

File No. C23-083-019(4)

Exhibit X

Date 6-25-24

# GATE HOUSE RENOVATION

## PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION SUBMITTALS

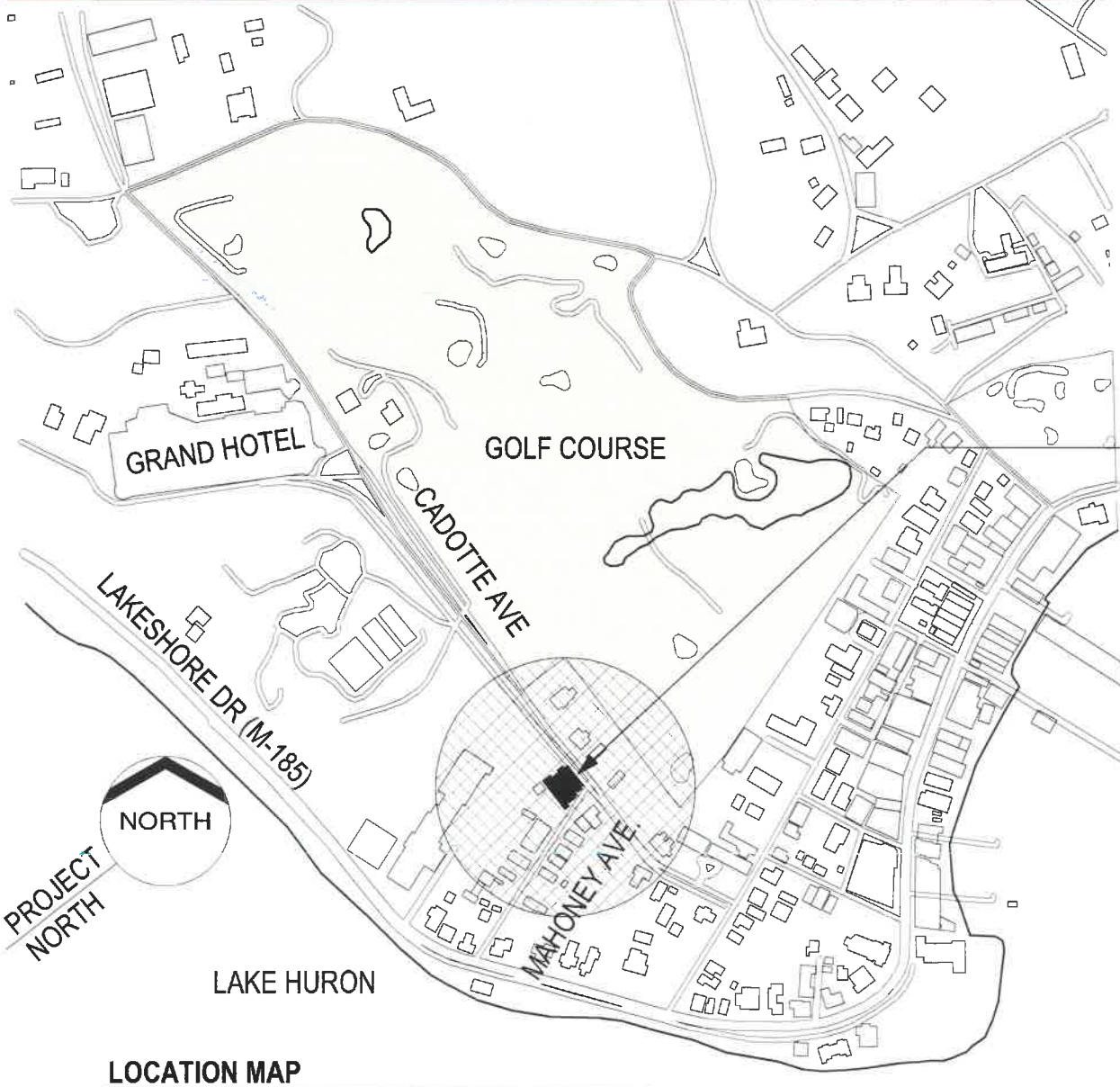
1 COVER

Gate House Renovation

SCALE: No Scale 2024.06.25

Planning Commission & Historic District Commission

HopkinsBurns DESIGN STUDIO  
historic preservation & communities by design



### Sheet List

- GENERAL
- 1 COVER
- 2 SURVEY
- 3 SITE PLAN
- 4 ELEVATIONS
- 5 ELEVATIONS
- 6 RENDERING
- 7 RENDERING
- 8 RENDERING
- 9 RENDERING
- 10 RENDERING
- 11 RENDERING
- 12 PHOTOGRAPHS
- 13 PHOTOGRAPHS
- 14 TRASH ENCLOSURE

