

9/25/2025 1:25:12 PM S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\temp copy - 12 unit\4th and CADOTTE-A24_Local_12 units - Copy.rvt

GRAND HOTEL - MANAGER HOUSING

File No. R425-098-052
Exhibit J
Date 9-29-25
Initials KD



AREA PLAN
1" = 200'-0" SCALE

Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
- 08 SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE: BOARDINGHOUSE

Utilities/Services

POTENTIAL DEMAND FOR:
• WATER
• SEWER
• TRASH
UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF THE PROJECT.

Historic District

NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

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



OWNER:

GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS

CADOTTE AVE.
MACKINAC ISLAND, MI 49757

PARCEL #:

051-630-098-00

Project Description

The project involves the construction of a single building containing 12 single-bedroom apartments, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

DENSITY	ALLOWED	PROPOSED
OCCUPANTS:	30	24
(PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)		
LOT SIZE	REQ'D	EXISTING
	10,000 SF	15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25' - 8"
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE	PROPOSED	
1ST FLOOR	3,970	
2ND FLOOR	3,720	
TOTAL	7,690	

HopkinsBurns

historic preservation & communities by design

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

Grand Hotel®

SCALE: 1" = 200'-0"

2025.09.25

COVER

ITEMS CORRESPONDING TO SCHEDULE B-II

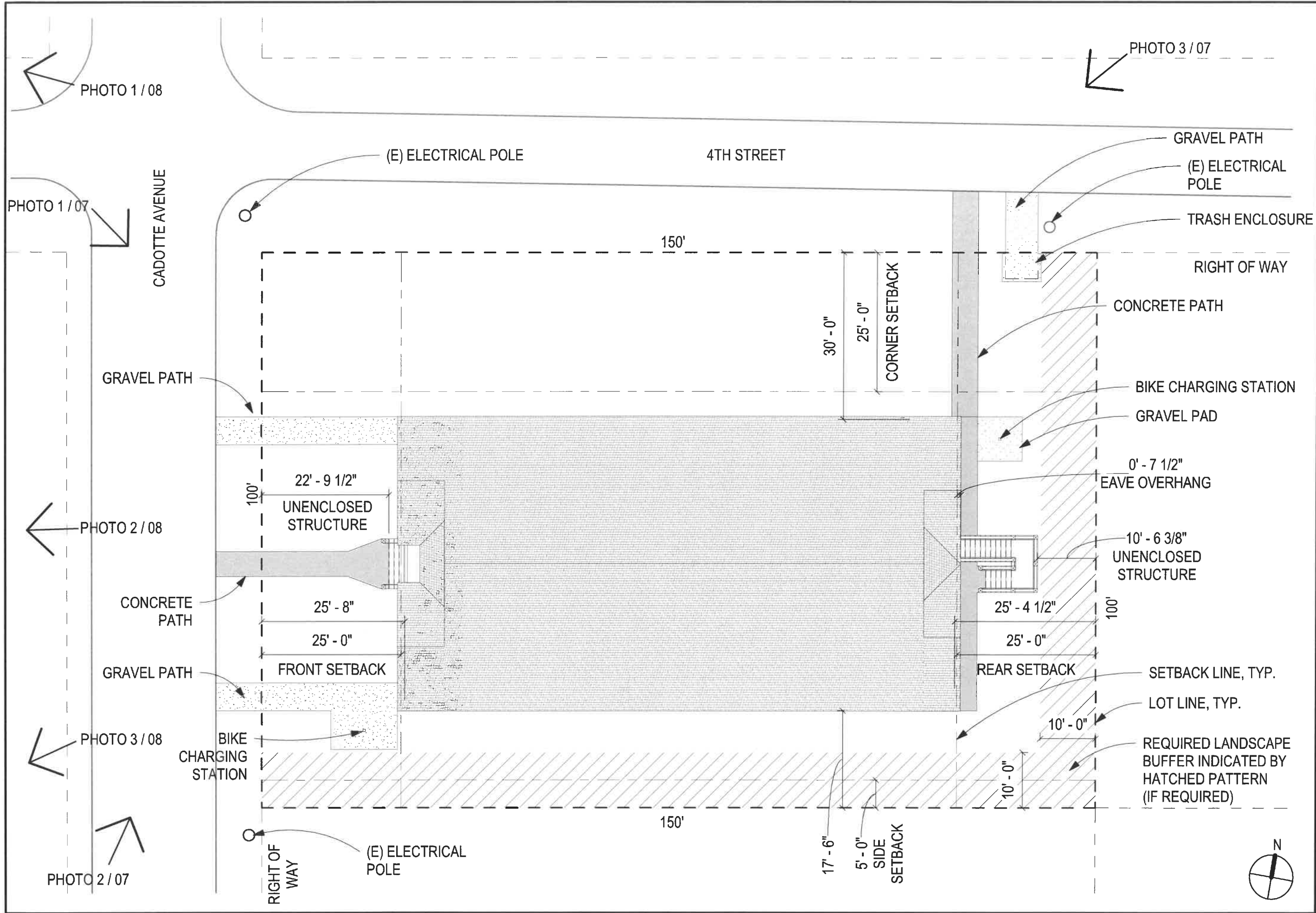
Oil, gas, mineral, and aboriginal interests reserved by the State of Michigan and the terms, covenants and provisions contained in instruments recorded in Liber 122, page 342, as to Parcel 7, 8 and 33.

