

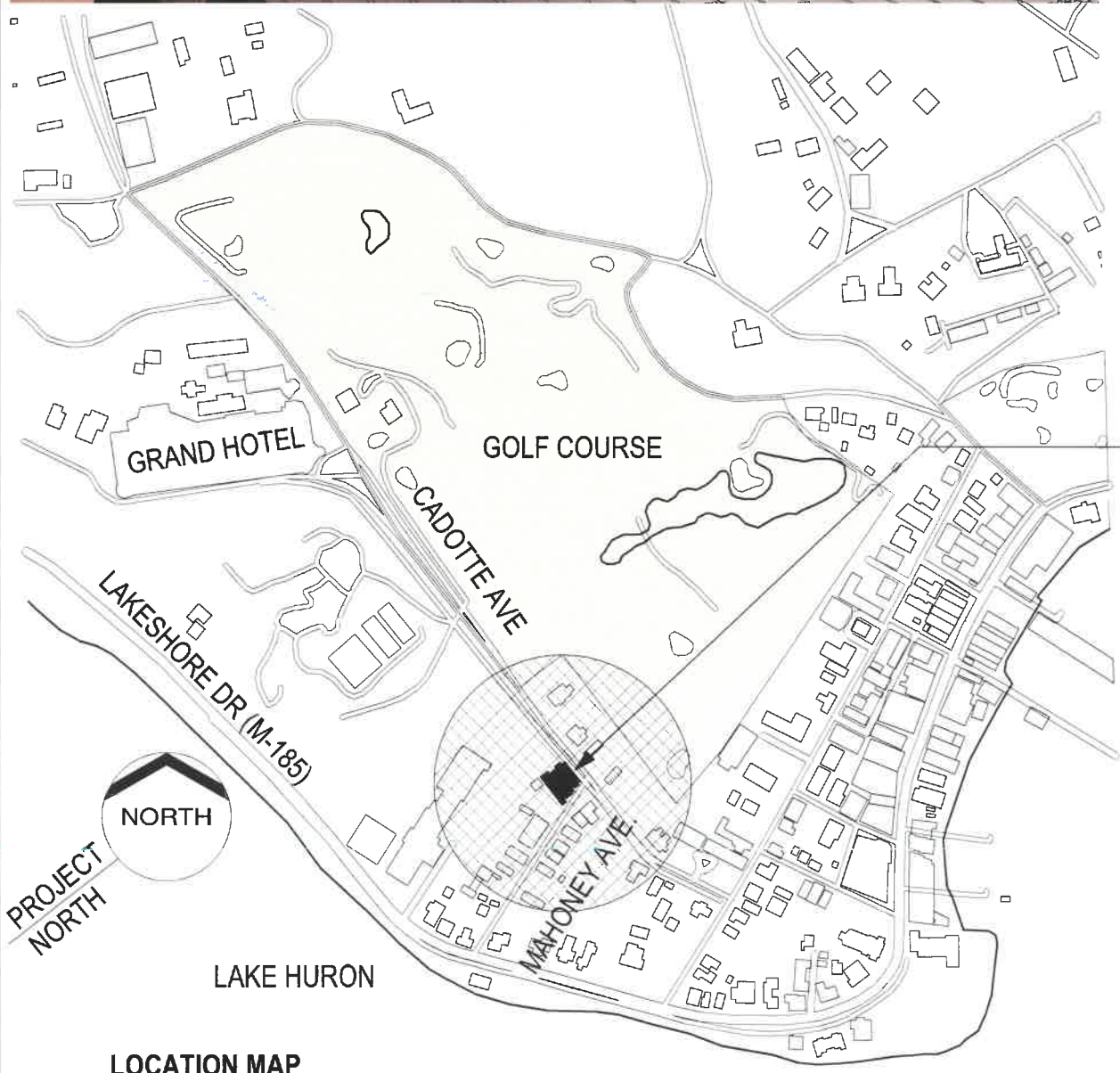
6/19/2024 2:23:28 PM AutodesK Docs://Gatehouse Renovation/GH-GATEHOUSE RENOVATION-A23_PLANNING COMMISSION SET.rvt

