



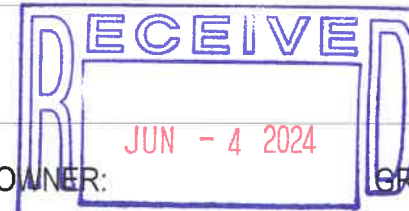
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HD
C

GH TWILIGHT FIRE REPAIR



HDC SUBMITTAL

OWNER: GRAND HOTEL
 CONTACTS: RICHARD CHAMBERS 906.748.0149
 DAVID JURCAK 303.710.8474
 7798 WEST BLUFF ROAD
 MACKINAC ISLAND, MI 49757

File No. MD24-069-034(4)
 Exhibit B
 Date 6.4.24
 Initials KP

PROPERTY ADDRESS: 1391 HOBAN STREET
 MACKINAC ISLAND, MI 49757
 PARCEL #: LOT 143 PARCEL 15A
 LOT 144 PARCEL 15B
 TAX ID 051-550-069-00

Statement of Historic Significance

The project involves the restoration of a historic building listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

Project Description

Proposed changes to the existing Twilight building, currently used as employee housing for the Grand Hotel, are minor. The project involves the construction of a pervious, unroofed wood stoop at the south ground-floor building exit, with a step to an existing concrete slab on grade. At the north main entry to the building, the existing wood double doors will be replaced with new wood/metal doors to match the existing historic stile and rail doors.

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

Legal Description

REFER TO SITE SURVEY, SHEET 2

PORTION ZONED HOTEL / BOARDING-HOUSE

	<u>REQ'D</u>	<u>EXISTING</u>
MIN. LOT SIZE:	7,500 SF	7,844 SF

	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SETBACKS			
FRONT YARD	30'	11.3'	NO CHANGE
SIDE YARD	10'	20.0'	NO CHANGE
REAR YARD	30'	12.6"	NO CHANGE

EXISTING IS NON-CONFORMING AT FRONT AND REAR

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
HEIGHT			
STORIES MIN.	1	3	NO CHANGE
STORIES MAX.	3.5	3	NO CHANGE
FEET MIN.	12'	40'	NO CHANGE
FEET MAX.	40'	40'	NO CHANGE

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT COVERAGE			
SQ. FT.	3,138 SF	3,072 SF	NO CHANGE
PERCENTAGE	40%	39.2%	NO CHANGE

	<u>EXISTING</u>	<u>NEW</u>
GROSS SQUARE FOOTAGE		
BASEMENT	1,856 SF	NO CHANGE
1ST FLOOR	3,017 SF	NO CHANGE
2ND FLOOR	2,126 SF	NO CHANGE
3RD FLOOR	2,126 SF	NO CHANGE
TOTAL	9,125 SF	NO CHANGE

Zoning

ZONING DISTRICT: MARKET, "MD" AND "HB"
 HISTORIC DISTRICT: CONTRIBUTING PORTION ZONED MARKET
 PORTION ZONED MARKET:

	<u>REQ'D</u>	<u>EXISTING</u>
MIN. LOT SIZE:	5,000 SF	5,057 SF

	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SETBACKS			
FRONT YARD	10'	-	NO CHANGE
SIDE YARD	10'	-	NO CHANGE
REAR YARD	15'	-	NO CHANGE

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
HEIGHT			
STORIES MIN.	1	-	NO CHANGE
STORIES MAX.	2.5	-	NO CHANGE
FEET MIN.	12'	-	NO CHANGE
FEET MAX.	30'	-	NO CHANGE

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT COVERAGE			
SQ. FT.	1,770 SF	0 SF	NO CHANGE
PERCENTAGE	35%	0%	NO CHANGE

