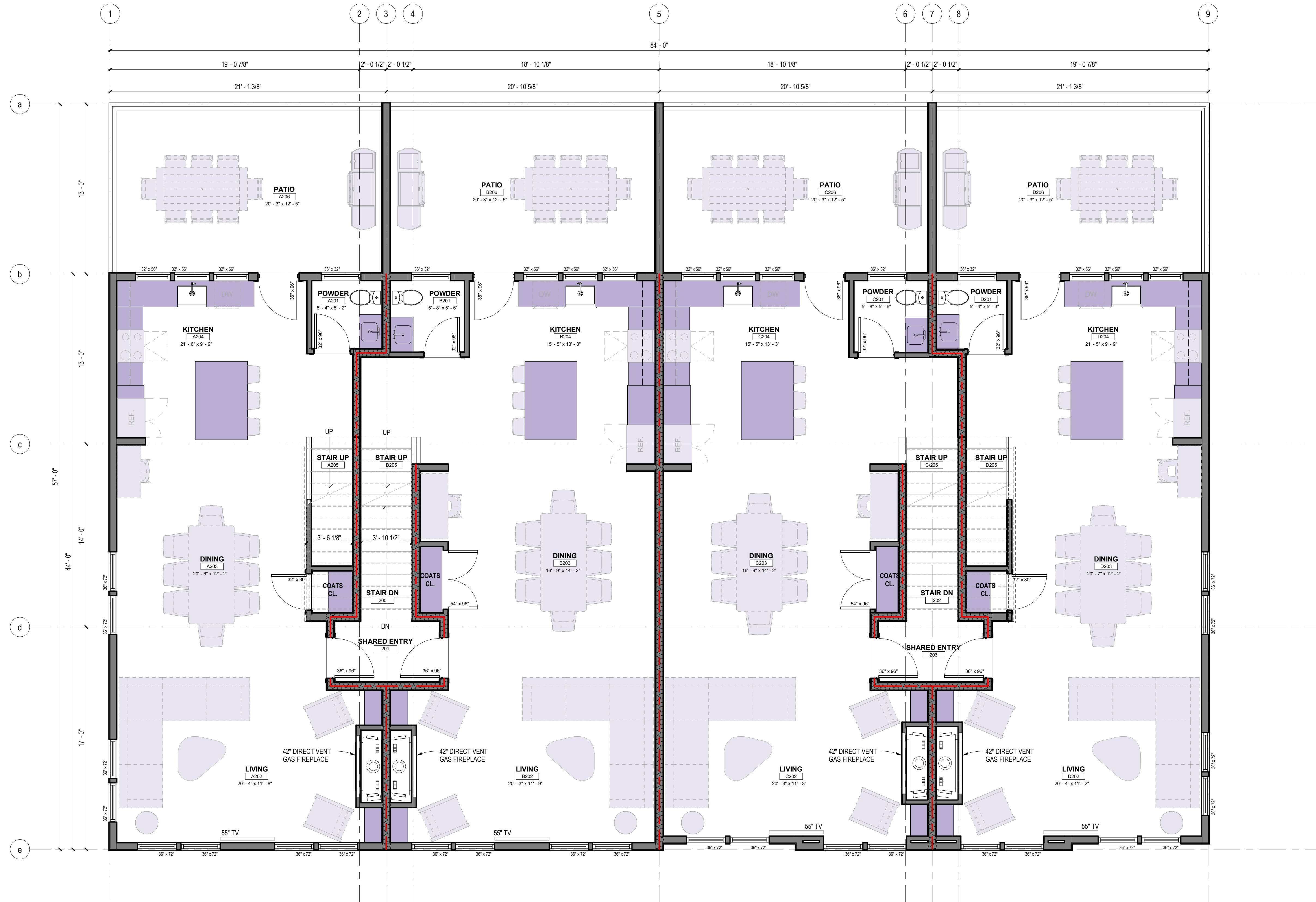
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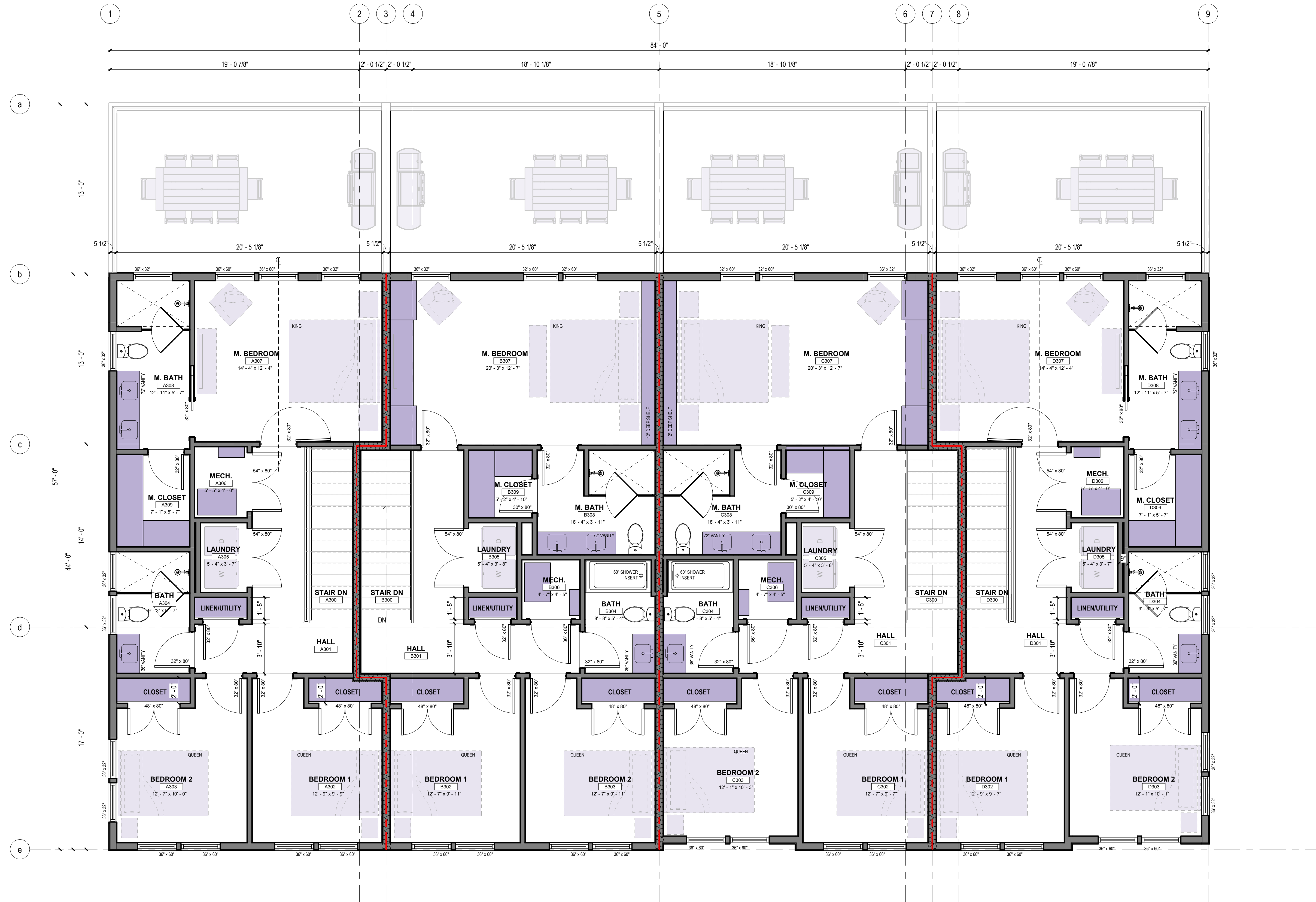
1st floor millwork & furniture
0' 2' 4' 8'

