



HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

FEBRUARY 20, 2026
MEETING DATE: MARCH 10, 2026



"Main Street"
Mackinac Island



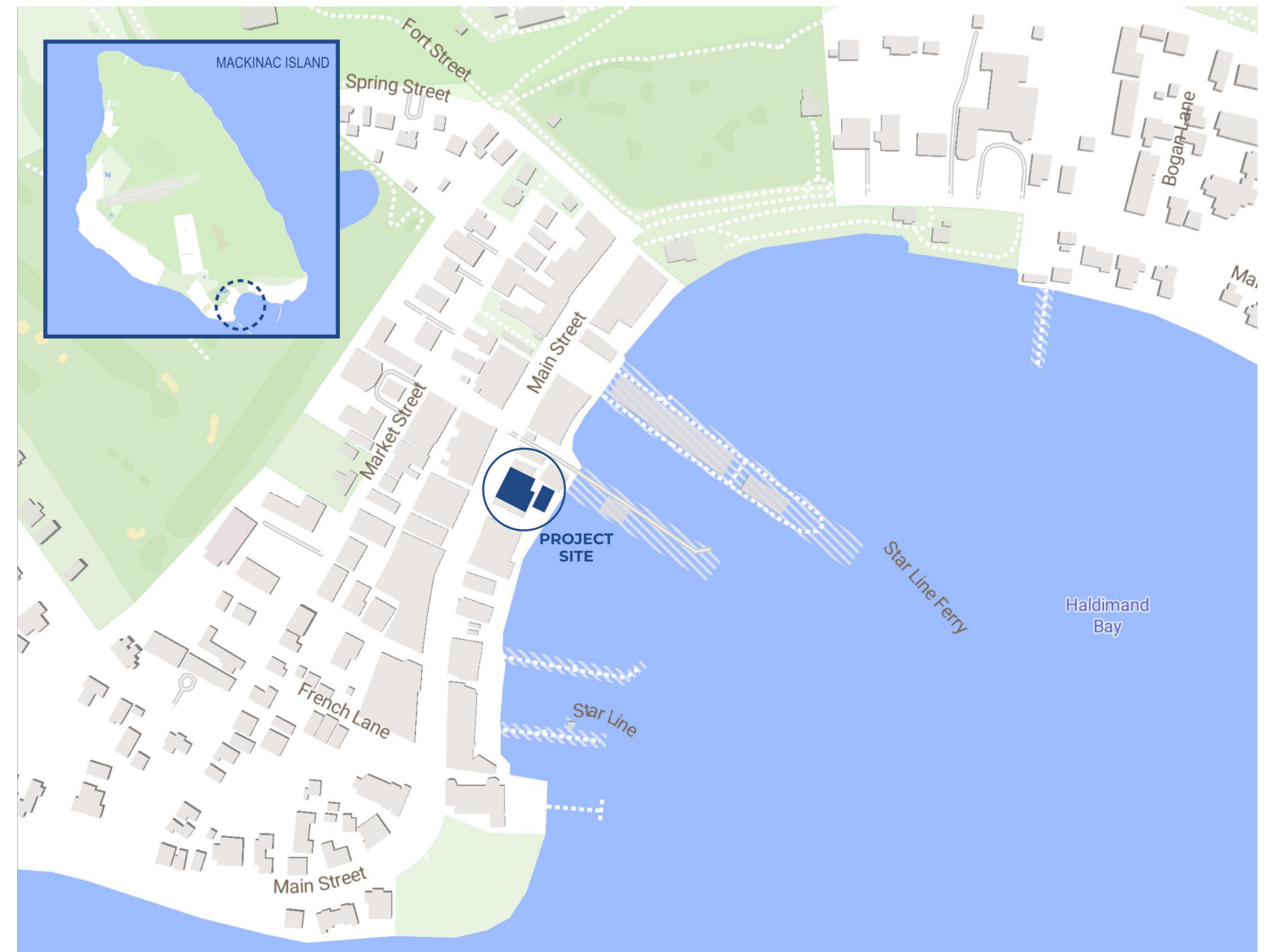


PROJECT SUMMARY

Situated along the main street of Mackinac Island, Trayser's Trading Post building has a strong historic presence. The building dates to ca. 1900, designed as a two-story wood frame building with three commercial storefronts. Today the businesses within those storefronts include Trading Post in the northernmost storefront, May's Fudge in the center, and Baxter's Shop in the southernmost storefront. Historic characteristics include decorative cornice with brackets, rustic log cladding, wood accordion door and traditional, early twentieth-century wood storefronts with large, fixed-pane, windows with transoms.

Many visitors come to relish Baxter's Shop since it appeared in the famous 1980 film "Somewhere in Time" and May's Candy Shop, one of the oldest fudge shops on the island. The historic building will feature a full-service café, including a waterfront deck for patrons. Baxter's Shop & Trading Post will remain as a tourist attraction for local gifts and goods. Construction start date will be November 1st 2026.

LOCATION PLAN



HISTORIC CONTEXT IMAGES



MACKINAC ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAC POST CARD - PROJECT BUILDING ON RIGHT SIDE



MACKINAC POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAC ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS

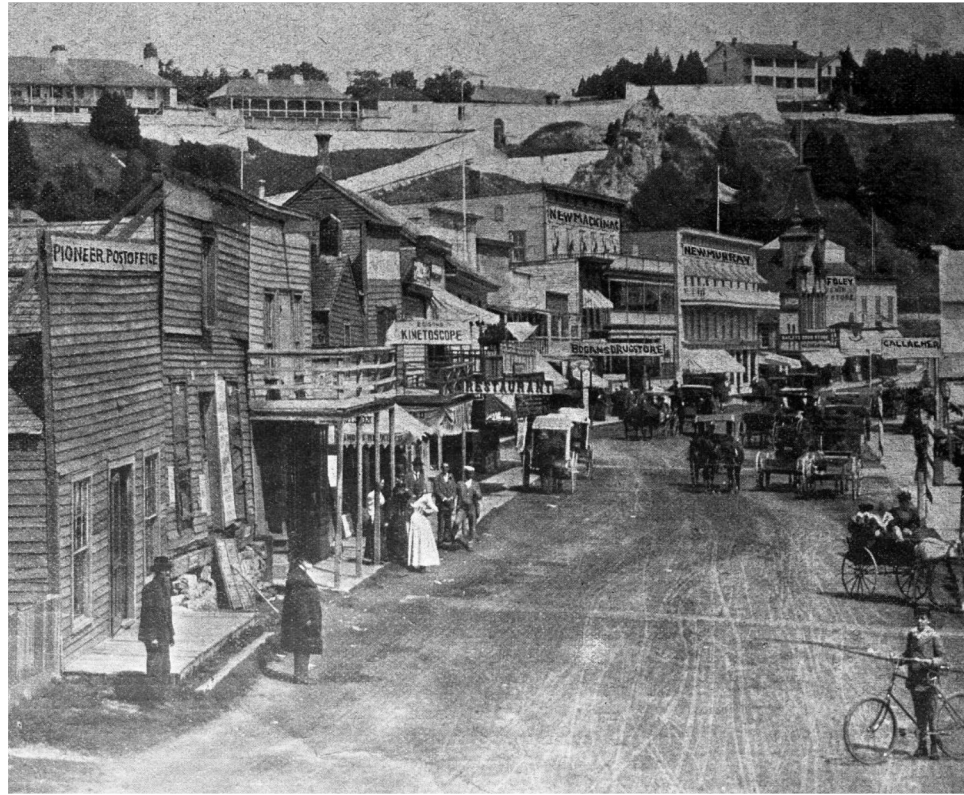


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAC ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

HISTORIC MAIN STREET AWNINGS & SIGNAGE



MAIN STREET - 1800s



MAIN STREET - 1900



MAIN STREET - 1960s



FENTON TOWER BUILDING MAIN STREET, 1946.



MAY'S CANDY SHOP - DATE UNKNOWN



MURDICK'S STORFRONT - 1887

HISTORIC BUILDING PHOTOS



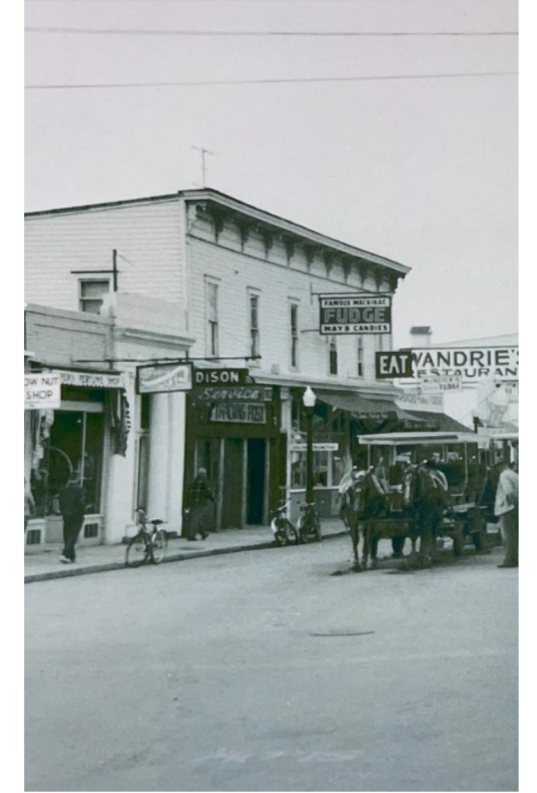
MAY'S CANDY SHOP ca. 1960



MAY'S CANDY SHOP (date unknown)



MAY'S CANDY SHOP ca. 1940



PROJECT BUILDING 1975



TRADING POST ca. 1950-60



PROJECT BUILDING ca. 1920



PROJECT BUILDING (date unknown)

EXISTING PHOTOS - FRONT FACADE

PHOTOS TAKEN SEPTEMBER 2023

FEBRUARY 20, 2026
HDC APPLICATION - REVISED



EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023

FEBRUARY 20, 2026
HDC APPLICATION - REVISED



EXISTING SHED AND SEA WALL, LOOKING NORTH



EXISTING DECK SOUTH OF SEA WALL, LOOKING WEST



CORNER OF EXISTING SHED, LOOKING NORTHWEST



CORNER OF EXISTING SHED, LOOKING NORTHEAST



EXISTING UPPER PORCH AND EXISTING SOUTH EXTERIOR WALL, LOOKING NORTH



EXISTING WOODEN STRUCTURE, PORCH AND STAIR CONNECTING EXISTING SHED AND BUILDING, LOOKING WEST

EXISTING PHOTOS - LAKE VIEW

PHOTOS TAKEN SEPTEMBER 2023

FEBRUARY 20, 2026
HDC APPLICATION - REVISED



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



LAKE HURON, LOOKING SOUTH FROM DECK



BUILDINGS ON HARBOR INCLUDING OWNER'S EXISTING BUILDING, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHWEST



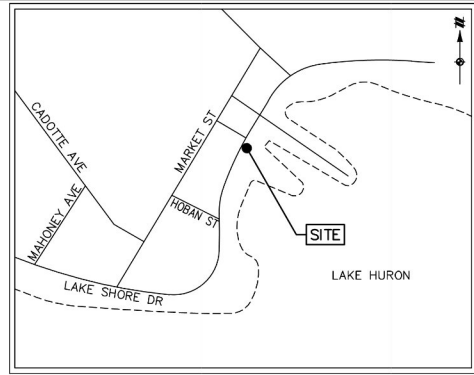
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHEAST



EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY



VICINITY MAP
NOT TO SCALE

EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00

THE FOLLOWING DESCRIBED PARCELS LOCATED IN THE CITY OF MACKINAC ISLAND, COUNTY OF MACKINAC, STATE OF MICHIGAN:

PARCEL 1:
THE WEST 49.5 FEET OF LOT 112, ASSESSOR'S PLAT NO. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN.

PARCEL 2:
LOT 133 OF ASSESSOR'S PLAT NO. 3, EXCEPT THE NORTHEASTERLY 30.5 FEET THEREOF, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN (SAID PROPERTY BEING KNOWN AS THE SUTTON BUILDING ON MACKINAC ISLAND, MICHIGAN).

ALSO:

A PARCEL OF UNPATENTED LAKE HURON BOTTOMLAND ADJACENT, OPPOSITE AND CONTIGUOUS TO LOT 133, ASSESSOR'S PLAT NO 3 (RECORDED IN LIBER 2 OF PLATS, PAGE 47, MACKINAC COUNTY RECORDS), DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133, THENCE NORTH 25°30' EAST ALONG THE EASTERLY LINE OF SAID LOT, 70.5 FEET; THENCE SOUTH 64°30' EAST, 45 FEET; THENCE SOUTH 55°24'30" EAST, 19 FEET; THENCE SOUTH 32°19'20" WEST, 67.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 133 EXTENDED; THENCE NORTH 64°30' WEST ALONG SAID LINE EXTENDED 55.69 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SUCH SIMILAR BOTTOMLAND, IF ANY, LYING BETWEEN AND OPPOSITE THE ABOVE DESCRIBED PARCEL AND HURON STREET.

INSTRUMENTS PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

- 14. OIL, GAS, MINERALS, WATERCOURSE OR STREAM ACCESS AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN BY DEED RECORDED AT LIBER 216, PAGE 645, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON.
- 15. NOTICE OF CLAIM OF INTEREST IN REAL PROPERTY, AS RECORDED IN LIBER 768, PAGE 390, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 16. TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT TO USE AND OCCUPY UNPATENTED GREAT LAKES BOTTOMLANDS FOR PRIVATE PURPOSES SET FORTH AS RECORDED IN, LIBER 895, PAGE 376, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 17. TERMS, COVENANTS, AND CONDITIONS OF MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 786, PAGE 423.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 18. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 520 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 805, PAGE 349.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 19. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 553 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 845, PAGE 36.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 20. TERMS, COVENANTS, AND CONDITIONS OF OPINION AND ORDER ON CROSS MOTIONS FOR SUMMARY DISPOSITION SET FORTH AS RECORDING IN, LIBER 852, PAGE 604.
RESPONSE: COVERS TO THE EAST OF SUBJECT PROPERTY.

LEGEND

○ FCIR	FOUND CAPPED IRON ROD
× F	FOUND MAG NAIL
□ O	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊕	EXISTING LIGHT POLE
□ T	EXISTING TELEPHONE RISER
○ U.P.	EXISTING UTILITY POLE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING GAS VALVE
⊕	EXISTING BOLLARD
○ C.O.	EXISTING SANITARY CLEAN OUT
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING FIRE DEPARTMENT CONNECTION
⊕	EXISTING WATER METER
⊕	EXISTING ELECTRIC TRANSFORMER
× 584.36	EXISTING GROUND ELEVATION
× 584.36TC	EXISTING CURB ELEVATION
× 584.36GU	EXISTING GUTTER ELEVATION
× 584.36EP	EXISTING PAVEMENT ELEVATION
---	BOUNDARY LINE
---	EASEMENT LINE
---	BOUNDARY ADJACENT LINE
---	EXISTING FENCE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	EXISTING CURB AND GUTTER
---	EXISTING GROUND CONTOUR
(M)	MEASURED
(R)	RECORD
▨	EXISTING BUILDING
▨	APPROXIMATE FLOOD ZONE AE
▨	APPROXIMATE FLOOD ZONE VE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON SEPTEMBER 29, 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1/5000.