	<u>EXISTING</u>	<u>NEW</u>
GROSS SQUARE FOOTAGE		
(NO OCCUPIED BUILDING)	0	NO CHANGE
TOTAL	0	NO CHANGE

GH TWILIGHT FIRE REPAIR

HDC Submittal

HopkinsBurns

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1 COVER

SCALE: As Noted 2024.05.31

ITEMS CORRESPONDING TO SCHEDULE B-II

- 7 Interest of Harold A. Herrell and Kathryn E. Herrell, husband and wife, Lessor, and Terms, Conditions and Provisions of Lease, as evidenced by Memorandum of Lease, dated May 1, 1995, recorded December 21, 1995, in Liber 366, page 437. **NOT SHOWN. IT IS A BLANKET EASEMENT OVER LOT 144.**
 - 8 Interest of Mackinac Island Carriage Tours, Inc., a Michigan corporation, Lessor, and Terms, Conditions and Provisions of Lease, as evidenced by Memorandum of Lease, dated May 1, 1995, recorded December 21, 1995, in Liber 366, page 437. **NOT SHOWN. IT IS A BLANKET EASEMENT OVER LOT 144.**
 - 9 Terms and Conditions contained in Amendment to Ord. No. 474, E.F. 3/9/14 as amended by instrument recorded in Liber 798, page 424. **NOT SHOWN. IT IS A BLANKET EASEMENT.**
 - 10 Terms and Conditions contained in Ordinance No. 520 as amended by instrument recorded in Liber 805, page 349. **NOT SHOWN. IT IS A BLANKET EASEMENT.**
 - 11 Terms and Conditions contained in Ordinance No. 553 as amended by instrument recorded in Liber 845, page 56. **NOT SHOWN. IT IS A BLANKET EASEMENT.**
 - 12 Oil, gas, mineral, and other rights reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 114, page 351. This exception does not constitute a reservation as to the ownership of this interest or right. There may be leases, grants, assignments or reservations of such interests that are not listed. **NOT SHOWN. IT IS A BLANKET EASEMENT OVER LOT 144.**
- Exception Items 16 and 10-17 are not survey matter.

ZONING INFORMATION

The subject property is zoned "MDM-B" - Market District & Hotel/Boarding House District of the City of Mackinac Island.

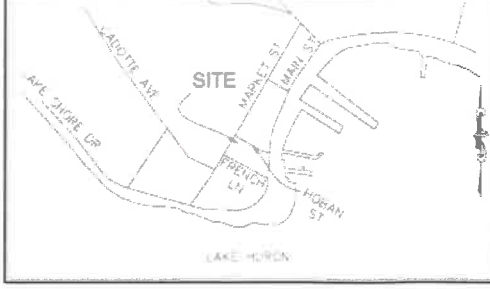
Front Setback: MD: 10' minimum, HB: 30' minimum
 Side Setback: MD & HB: 10' minimum
 Rear Setback: MD: 15' minimum, HB: 30' minimum

Minimum Lot Width: MD: 50' at the building line, HB: 60' at the building line
 Minimum Lot Depth: No Requirement Noted
 Minimum Lot Area: MD: 5,000 sq. ft., HB: 7,500 sq. ft.
 Building Height: MD & HB: 12' minimum - principal building, MD: 30' / 2 1/2' Story maximum, HB: 40' / 3 1/2' Story maximum
 Maximum density: MD: The maximum density for boarding houses (non-family residential use) shall be one occupant per 500 square feet of lot area, HB: The maximum density for boarding houses (non-family residential use) shall be one occupant per 300 square feet of lot area

Maximum lot coverage: No Requirement Noted for building coverage
 Minimum Parking: Motor Vehicles not allowed

The zoning information shown above was provided by NYS Transaction Services - Zoning Division in the Zoning Information Project for 1391 Hoban Street, Mackinac Island, MI having a date of effect of September 30, 2019, pursuant to Item 6b of Table A

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1 The monuments referenced herein (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long.
- 2 The visible posted address of the subject property is 1391 Hoban Street.
- 3 The subject property surveyed contains an area of 0.3672 acres (13379.81 square feet), more or less.
- 4 There are 0 regular parking spaces and 0 handicapped parking spaces, for a total of 0 parking spaces located on the subject property.
- 5 At the time of survey, there was no observable evidence of party or common walls on the subject property.
- 6 The location of the utilities shown herein are from observed visible evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground readings to determine the location of subsurface uses.
- 7 At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.
- 8 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- 9 The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wellheads located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- 10 No official assessments or servitudes benefiting the surveyed property were noted at time of survey.
- 11 Bearings shown herein are based on the Westerly Right-of-Way line of Cross Street, Mackinac County, Michigan. A bearing of S 18° 12' 00" W was used.
- 12 Subject property has direct access to Hoban Street on the northerly side and Cross Street on the westerly side, which are dedicated, public Right-of-Ways.
- 13 At the time of survey, there was no observable evidence of the site being used as a cemetery, grave site or burial ground.
- 14 Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- 15 At the time of survey, there was no observed evidence of substantial areas of refuse.
- 16 The parcels in the record legal description are contiguous without any gas, gore or overlaps.

RECORD DESCRIPTION

Land in the City of Mackinac Island, Mackinac County, MI, described as follows:

PARCEL 154:
 Lot 143, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, Mackinac County Records.

