

GRAND COTTAGE WINDOWS

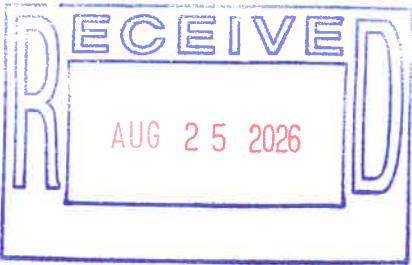
1 COVER

HISTORIC DISTRICT SUBMISSION



Sheet List

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Rev
0



OWNER: GRAND HOTEL

CONTACT: RICHARD CHAMBERS
906.847.3331

PROPERTY ADDRESS 1441 CADOTTE AVE
MACKINAC ISLAND, MI 49757

PARCEL #: 051-575-062-00

File No. R326-062-043(H)

Exhibit B

Date 8.25.26

Initials KP

Project Description

Like-for-like replacement of existing wood windows.

Zoning

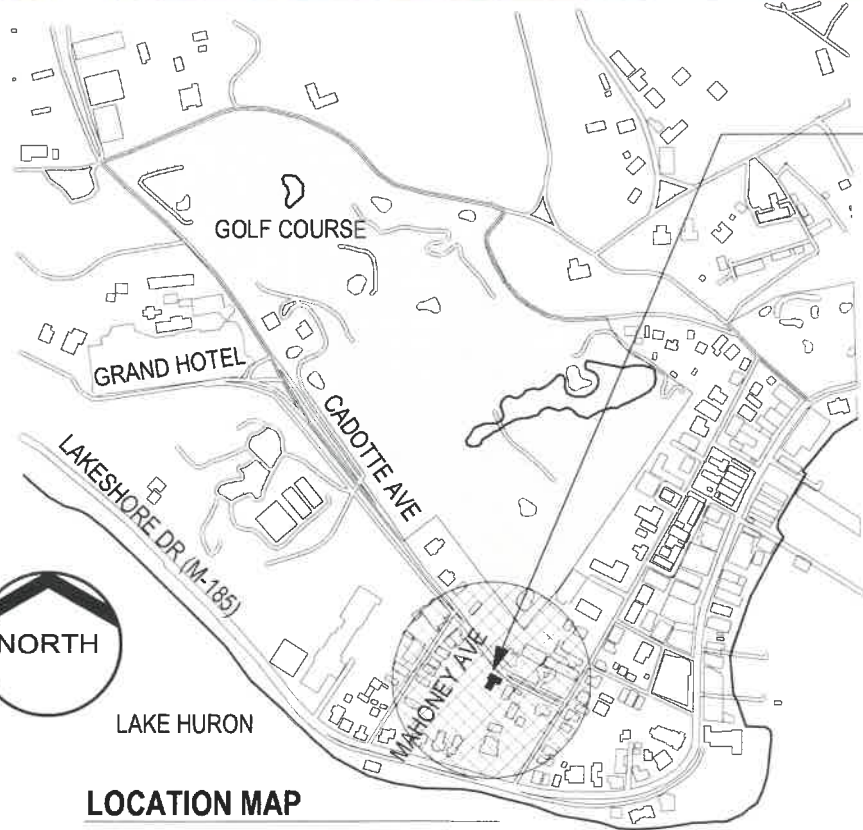
ZONING DISTRICT: R3 - HIGH DENSITY RESIDENTIAL
HISTORIC DISTRICT: WEST END HISTORIC DISTRICT

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.

Legal Description

MI 197 292/166 669/637-649 BEG AT THE NE COR OF LOT 11 BLK 5 TH N 46 DEG 30'W 50.0 FT ALONG GRAND AVE TH N 33 DEG 22'W 156.85 FT ALONG S'LY LINE OF GRAND AVE TH S 36 DEG 30'W 317.22 FT TH S 59 DEG 40'E 92.9 FT TH N 39 DEG 35'E 82.9 FT TH S 51 DEG 27'E 100.5 FT TO E'LY LINE OF LOT 11 TH N 36 DEG 23'E 168 FT ALONG E'LYLINE TO THE POB. AKA GRAND COTTAGE PART OF N 2/3 OF LOT 11 BLOCK 5 ASSESSOR'S PLAT NO. 4



MAJOR AREA OF WORK.
EXISTING GRAND COTTAGE.
SEE SITE PLAN.
PARCELS: 051-575-062-00

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

Grand Cottage
Windows

Historic District Commission

08.25.2026

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ITEMS CORRESPONDING TO SCHEDULE B-II