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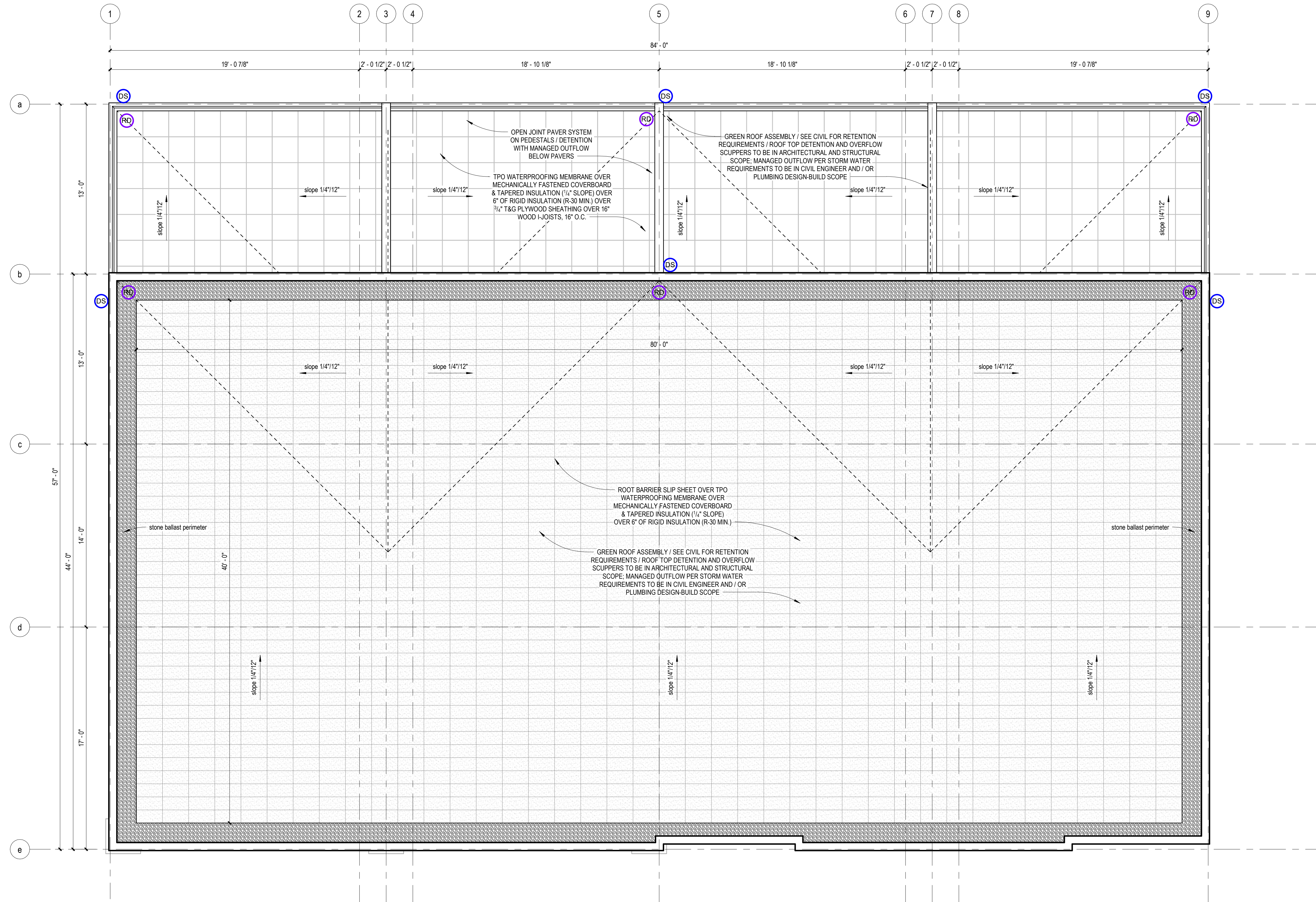
2nd floor millwork & furniture
0' 2' 4' 8'