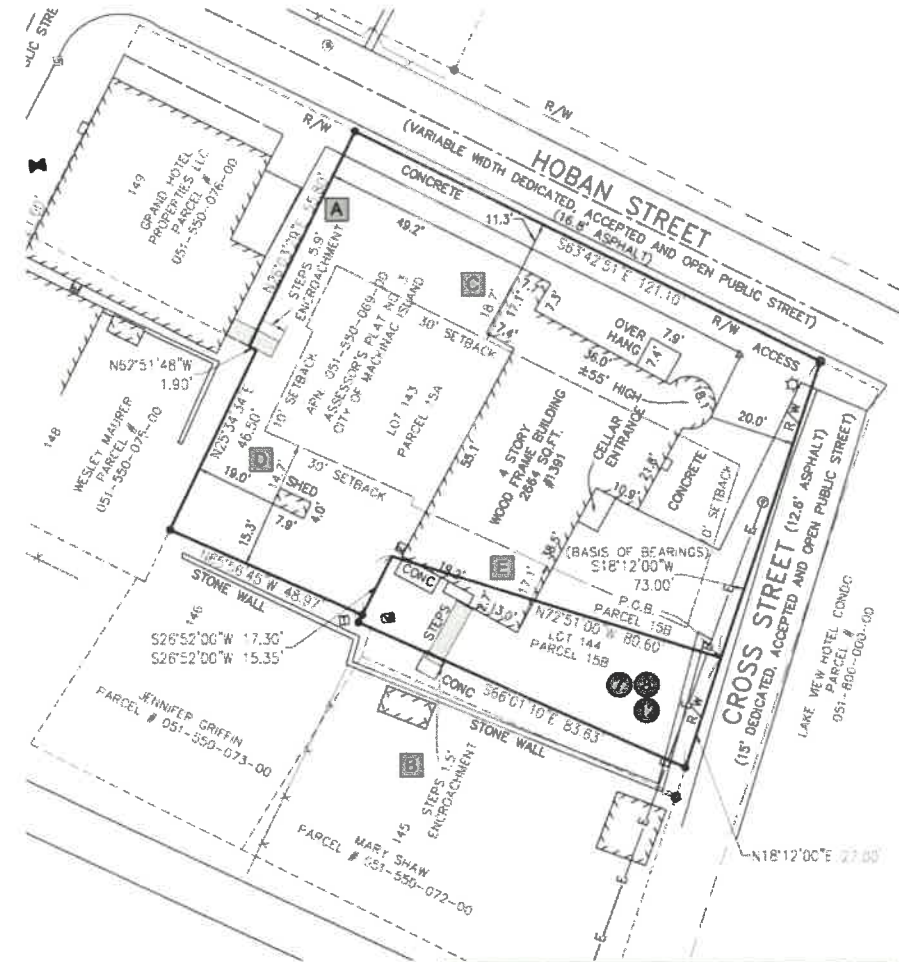
PARCEL 158:
 Beginning at a point on the Westerly line of Cross Street that is the Southeast Corner of Lot 143, ASSESSOR'S PLAT NO. 3, City of Mackinac Island, Mackinac County, Michigan; Proceeding thence North Seventy-two (72) degrees Fifty-two (52) minutes West, along the Northerly line of Lot 144, Eighty and Sixty-fourths (80 64/100) feet; thence South Twenty-two (22) degrees Fifty-two (52) minutes West, seven and Thirty-fourths (7 3/4) feet; thence South Sixty-two (62) degrees One (1) minute Ten (10) seconds East Eighty-three and Sixty-three hundredths (83 63/100) feet to the Northerly line of Cross Street; thence North Eighteen (18) degrees Twelve (12) minutes East Twenty-seven (27.00) feet to the Point of Beginning, being a portion of Lot 144, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, in the office of the Registrar of Deeds for Mackinac County, Michigan, reference being had thereto for greater certainty.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 863398, DATED JULY 23, 2019.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019, AS TO MACKINAC COUNTY, AND JULY 05, 2019, AS TO INGHAM COUNTY.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 5/8" IRON
- SET 5/8" IRON
- POWER POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- STORM CATCH BASIN (ROUND)
- STORM SEWER MANHOLE
- OVERHEAD ELECTRIC
- FENCE
- BUILDING LINE



Survey Performed by
Global Land SOLUTIONS
 9730 N. Greenline Rd.
 Leosville, Michigan 48950
 (989) 352-4000
 www.GlobalandSolutions.com
 globalandsolutions@gmail.com

SIGNIFICANT OBSERVATIONS

- A STEPS ENCR OACH 5.9' OVER WESTERLY LINE LOT 143
- B STEPS ENCR OACH 1.5' OVER SOUTHERLY LINE PARCEL 15B
- C BUILDING ENCR OACH 18.7' OVER SETBACK LINE
- D BUILDING ENCR OACH 14.7' OVER SETBACK LINE
- E BUILDING ENCR OACH 17.1' OVER SETBACK LINE

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

FLOOD NOTE

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION. THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/19/2019	FIRST DRAFT	11/22/2019	NETWORK COMMENTS
08/28/2019	NETWORK COMMENTS	12/04/2019	NETWORK COMMENTS
10/04/2019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED: TBK	CHECKED BY: JMS	FB & PG.