7. The interest of W. Stewart Woodruff, trustee, from Nara C. Davis, trustee, and the Terms, Conditions and Provisions of said Lease Contract, as disclosed by Agreement dated June 1, 1934, recorded November 15, 1939, in Liber 88, page 447. NOT SHOWN, IT IS A BLANKET TYPE AGREEMENT.
8. Right of Way Agreement to favor of Edison South Electric Company and the Covenants, Conditions and Provisions contained in instrument recorded in Liber 514, page 222. Assignment of Easements Agreements recorded in Liber 740, page 886. NOT SHOWN, IT IS A BLANKET TYPE AGREEMENT.
9. Easement to favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 255, page 188. SHOWN.
10. Terms and Conditions contained in Ordinance No. 478, B.L. 3874 as disclosed by instrument recorded in Liber 740, page 480. NOT SHOWN, IT IS A BLANKET TYPE AGREEMENT.
11. Terms and Conditions contained in Ordinance No. 619 as disclosed by instrument recorded in Liber 858, page 364. NOT SHOWN, IT IS A BLANKET TYPE AGREEMENT.

Schedule B - II exceptions 12 - 21 are not survey related.

SIGNIFICANT OBSERVATIONS

- A. BUILDING 1.0' OVER SETBACK LINE
- B. BUILDING 11.9' OVER SETBACK LINE
- C. BUILDING 5.9' OVER SETBACK LINE
- D. BUILDING 9.7' OVER SETBACK LINE
- E. BUILDING 0.4' OVER SETBACK LINE

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 5/8" IRON
- SET 5/8" IRON
- POWER POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- FENCE
- BUILDING LINE

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.

ZONING INFORMATION

The subject property is zoned "R-3" - High Density Residential District of the City of Macleod Island.

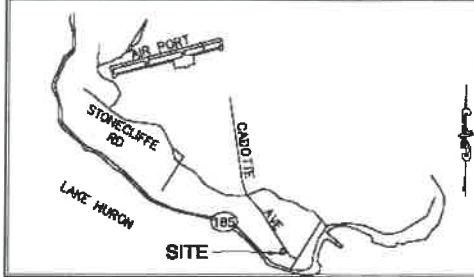
Front Setback: 25' minimum or in line with adjacent residences
Side Setback: 5' minimum on one side and 10' minimum on the other
Rear Setback: 35' minimum

Minimum Lot Width: 60' at the building line
Minimum Lot Depth: No Requirement
Minimum Lot Area: 6,000 sq. ft.
Maximum Building Height: 12' maximum, SF 7-12. Stories maximum

Maximum (at coverage) No Requirement
Maximum Density: For use as a boardwalk, the maximum allowed density shall be one occupant per 500 square feet of lot area within which the building is placed.
Minimum Parking: Motor Vehicles not allowed

