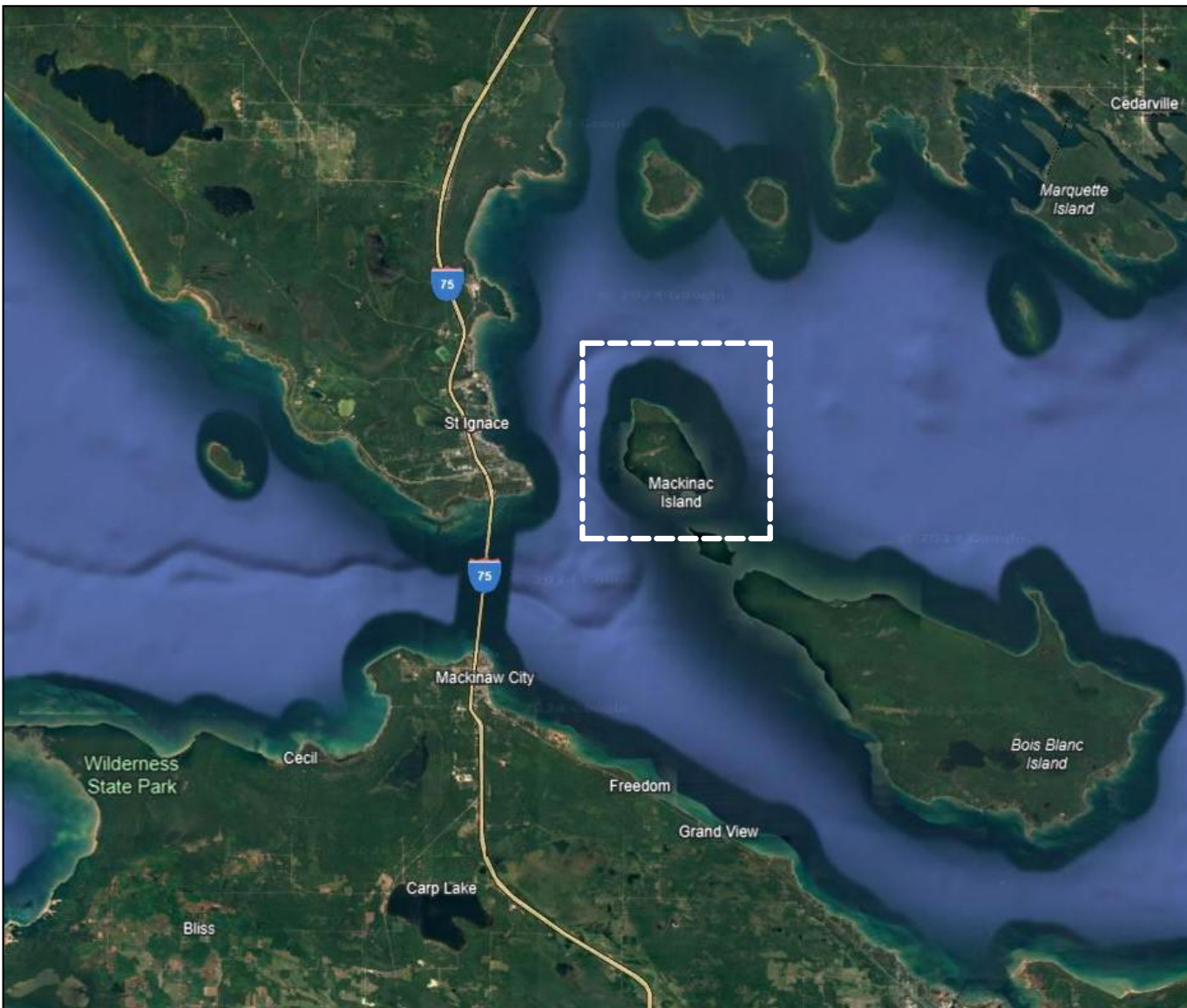


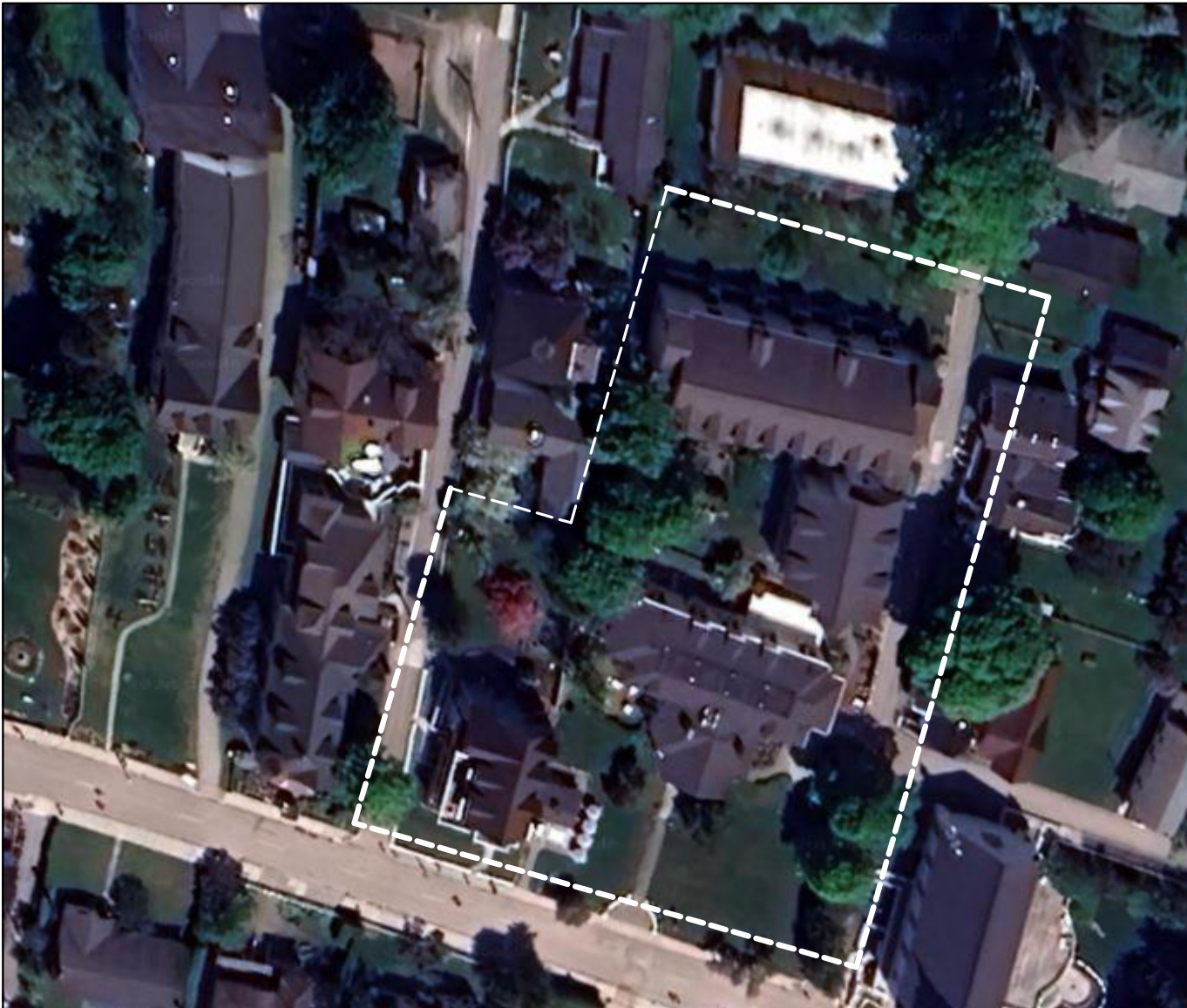
HARBOUR VIEW MACKINAC LLC

HARBOUR VIEW INN IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757



SITE LOCATION MAP



CAMPUS PLAN

SCHEDULE OF DRAWINGS

GENERAL DRAWINGS	
G-001	TITLE SHEET
	ALTA Survey
ARCHITECTURAL DRAWINGS	
A-001	ARCHITECTURAL SITE PLAN
A-002	PHOTOGRAPHS
A-003	PHOTOGRAPHS
A-004	PHOTOGRAPHS
A-101	GROUND FLOOR PLAN
A-102	LEVEL TWO AND THREE FLOOR PLAN
A-103	LEVEL FOUR FLOOR PLAN
AR-101	ROOF PLAN
A-201	EXTERIOR BUILDING ELEVATIONS & ISOMETRICS
A-301	BUILDING SECTIONS

RELEASE

ENTITLEMENT

DATE OF ISSUE

06/28/24

ARCHITECT'S PROJECT NUMBER

22407800

LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW
MACKINAC LLC

HARBOUR VIEW
INN
IMPROVEMENTS

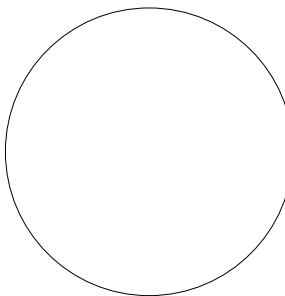
6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE _____

DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

TITLE SHEET

G-001
ENTITLEMENT

LEGAT ARCHITECTS



ALTA/NSPS Land Title Survey

Sheet 1 of 1
ALTA Survey

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



DATE: 1/31/2024 ~ Revised 3/06/2024
ORDER #: 23109-HVI-72/59-AP2-MI
DRAWN BY: Matthew B Bliss

Part of Lot 72

051-725-(001-10/006-00)

1407 Church St
Rowe House Terraces Condo
Various Owners

Certification:

To: Harbour View Mackinac LLC, CCHVI LLC, First National Bank of Michigan & Seaver Title Agency – ATA National Title Group, and Stewart Title Guaranty Company and Corporate Settlement Solutions:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7a,13,16, & 17 of Table A thereof. The fieldwork was completed on 1/31/2024 & the Date of Plat or Map is 1/31/2024