PRELIMINARY
NOT FOR CONSTRUCTION



3rd floor millwork & furniture
0' 2' 4' 8'

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ROOF PLAN
0' 2' 4' 8'

PRELIMINARY
NOT FOR CONSTRUCTION

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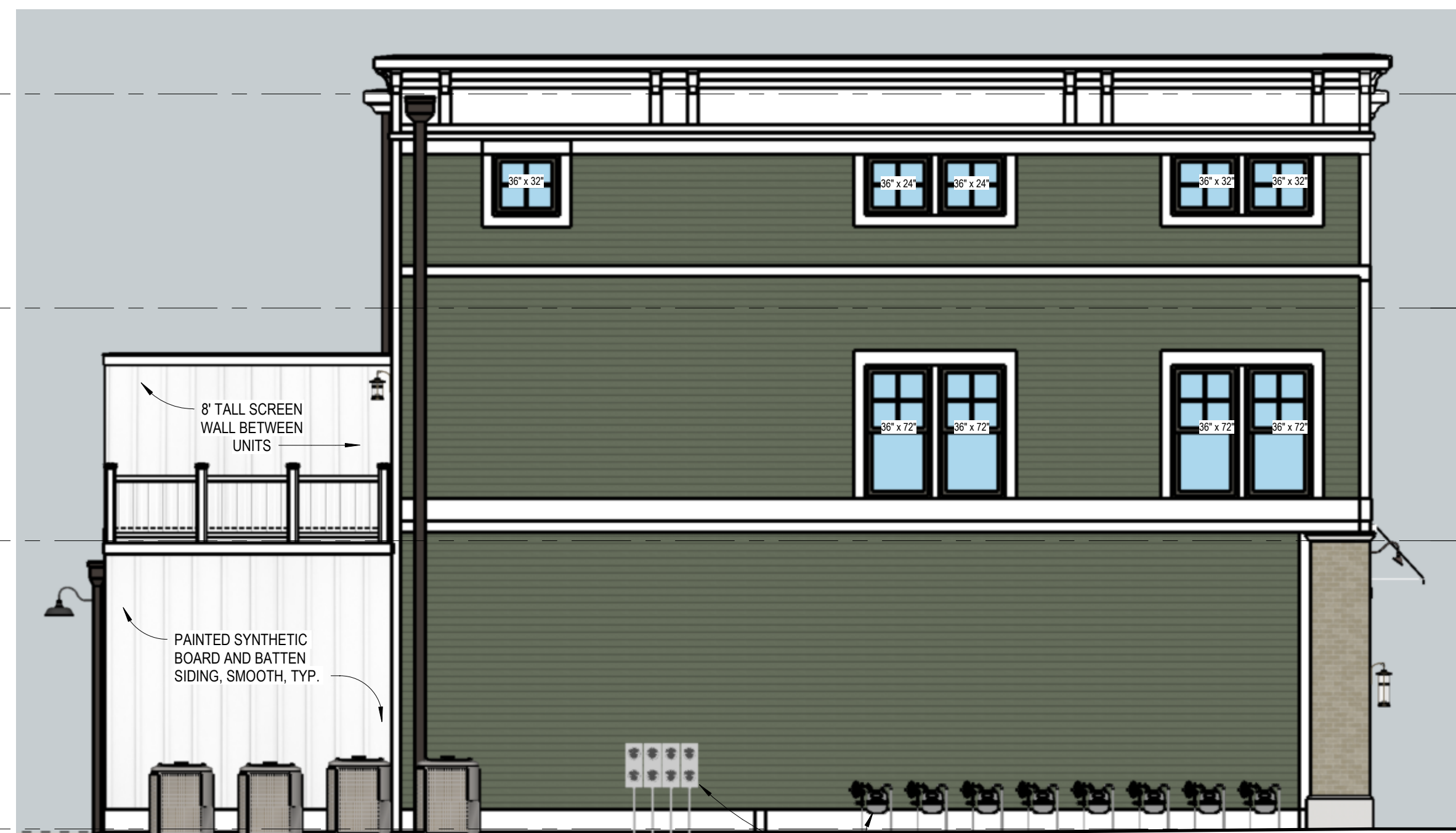
4 NORTH ELEVATION
0' 4' 8' 16'