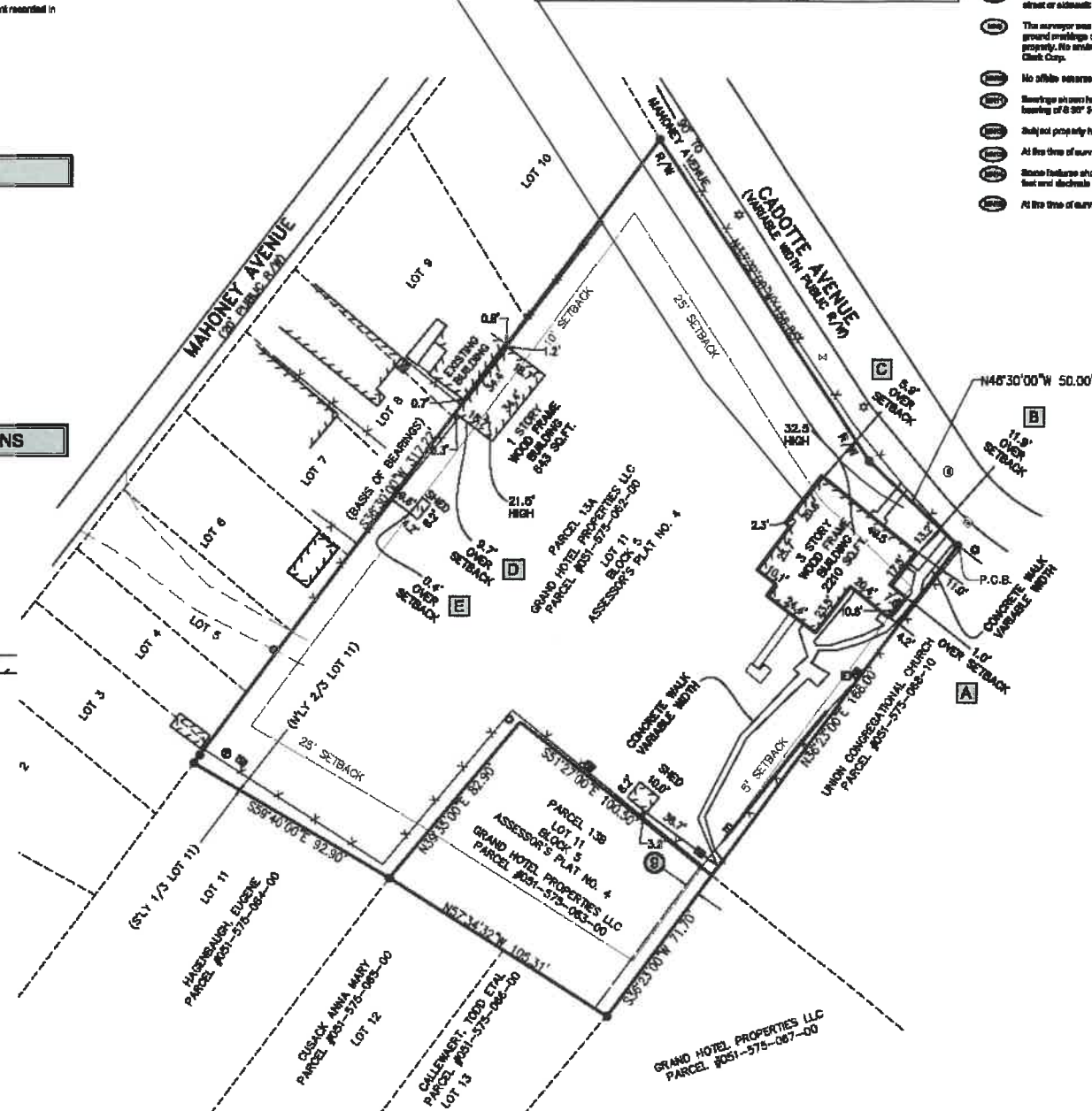
The zoning data provided by NVS Transaction Services - Zoning Division, Project No. 730-0307-000000 having a date of effect of November 21, 2019, pursuant to Table A Item B.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. The monument referenced herein (found or set) was in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" x 30" long.
2. The visible posted address of the subject property is 1441 Cadotte Avenue.
3. The subject property contains an area of 1.0035 acres (43631.76 square feet), more or less.
4. There are 9 regular parking spaces and 0 handicap parking spaces, for a total of 9 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 utility shown herein are those observed visible evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground reference 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 addition.
8. At the time of survey, there were no changes in street right of way line 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 trees and/or located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
10. No other easements or encumbrances burdening the surveyed property were noted at time of survey.
11. Bearings shown herein were based on the North line of Lot 11, Macleod Island, Michigan. A bearing of 8 30' 57" 00" W was used.
12. Subject property has direct access to Cadotte Avenue, which is a dedicated, public Right-of-Way.
13. At the time of survey, there was no observable evidence of the site being used as a cemetery.
14. Some features shown on this plat may be subject to change 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.



SCALE: 1" = 30'

Survey Performed by
Global Land
3601 W. Grand Ave.
Livonia, Michigan 48150
(800) 352-4000
www.GlobalLandSurvey.com
global@globallandsurvey.com

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 IDENTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

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

PARCEL 13A: That portion of Lot 11, Block 5, ARBESBACH'S PLAT NO. 4, according to the plat thereof, recorded in Liber 8 of Plats, Macleod County Records, City of Macleod Island, Macleod County, Michigan, described as Commencing at the Northwest corner of said Lot 11; thence North 40 degrees 30' 00" West, 30 feet; thence North 30 degrees 30' 00" West, 138.25 feet along the Southerly line of Grand Avenue; thence South 88 degrees 00' 00" West, 87.25 feet; thence South 40 degrees 40' 00" East, 82.8 feet; thence North 30 degrees 30' 00" East, 82.8 feet; thence South 87 degrees 00' 00" East, 105.8 feet; thence North 30 degrees 30' 00" East, 105 feet to the Point of Beginning.