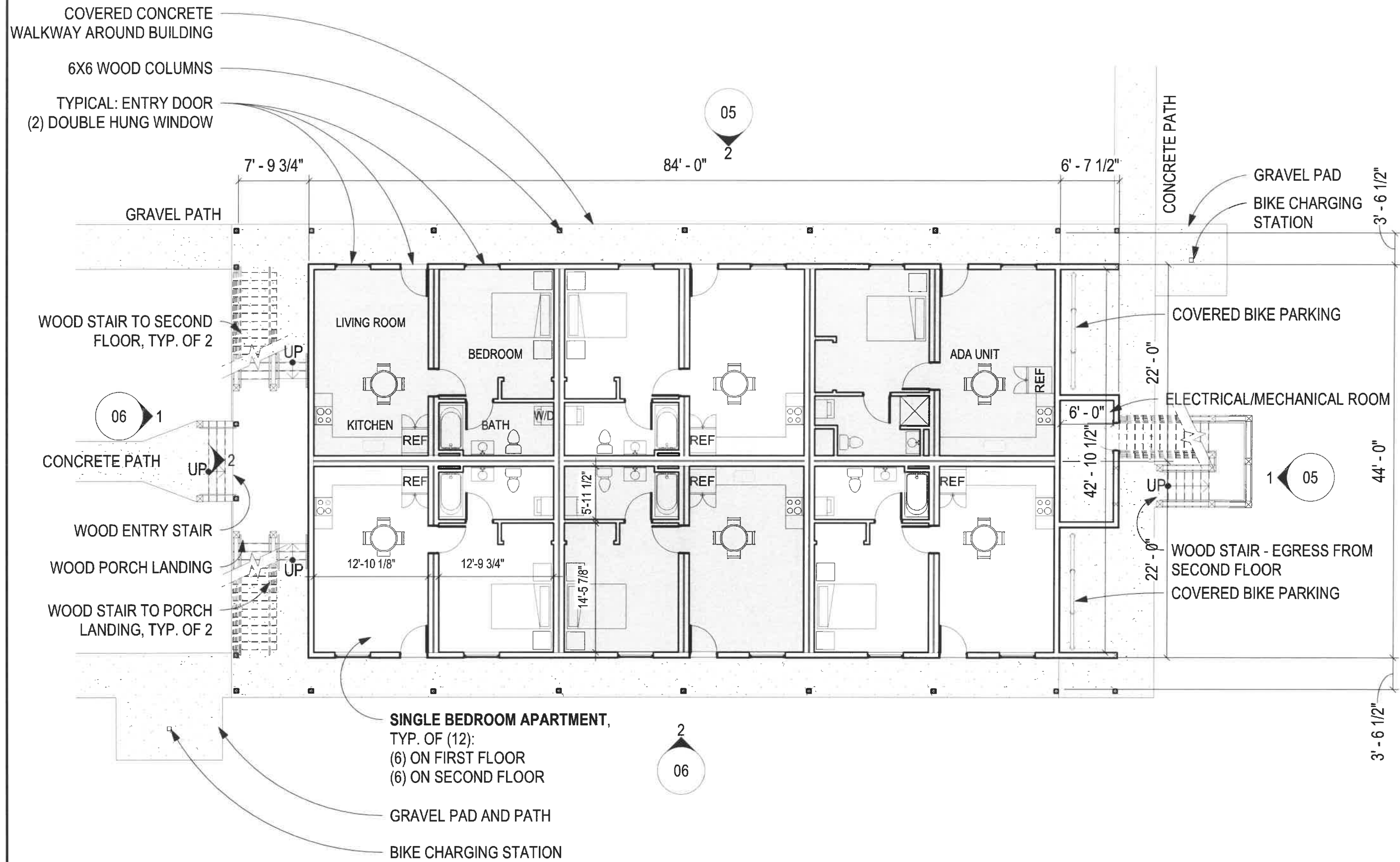
Item does not reference subject property and is not shown hereon.
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 112, page 13, as to Parcel 35.