ALTA/NSPS LAND TITLE SURVEY

The Grand Hotel
 NV5 Project No. 201903352-02
 1391 Hoban Street, Mackinac Island, MI

BASED UPON TITLE COMMITMENT NO. 855358 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JULY 23, 2019 @ 8:00 A.M.

Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GRAND RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSEY REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSEY PROPERTIES, LLC, a Michigan limited liability company; KBL Capital Partners, LLC; Parkline Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

Surveyor: *[Signature]* 02-06-2020 DATE
 JEFF A. WILSON, P.E., J.D. REGISTRATION NO. 47974 IN THE STATE OF MICHIGAN
 DATE OF FIELD SURVEY: August 2, 2019
 DATE OF LAST REVISION: December 4, 2019
 NETWORK PROJECT NO. 201903352-02 ANC

SHEET 1 OF 1

Bock & Clark Corporation
 an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

HDC Submittal

HopkinsBurns

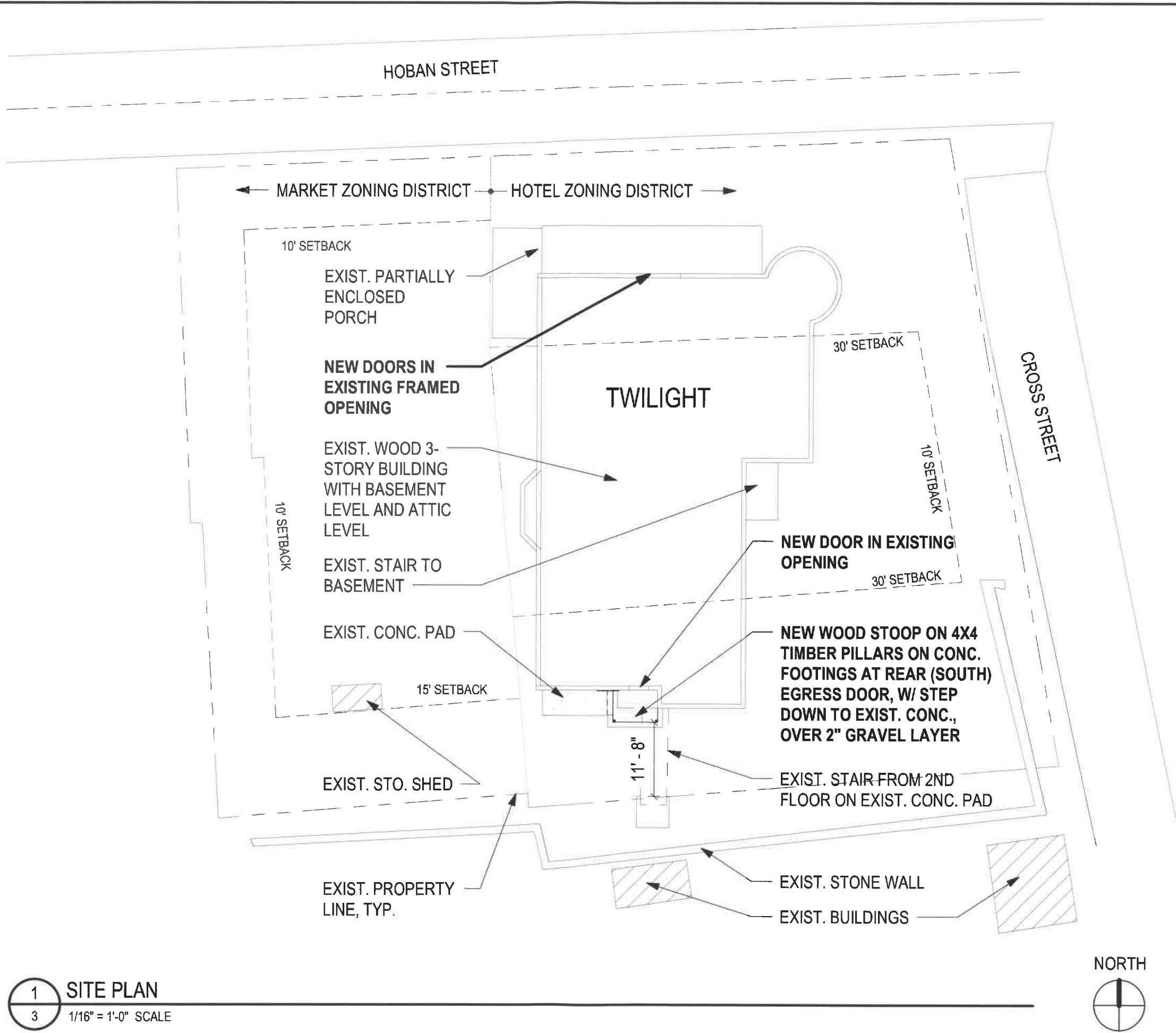
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GH TWILIGHT FIRE REPAIR