PARCEL 13C: North 28' of Lot 11, Block 5, ARBESBACH'S PLAT NO. 4, according to the plat thereof, recorded in Liber 8 of Plats, Macleod County Records, EXCEPT that portion of Lot 11, Block 5, ARBESBACH'S PLAT NO. 4, according to the plat thereof, recorded in Liber 8 of Plats, page 91, Macleod County Records, City of Macleod Island, Macleod County, Michigan, described as Commencing at the Northwest corner of said Lot 11; thence North 40 degrees 30' 00" West, 30 feet; thence North 30 degrees 30' 00" West, 138.25 feet along the Southerly line of Grand Avenue; thence South 88 degrees 00' 00" West, 87.25 feet; thence South 40 degrees 40' 00" East, 82.8 feet; thence North 30 degrees 30' 00" East, 82.8 feet; thence South 87 degrees 00' 00" East, 105.8 feet; thence North 30 degrees 30' 00" East, 105 feet to the Point of Beginning.

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. 800009, DATED AUGUST 21, 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. 805848, DATED JULY 18, 2019, AS TO MACLEOD COUNTY, AND JULY 26, 2019, AS TO BISHAM COUNTY.

ALTA/NPS LAND TITLE SURVEY

The Grand Hotel
NVS Project No. 201903322-005
1441 Cadotte Avenue and Vesper Cadotte Avenue, Macleod Island, MI

BASED UPON TITLE COMMITMENT NO. 800009
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF AUGUST 21, 2019 @ 2:00 A.M.

Surveyor's Certification

I, the undersigned, being a duly Licensed Surveyor in the State of Michigan, do hereby certify that I am the Surveyor of the above described land, and that the foregoing is a true and correct copy of the original survey as the same appears in my field notes, and that the same is a true and correct copy of the original survey as the same appears in my field notes, and that the same is a true and correct copy of the original survey as the same appears in my field notes.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2019 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. This statement was completed on October 4, 2019.

[Signature]
J. B. Bock, P.E., S.D.
REGISTRATION NO. 47574
IN THE STATE OF MICHIGAN
DATE OF FIELD SURVEY: OCTOBER 4, 2019
DATE OF LAST REVIEW: JANUARY 23, 2020
NETWORK PROJECT NO. 201903322-005 AAG



SHEET 1 OF 1

Bock & Clark Corporation
an NVS Company

NVS

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

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Historic District Commission