Record Legal Description:

Land situated in the City of Mackinac Island, County of Mackinac, State of Michigan, described as:

Parcel A:
Commencing at the corner being common to the Southwest corner of Lot 72 and the Southeast corner of Lot 76, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records as to the point of beginning; thence along the Southerly line of said Lot 76, N 71°11'57" W 62.50 feet to the Westerly line of said Lot 76; thence along said Westerly line, N 12°14'51" E 170.60 feet to the Northerly line of said Lot 76; thence along said Northerly line, S 74°47'57" E 65.15 feet to the Easterly line of Lot 76 and Westerly line of Lot 72; thence along said Westerly line of Lot 72, N 13°13'26" E 160.80 feet; thence S 75°33'08" E 145.00 feet to the Easterly line of said Lot 72; thence along said Easterly line, S 13°01'22" W 346.00 feet to the Southerly line of Lot 72; thence along said Southerly line of said Lot 72, 147 feet more or less to the point of beginning. All being Lot 76 and part of Lot 72, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

Parcel B:
Lot 59, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

Parcel C:
Lot 60B, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

Parcel D:
Not included in this survey

Special Title Exceptions:

Per Schedule B Part II of ATA National Title Group, LLC, Registry ID: No. 1033513, Office File Number 49-23899197-SCM, Revision No. 1, dated December 15, 2023 at 8:00AM:

- Items 1-7 are not graphically plottable on survey.
Item 8 10 foot wide utility easement recorded in Liber 272, Page 412, (Parcels A & D) – plotted along the North line of Parcel A.
NOTE: Due to the uncertainty of the North line of Assessor's Plat No. 2, and Lot 72, this easement must be field verified.
Item 9 ROW Easement in favor of Cloverland Electric Corporation, recorded in Liber 876, Page 571 (Parcel A)
Blanket easement, limited to 8 feet each side of an underground electric line, and/or 15 feet each side of an overhead electric line.
- Known electric utilities plotted on map, NOTE: others may be present.
Item 10 Blanket easement, limited to 8 feet each side of an underground electric line, and/or 15 feet each side of an overhead electric line.
- Known electric utilities plotted on map, NOTE: others may be present.
Items 11-13 are not graphically plottable on survey.
Item 14 Various utilities shown on Porter's Survey P.C. Job No. 73-16, dated August 1, 2016 (Parcel A)
a. Overhead Telephone and Cable TV lines over Lot 76 without reference to an easement – Shown on map
b. Overhead Power Line over Lot 76 without reference to an easement – Appears to be moved, shown on map.
c. Underground Telephone and Power Lines over Lot 72 without reference to an easement – Shown on map
d. Cable TV Lines over Lot 72 without reference to an easement – Shown on map
NOTE: Underground utilities shown via previous survey, and are not located as part of this survey.
Items 15 & 18 are not graphically plottable on survey.
Items 16 & 17 Parcel not included in this survey. (Parcel D)

Notes:

- No regular vehicular access to parcel. Normal access is limited to pedestrian, bicycle & horse carriage.
- According to the FIRM 26097C1001C on www.FEMA.gov these parcels reside in Community No. 260764, with the entirety of the parcels in Zone X, via graphic plotting.
- All utilities are located via visual inspection, and previous survey map. No utility marking was performed for this project.
- There was no evidence of recent earth moving work, building construction, or building additions observed.
- The surveyor is unaware of any proposed changes in street right of way lines and there is no evidence of recent street or sidewalk work on subject parcels.

Legend

- | | |
|---|-------------------------------|
| Found Concrete Monument | Fire Hydrant |
| Found Property Iron | Storm Catch Basin |
| Set 1/2"x18" Iron #50439 | Sanitary Man Hole |
| Measured Dimension | Sanitary Clean Out |
| Record / Previous Dimension | Electric Transformer |
| Lot or Parcel Line | Electric Power Meter |
| Subject Parcel Line | Water Valve |
| Powerline | Fire Department Hookup |
| Underground Power Line | Power Pole |
| Underground Storm Line | Light & Pole |
| Underground Fiberoptic Line | Gas Meter |
| Telephone/Cable Line | Telephone Box |
| Title item as referenced on Commitment XXXXXXXX | Underground Telephone Box |
| | Air Conditioning/Heating Unit |

Bearing from GPS
Michigan State Plane
North Zone
Scale: 1" = 20'
0 20 40

Neil W. Hill P.S.
Professional Surveyor #50439





PHOTO 4 RENDERING



PHOTO 3 RENDERING



PHOTO 2 RENDERING



PHOTO 4

- OPTION 2 SCOPE:**
1. REMOVE, CLEAN, REPAIR, PAINT, AND RE-INSTALL EXISTING FIRE ESCAPE.
 2. REPLACE 2ND, 3RD, 4TH FLOOR EXTERIOR DOORS AT FIRE ESCAPE. TYPE AND COLOR TO MATCH EXISTING CONDITION.
 3. REPAIR TRIM AND SIDING ON NORTH FACADE AS NECESSARY. TYPE AND COLOR TO MATCH EXISTING CONDITIONS.
 4. REMOVE EXISTING MECHANICAL EQUIPMENT, CREATE NEW NEW OPENING AT GROUND FLOOR, AND INSTALL PATHWAY AS SHOWN ON A-001 AND A-101.



PHOTO 3



PHOTO 2

LEGAT ARCHITECTS
Design with a Difference

**HARBOUR VIEW
MACKINAC LLC**

**HARBOUR VIEW
INN
IMPROVEMENTS**

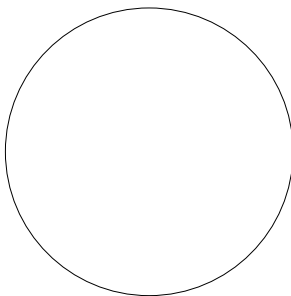
6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE

DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

PHOTOGRAPHS

A-002
ENTITLEMENT



PHOTO 13



PHOTO 12



PHOTO 11



PHOTO 10



PHOTO 9



PHOTO 8



PHOTO 7



PHOTO 6



PHOTO 5



LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW
MACKINAC LLC

HARBOUR VIEW
INN
IMPROVEMENTS

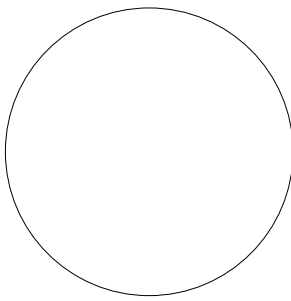
6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE

DATE

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

PHOTOGRAPHS

A-003
ENTITLEMENT

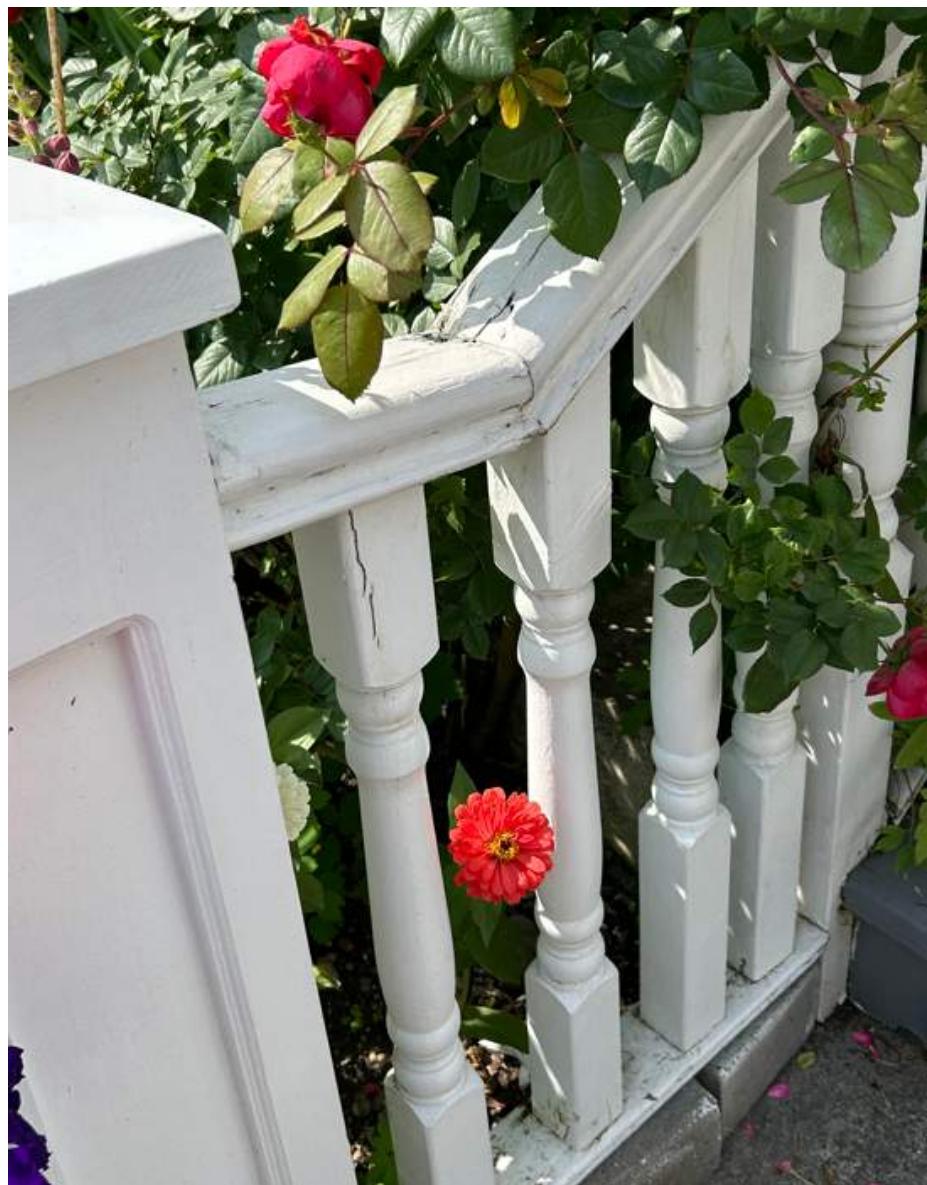
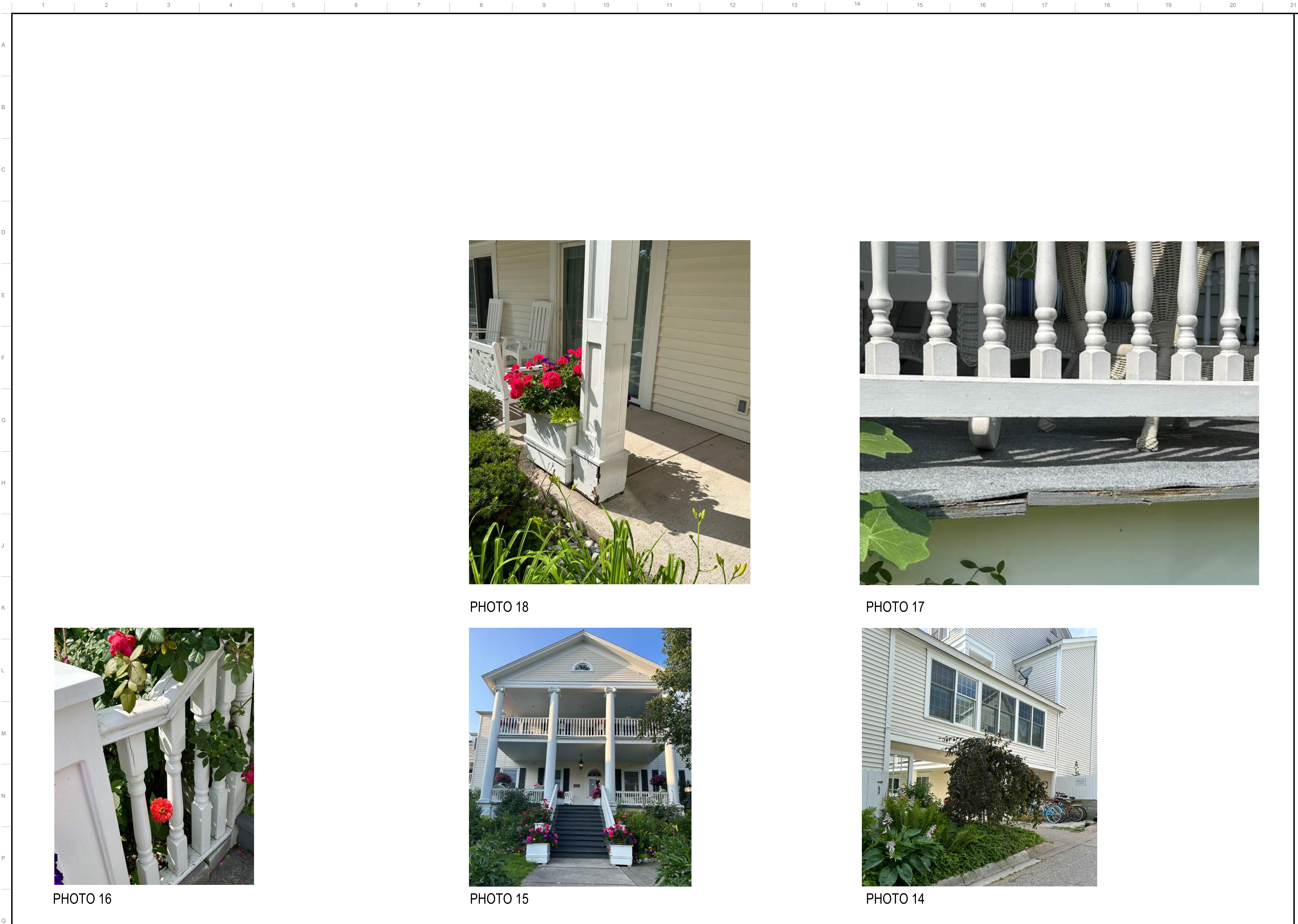