PROPOSED LOCATION FOR BUILDING UTILITIES. DEVELOPER RESPONSIBLE FOR COORDINATING FINAL LOCATIONS AND REQUIRED SCREENING



2 WEST ELEVATION
0' 4' 8' 16'

- ROOF - T.O. DECK
133' - 1 3/4"
- 3rd FLOOR - T.O. SUBFLOOR
123' - 5 7/8"
- ALUM. CLAD WINDOW UNITS, TYP.
- SYNTHETIC RAILING SYSTEM, AZEK/TIMBERTECH OR SIM.
- PREFINISHED SCUPPER AND DOWNSPOUTS, TYP.
- 2nd FLOOR - T.O. GYPCRETE
113' - 0"
- PAINTED SYNTHETIC BOARD AND BATTEN SIDING, SMOOTH, TYP.
- EXTERIOR LIGHTING ABOVE GARAGE DOORS AND OPENINGS
- PREFINISHED INSULATED STEEL GARAGE DOORS WITH LITES IN TOP PANEL, TYP.
- MAIN LEVEL
100' - 0"



3 SOUTH ELEVATION
0' 4' 8' 16'

PROPOSED LOCATION FOR BUILDING UTILITIES. DEVELOPER RESPONSIBLE FOR COORDINATING FINAL LOCATIONS AND REQUIRED SCREENING



1 EAST ELEVATION (MAIN STREET)
0' 4' 8' 16'

- PREFINISHED METAL COPING AT PARAPETS, TYP.
- ROOF - T.O. DECK
133' - 1 3/4"
- PAINTED SYNTHETIC CORBELS AND CORNICE, NOT TO EXTEND OVER BUILDING SETBACK ENVELOPE
- PAINTED SYNTHETIC PANELING, SMOOTH, TYP.
- 3rd FLOOR - T.O. SUBFLOOR
123' - 5 7/8"
- PAINTED SYNTHETIC HORIZONTAL SIDING, 4" EXPOSURE, TYP.
- 2nd FLOOR - T.O. GYPCRETE
113' - 0"
- PAINTED SYNTHETIC PANELING, SMOOTH, TYP.
- ALUM. CLAD WINDOW UNITS, TYP.
- PAINTED SYNTHETIC TRIMS, CORNER AND SKIRT BOARDS, SMOOTH, TYP.
- MAIN LEVEL
100' - 0"