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Grand Cottage Windows

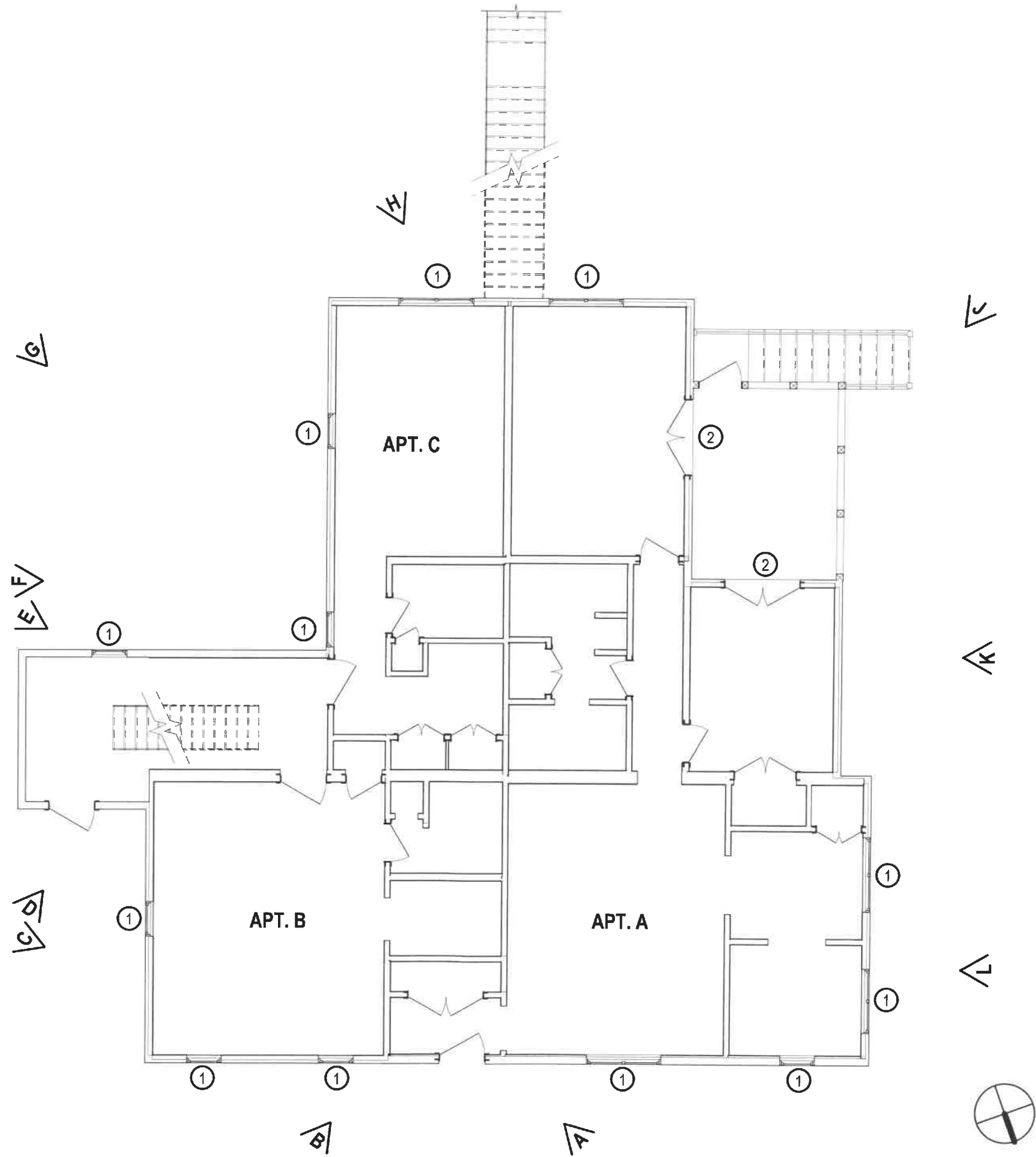
2
SURVEY

SCALE: 6" = 1'-0"

08.25.2026

LEGEND

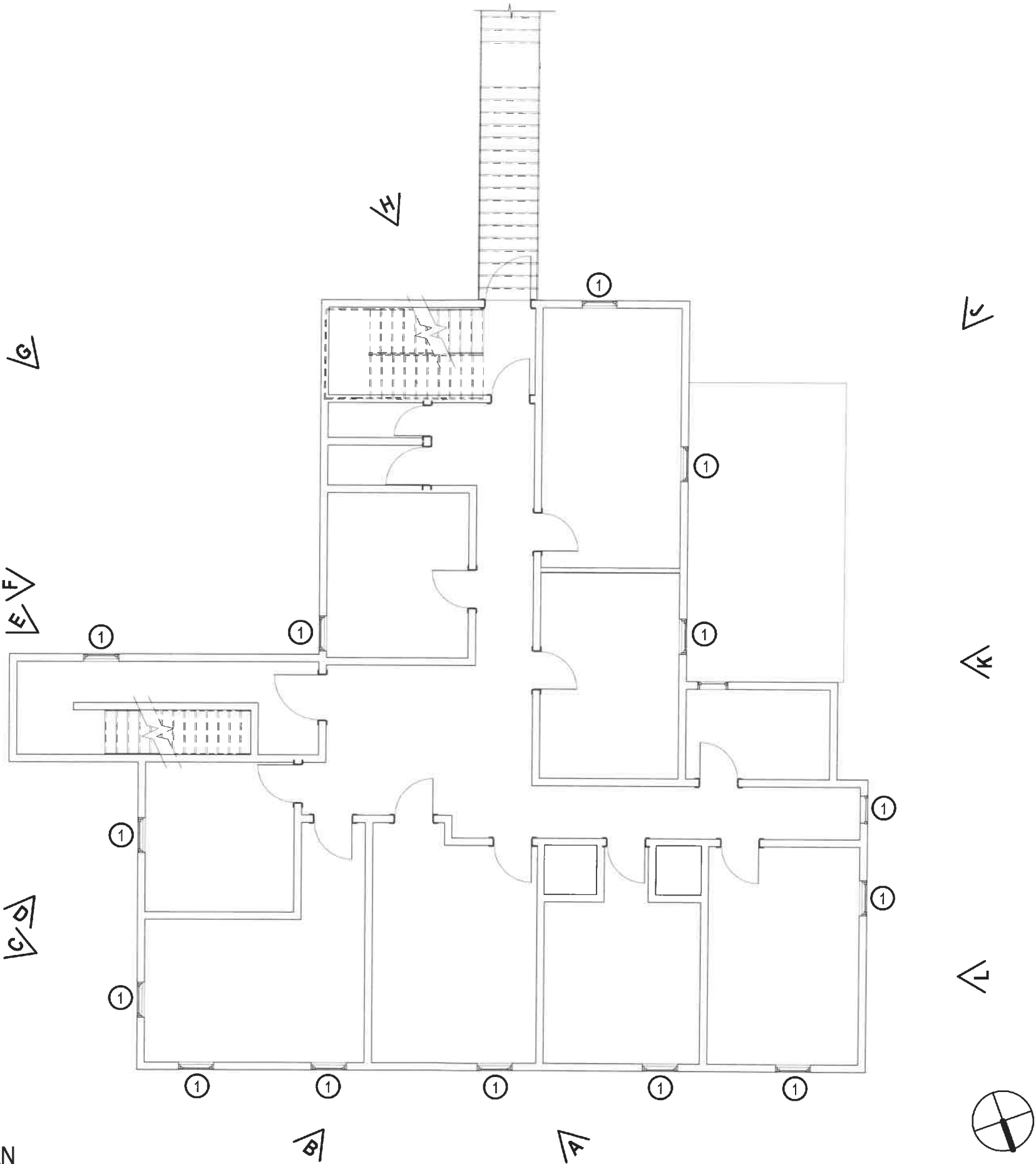
- ① REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)
- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- △ PHOTO LOCATION