PC



MAJOR AREA OF WORK.  
EXISTING GATE HOUSE RESTAURANT.  
SEE SITE PLAN.  
PARCELS: 051-575-083-00

### ARCHITECT

**HopkinsBurns Design Studio**  
113 S Fourth Ave.  
Ann Arbor, Michigan 48103  
(734)424-3344  
www.hopkinsburns.com

**MG2 Corporation**  
1101 Second Ave.  
Suite 100  
Seattle, Washington 98101  
(206)962-6500  
www.mg2.com

OWNER: THE GRAND HOTEL  
CONTACT: MICHAEL MCHALE  
404.295.3568  
PROPERTY ADDRESS: 1547 CADOTTE AVENUE  
MACKINAC ISLAND, MICHIGAN 49757  
PARCEL #: 051-575-083-00

### Project Description

The existing Gate House building is proposed to be renovated. This building is a non-contributing property in West End Historic District. The scope includes replacement of fencing and guardrails surrounding the patio, new patio lighting and the replacement of the pavilion lighting. In addition, a trash enclosure will be added to the southwest side.

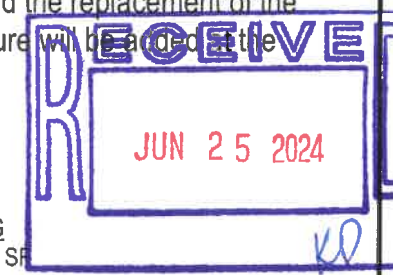
### Zoning

ZONING DISTRICT: COMMERCIAL

LOT SIZE:	REQ'D N/A	EXISTING 18,861.61 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	0'	0'	0'
SIDE YARD	0'	0'	0'
REAR YARD	15'	46'	NO CHANGE
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MAX.	3	2	NO CHANGE
FEET MIN.	12'	26'	NO CHANGE
FEET MAX.	40'	26'	NO CHANGE