Item does not reference subject property and is not shown hereon.

Schedule B, Part II items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187,





FIRST FLOOR PLAN

3/32" = 1'-0" SCALE

SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

42" WOOD GUARDRAIL
WITH 6X6 NEWEL POSTS

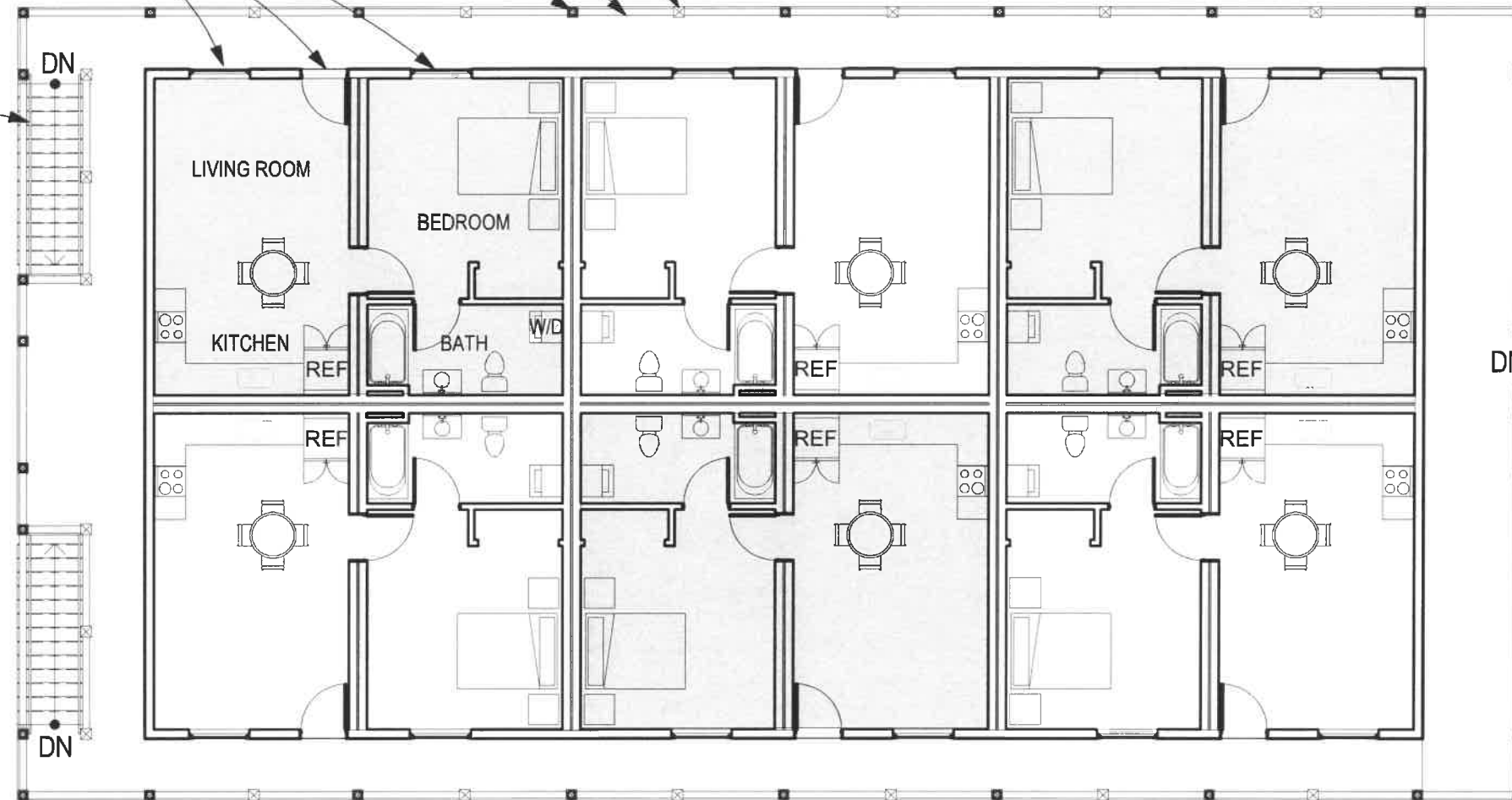
COVERED BALCONY
(WOOD DECKING)