ARBEN TAHIRAJ
PROFESSIONAL SURVEYOR NO. 4001071258
ATAHIRAJ@ATWELL.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000



DATE: 10/20/2025

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017

ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

SITE BENCHMARKS:

BM #1: SET MAG NAIL IN WOOD RETAINING WALL
ELEVATION: 588.03 (NAVD88)

BM #2: TOP FIRE HYDRANT FLANGE BOLT UNDER "W"
ELEVATION: 589.98 (NAVD88)

NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ZONE AE (WITH BFE 585), AND ZONE VE (WITHOUT BFE 585) ACCORDING TO MAP NUMBER 26097C1001C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: DECEMBER 15, 2022.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

- THERE WERE NO CLEARLY IDENTIFIABLE PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
- IF THE DATE OF SURVEY IS MORE THAN 90 DAYS FROM THE LAST DATE OF FIELD WORK, IT IS CONSIDERED TO BE OUT OF DATE (SEE DATE OF FIELD WORK HEREIN)



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

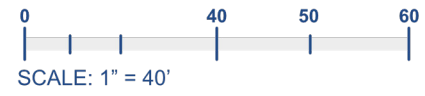
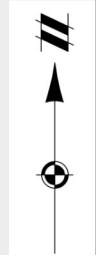
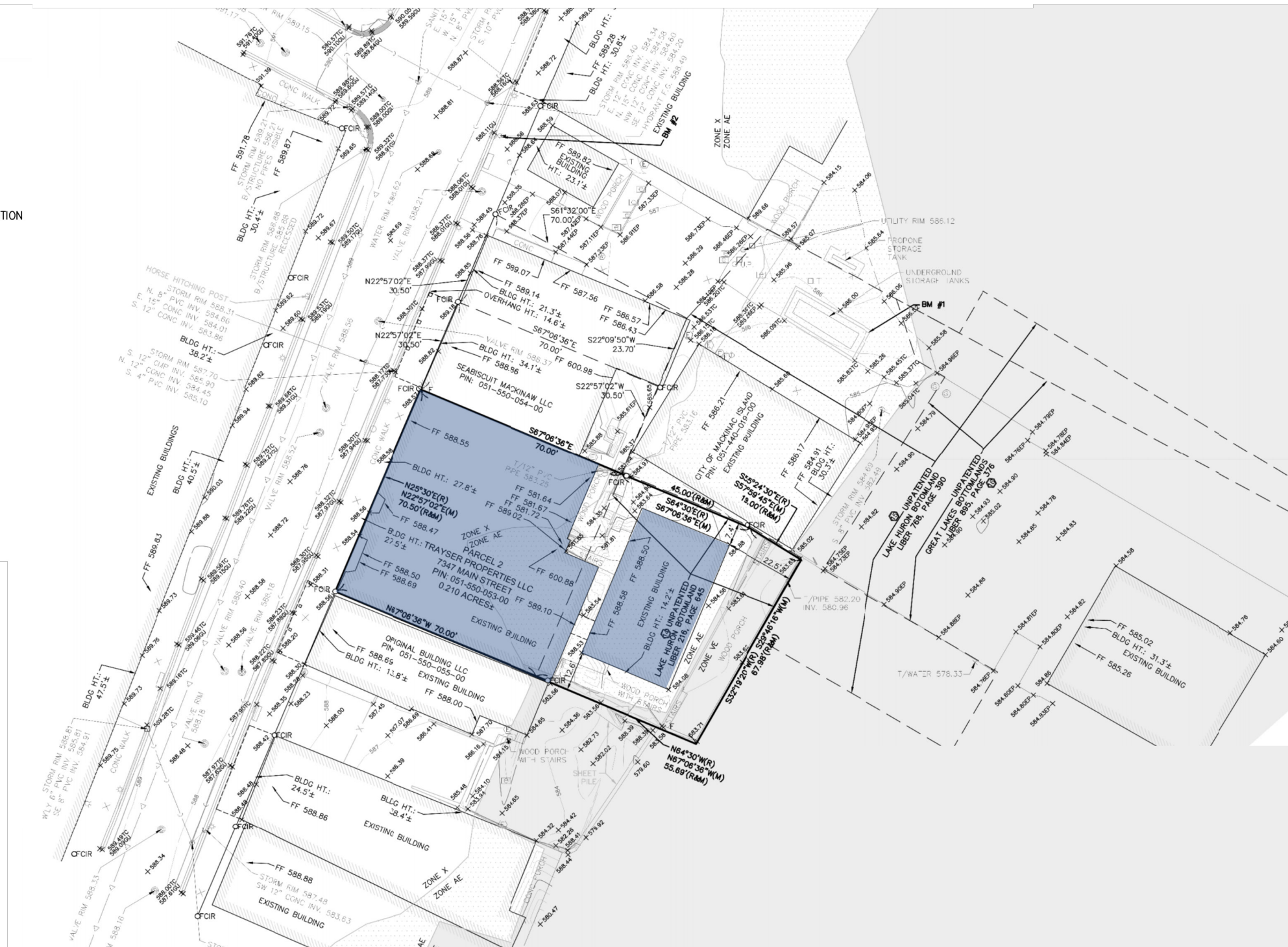
COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

	PROJECT BUILDING
○FCIR	FOUND CAPPED IRON ROD
×F	FOUND MAG NAIL
○	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊙	EXISTING LIGHT POLE
□T	EXISTING TELEPHONE RISER
○U.P.	EXISTING UTILITY POLE
⊙	EXISTING ELECTRIC METER
⊙	EXISTING GAS VALVE
⊙	EXISTING BOLLARD
⊙C.O.	EXISTING SANITARY CLEAN OUT
⊙	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING FIRE DEPARTMENT CONNECTION
⊙	EXISTING WATER METER
⊙	EXISTING ELECTRIC TRANSFORMER
× 584.36	EXISTING GROUND ELEVATION
× 584.36TC	EXISTING CURB ELEVATION
× 584.36GU	EXISTING GUTTER ELEVATION
× 584.36EP	EXISTING PAVEMENT ELEVATION
---	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	BOUNDARY ADJACENT LINE
---X---	EXISTING FENCE
---▷---	UNDERGROUND SANITARY LINE
---▽---	UNDERGROUND STORM LINE
--- ---	EXISTING CURB AND GUTTER
---	EXISTING GROUND CONTOUR
(M)	MEASURED RECORD
(R)	RECORD
	EXISTING BUILDING
	APPROXIMATE FLOOD ZONE AE
	APPROXIMATE FLOOD ZONE VE





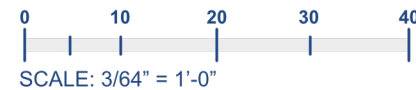
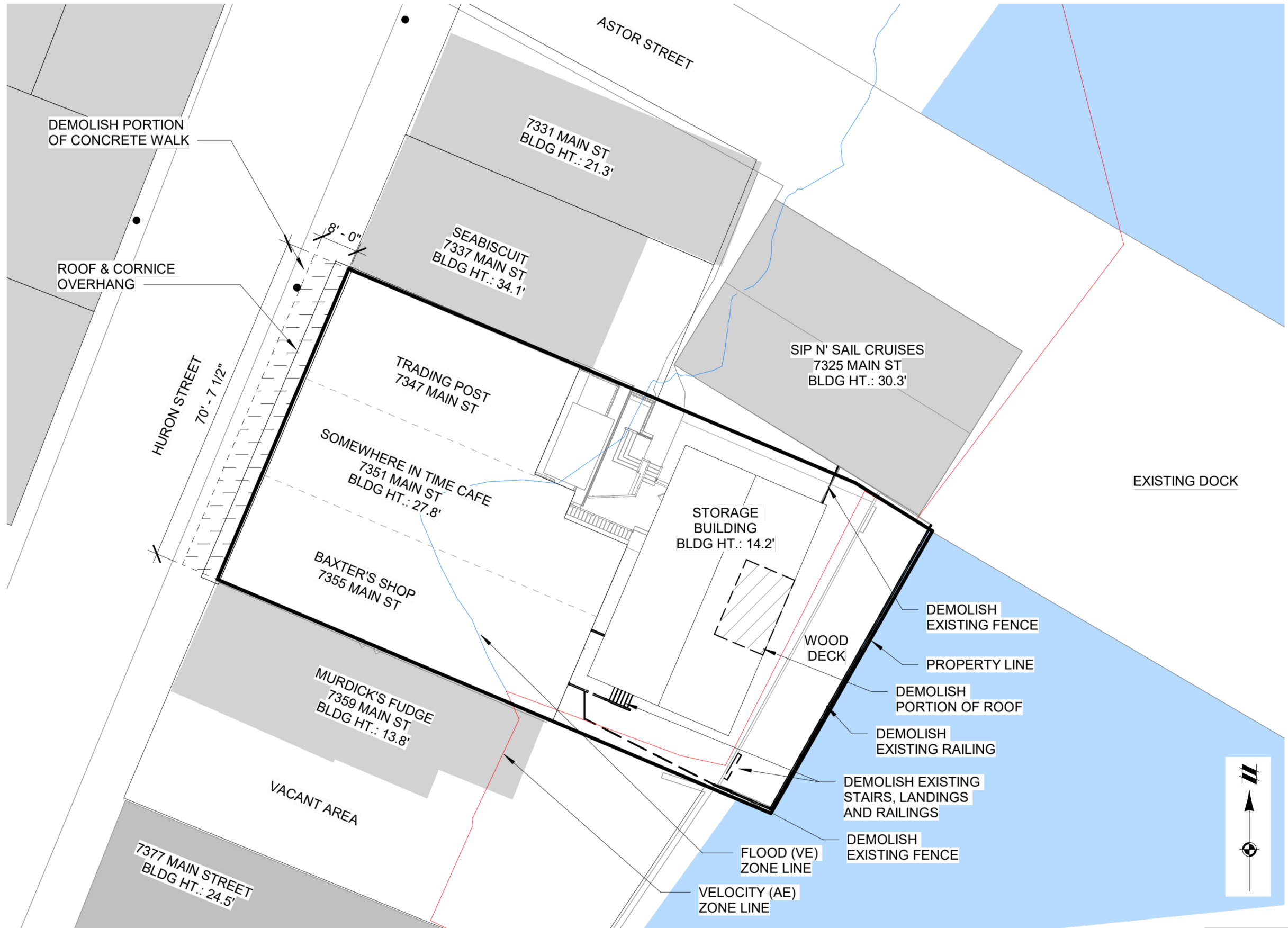
ATWELL
866.850.4200 www.atwell.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

DEMOLITION SITE PLAN

DEMO SITE LEGEND

- EXISTING LIGHT POLE
- PROJECT SCOPE OF WORK
- CONSTRUCTION TO BE DEMOLISHED

PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
STORAGE BLDG	1515 SF
TOTAL	16035 SF



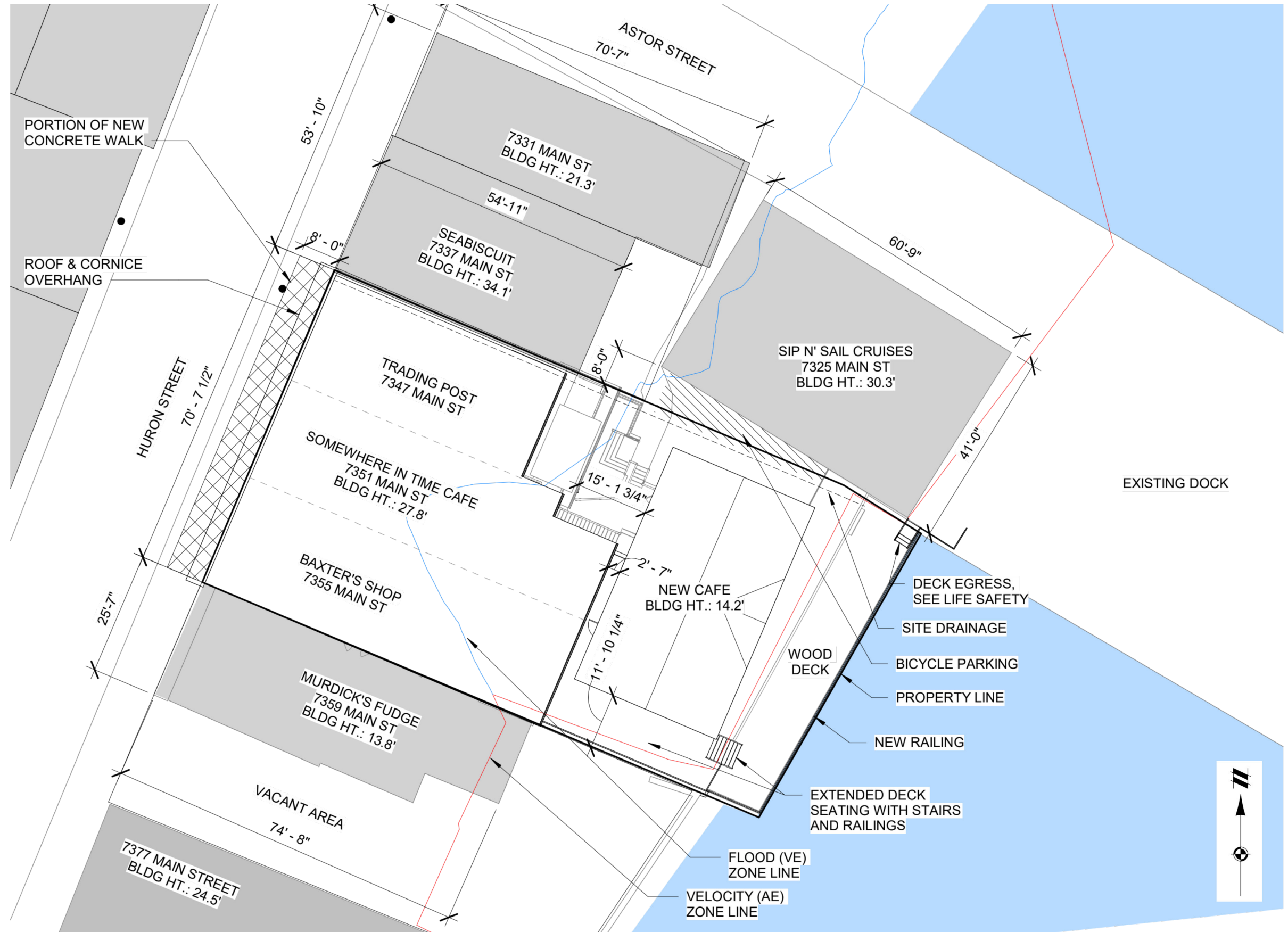
PROPOSED SITE PLAN

SITE LEGEND

- EXISTING LIGHT POLE
- PROJECT SCOPE OF WORK

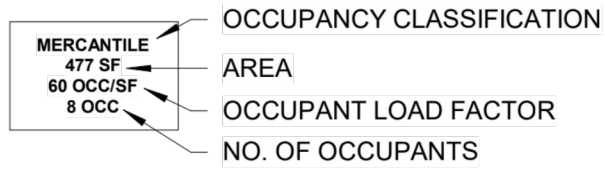
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
TOTAL	16035 SF