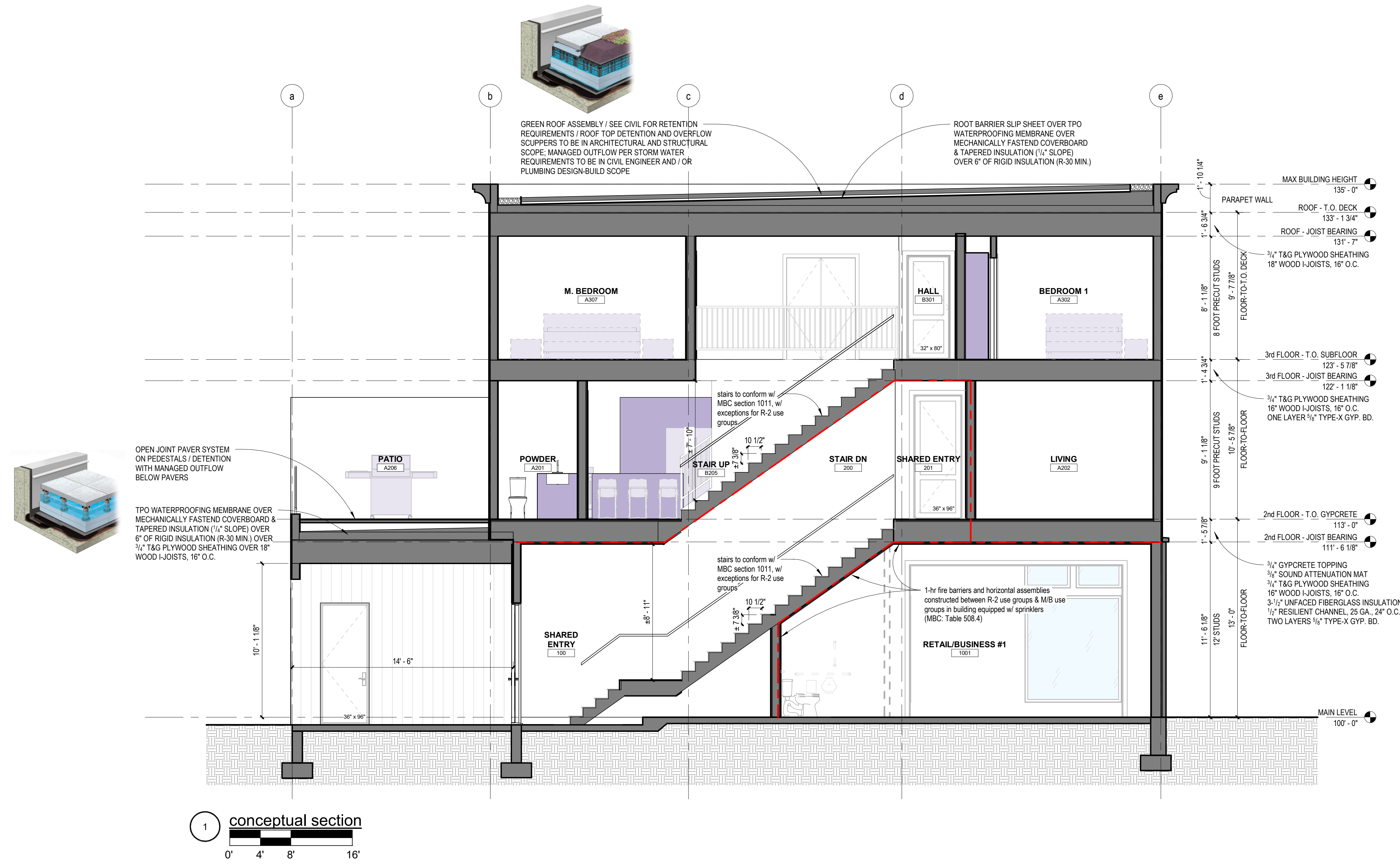
PROPOSED LOCATION FOR BUILDING SIGNAGE. DEVELOPER RESPONSIBLE FOR COORDINATING SIGNAGE REQUIREMENTS AND APPROVALS WITH ZONING / TYP.

EXTENT OF AWNING DEPTH TO BE CONFIRMED WITH ZONING ADMIN.