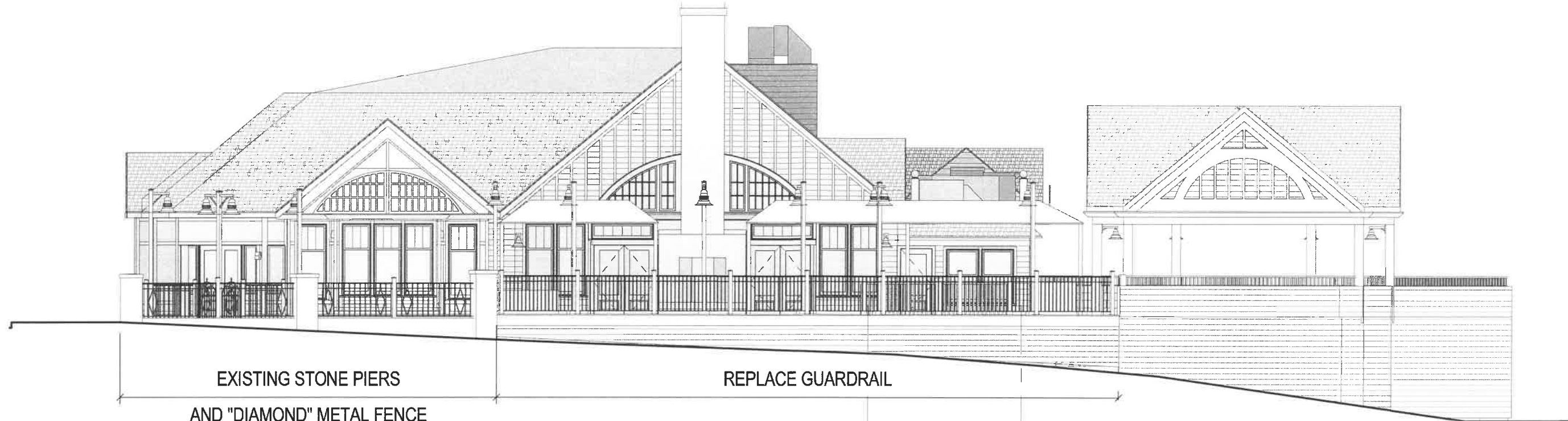
### Legal Description

Lot 8, Block 7, Assessor's Plat No. 4, City of Mackinac Island, Mackinac County, Michigan  
Described As:  
BEGINNING AT THE NORTHERLY CORNER OF BLOCK 7, ASSESSOR'S PLAT NO. 4, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN, SAID CORNER ALSO BEING THE NORTHERLY CORNER OF LOT 8 OF SAID BLOCK 7: THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 7 S37°-28' W 183.89'± THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 S53°-31'-13" 116.65': THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 7 AND THE NORTHWESTERLY LINE FOR MAHONEY AVENUE N36°-24'-08"E 144.00'± THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 7 AND THE SOUTHWESTERLY LINE OF GRAND AVENUE N34°-12'-58" 120.00' TO THE PLACE OF BEGINNING.









EXISTING STONE PIERS  
AND "DIAMOND" METAL FENCE  
ELEVATION | PLAZA WALL  
1" = 10'-0" SCALE



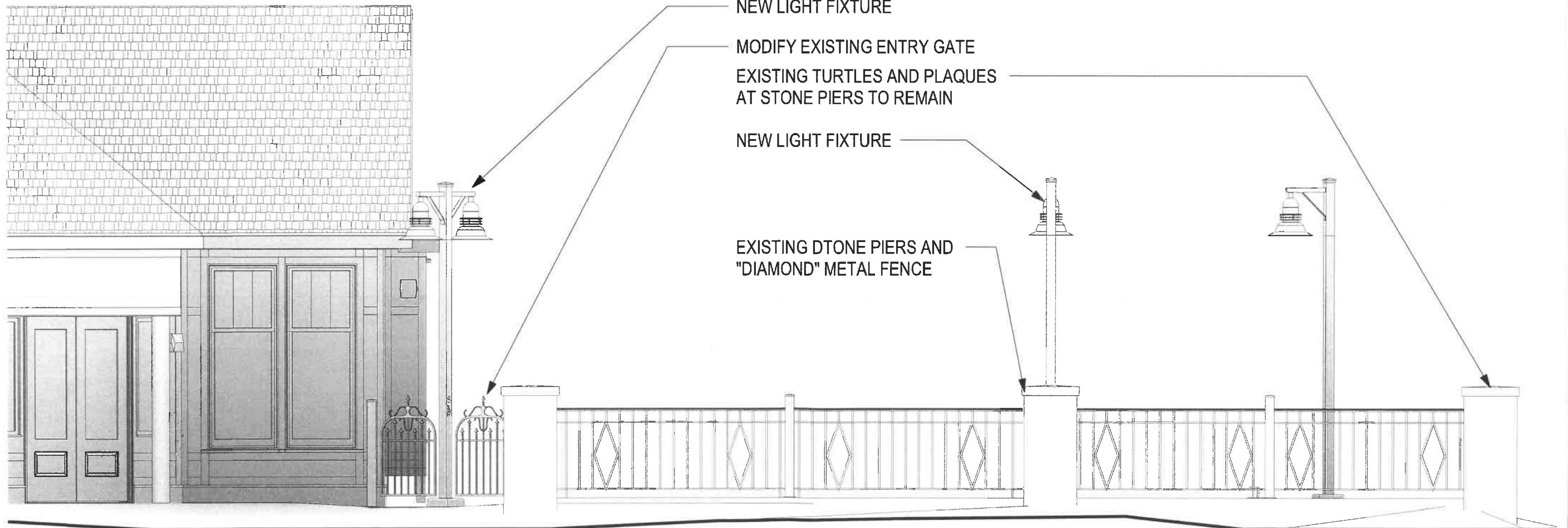
ELEVATION | FACADE MODIFICATIONS  
1" = 10'-0" SCALE