DWELLING UNITS PER ACRE	
ACRES = 0.21	
UNITS = (3) R-2	



PROPOSED LIFE SAFETY PLAN

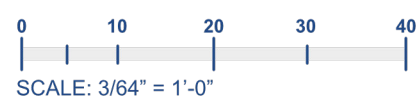
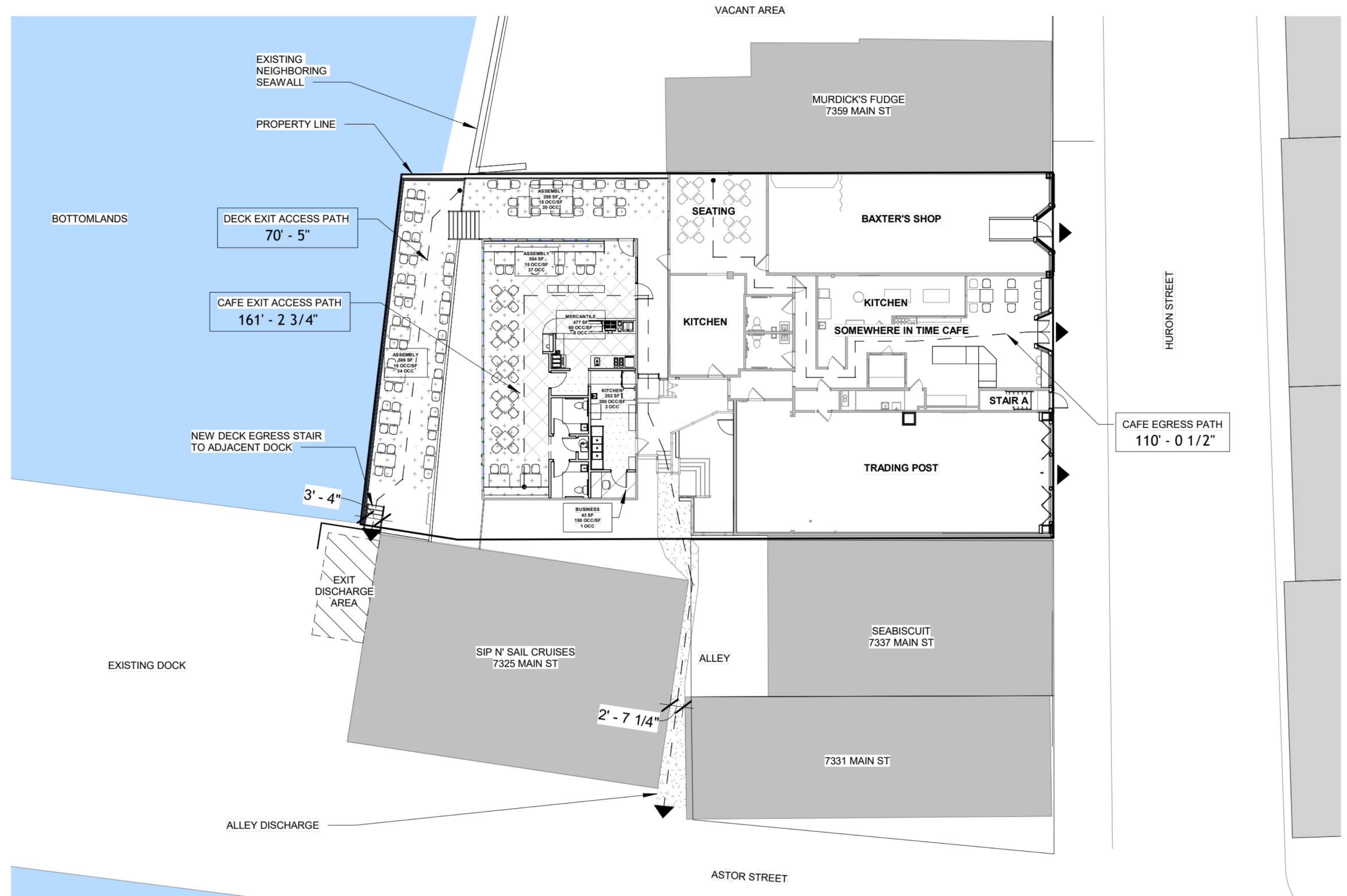
LIFE SAFETY PLAN LEGEND



OCCUPANCY	#
MERCANTILE	8
ASSEMBLY	91
KITCHEN	3
BUSINESS	1
TOTAL	103



CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET



DEMOLITION PLAN - BASEMENT

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

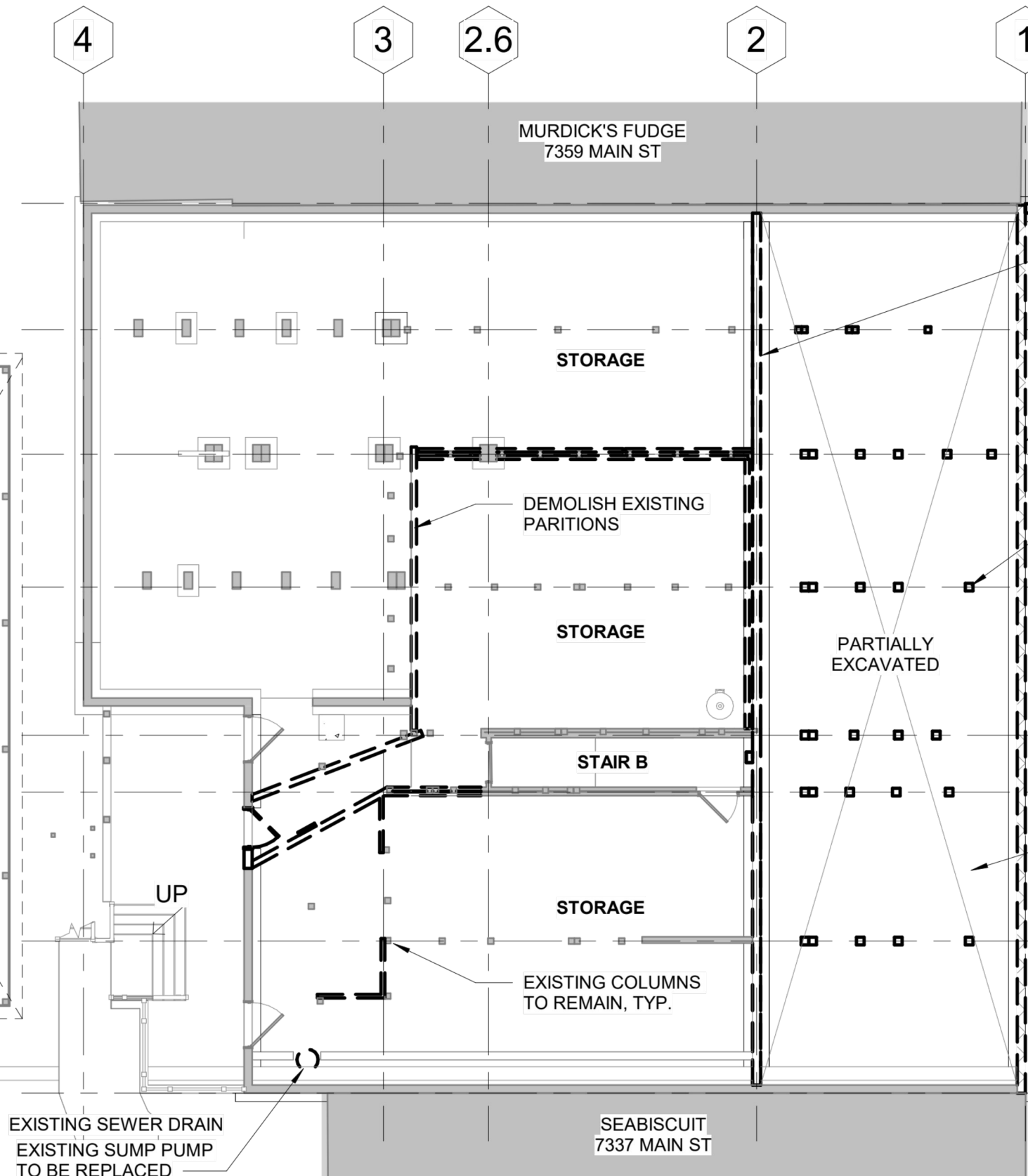
EXISTING DECK ABOVE

EXISTING BLOCK RETAINING WALL

LAKE HURON BOTTOMLANDS

EXISTING SEAWALL

STORAGE BUILDING ABOVE



A
DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B
DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C
DEMOLISH EXISTING COLUMNS AND FOOTINGS

D
PARTIALLY EXCAVATED

E
PARTIALLY EXCAVATED AREA TO BE FULLY EXCAVATED TO DEPTH OF EXISTING BASEMENT

F



G

H



DEMOLITION PLAN - FIRST FLOOR

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING STAIRS AND PATIO

LAKE HURON BOTTOMLANDS

WOOD DECK

EXISTING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENINGS, TYP.

STORAGE BUILDING

4 3 2.6 2 1

MURDICK'S FUDGE
7359 MAIN ST

SEATING

BAXTER'S SHOP

KITCHEN

KITCHEN

SOMEWHERE IN TIME CAFE

CANDY HOUSE

DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

A

B

C

D

REMOVE AND REPLACE SECTION OF FACADE REFER TO ELEVATIONS

E

F

STAIR A

REMOVE SECTION OF FACADE SALVAGE FOR REINSTALLATION REFER TO ELEVATIONS

G

H

UP

DN

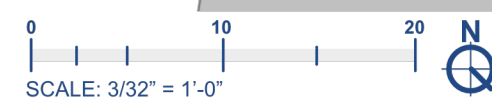
DN

UP

ALLEY LEVEL

TRADING POST

SEABISCUIT
7337 MAIN ST



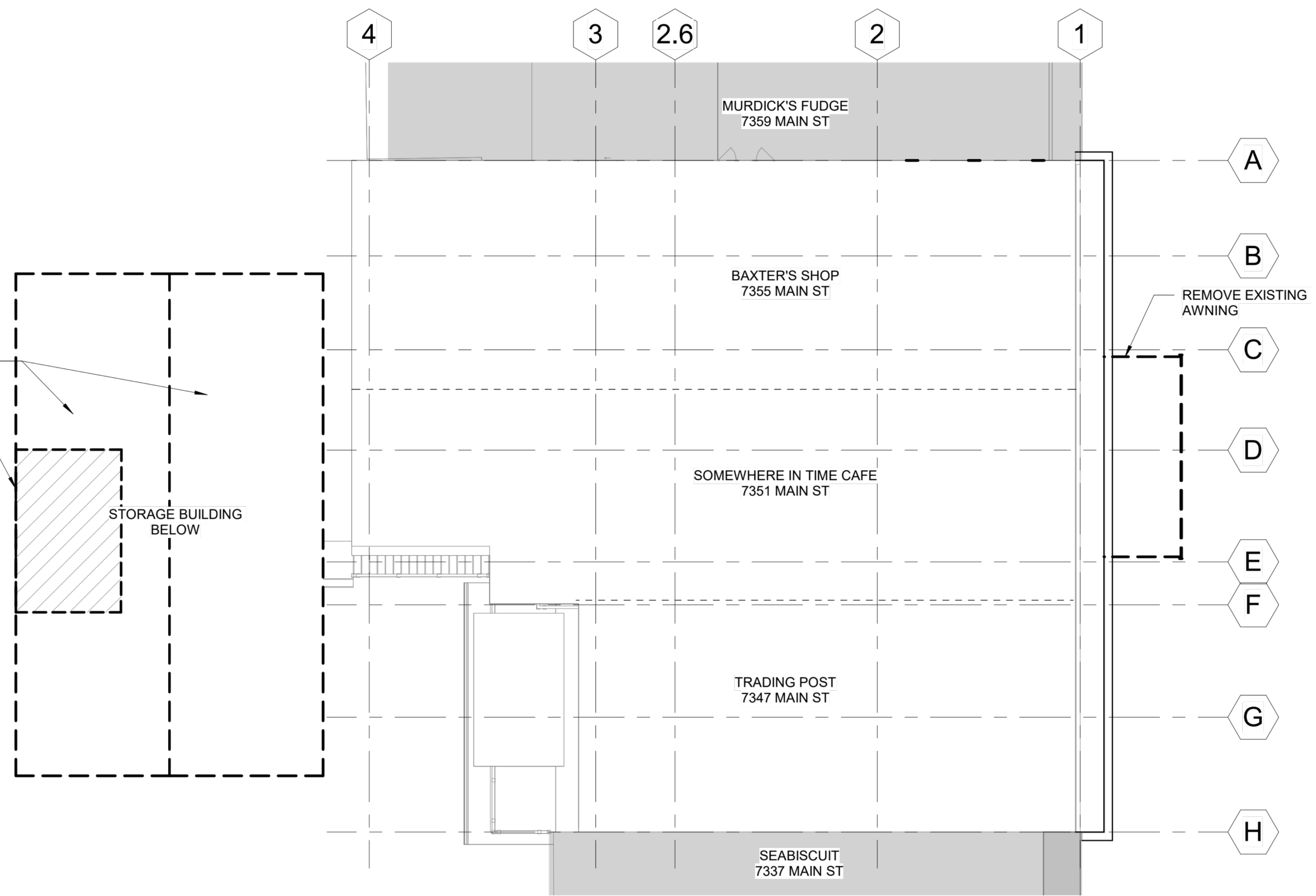
DEMOLITION PLAN - ROOF PLAN

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED





REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

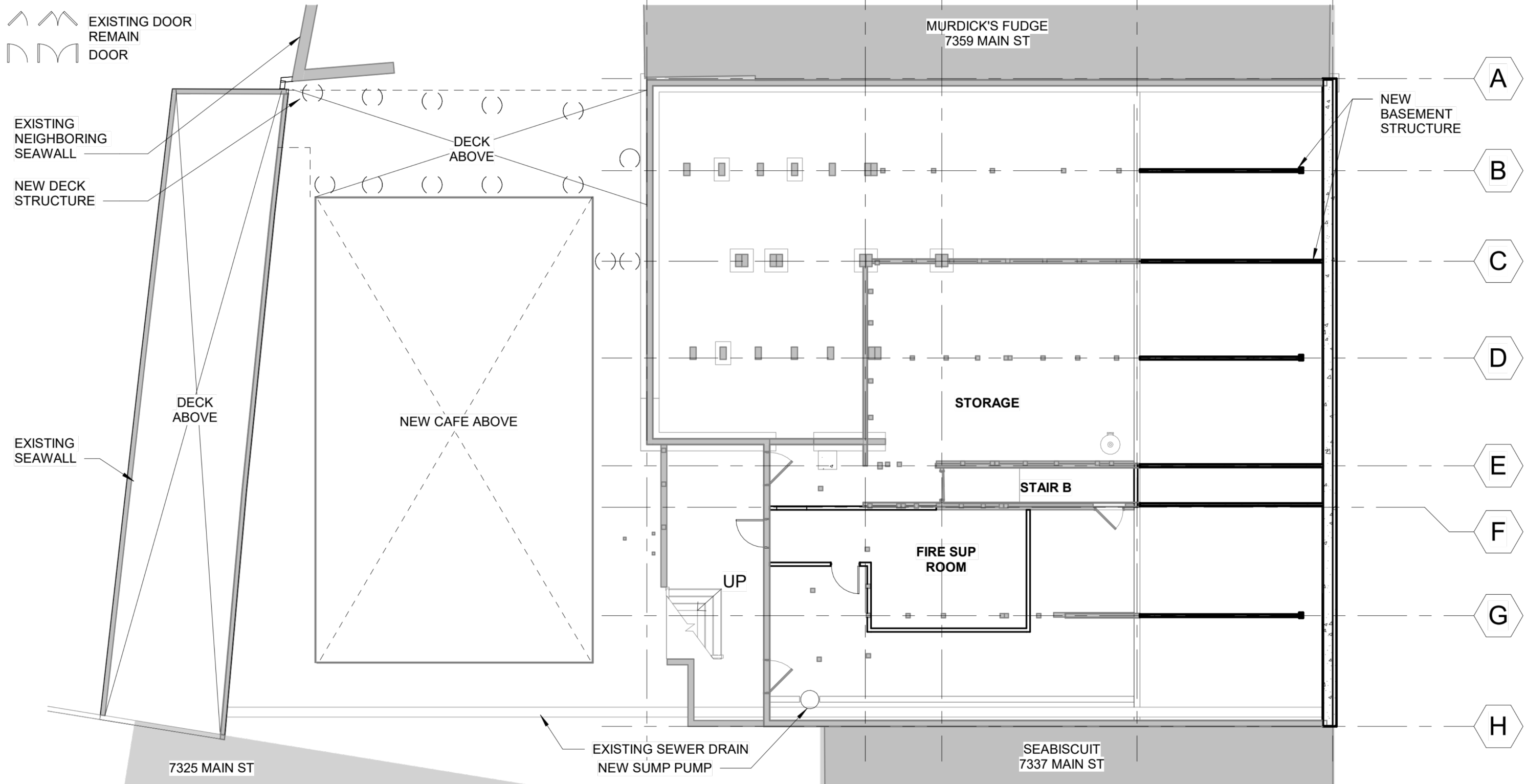
DEMOLISH PORTION OF ROOF FOR NEW WORK.