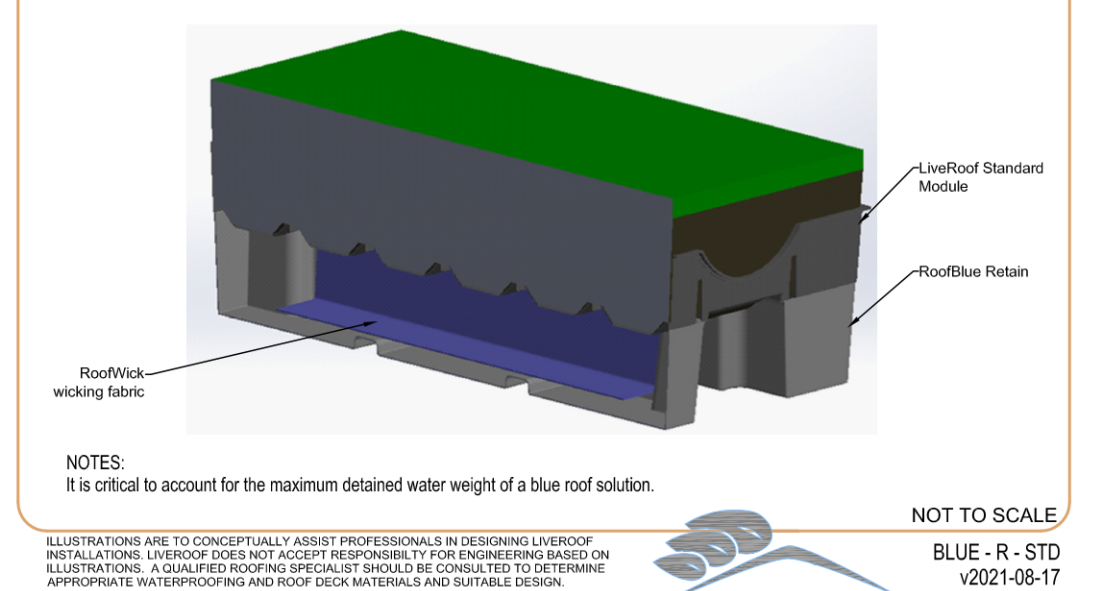
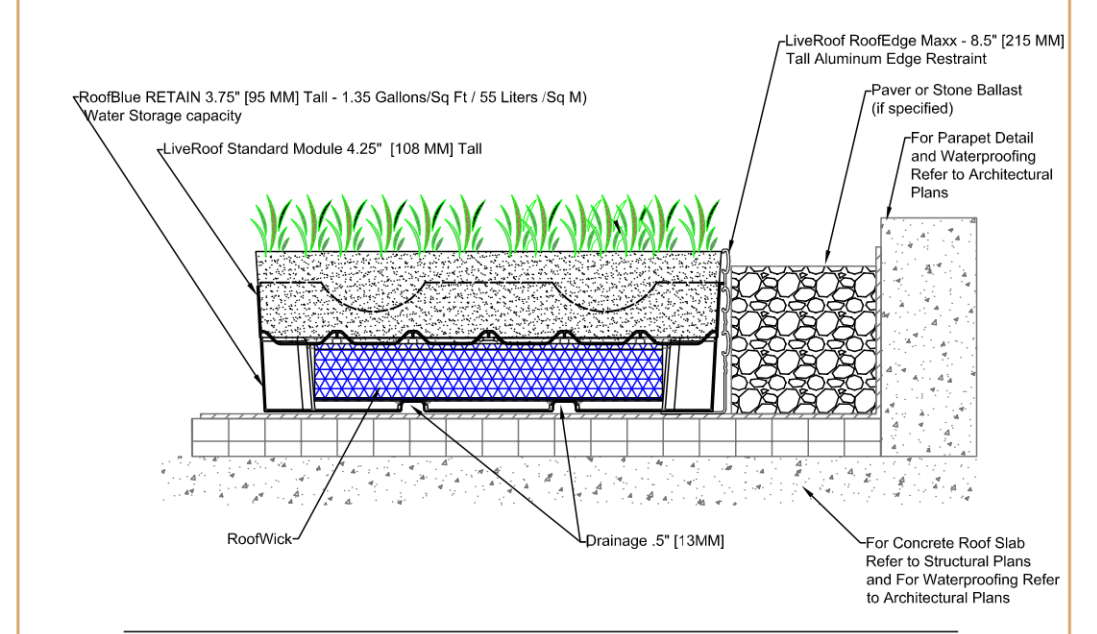
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PRELIMINARY
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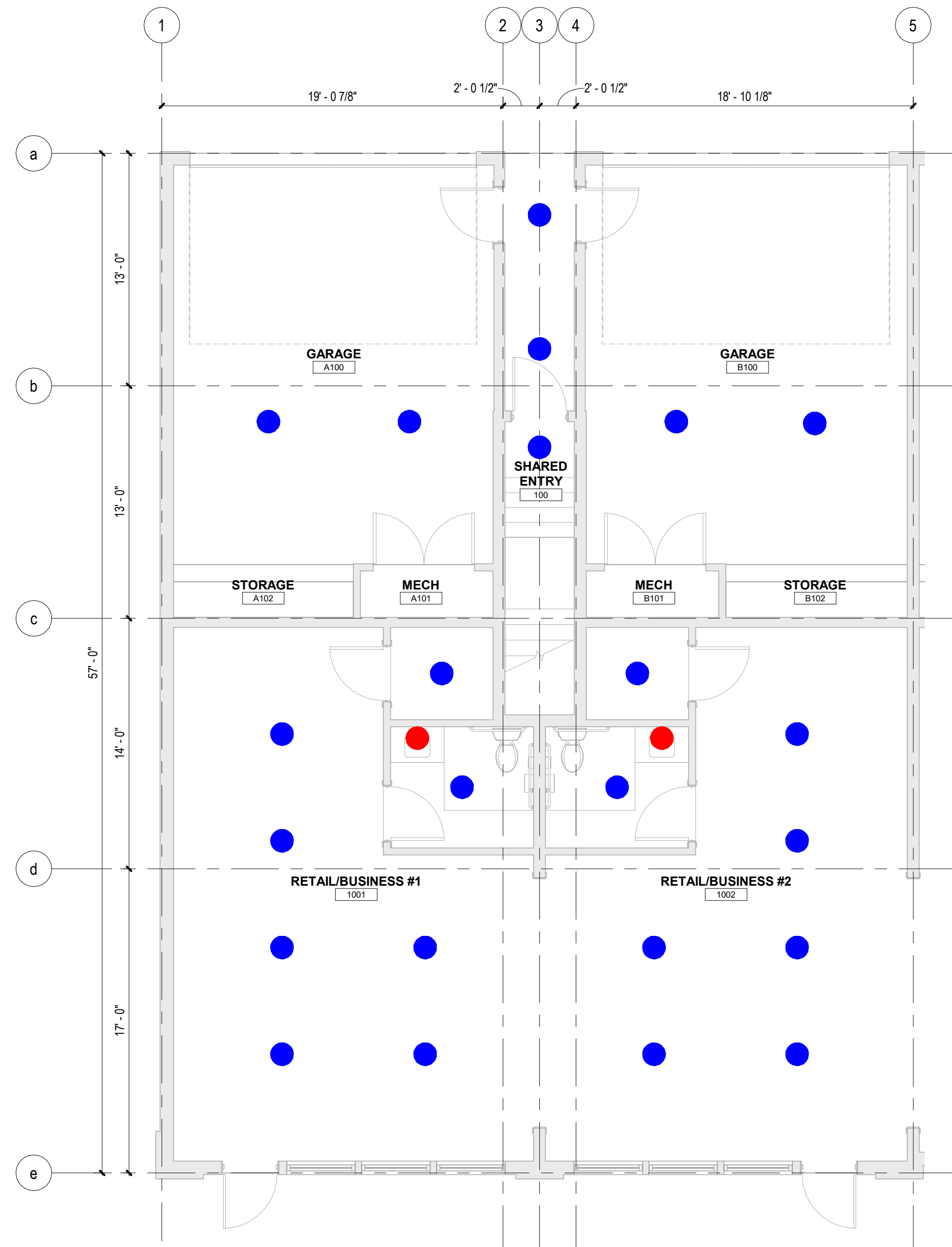
RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules



LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1302
www.liveroof.com

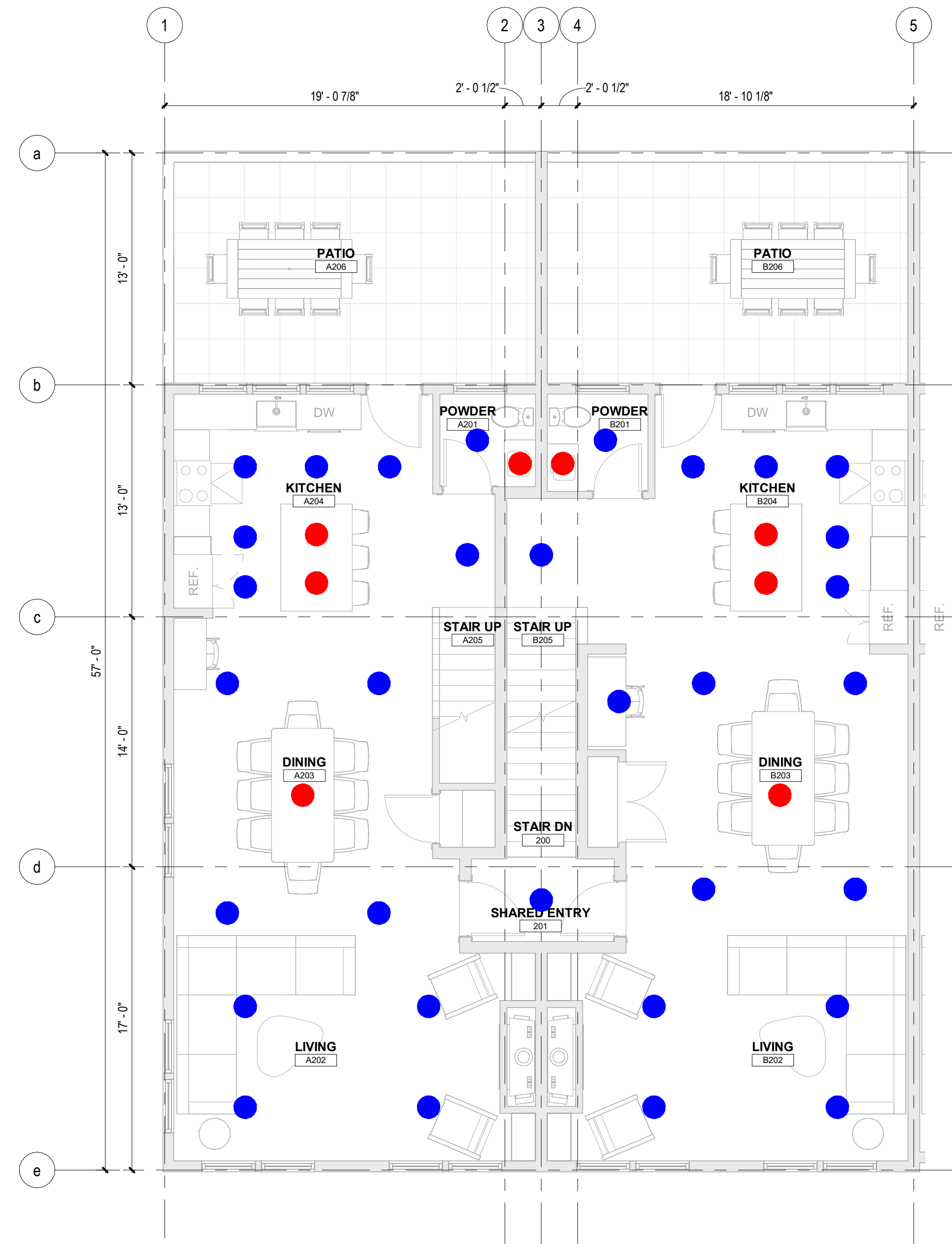


1 conceptual section
0' 4' 8' 16'