PHOTO 16



PHOTO 15



PHOTO 18



PHOTO 17



PHOTO 14

LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW
MACKINAC LLC

HARBOUR VIEW
INN
IMPROVEMENTS

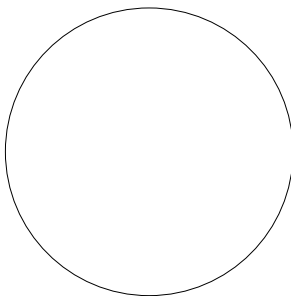
6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE _____

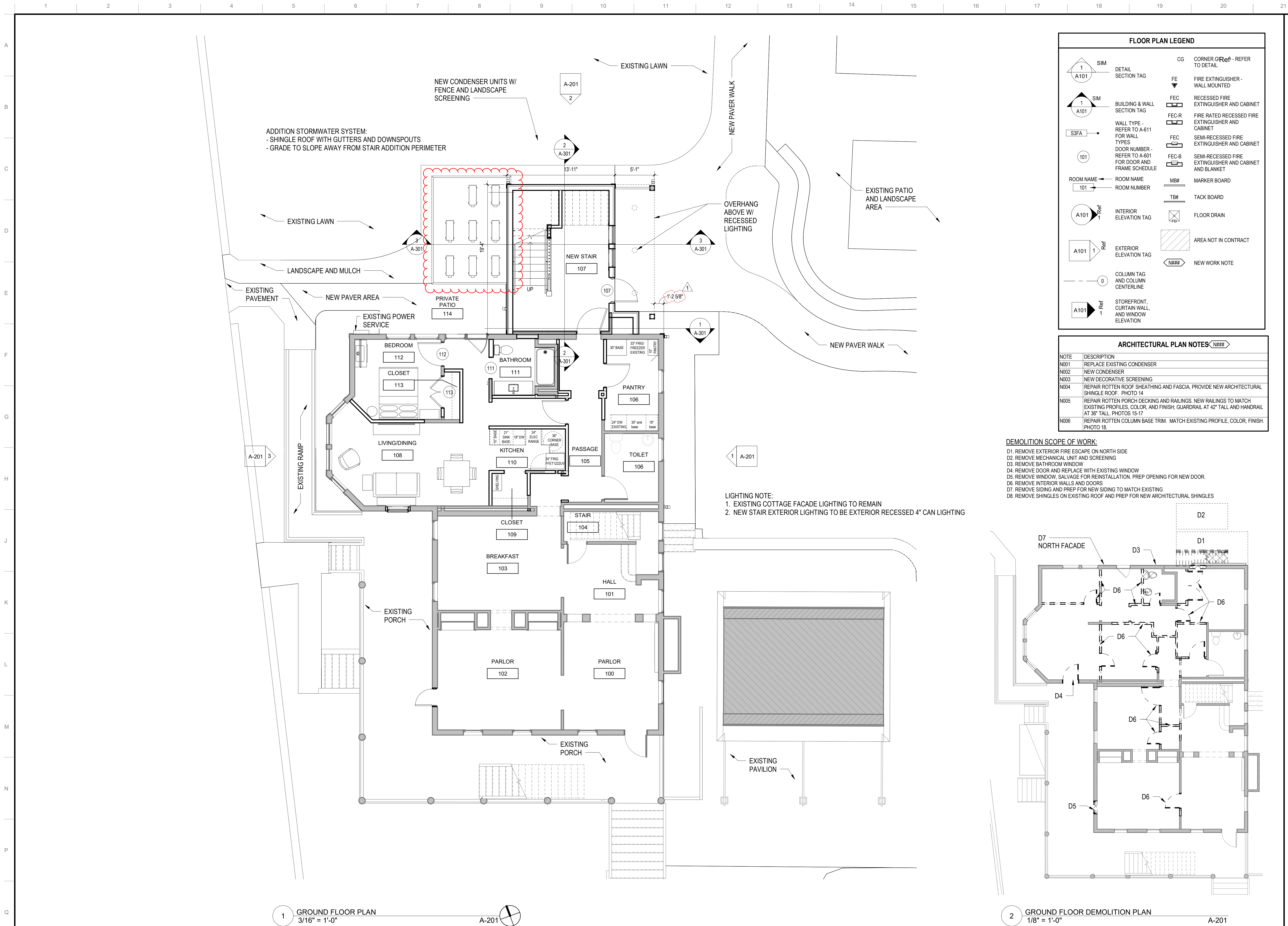
DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

PHOTOGRAPHS

A-004
ENTITLEMENT



HARBOUR VIEW
MACKINAC LLC

HARBOUR VIEW
INN
IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

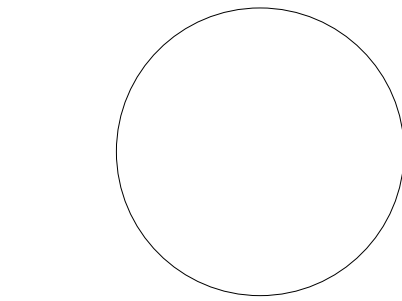
INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER

Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER

OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE

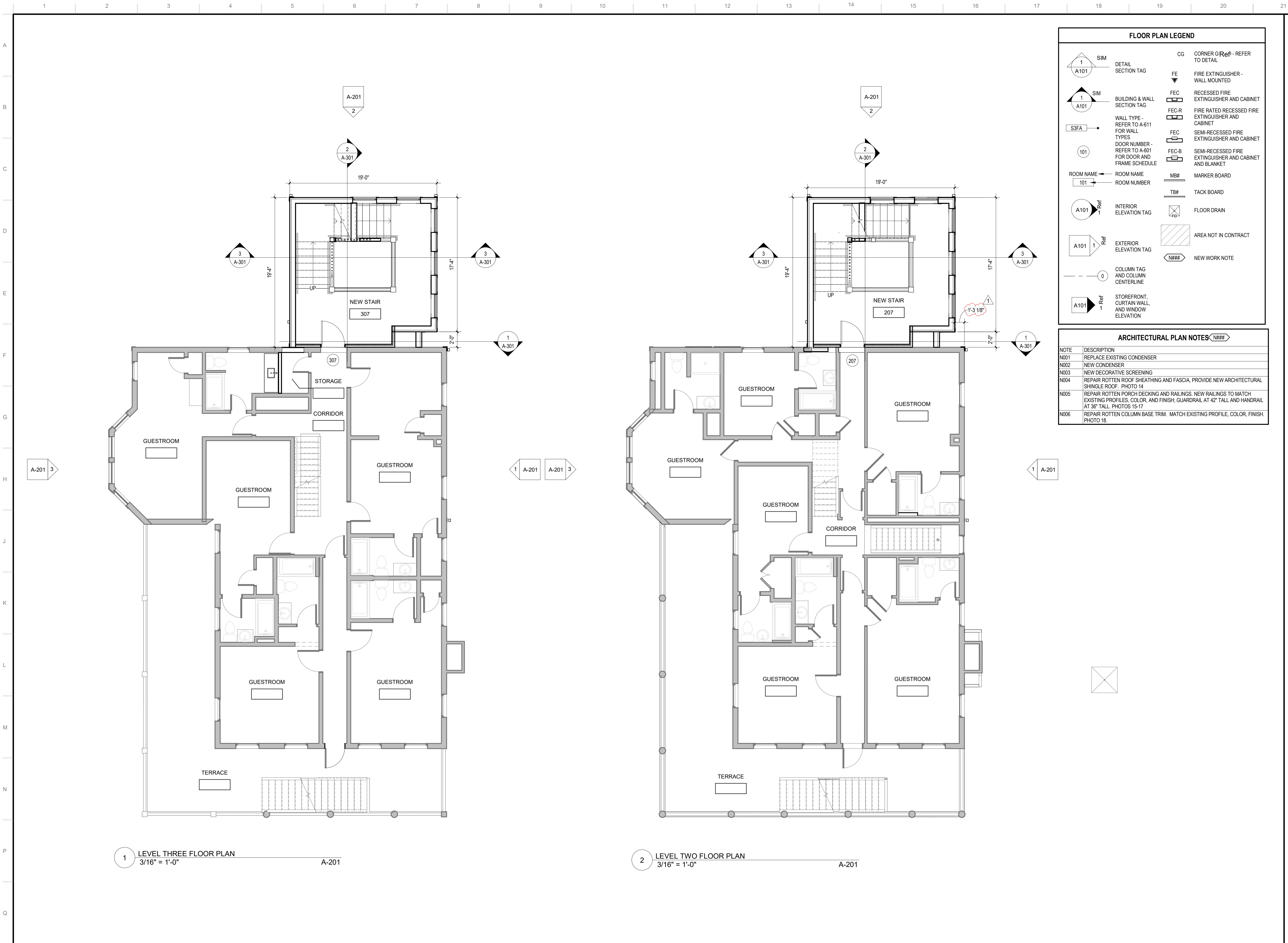
DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

GROUND FLOOR PLAN

A-101
ENTITLEMENT



FLOOR PLAN LEGEND

1

A101

SIM

DETAIL

SECTION TAG

1

A101

S3FA

1

101

ROOM NAME

101

A101

1

Ref

A101

1

Ref

0

A101

1

Ref

CG

Ref

CORNER G Ref - REFER TO DETAIL

FE

FIRE EXTINGUISHER - WALL MOUNTED

FEC

RECESSED FIRE EXTINGUISHER AND CABINET

FEC-R

FIRE RATED RECESSED FIRE EXTINGUISHER AND CABINET

FEC

SEMI-RECESSED FIRE EXTINGUISHER AND CABINET

FEC-B

SEMI-RECESSED FIRE EXTINGUISHER AND CABINET AND BLANKET

MB#

MARKER BOARD

TB#

TACK BOARD

FD

FLOOR DRAIN

AREA NOT IN CONTRACT

N###

NEW WORK NOTE

0

COLUMN TAG AND COLUMN CENTERLINE

A101

1

Ref

STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION

ARCHITECTURAL PLAN NOTES

NOTE	DESCRIPTION
N001	REPLACE EXISTING CONDENSER
N002	NEW CONDENSER
N003	NEW DECORATIVE SCREENING
N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH. GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.

LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW MACKINAC LLC

HARBOUR VIEW INN IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com

SIGNATURE

DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER22407800

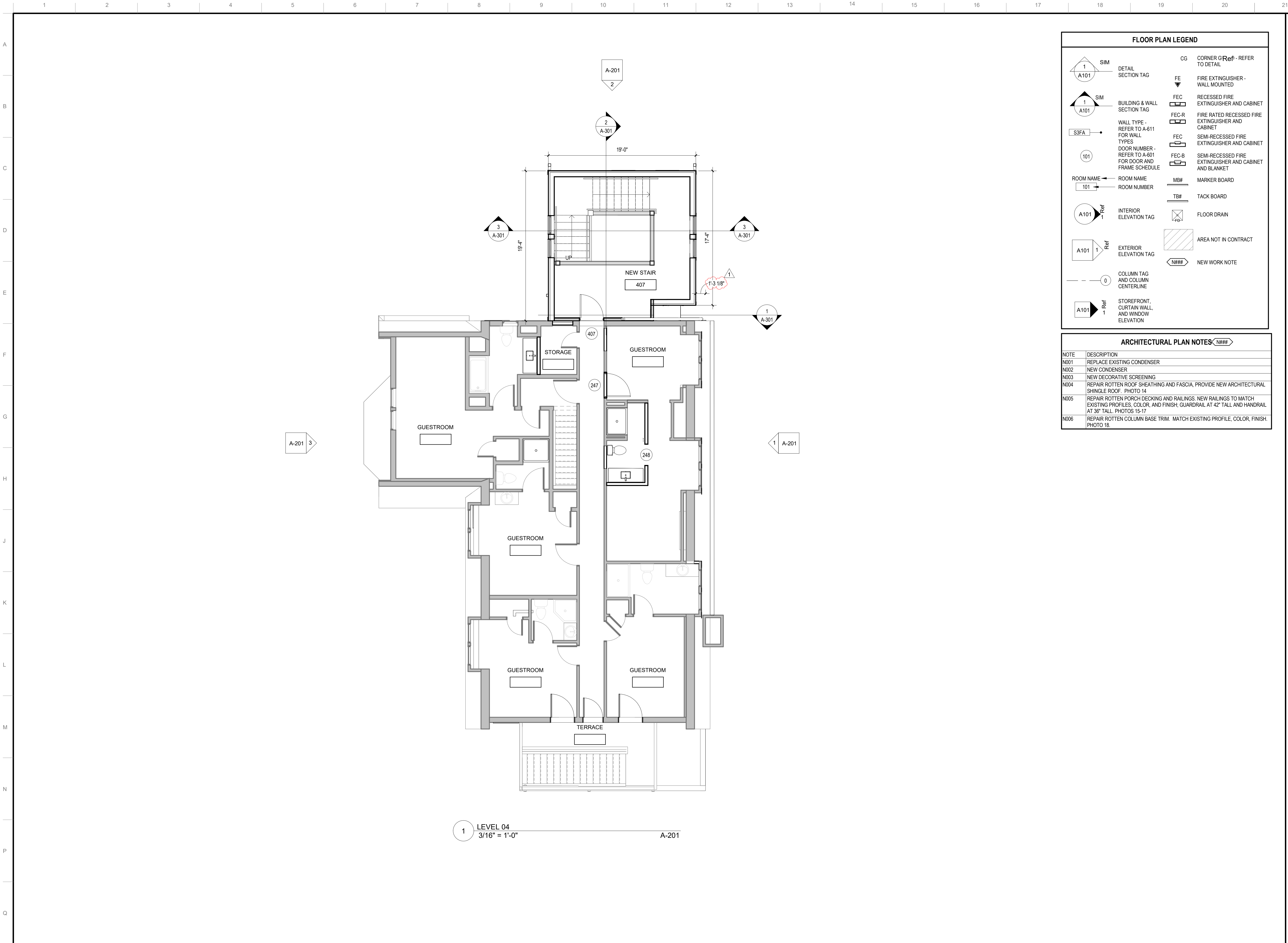
DATE OF ISSUE06/28/24

DRAWN BYAuthor

REVIEWED BYChecker

LEVEL TWO AND THREE FLOOR PLAN

A-102
ENTITLEMENT



1

A101

SIM

DETAIL

SECTION TAG

1

A101

SIM

BUILDING & WALL

SECTION TAG

S3FA

101

ROOM NAME

101

ROOM NAME

ROOM NUMBER

A101

Ref

1

INTERIOR

ELEVATION TAG

A101

1

Ref

EXTERIOR

ELEVATION TAG

0

COLUMN TAG

AND COLUMN

CENTERLINE

A101

Ref

1

STOREFRONT,

CURTAIN WALL,

AND WINDOW

ELEVATION

CG

CORNER G^{Ref} - REFER

TO DETAIL

FE

▼

FIRE EXTINGUISHER -

WALL MOUNTED

FEC

RECESSED FIRE

EXTINGUISHER AND CABINET

FEC-R

FIRE RATED RECESSED FIRE

EXTINGUISHER AND

CABINET

FEC

SEMI-RECESSED FIRE

EXTINGUISHER AND CABINET

FEC-B

SEMI-RECESSED FIRE

EXTINGUISHER AND CABINET

AND BLANKET

MB#

MARKER BOARD

TB#

TACK BOARD

FD

FLOOR DRAIN

AREA NOT IN CONTRACT

N###

NEW WORK NOTE

ARCHITECTURAL PLAN NOTES

N###

NOTE	DESCRIPTION
N001	REPLACE EXISTING CONDENSER
N002	NEW CONDENSER
N003	NEW DECORATIVE SCREENING
N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH; GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.

LEGAT ARCHITECTS

Design with a Difference

HARBOUR VIEW

MACKINAC LLC

HARBOUR VIEW

INN

IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757

ARCHITECT

Legat Architects, Inc.

2015 Spring Rd, Suite 175

Oak Brook, IL 60523

P: (630) 990-3535

www.legat.com

INTERIOR DESIGNER

Senger Design Group

523 South Cascade Ave, Suite B

Colorado Springs, CO 80903

P: (719) 522-1520

www.sengerdesigngroup.com

STRUCTURAL ENGINEER

Pierce Engineers

350 N LaSalle, Suite 1010

Chicago, IL 60654

P: (312) 761-5693

www.pierceengineers.com

CIVIL ENGINEER

OHM Advisors

34000 Plymouth Road

Livonia, MI 48150

P: 734-522-6711

www.ohm-advisors.com

SIGNATURE

DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER

22407800

DATE OF ISSUE

06/28/24

DRAWN BY

Author

REVIEWED BY

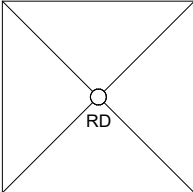
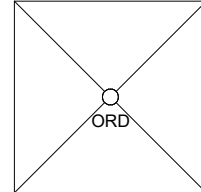

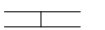

Checker

LEVEL FOUR FLOOR

PLAN

A-103

ENTITLEMENT

<h2 style="text-align: center;">ROOF PLAN LEGEND</h2>	
- - - >	AREA OF SLOPED STRUCTURE
====>	AREA OF 1/4" PER FOOT TAPERED INSULATION
====>	AREA OF 1/2" PER FOOT TAPERED INSULATION
	ROOF DRAIN
	OVERFLOW ROOF DRAIN
	TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
	METAL COPING AND JOINT - REFER TO DETAILS 5/A-5/21 (HORIZONTAL) AND 5/A-5/21 (VERTICAL)
	VENT PIPE ROOF PENETRATION
DSN	DOWNSPOUT NOZZLE
DS	DOWNSPOUT
- - - - -	EXPANSION JOINT ASSEMBLY

LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW
MACKINAC LLC

HARBOUR VIEW INN IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.