File No. C23-083-019(4)
 Exhibit X
 Date 6-25-24

GATE HOUSE RENOVATION

PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION SUBMITTALS

Gate House Renovation
 Planning Commission & Historic District Commission
 HopkinsBurns DESIGN STUDIO
 historic preservation & communities by design
 1 COVER
 SCALE: No Scale 2024.06.25



Sheet List

- GENERAL
- 1 COVER
- 2 SURVEY
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- 12 PHOTOGRAPHS
- 13 PHOTOGRAPHS
- 14 TRASH ENCLOSURE

PC



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 |

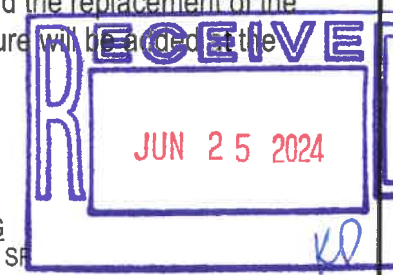
Legal Description

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.

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

ARCHITECT
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 www.hopkinsburns.com

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 Suite 100
 Seattle, Washington 98101
 (206)962-6500
 www.mg2.com



M:\CIVIL\134-Pre\122228\Survey\122228_svi.dwg, 10/7/2022 4:38 PM, Merx Vender Veem, D1=SS, MCLLC PDF.pc3
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SCALE: 1" = 20'
 0 20 40 60



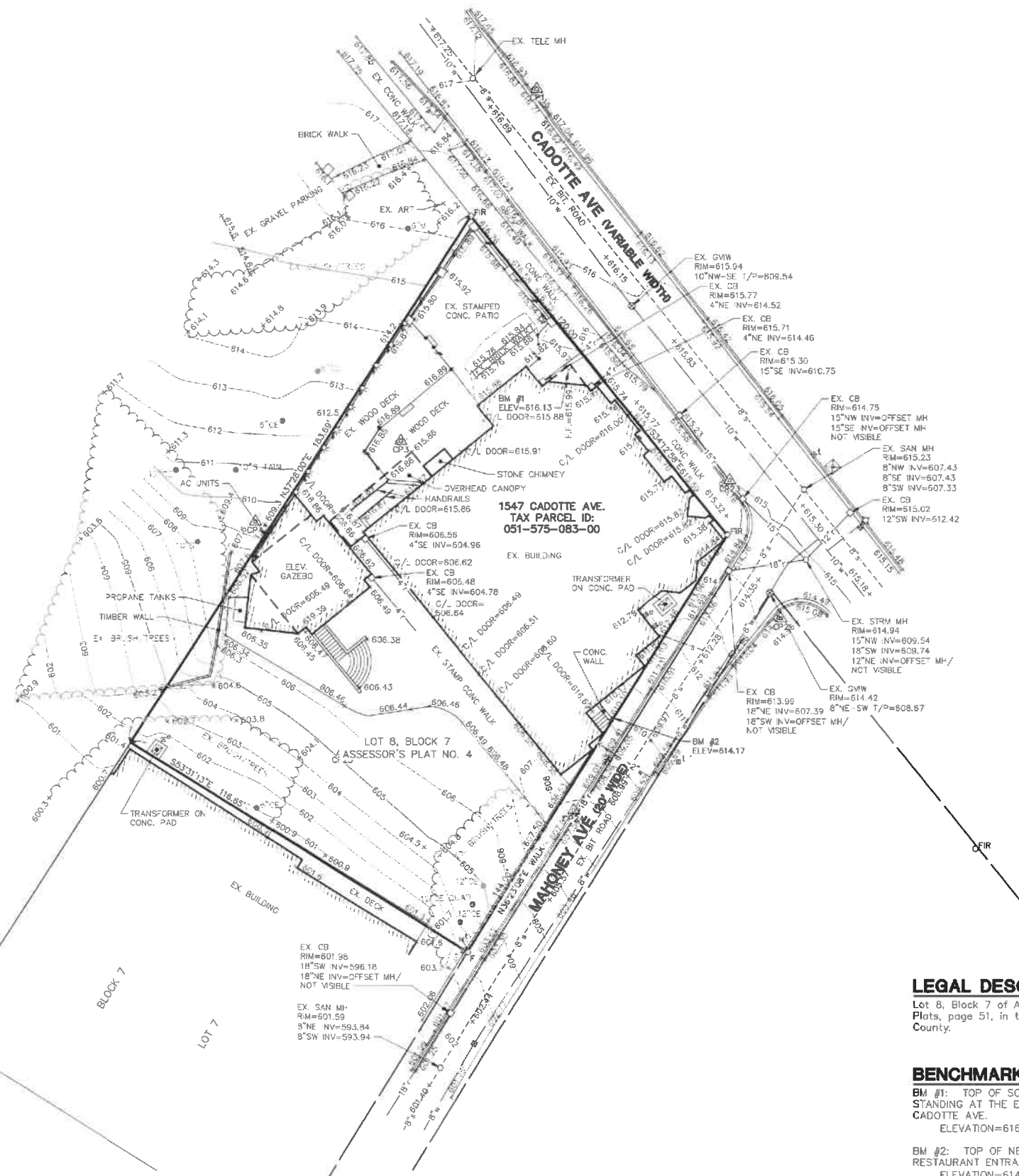
MIDWESTERN CONSULTING
 3815 Plaza Drive, Ann Arbor, Michigan 48108
 (734) 995-0200 • www.midwesternconsulting.com
 Land Development • Land Survey • Institutional • Municipal
 Wireless Communications • Transportation • Landfill Services