PROPOSED PLAN - BASEMENT





FLOOR PLAN LEGEND

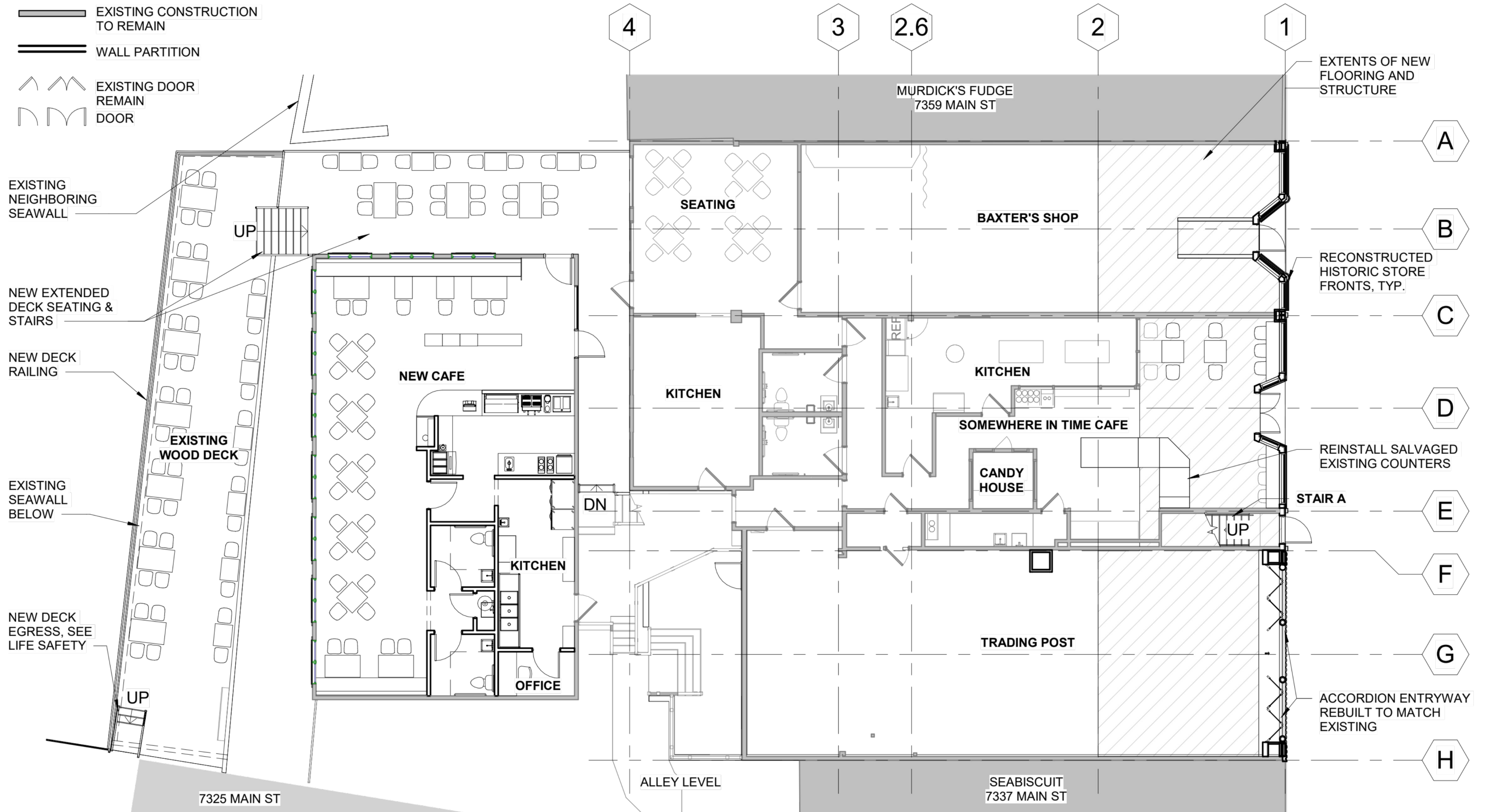
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR TO REMAIN
-  DOOR



PROPOSED PLAN - FIRST FLOOR





FLOOR PLAN LEGEND

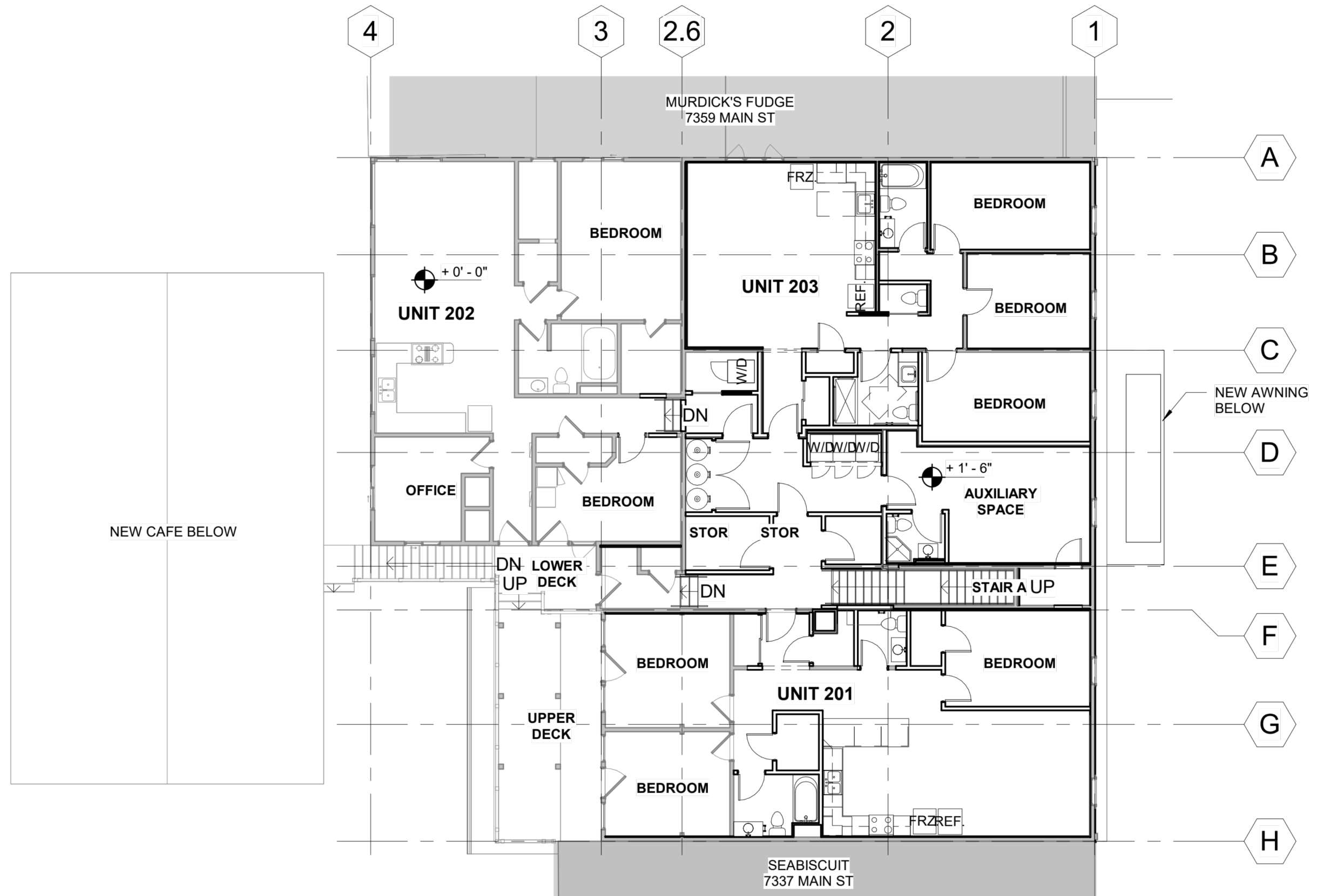
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - SECOND FLOOR


FLOOR PLAN LEGEND

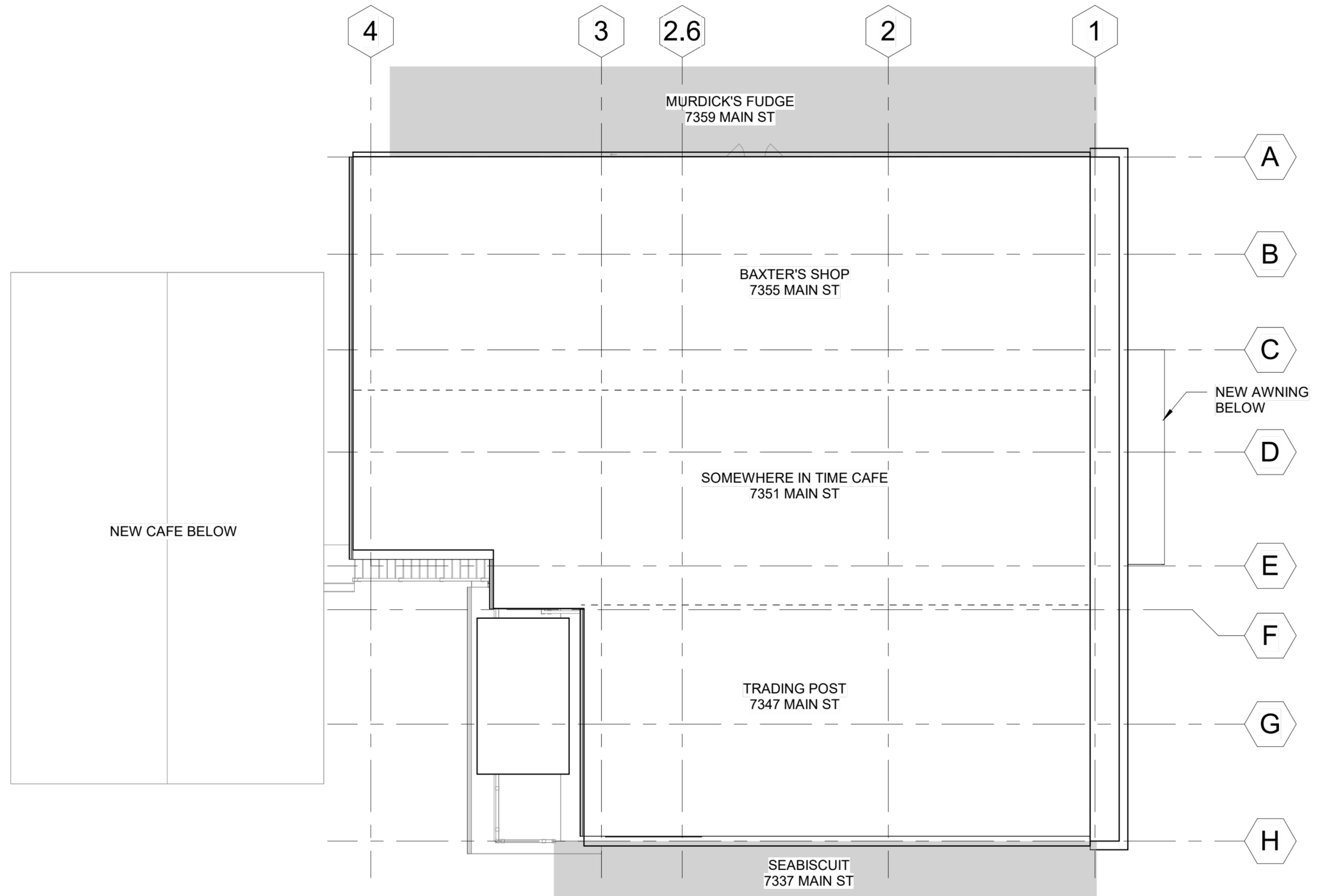
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

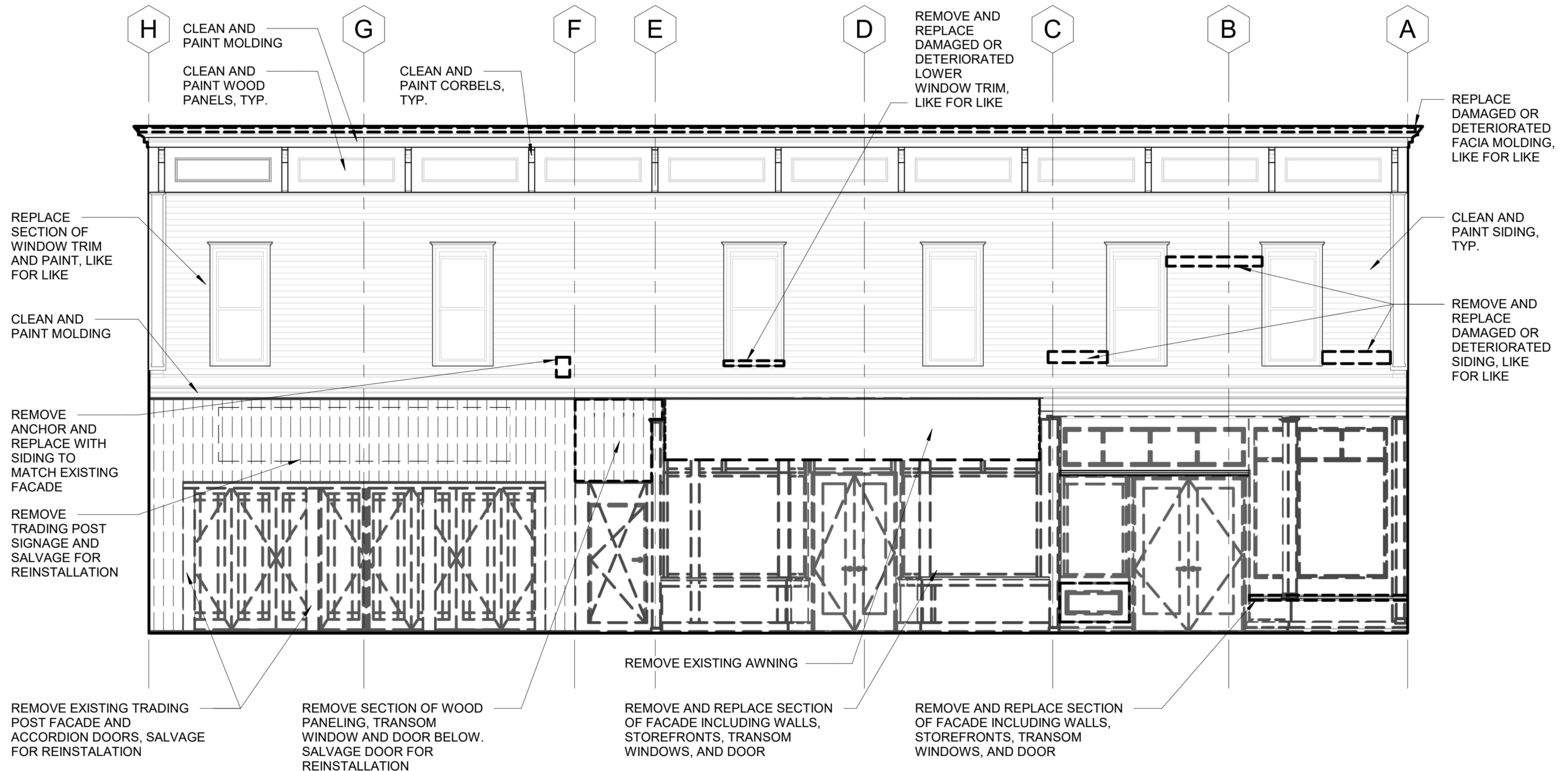
 EXISTING ROOF
 CONSTRUCTION TO REMAIN





EXISTING ELEVATION - NORTH (MAIN STREET)

FEBRUARY 20, 2026
HDC APPLICATION - REVISED

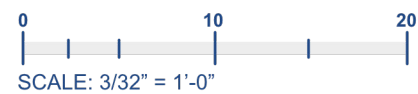
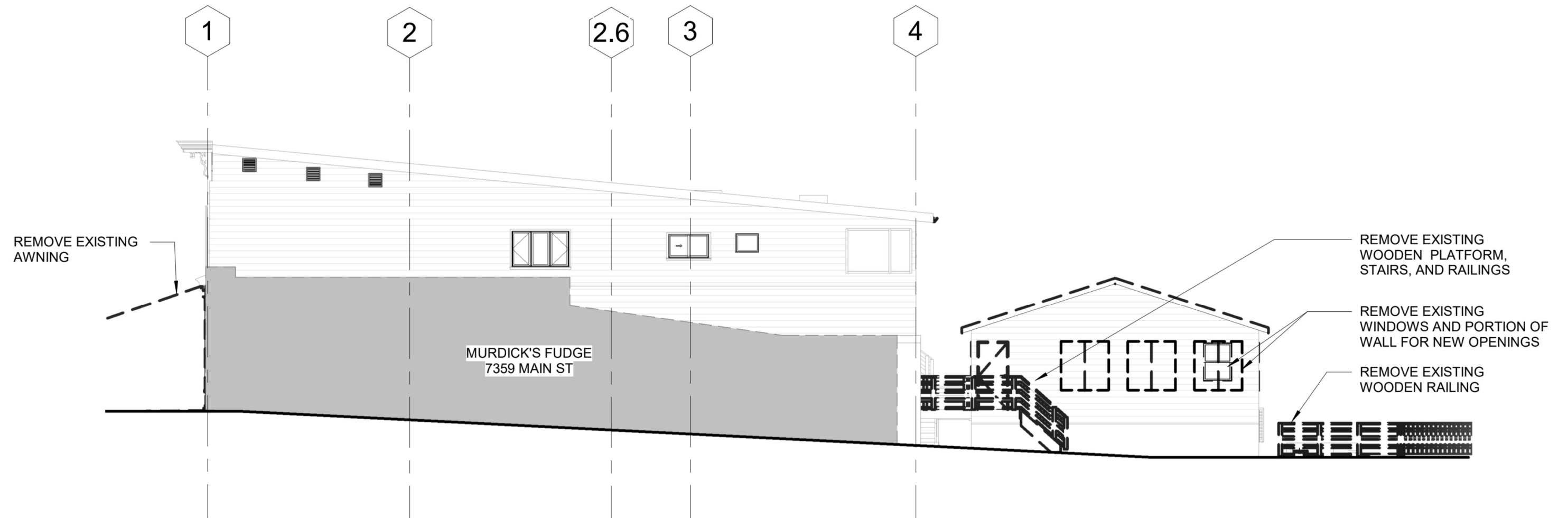