FIRST FLOOR PLAN
1/8" = 1'-0" SCALE

LEGEND

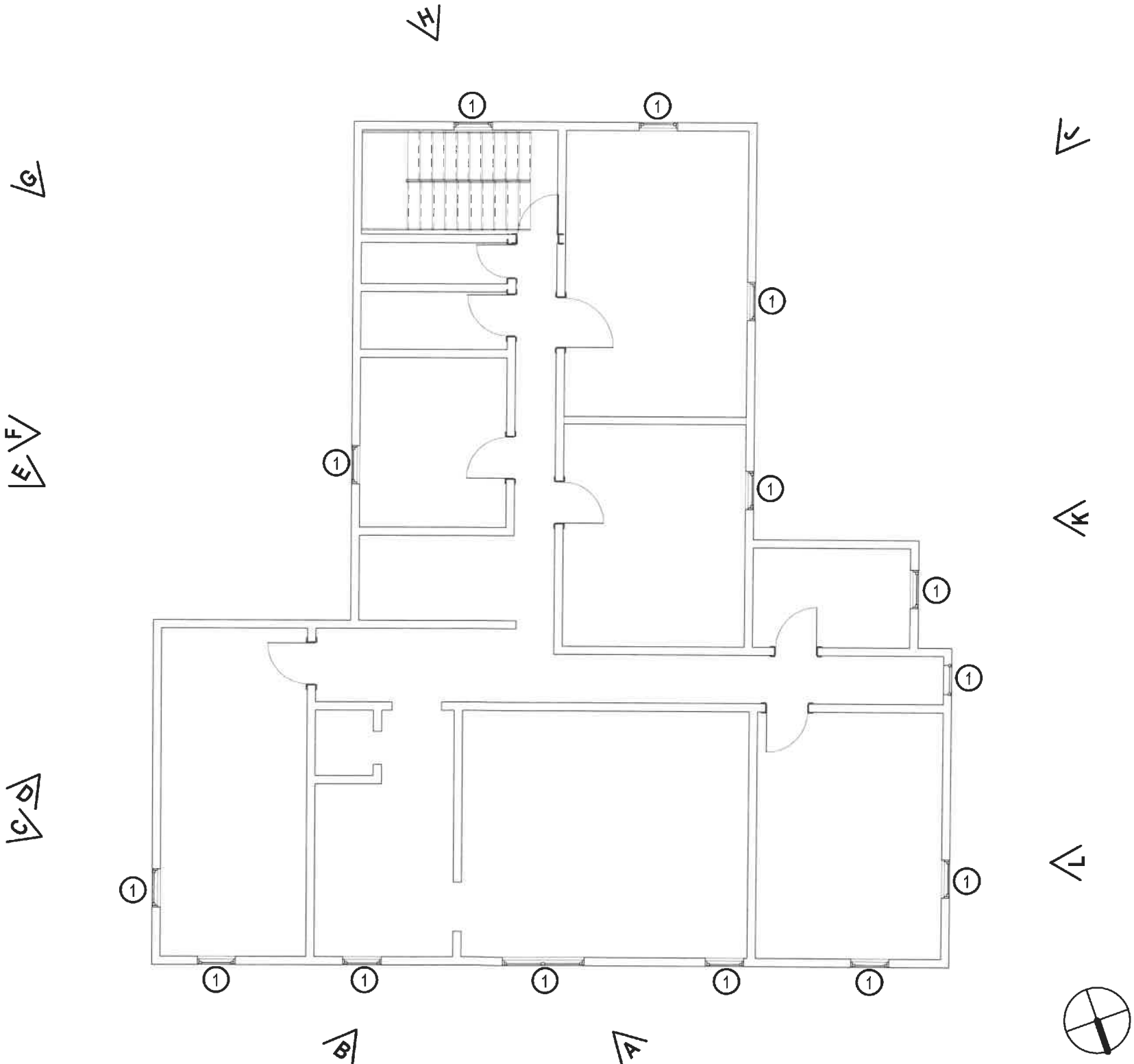
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- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- X PHOTO LOCATION