ELEVATION | CADOTTE

1" = 10'-0" SCALE

2  
5



2  
5

ELEVATION | PLAZA WALL

1/4" = 1'-0" SCALE





Planning Commission &  
Historic District Commission

Gate House Renovation













EXISTING TURTLES AND PLAQUES AT STONE PIERS TO REMAIN







EXISTING "DIAMOND" METAL FENCE TO REMAIN

REPLACE EXISTING WOOD GUARDRAIL WITH METAL GUARDRAIL



**WALL/COLUMN MOUNTED SITE LIGHTING**



MANF: ANP LIGHTING  
MODEL: MBV16  
SIZE: 16"x12 1/4"  
COLOR: DK GREEN

**POST MOUNTED SITE LIGHTING**



MANF: ANP LIGHTING  
MODEL: BVB2406  
SIZE: 16"x12 1/4"  
COLOR: DK GREEN

REPAINT CEILING WITH 3  
COLOR SCHEME

COVE LIGHTING

REPLACE WALL SCONCE WITH  
NEW DIMMABLE LED FIXTURES

BIRDCAGE CHANDELIER  
(NOT SHOWN) TO REMAIN



NEW POLE MOUNTED  
DIMMABLE LED FIXTURES

MODIFY ENTRY:  
EXISTING METAL ENTRY  
GATES WITH NEW METAL  
FENCE AND LAMP POST







"DIAMOND" METAL FENCE











EXISTING PHOTOS



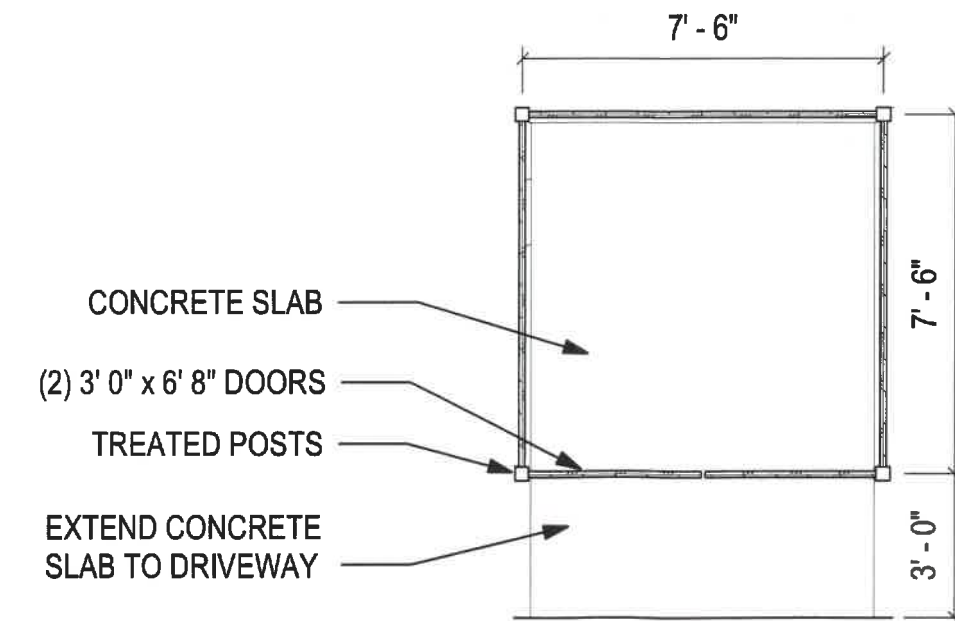
LOCATION OF ENCLOSURE



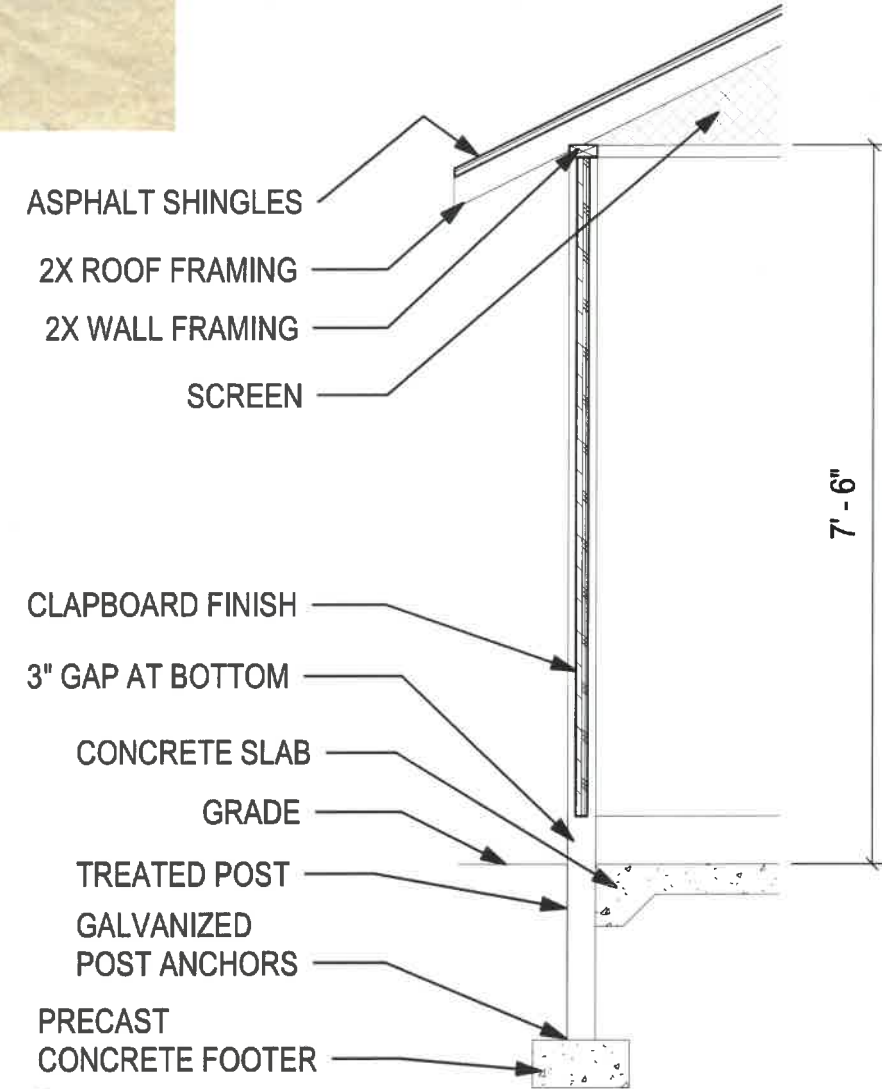
LOCATION OF ENCLOSURE



RENDERING OF ENCLOSURE



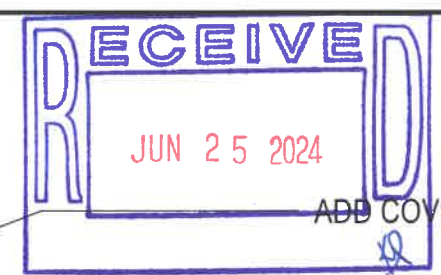
1 TRASH ENCLOSURE  
14 1/4" = 1'-0" SCALE