CLIENT
 DAVIDSON HOSPITALITY
 One Ravenna Drive, Suite 1060
 Atlanta, GA 30346
 Attn: Tamara Burns (HopkinsBurns@designstudio.com)
 Design Studio | 734-424-3344

1547 CADOTTE AVE.
 TOPOGRAPHIC SURVEY OF A PARCEL OF LAND
 LOCATED IN THE CITY OF MACKINAC ISLAND
 MACKINAC COUNTY, MICHIGAN

2

| | |
|----------------------|-----------|
| DATE: 10/07/22 | REV. DATE |
| SHEET 1 OF 1 | |
| CADD: K.B | |
| ENG: MW | |
| PKG: MW | |
| 22228_01.dwg | |
| FILE: 1064 | |
| JOB No. 22228 | |
| REVISIONS: | |



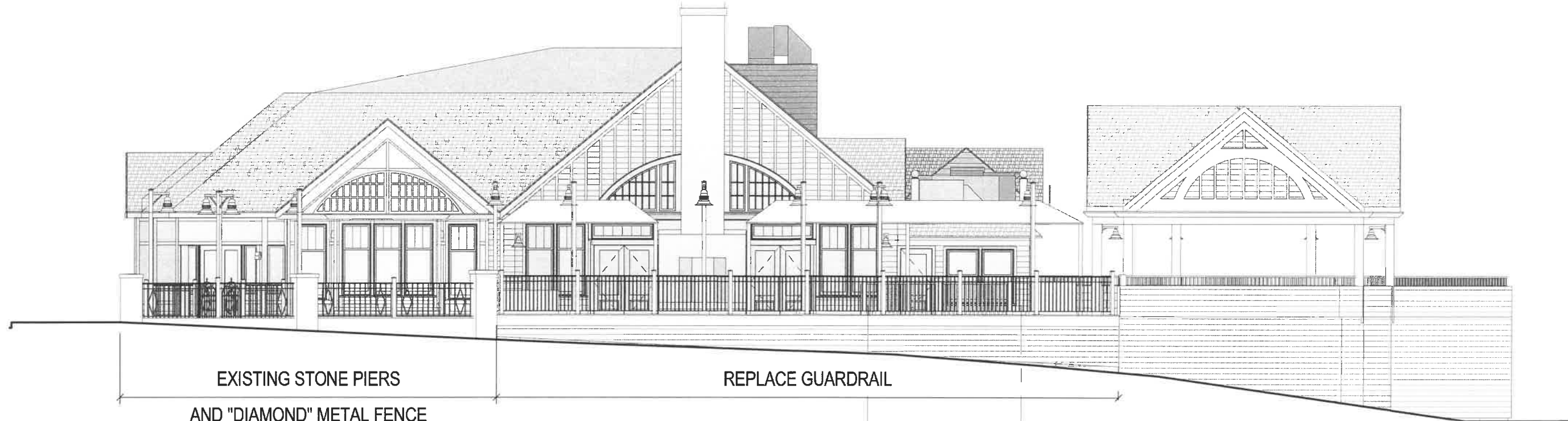
LEGEND

| | |
|----------|------------------------------|
| --- 838 | EXIST. CONTOUR |
| x 836.2 | EXIST. SPOT ELEVATION |
| -o- U.P. | EXIST. UTILITY POLE |
| ⊠ | ELEC. TRANSFORMER |
| ⊞ | EXIST. AC UNIT |
| —OH— | EXIST. OVERHEAD UTILITY LINE |
| ⊕ | EXIST. LIGHT POLE |
| —t— | EXIST. TELEPHONE LINE |
| —e— | EXIST. ELECTRIC LINE |
| —g— | EXIST. GAS LINE |
| —f.o.— | EXIST. FIBER OPTIC LINE |
| —w— | EXIST. WATER MAIN |
| ⊕ | EXIST. HYDRANT |
| ⊞ | EXIST. GATE VALVE IN BOX |
| ⊞ | EXIST. GATE VALVE IN WELL |
| —r— | EXIST. STORM SEWER |
| ⊞ | EXIST. CATCH BASIN OR INLET |
| —s— | EXIST. SANITARY SEWER |
| ⊞ | TELEPHONE RISER |
| ⊞ | ELECTRIC METER |
| ⊞ | GAS METER |
| ⊞ | POST |
| —/—/—/— | FENCE |
| • | SINGLE TREE |
| ☁ | TREE OR BRUSH LIMIT |
| ○ F | FOUND IRON PIPE |
| ⊞ F | FOUND MONUMENT |
| ⊞ FPK | FOUND P.K. |
| ○ FIR | FOUND IRON ROD |
| △ | CONTROL PT. |

LEGAL DESCRIPTION
 Lot 8, Block 7 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

BENCHMARKS
BM #1: TOP OF SOUTH CORNER OF CONCRETE LIGHT POLE BASE STANDING AT THE ENTRANCE TO THE GATEHOUSE RESTAURANT OFF OF CADOTTE AVE.
 ELEVATION=616.13 (NAVD88)
BM #2: TOP OF NE CORNER OF CONCRETE WALL TO THE GATEHOUSE RESTAURANT ENTRANCE OFF OF MAHONEY AVE.
 ELEVATION=614.17 (NAVD88)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