SECOND FLOOR PLAN
1/8" = 1'-0" SCALE

LEGEND

- ① REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)
- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- △ PHOTO LOCATION



THIRD FLOOR PLAN
1/8" = 1'-0" SCALE



NORTH ELEVATION - PHOTO A



PHOTO B

REPLACE WINDOW AND
EXTERNAL TRIM, LIKE-
FOR-LIKE (IN THE SAME
OPENING WITH THE
SAME WINDOW TYPE)

Grand Cottage Windows

SCALE: 3/4" = 1'-0"

6
ELEVATIONS

Historic District Commission

08.25.2026

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EAST ELEVATION - PHOTO C



PHOTO D



PHOTO E



PHOTO F



PHOTO G



SOUTH ELEVATION - PHOTO H



WEST ELEVATION - PHOTO J



PHOTO K



PHOTO L



WEST ELEVATION - EXTERIOR DOORS AT PORCH

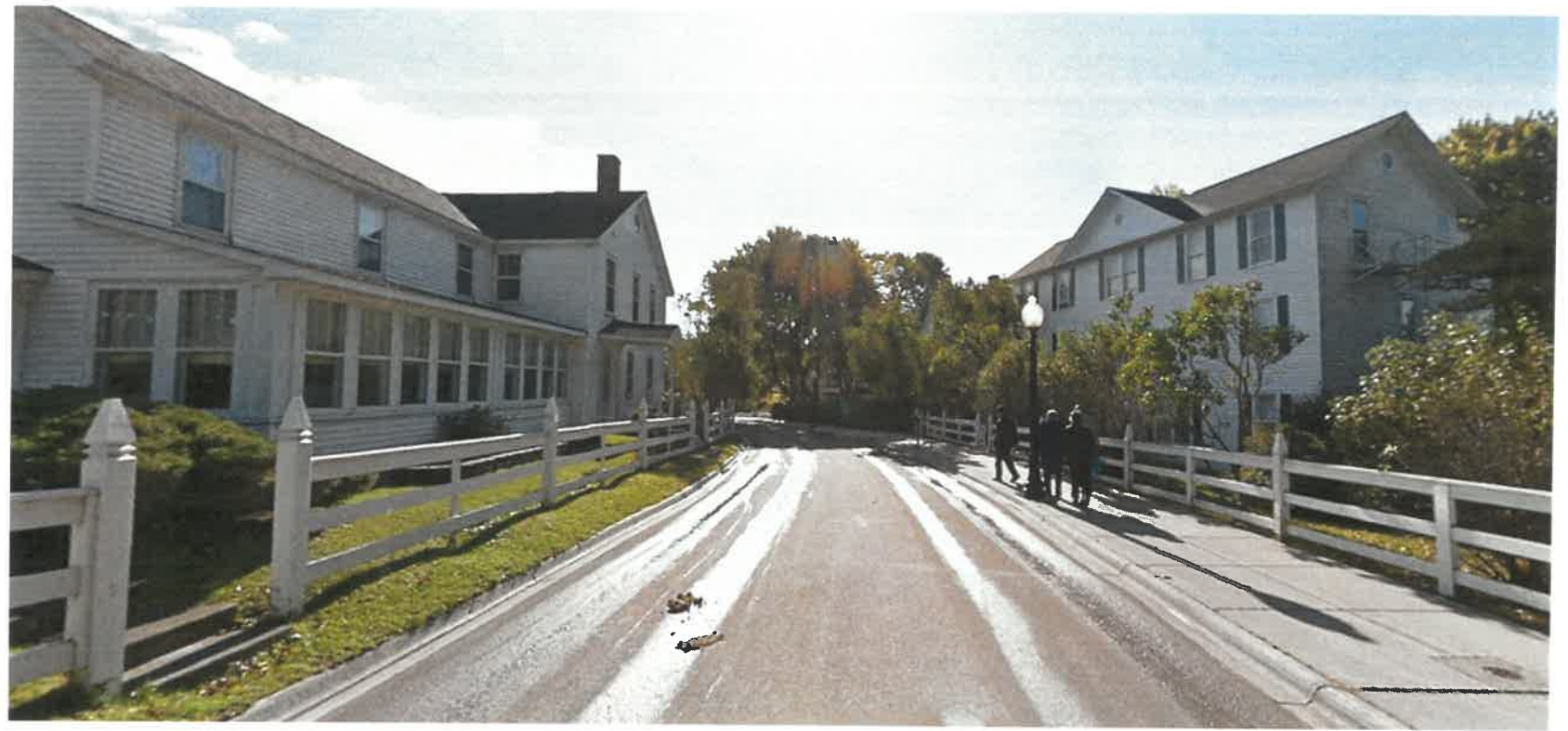


TWO PAIR OF DOUBLE FRENCH DOOR TO BE REPLACED LIKE-FOR-LIKE

REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)



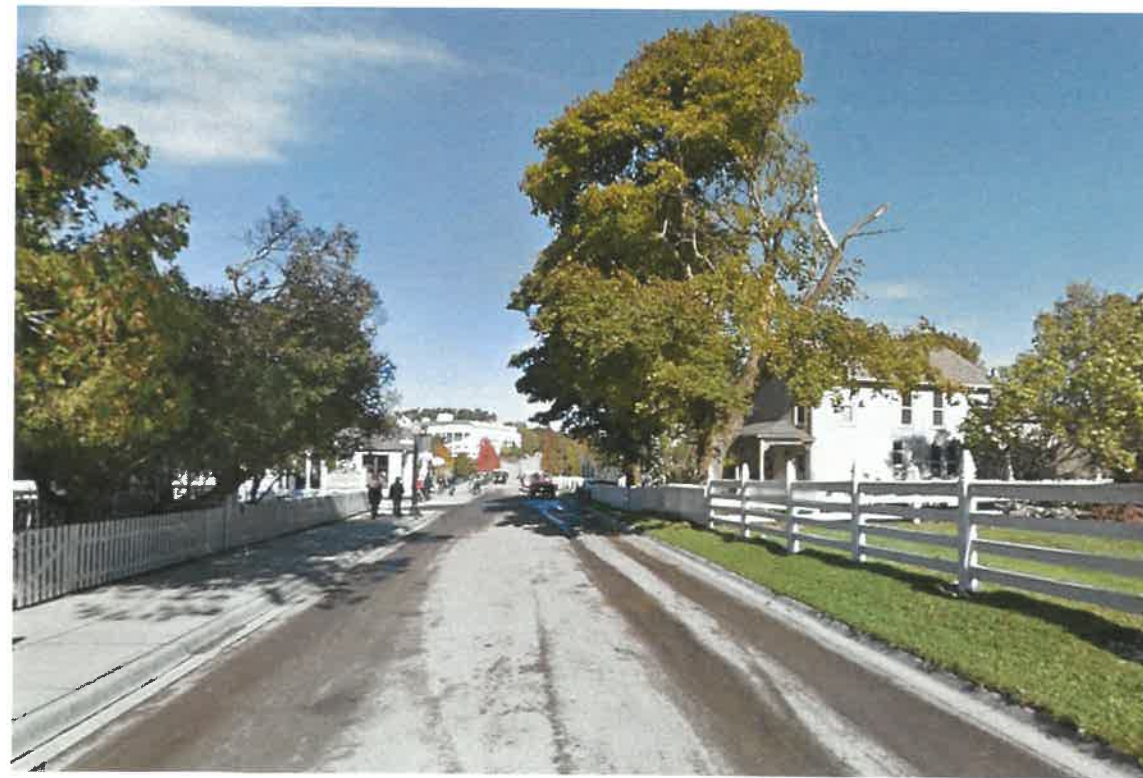
STREETVIEW - CONTEXT EAST OF COTTAGE



STREETVIEW - CONTEXT WEST OF COTTAGE



STREETVIEW - CADOTTE AVE TOWARDS MARKET ST



STREETVIEW - CADOTTE AVE TOWARDS MAHONEY AVE