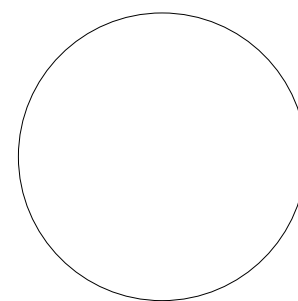
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group

523 South Cascade Ave, Suite E
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com



SIGNATURE _____

DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER	2240780
DATE OF ISSUE	06/28/2024
DRAWN BY	Author
REVIEWED BY	Checker

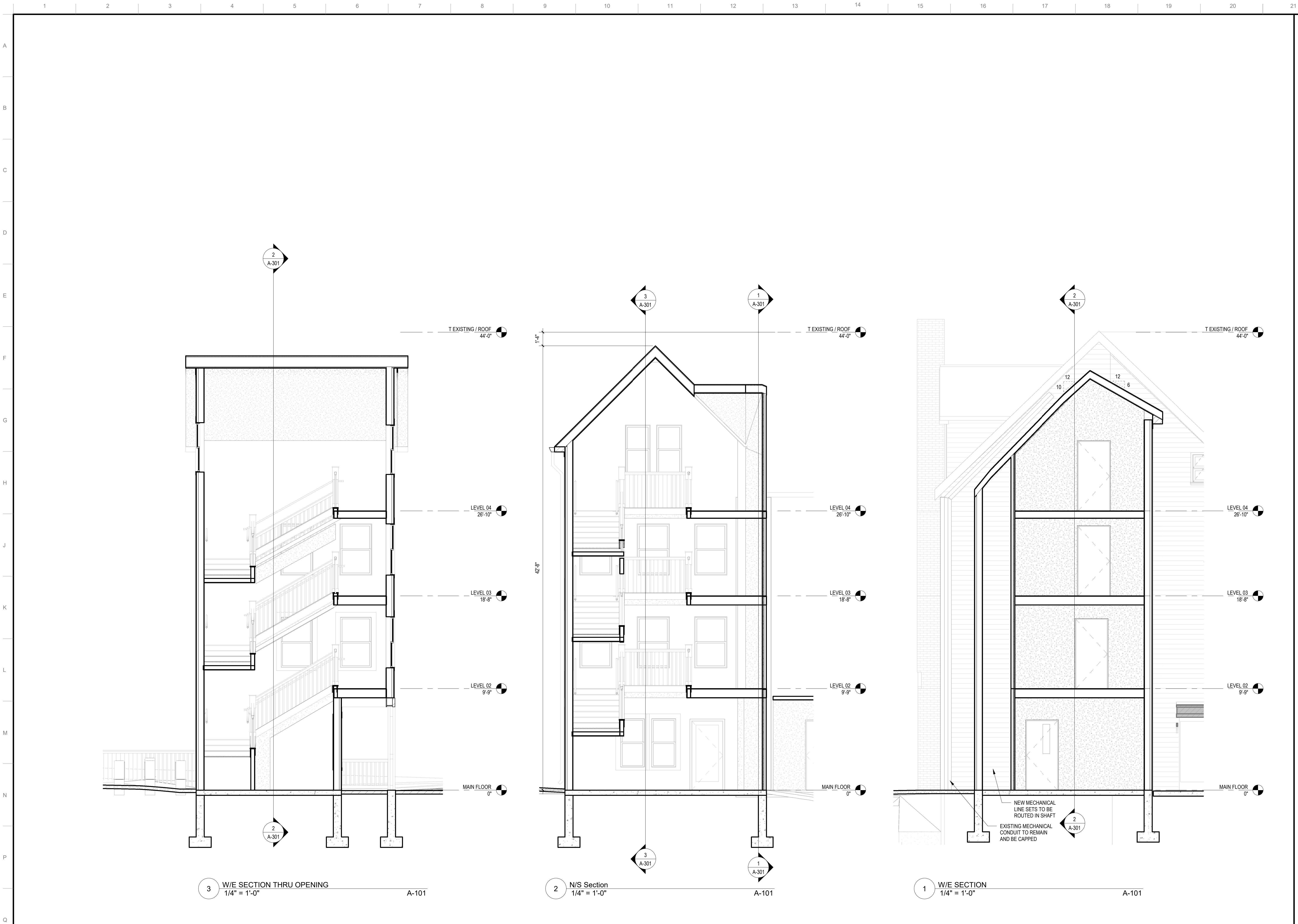
ROOF PLAN

AR-101

ENTITLEMENT



ENTITLEMENT



LEGAT ARCHITECTS
Design with a Difference

**HARBOUR VIEW
MACKINAC LLC**

**HARBOUR VIEW
INN
IMPROVEMENTS**

6876 Main St, Mackinac Island, MI 49757

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: (630) 990-3535
www.legat.com

INTERIOR DESIGNER
Senger Design Group
523 South Cascade Ave, Suite B
Colorado Springs, CO 80903
P: (719) 522-1520
www.sengerdesigngroup.com

STRUCTURAL ENGINEER
Pierce Engineers
350 N LaSalle, Suite 1010
Chicago, IL 60654
P: (312) 761-5693
www.pierceengineers.com

CIVIL ENGINEER
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
P: 734-522-6711
www.ohm-advisors.com

SIGNATURE _____		
DATE _____		
REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800
DATE OF ISSUE 06/28/24
DRAWN BY Author
REVIEWED BY Checker

BUILDING SECTIONS

A-301
ENTITLEMENT