EXISTING STONE PIERS
AND "DIAMOND" METAL FENCE
ELEVATION | PLAZA WALL

1" = 10'-0" SCALE



ELEVATION | FACADE MODIFICATIONS

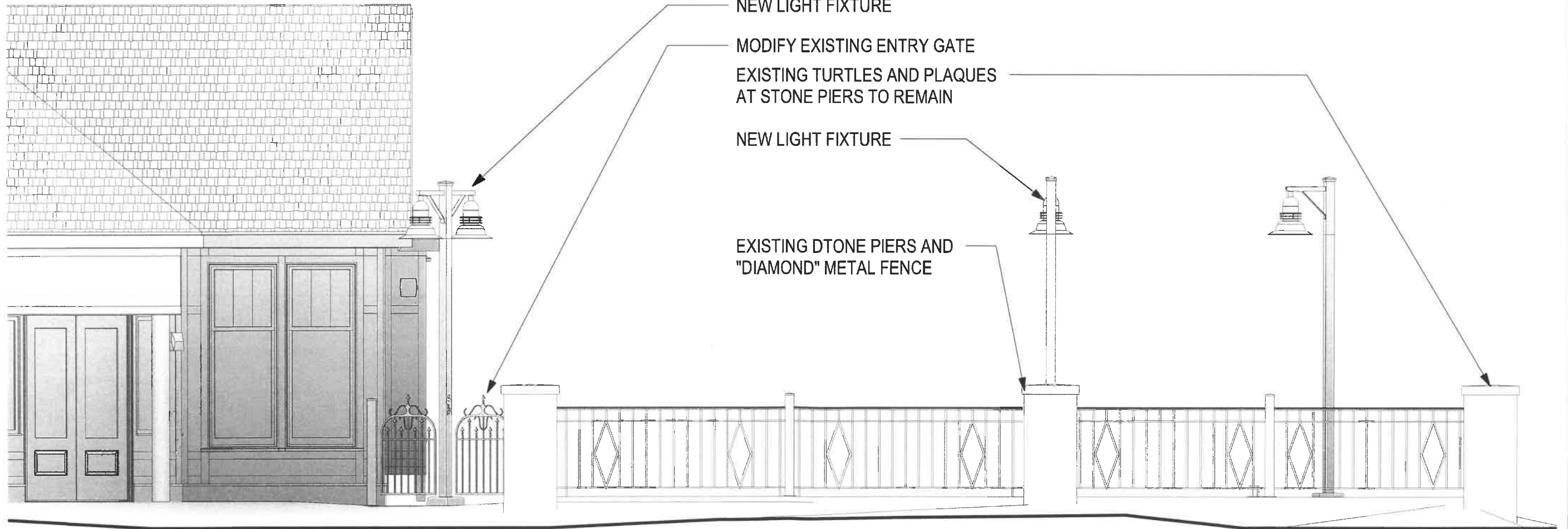
1" = 10'-0" SCALE



ELEVATION | CADOTTE

1" = 10'-0" SCALE

2
5



NEW LIGHT FIXTURE

MODIFY EXISTING ENTRY GATE

EXISTING TURTLES AND PLAQUES
AT STONE PIERS TO REMAIN

NEW LIGHT FIXTURE

EXISTING STONE PIERS AND
"DIAMOND" METAL FENCE

2
5

ELEVATION | PLAZA WALL

1/4" = 1'-0" SCALE



Planning Commission &
Historic District Commission

Gate House Renovation