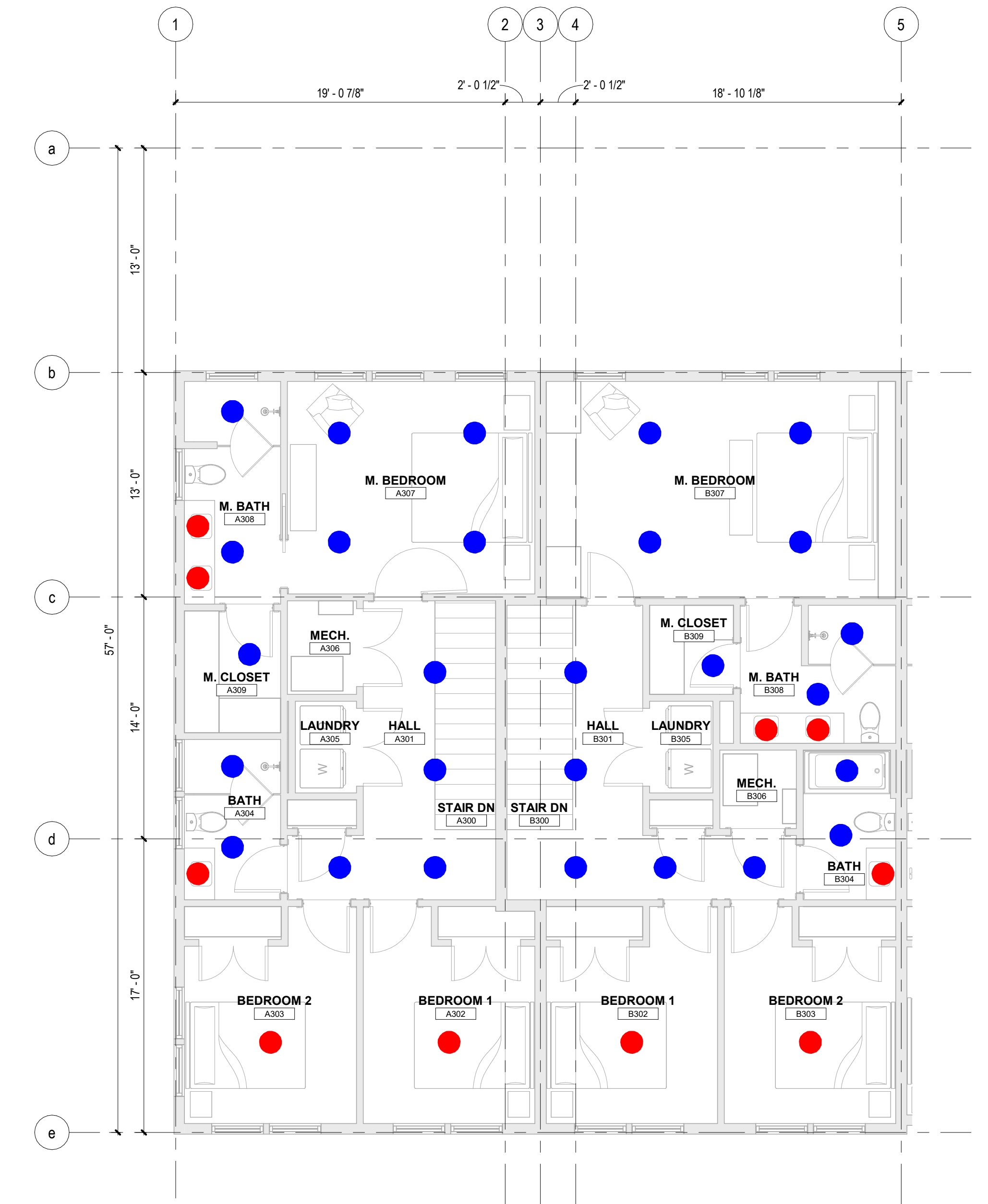
1 ground floor lighting plan

0' 4' 8' 16'



2 2nd floor lighting plan

0' 4' 8' 16'



3 3rd floor lighting plan

0' 4' 8' 16'

* builder to coordinate fixture selection with interior designer

● wall / ceiling mounted fixture ● recessed can light

PRELIMINARY
NOT FOR CONSTRUCTION