DEMO ELEVATION LEGEND



- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED



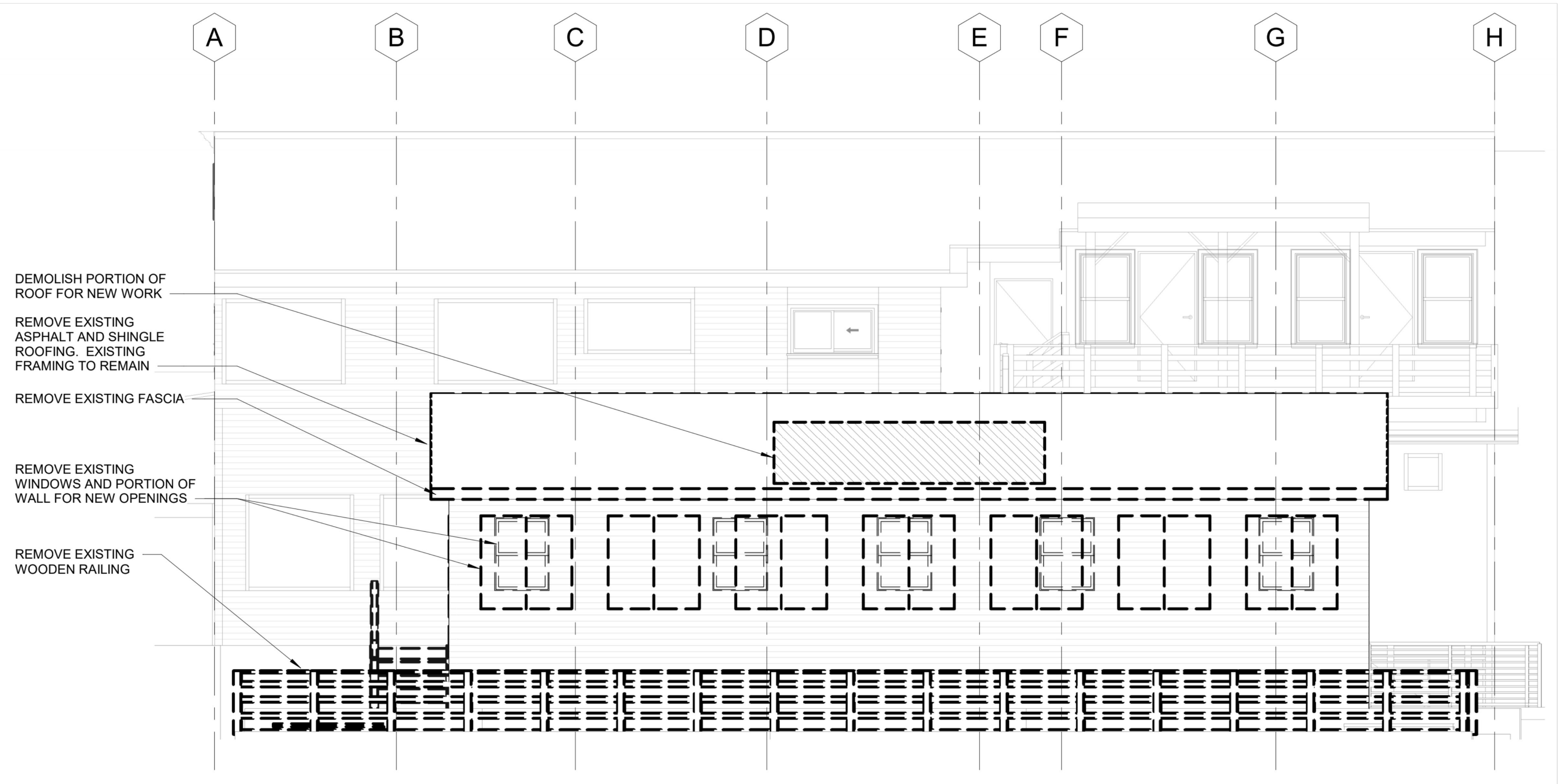
EXISTING ELEVATION - WEST





DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - SOUTH (LAKE VIEW)

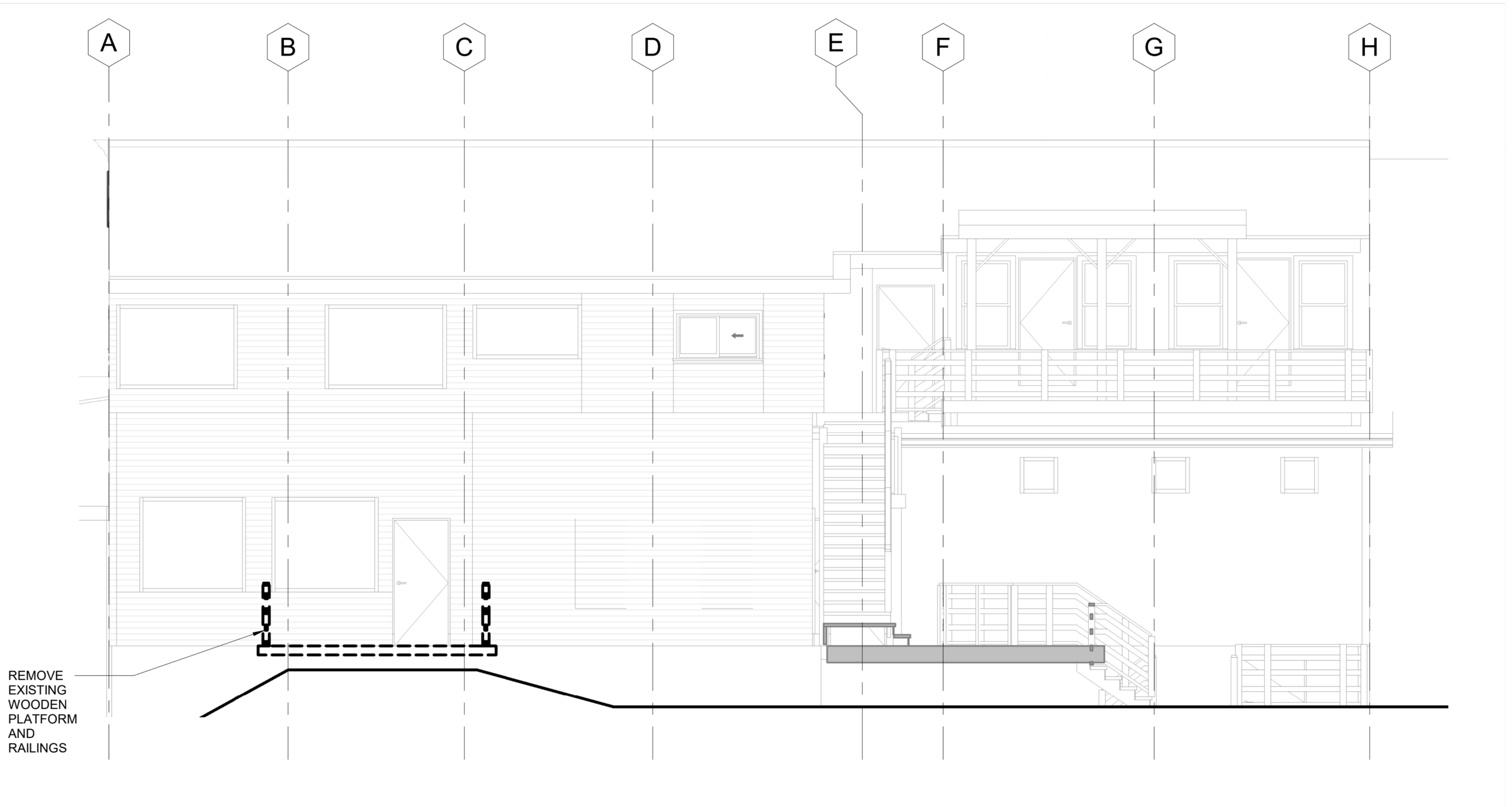


DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED

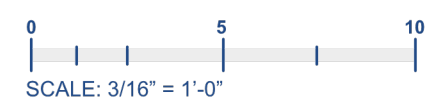
FEBRUARY 20, 2026
HDC APPLICATION - REVISED



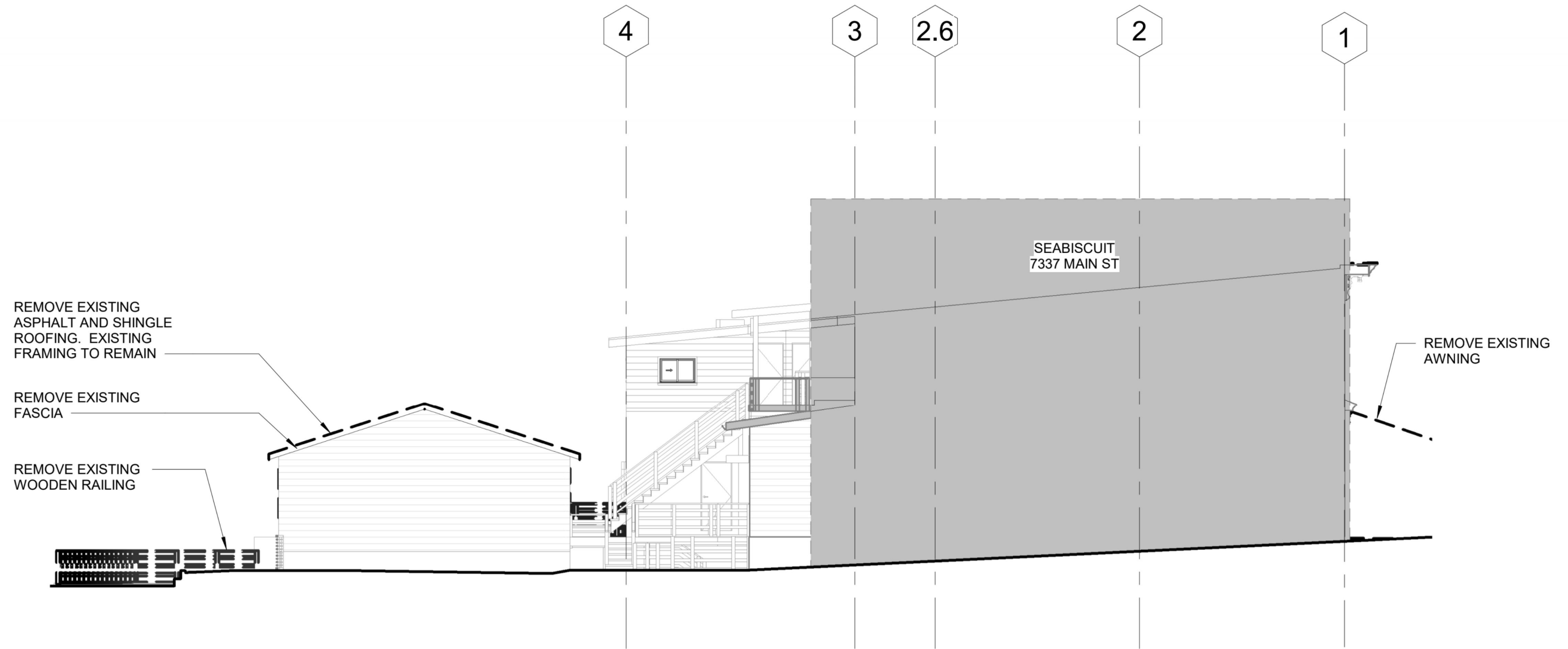
REMOVE EXISTING WOODEN PLATFORM AND RAILINGS

DEMO ELEVATION LEGEND



-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



EXISTING ELEVATION - EAST

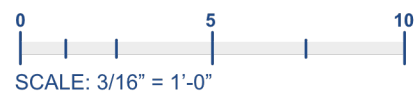
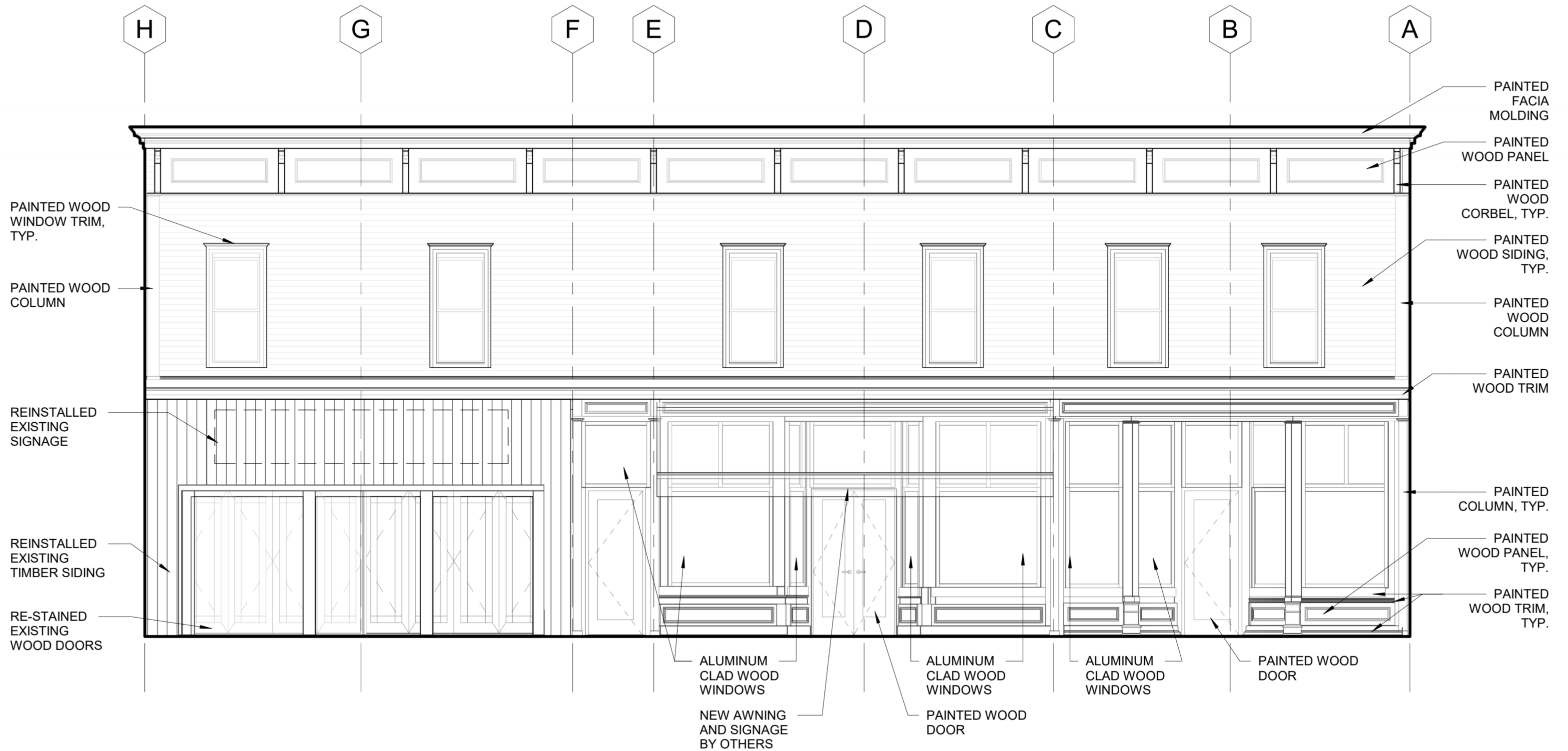


DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

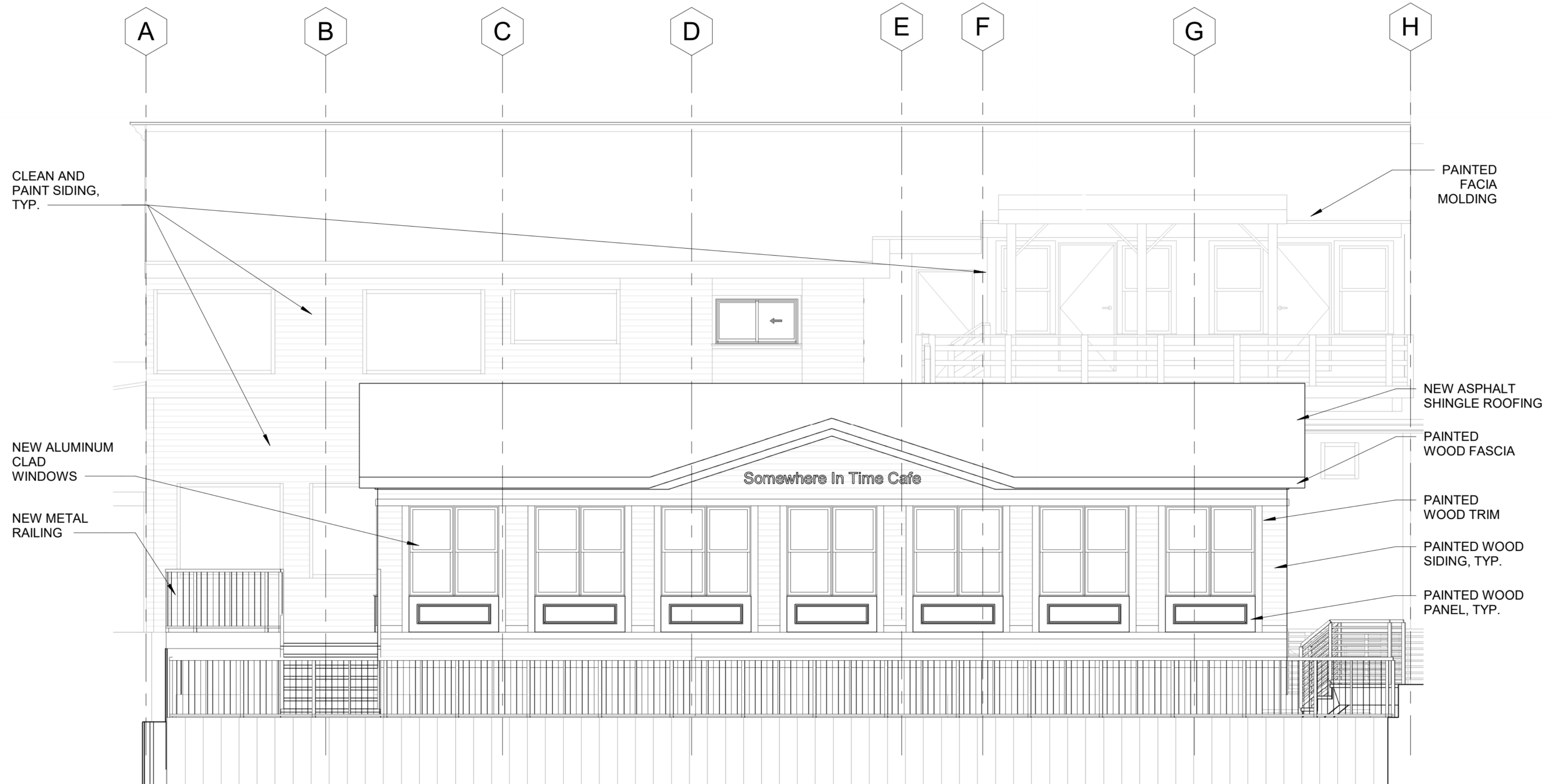
PROPOSED ELEVATION - NORTH

FEBRUARY 20, 2026
HDC APPLICATION - REVISED

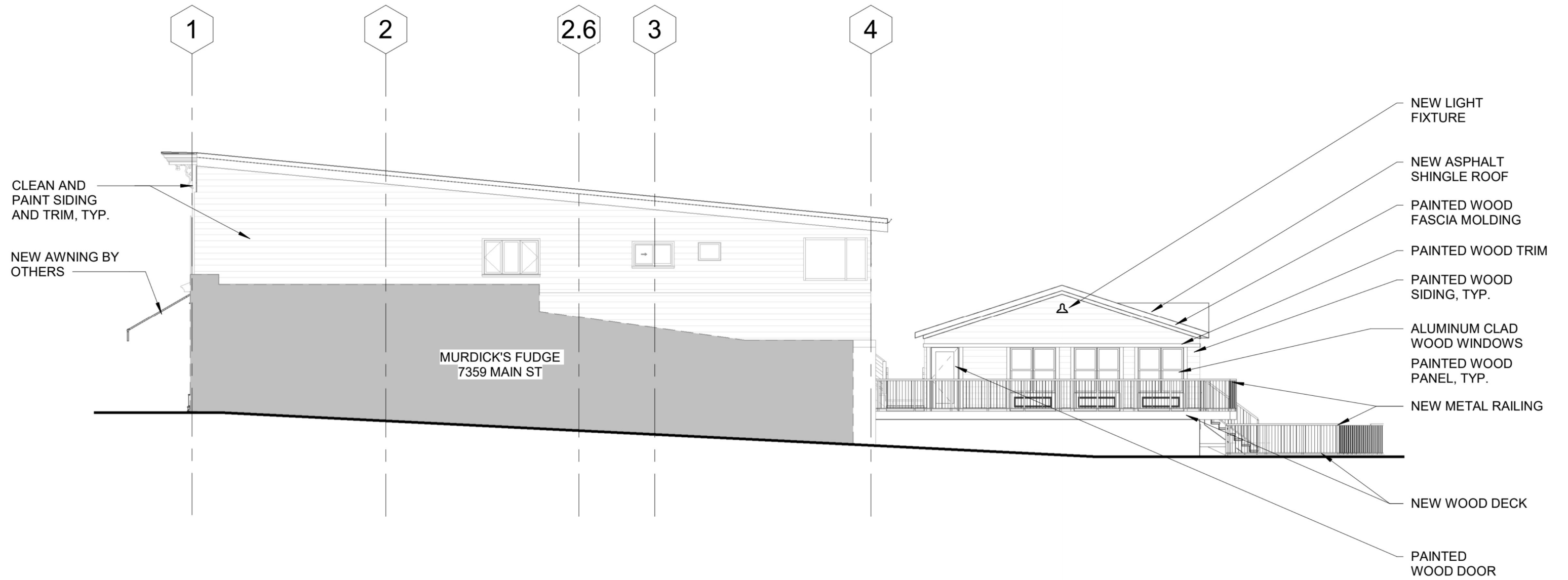


PROPOSED ELEVATION - SOUTH

FEBRUARY 20, 2026
HDC APPLICATION - REVISED

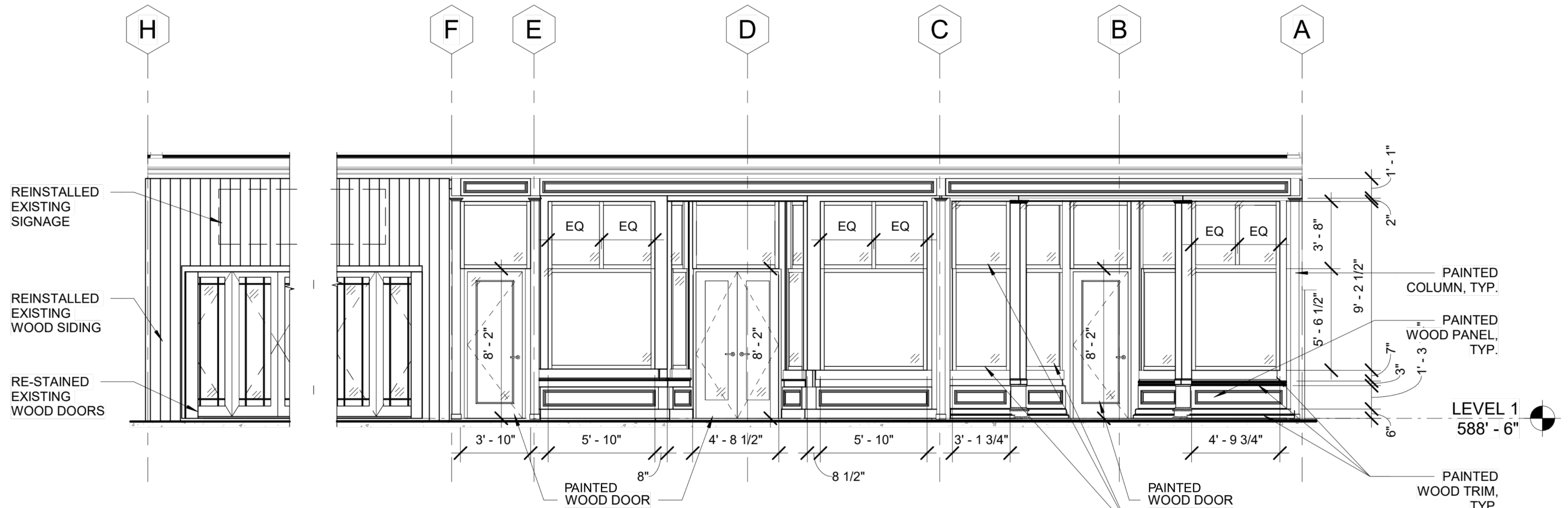


PROPOSED ELEVATION - WEST

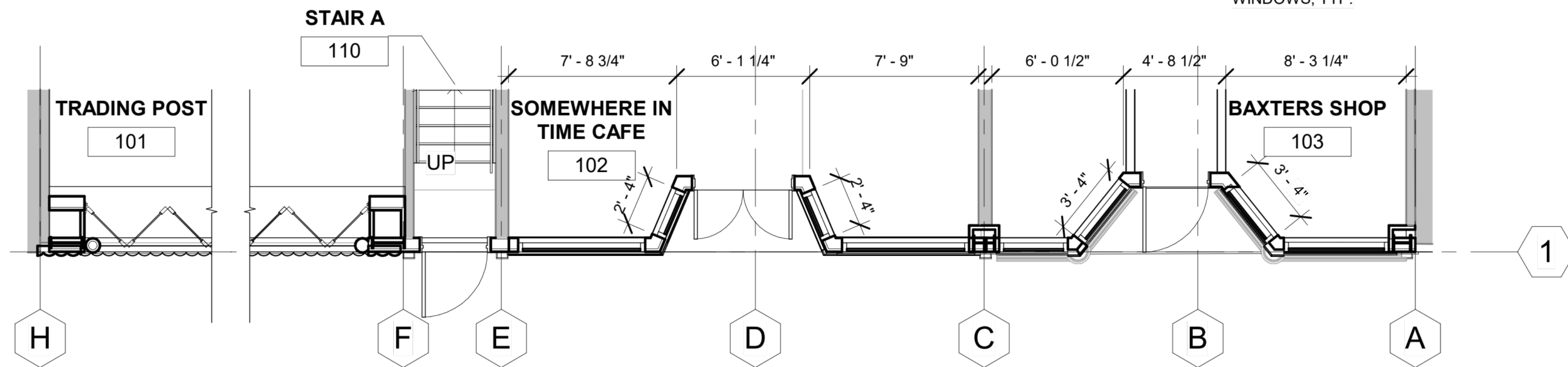


0 10 20
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION & PLAN - ENLARGED NORTH



PROPOSED ELEVATION - ENLARGED



PROPOSED PLAN - ENLARGED

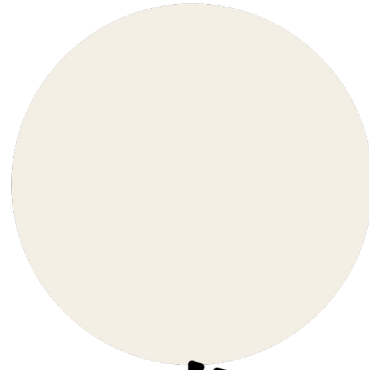


MATERIAL SHEET - SOUTH FACADE

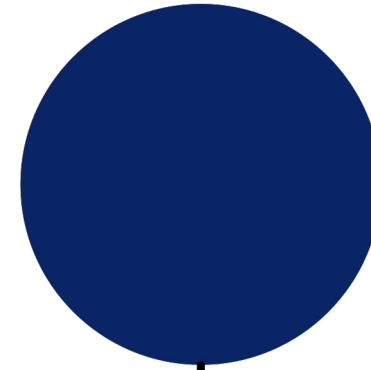
UMBRELLA FABRIC:
CANVAS NAVY



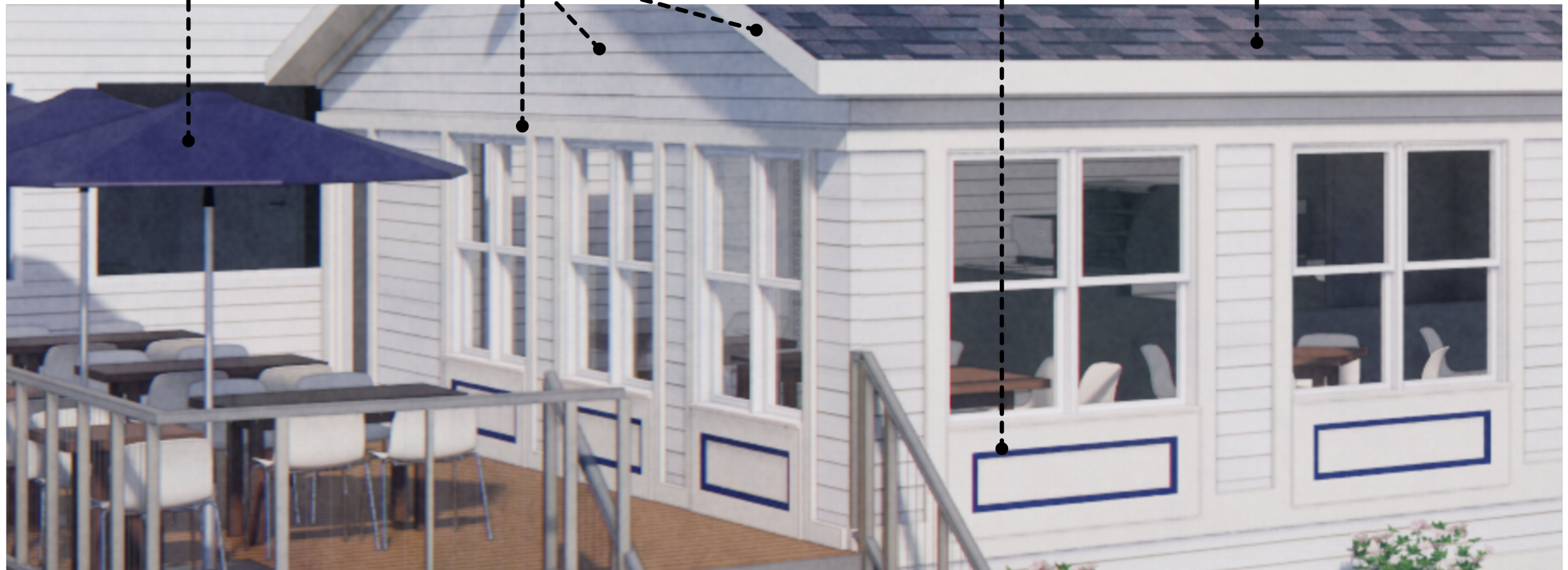
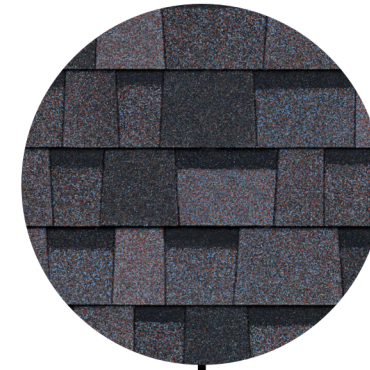
PAINT: SHERWIN WILLIAMS
WHITE FLOUR