2 SECTION  
14 1/2" = 1'-0" SCALE



Exhibit Y  
Date 6-25-24  
Initials KP



3 SITE PLAN

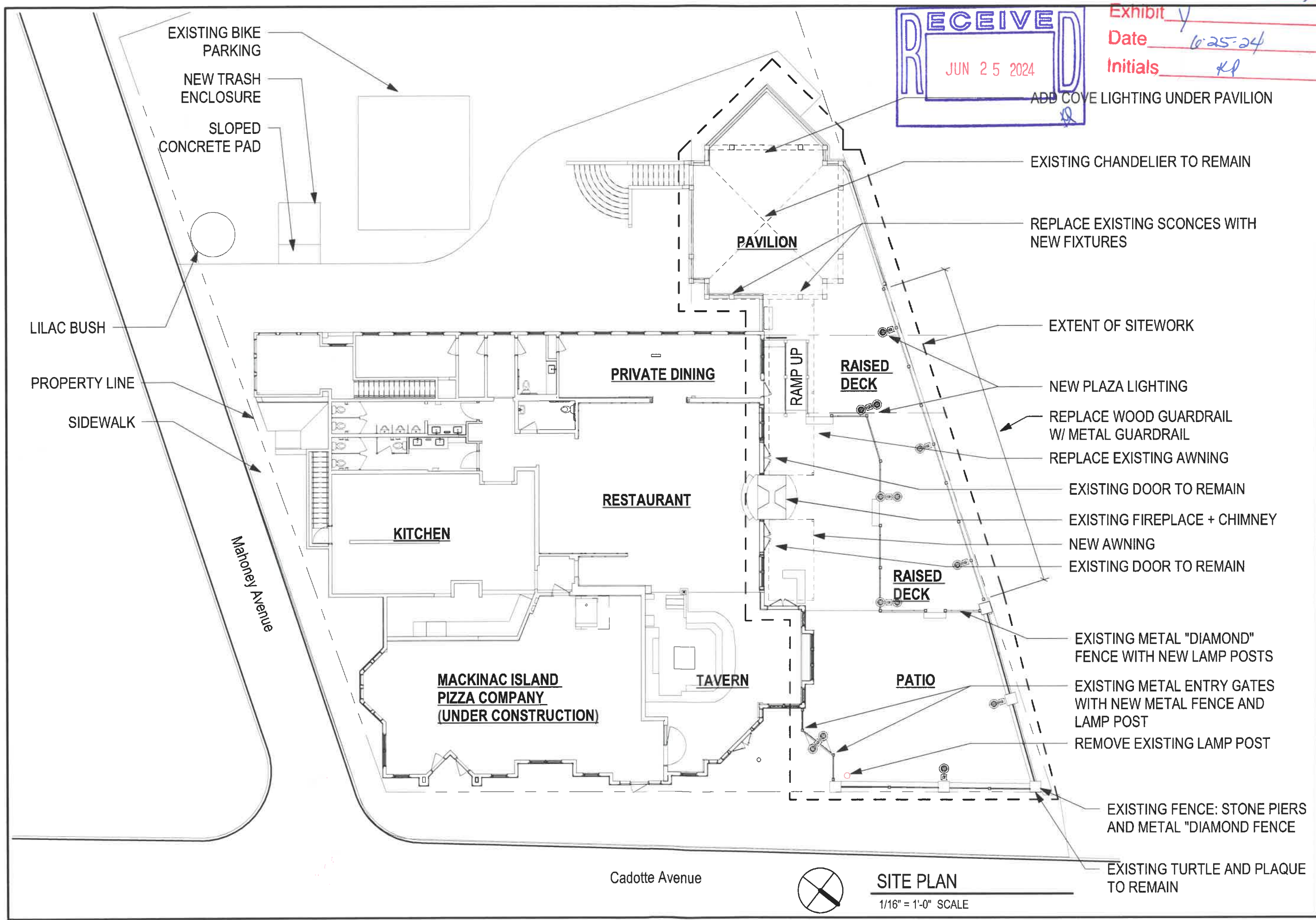
Gate House Renovation

Planning Commission & Historic District Commission

Hopkins Burns DESIGN STUDIO  
historic preservation & communities by design

SCALE: 1/16" = 1'-0" 2024.06.25

6/19/2024 2:23:45 PM Autodesk Docs://Gatehouse Renovation/GH-GATEHOUSE RENOVATION-A23\_PLANNING COMMISSION SET.rvt



EXISTING BIKE PARKING  
NEW TRASH ENCLOSURE  
SLOPED CONCRETE PAD

LILAC BUSH  
PROPERTY LINE  
SIDEWALK

Mahoney Avenue

Cadotte Avenue



SITE PLAN  
1/16" = 1'-0" SCALE

ADD COVE LIGHTING UNDER PAVILION

EXISTING CHANDELIER TO REMAIN

REPLACE EXISTING SCONCES WITH NEW FIXTURES

EXTENT OF SITEWORK

NEW PLAZA LIGHTING

REPLACE WOOD GUARDRAIL W/ METAL GUARDRAIL

REPLACE EXISTING AWNING

EXISTING DOOR TO REMAIN

EXISTING FIREPLACE + CHIMNEY

NEW AWNING

EXISTING DOOR TO REMAIN

EXISTING METAL "DIAMOND" FENCE WITH NEW LAMP POSTS

EXISTING METAL ENTRY GATES WITH NEW METAL FENCE AND LAMP POST

REMOVE EXISTING LAMP POST

EXISTING FENCE: STONE PIERS AND METAL "DIAMOND" FENCE

EXISTING TURTLE AND PLAQUE TO REMAIN

EXISTING BIKE PARKING

NEW TRASH ENCLOSURE

SLOPED CONCRETE PAD

PRIVATE DINING

PAVILION

RAISED DECK

RESTAURANT

KITCHEN

RAISED DECK

MACKINAC ISLAND PIZZA COMPANY (UNDER CONSTRUCTION)

TAVERN

PATIO

RAMP UP