2

SITE SURVEY

SCALE: As Noted 2024.05.31



1 SITE PLAN
3 1/16" = 1'-0" SCALE



<p>HopkinsBurns D historic preservation & community by design</p>	<p>HDC Submittal</p>	<p>GH TWILIGHT FIRE REPAIR</p>	<p>3 SITE PLAN</p>
<p>SCALE: As Noted</p>		<p>2024.05.31</p>	

PHOTOS OF 1391 HOBAN STREET, MACKINAC ISLAND, MI 49757:



STREET FRONT OF BUILDING, LOOKING SOUTH



REAR EGRESS STAIR, LOOKING EAST



SIDE VIEW OF BUILDING, LOOKING SOUTH-EAST



REAR OF BUILDING, LOOKING EAST



SIDE OF BUILDING, LOOKING NORTH-WEST

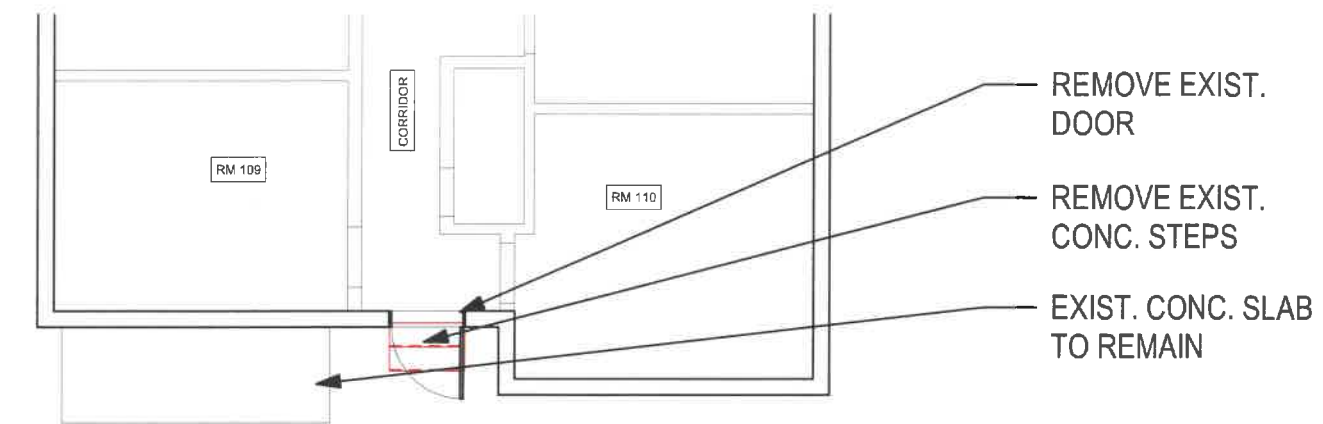
GH TWILIGHT FIRE
REPAIR

4
PHOTOS -
EXISTING

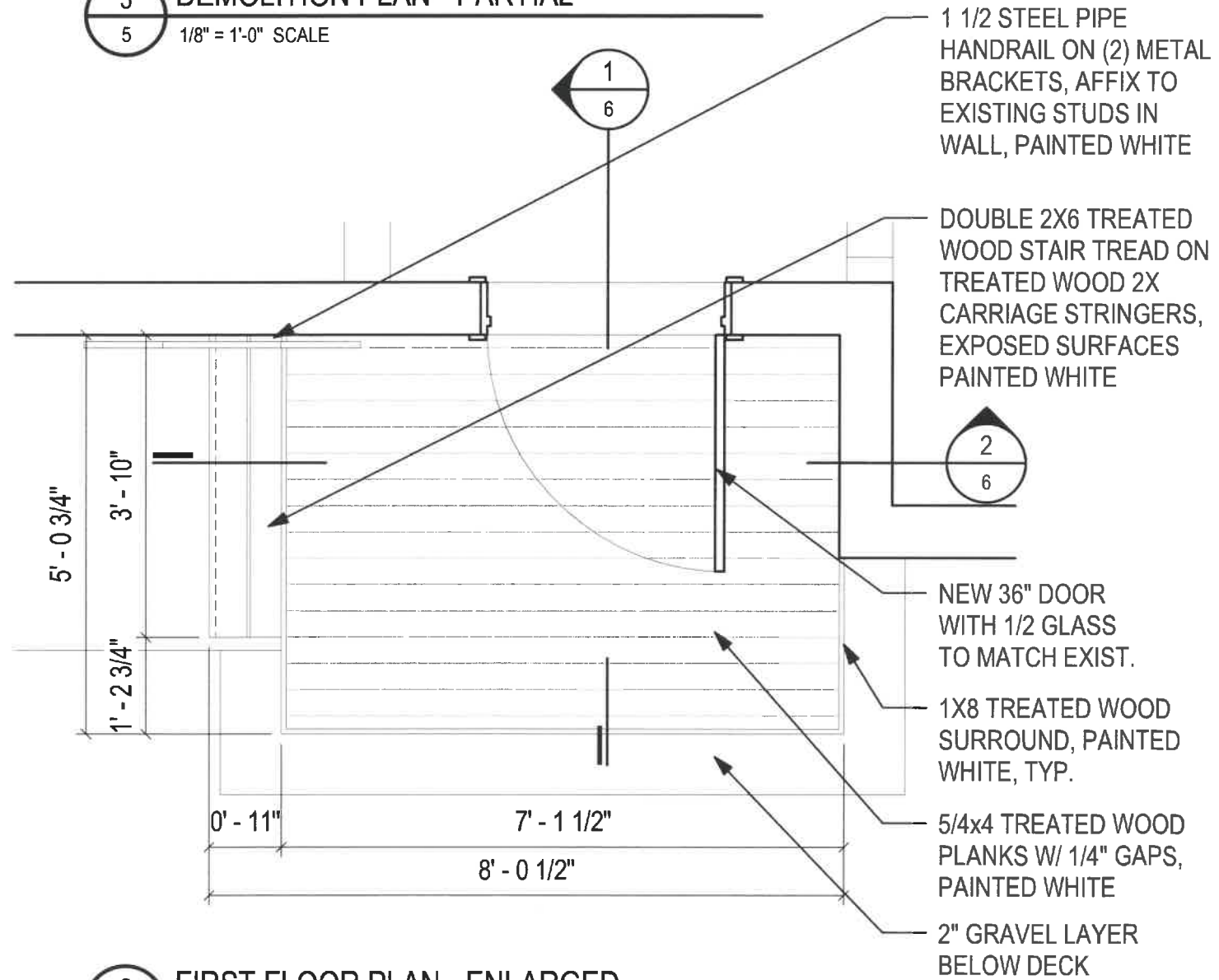
SCALE: As Noted 2024.05.31

HDC Submittal

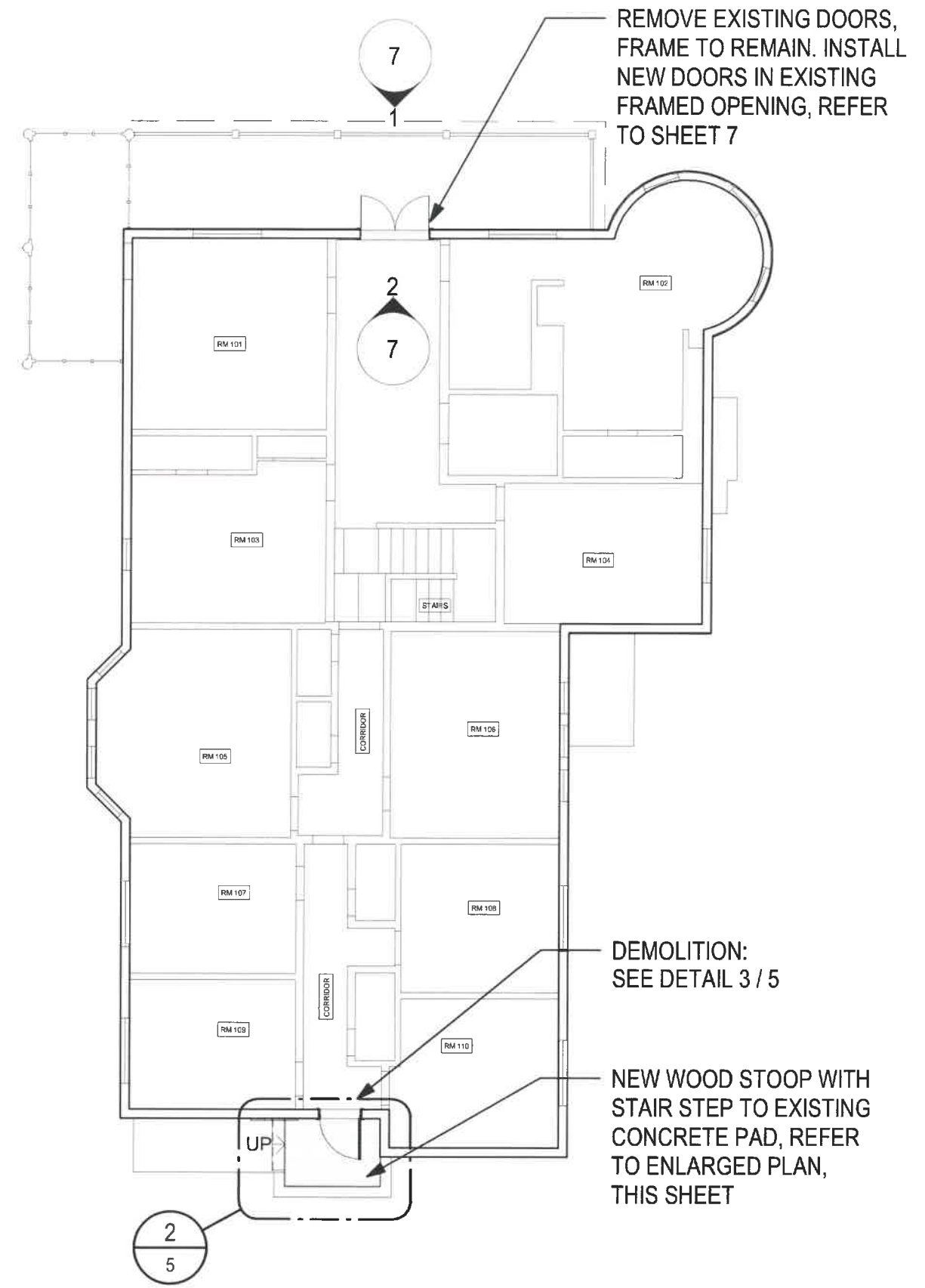
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3 DEMOLITION PLAN - PARTIAL
5 1/8" = 1'-0" SCALE