PAINT: BENJAMIN MOORE
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,
ASH





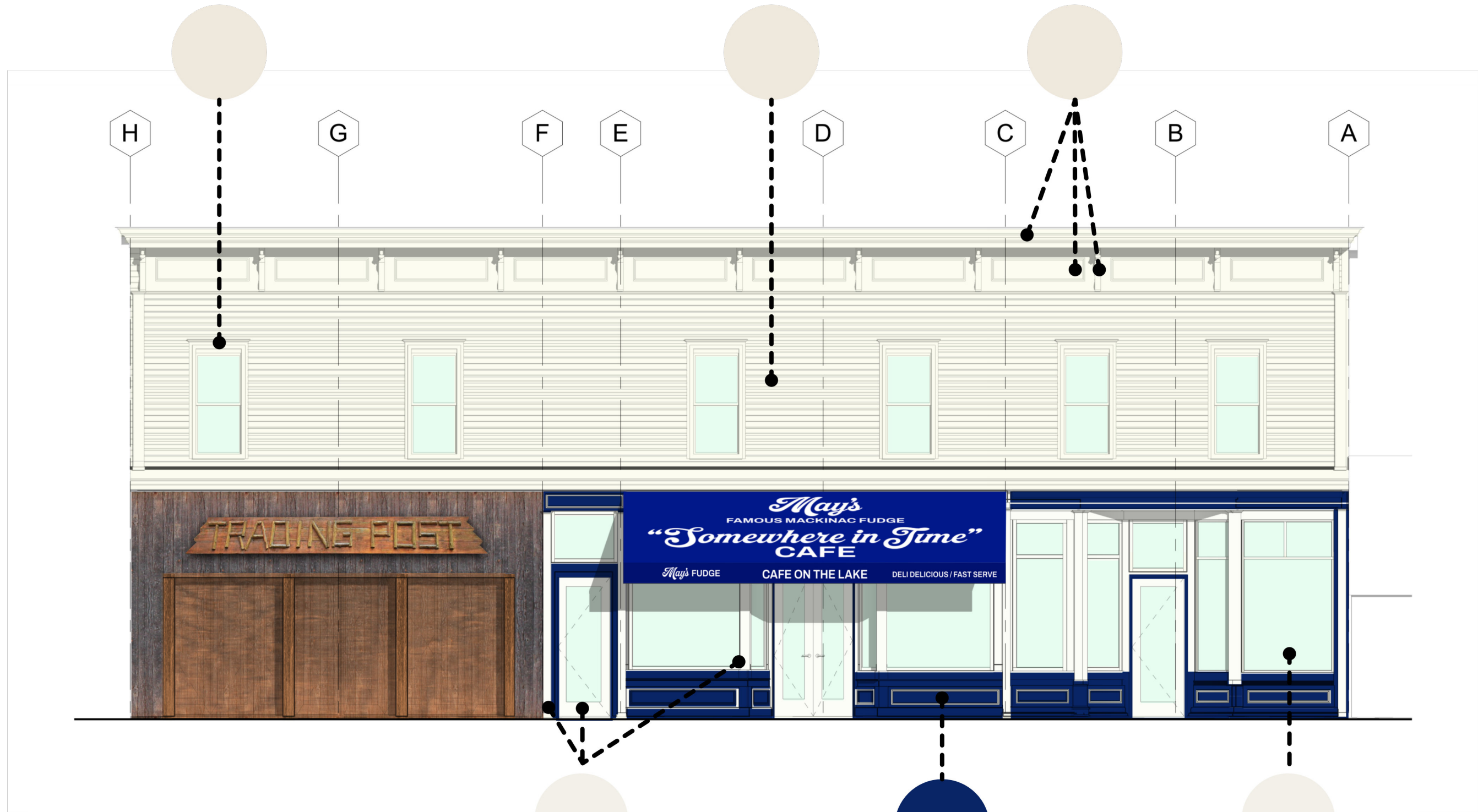
Somewhere In Time Cafe

PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

PAINTED CORBELS, PANELS, AND TRIM: SHERWIN WILLIAMS WHITE FLOUR



PAINTED DOORS & TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED PANELS: BENJAMIN MOORE PATRIOT BLUE

WINDOWS: MANUFACTURE WHITE



May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE
DELI DELICIOUS / FAST SERVE
SINCE 1888

CAFE ON THE LAKE

May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE

May's
FUDGE SHOP
CAFE ON THE LAKE
DELI DELICIOUS / FAST SERVE

May's FUDGE CAFE ON THE LAKE DELI DELICIOUS / FAST SERVE

TRAIN FEET

COMPLETE MA...

JELD-WEN WOOD ENTRY DOORS

MATERIAL:

- Interior wood
- Factory primed and field painted white

FRAME:

- Wood, painted finish

GLASS:

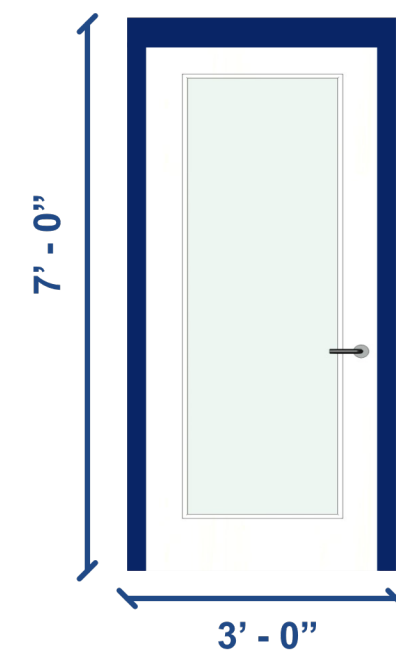
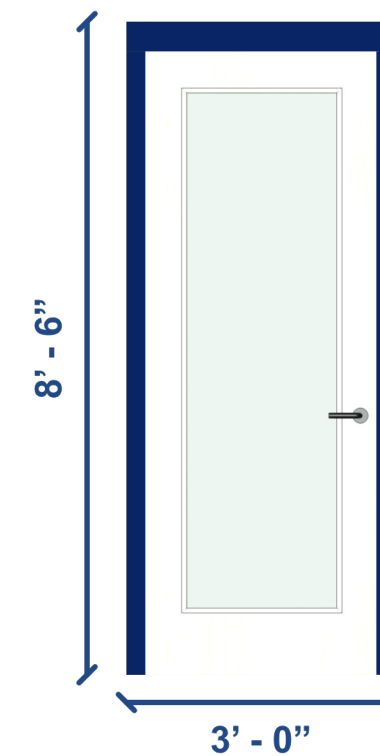
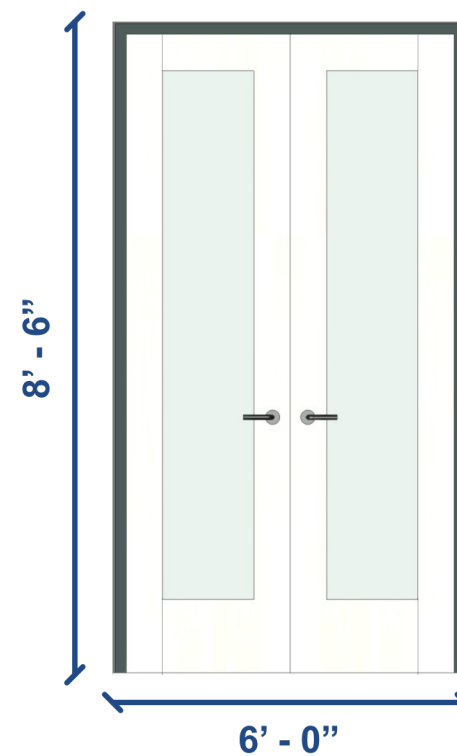
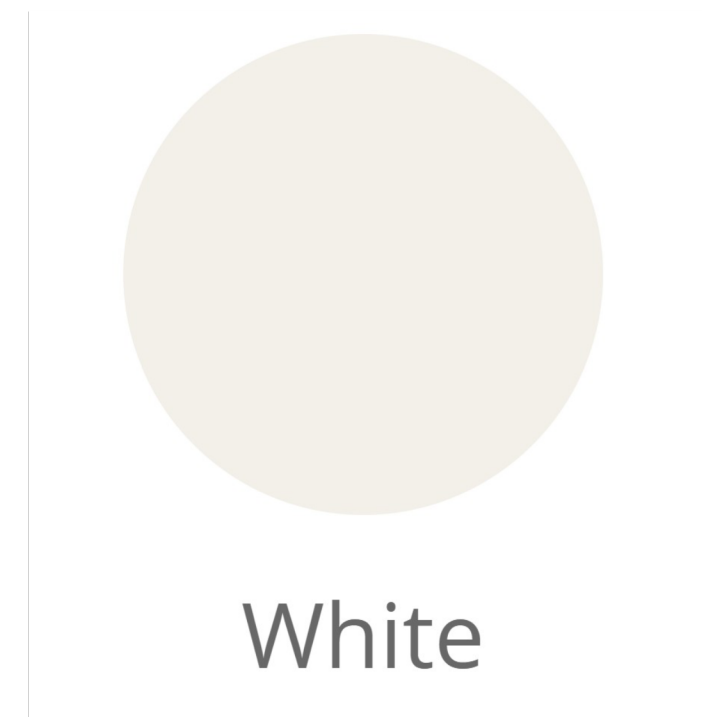
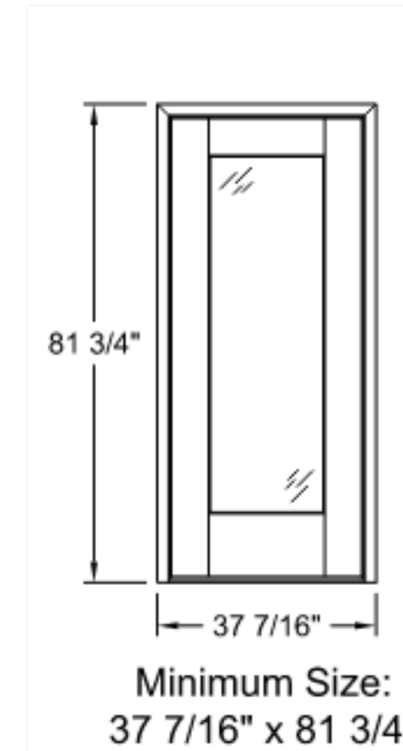
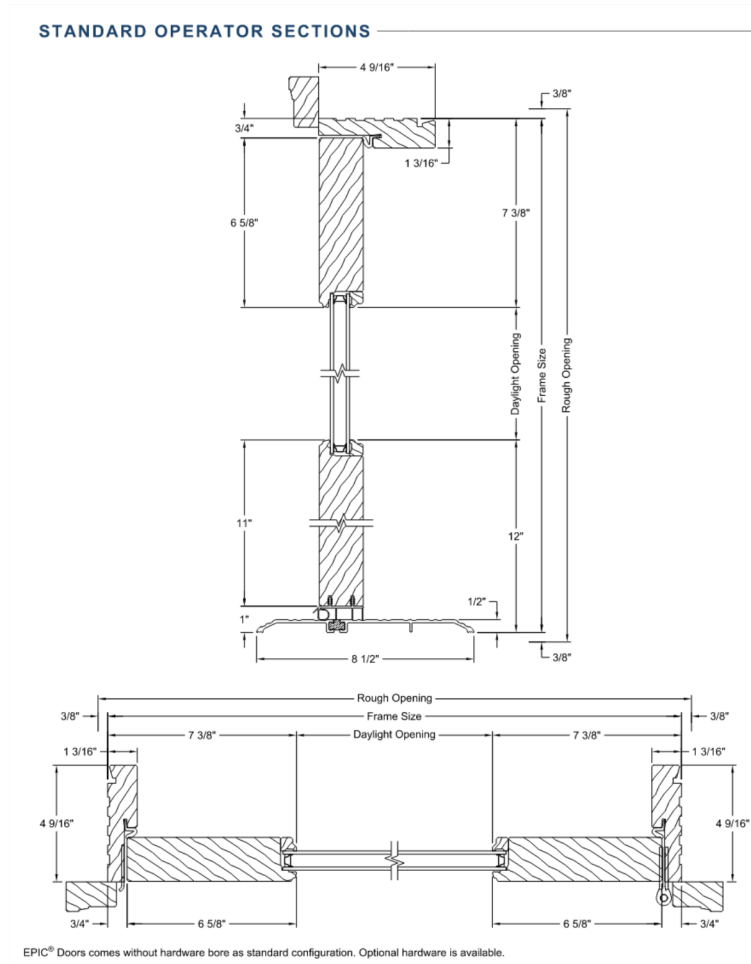
- Low-E4/Low-E Tempered Glass

PANEL:

- 11" bottom rail
- 6 5/8" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



ANDERSEN E SERIES PICTURE WINDOW

MATERIAL:

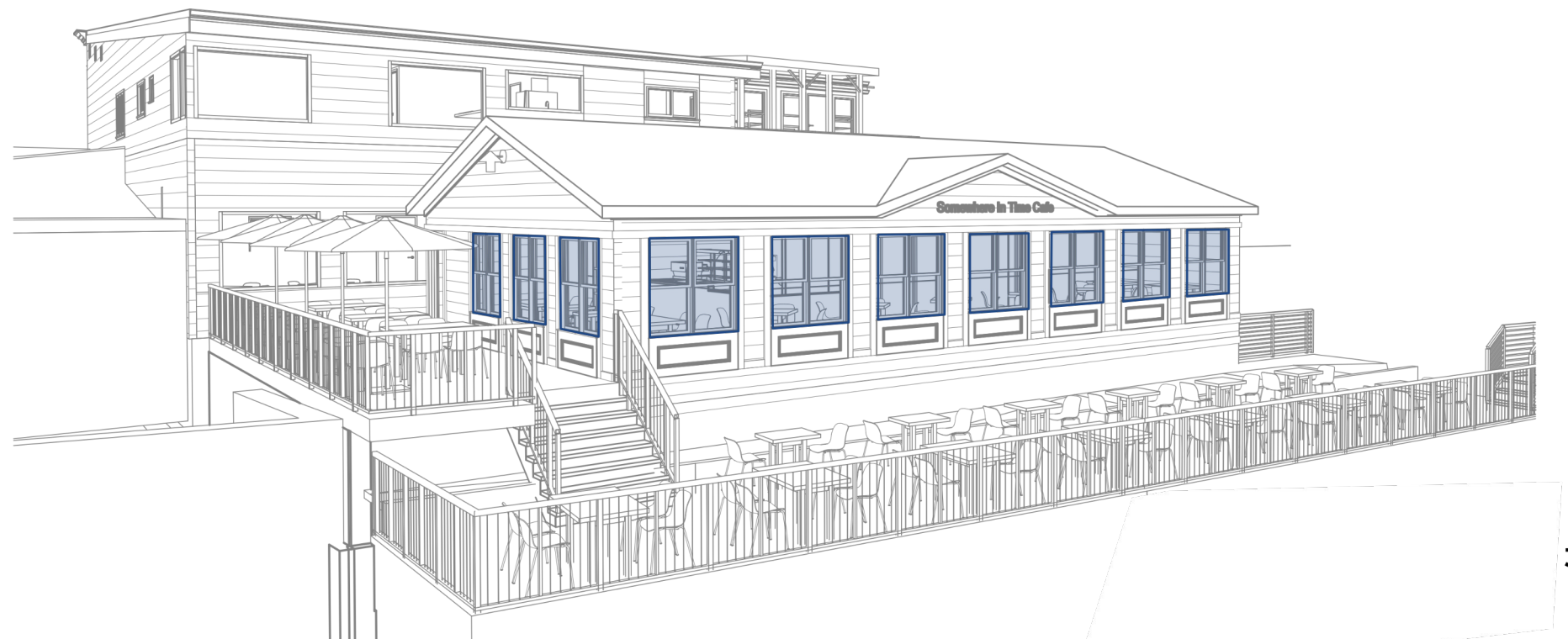
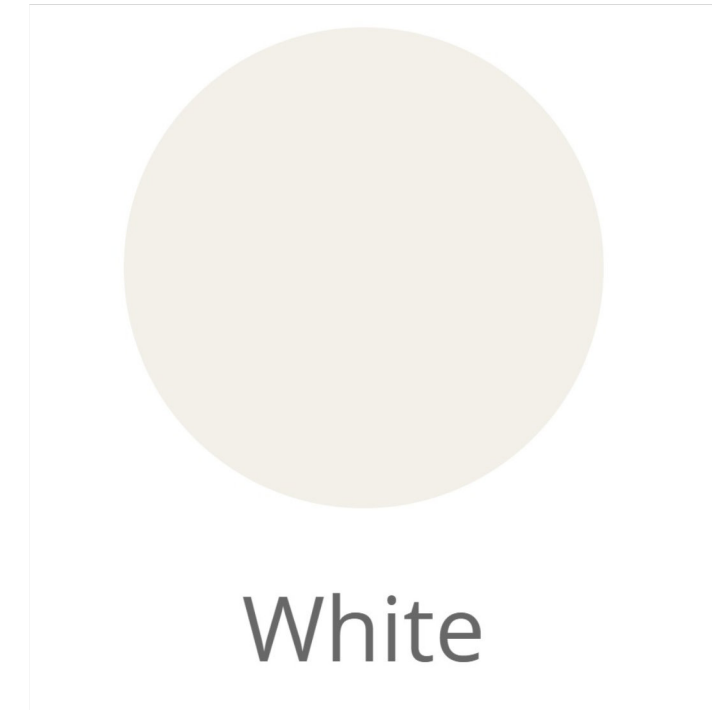
- Interior wood with thick aluminum cladding
- White finish color