Planning Commission &
Historic District Commission

Gate House Renovation





EXISTING TURTLES AND PLAQUES AT STONE PIERS TO REMAIN



Planning Commission & Historic District Commission

Gate House Renovation

9

RENDERING

SCALE: No Scale 2024.06.25



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



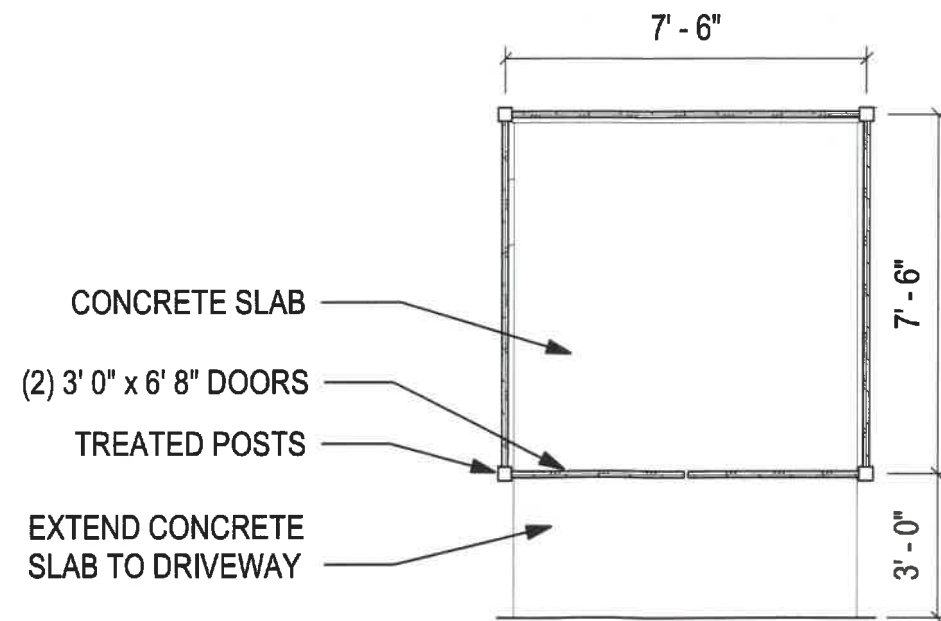
LOCATION OF ENCLOSURE



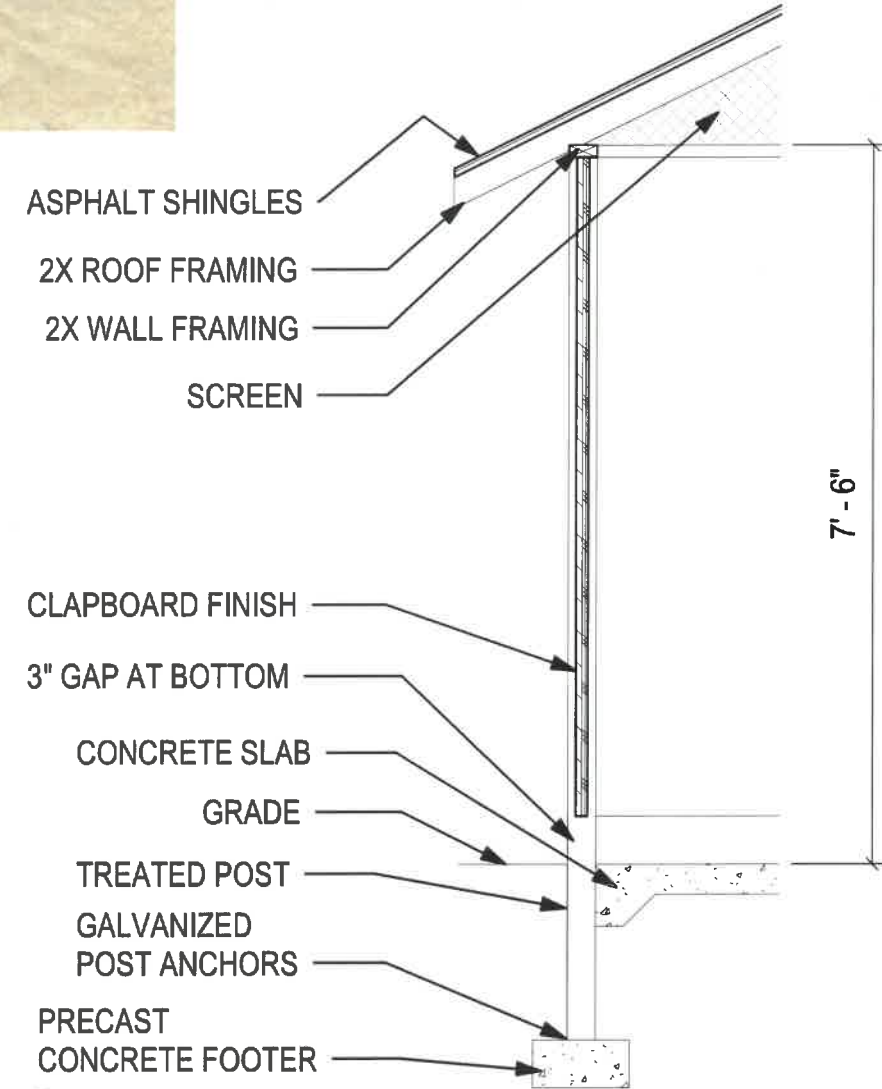
LOCATION OF ENCLOSURE



RENDERING OF ENCLOSURE



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