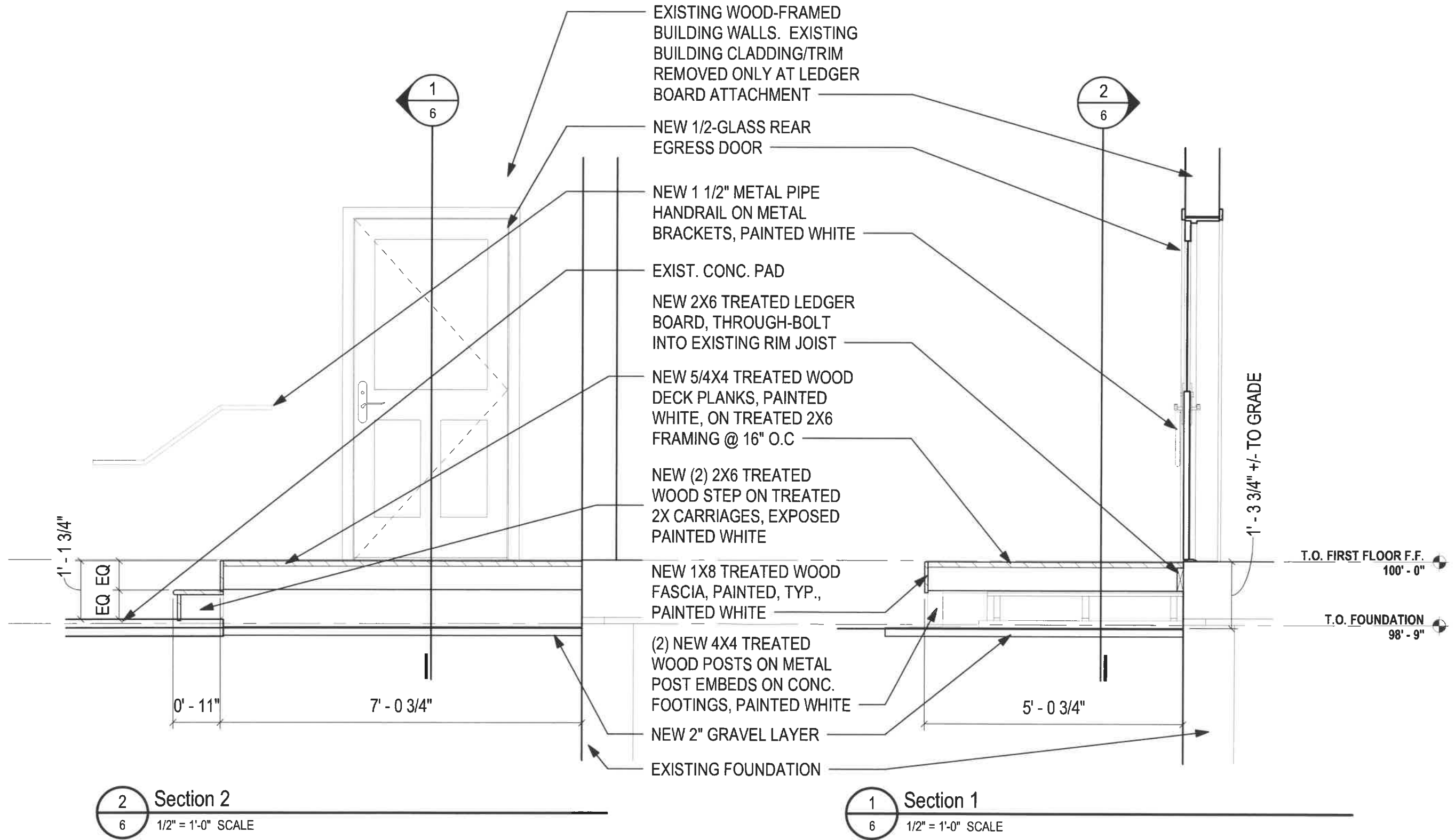
2 FIRST FLOOR PLAN - ENLARGED
5 1/2" = 1'-0" SCALE