FRAME:

- Thick aluminum cladding finish which meets AAMA 2604
- 1 1/8" thick simulated divided lights on windows where called for

GLASS:

- Low-E4/Low-E Tempered Glass



OWENS CORNING: TRUDEFINITION DURATION SHINGLES

ROOFING: OWENS CORNING
TRUDEFINITION DURATION
SHINGLES, MIDNIGHT PLUM

DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*† for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty‡
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷



Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond*** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond*** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

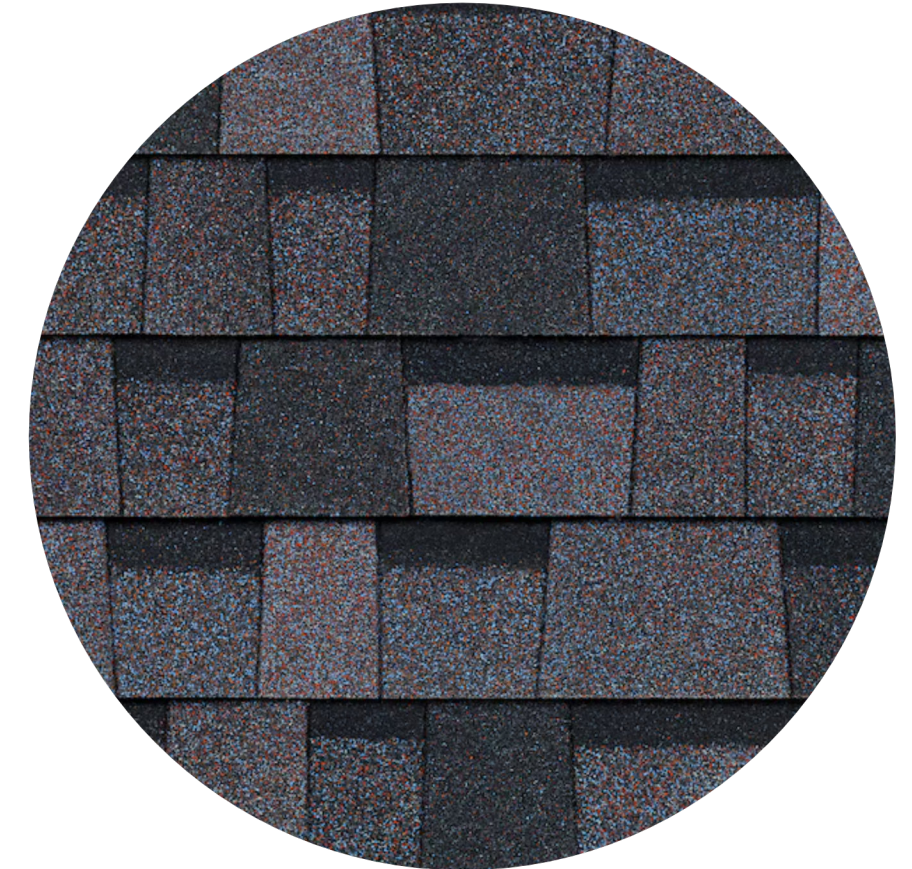
"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Triple Layer Protection**
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection**
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

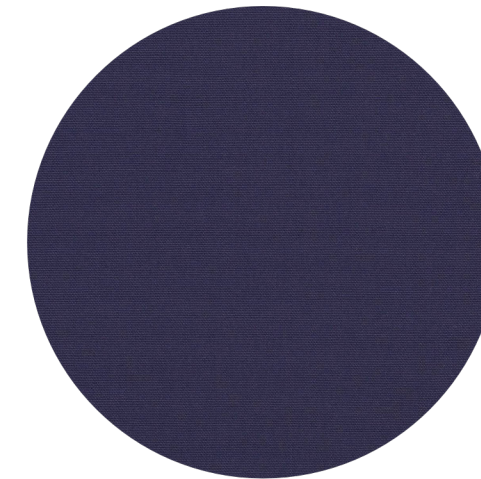


SUNBRELLA A PATIO UMBRELLA

- 9 Feet tall
- Crank lift
- Collar Tilt
- Fiberglass Ribs

MATERIAL: SUNBRELLA CANVAS NAVY

- 100% Polyester material engineered specifically for awnings.
- Integrated color throughout the yarn
- Teflon coated to resist mold and mildew



FABRIC: SUNBRELLA -
CANVAS NAVY



FRAME: SUNBRELLA -
MATTE WHITE

MATTEO LIGHTING EXTERIOR LIGHT FIXTURE

S10302MB

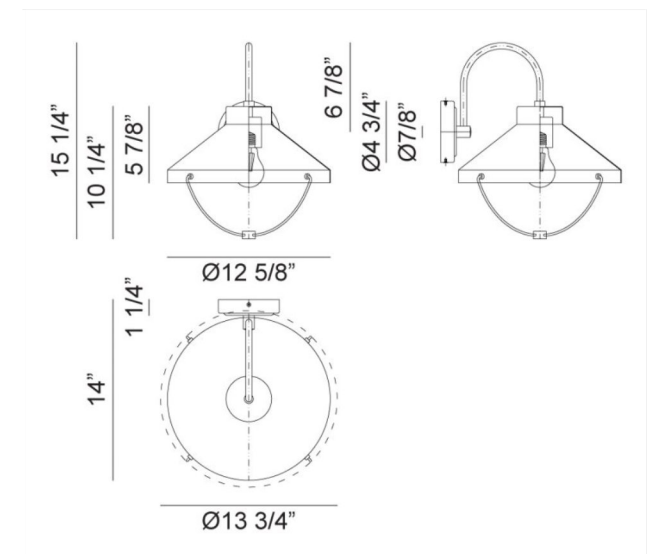
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

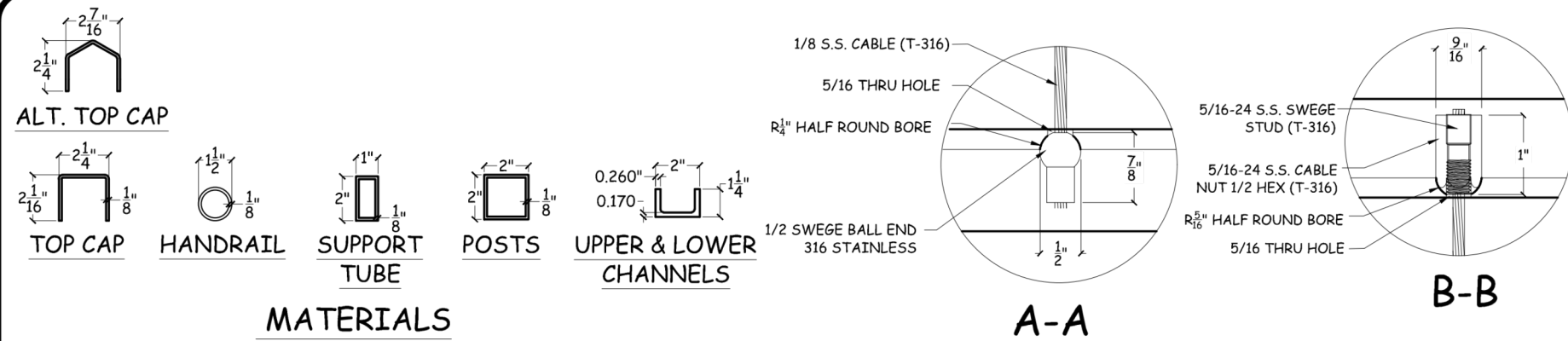
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

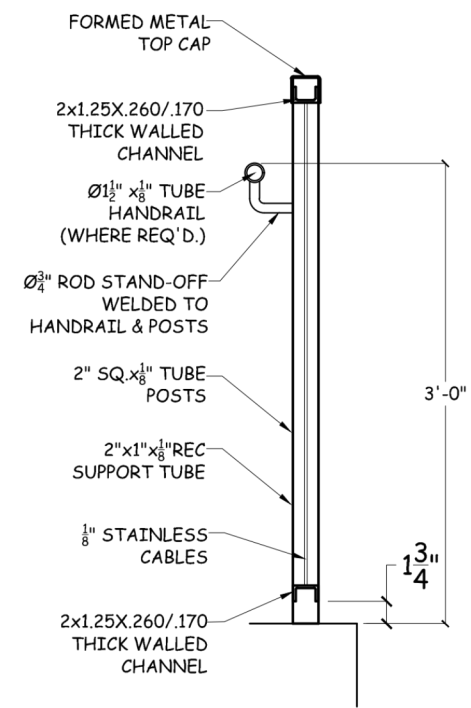
Canopy Color: Matte Black



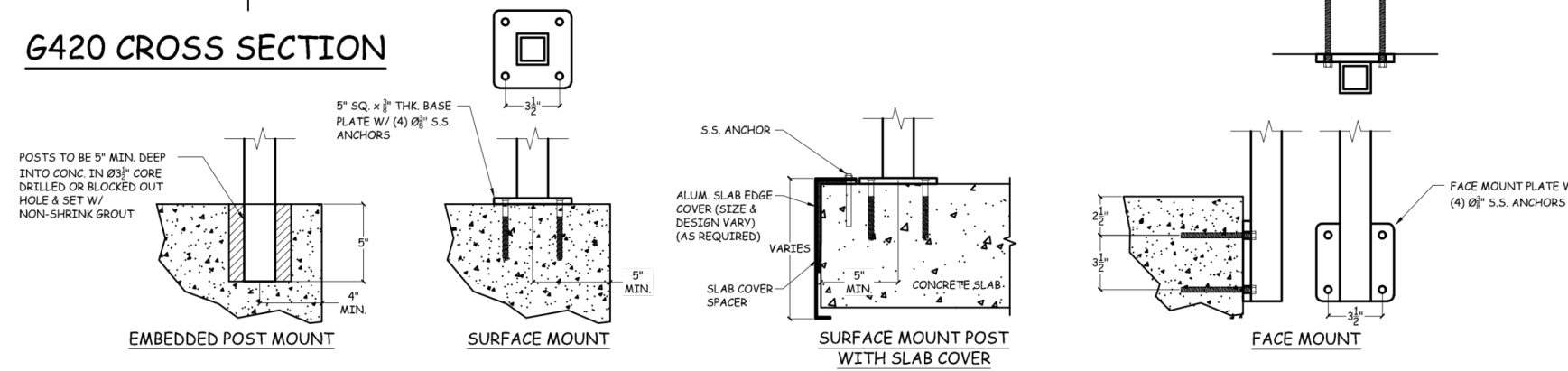
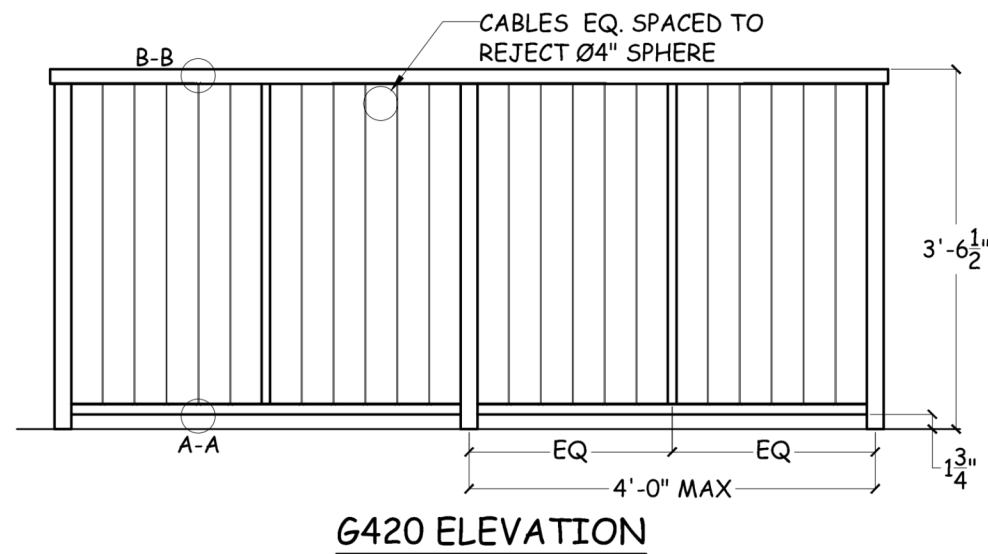


MATERIALS

AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date

GRECO
A CSW Industrials Company

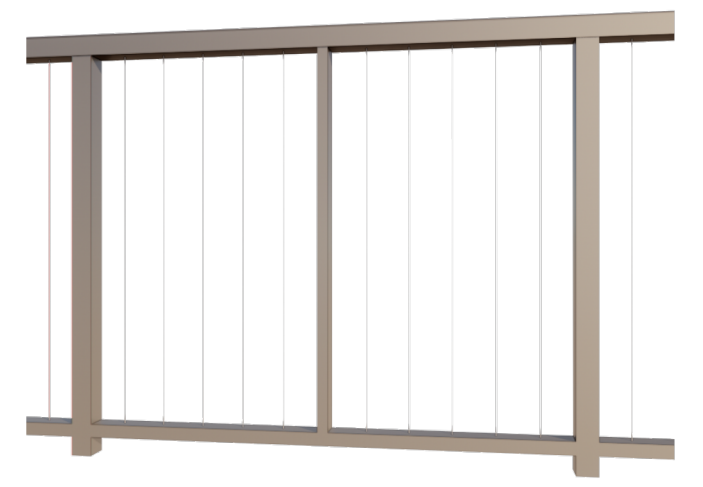
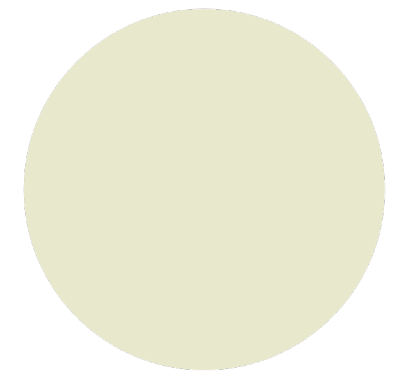
9410 EDEN AVE. HUDSON, FL 34667
Phone 727-372-1100 Fax 727-863-2724
www.GrecoRailings.com

Project Name and Address

GRECO RAIL STANDARD
STYLE G420

STANDARDS	Sheet 1 OF 1
Date	8/17/21
Scale	N.T.S.

FACIA: ALUMINUM - MATTE
IVORY





EAT

RESTAURANT

FRANK SHAMA
GIFTS
Poetry in China
SOUVENIRS

AAA

LAKE VIEW

COCKTAIL BAR

VILLAGE INN
COCKTAILS
GIANT SANDWICHES

LEATH
GIFTS CO





HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

THANK YOU