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

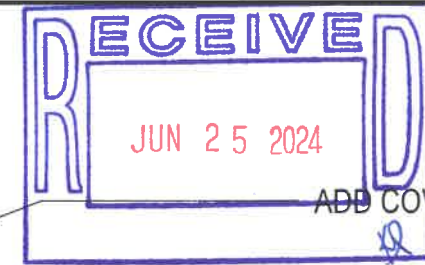
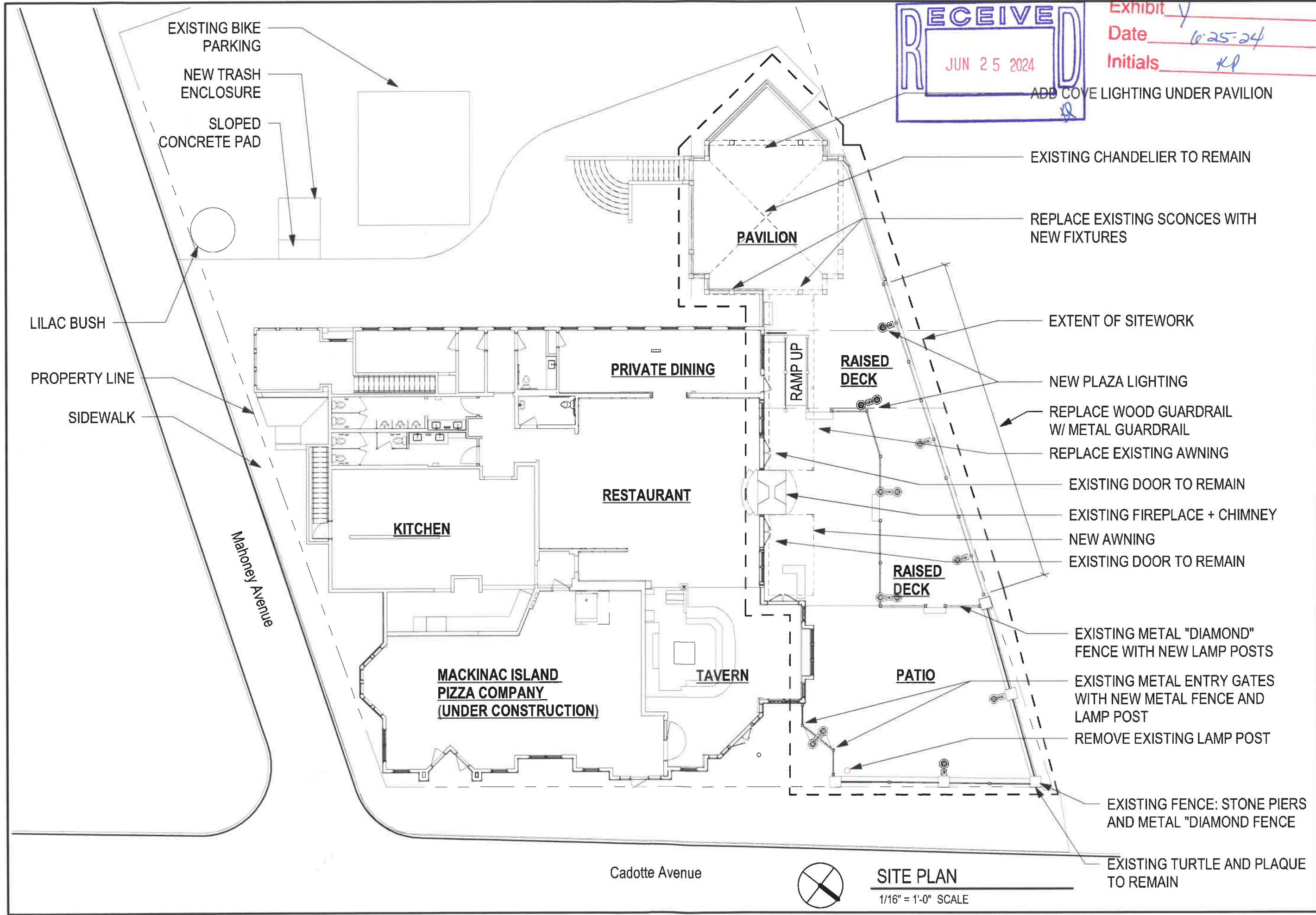


Exhibit Y
Date 6-25-24
Initials KP

3 SITE PLAN



Gate House Renovation
2024.06.25
SCALE: 1/16" = 1'-0"

Planning Commission &
Historic District Commission

HopkinsBurns
DESIGN STUDIO
historic preservation &
communities by design

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

LILAC BUSH

PROPERTY LINE

SIDEWALK

Mahoney Avenue

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