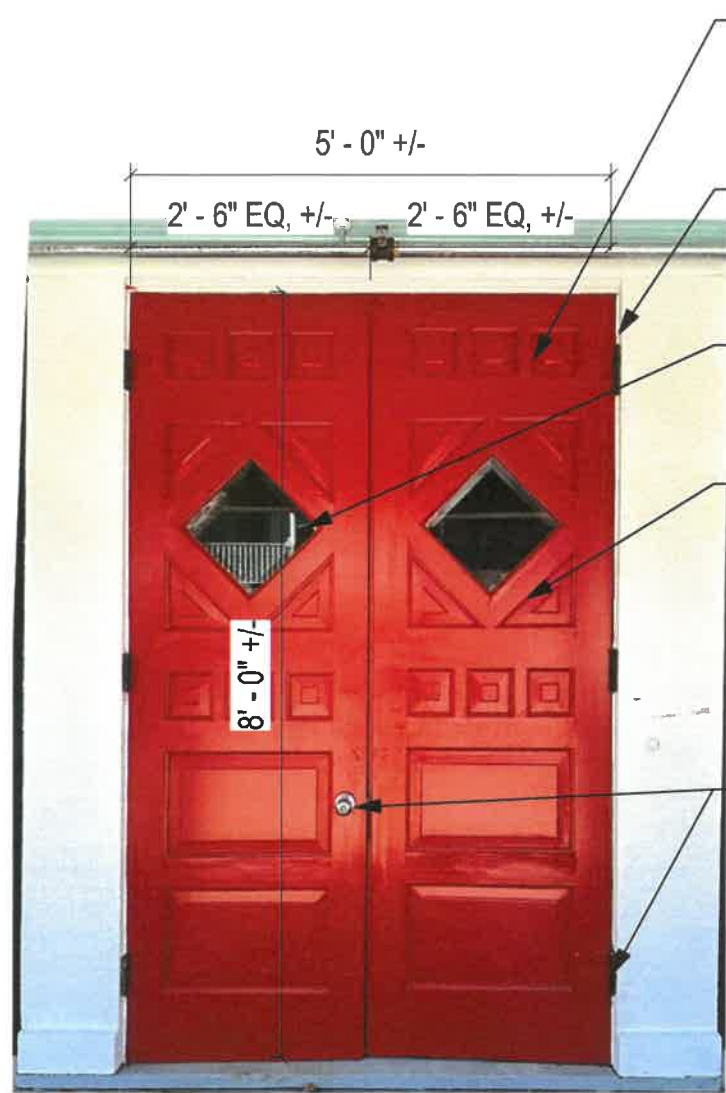


1 FIRST FLOOR PLAN
5 3/32" = 1'-0" SCALE

GH TWILIGHT FIRE REPAIR

HDC Submittal





1 FRONT DOOR ELEVATION - EXT.
7 1/2" = 1'-0" SCALE

REMOVE EXISTING DOORS AND HARDWARE COMPLETE. RETAIN DOORS FOR USE AS TEMPLATES IN CREATION OF NEW DOORS.

EXISTING WOOD FRAMES AND TRIMS TO REMAIN, PAINT TO MATCH EXISTING COLOR(S) EXACTLY.

REPLACE BEVELED GLASS WITH NEW TEMPERED BEVELED GLASS TO MATCH.

REPLACE EXISTING WOOD STILE AND RAIL DOORS WITH NEW. DETAILING, PROFILES, AND RAISED PANELS TO MATCH EXACTLY. RAIL AND STILE PIECES TO BE HOLLOW METAL, PANEL PIECES TO BE WOOD. PAINT TO MATCH EXIST. COLOR EXACTLY.

PROVIDE THE FOLLOWING NEW DOOR HARDWARE, WITH FINISH TO MATCH EXISTING:

- (5) NEW HINGES PER DOOR.
- (2) NEW CLOSERS ACTUATED TO CLOSE BOTH DOORS IN SEQUENCE
- (2) NEW PANIC HARDWARE ADJUSTED FOR 30" WIDE DOOR
- (2) LEVER HANDLE EGRESS SETS
- (4) KICK-PLATES, 10" HIGH
- (2) LOCKING RODS, WITH RECEIVERS IN EXISTING DOOR HEAD



2 FRONT DOOR ELEVATION - INT.
7 1/2" = 1'-0" SCALE



VIEW OF NEW CONSTRUCTION - REAR EGRESS PORCH, LOOKING EAST