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS
ENTRY DOOR
(2) DOUBLE HUNG WINDOWS

WOOD STAIR TO
PORCH LANDING
TYP. OF 2

06 1



06 2

05 2

WOOD STAIR TO
CONCRETE WALK

05 1



HopkinsBurns

historic preservation
communities by design

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

Grand Hotel

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

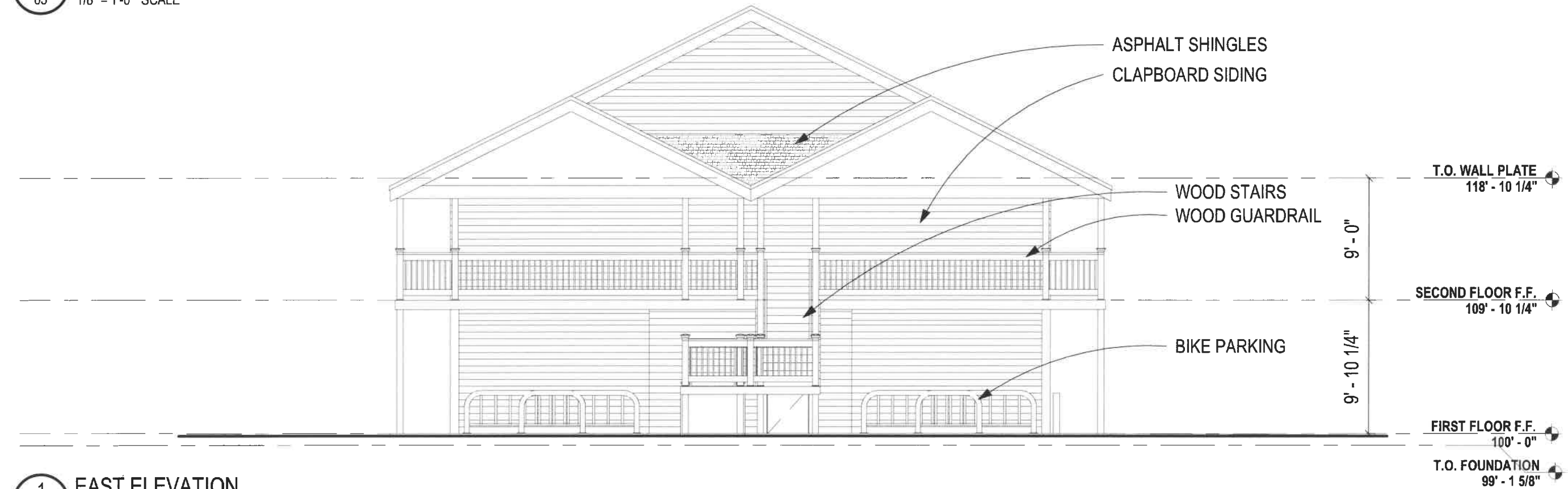
2025.09.25

04

SECOND FLOOR
PLAN



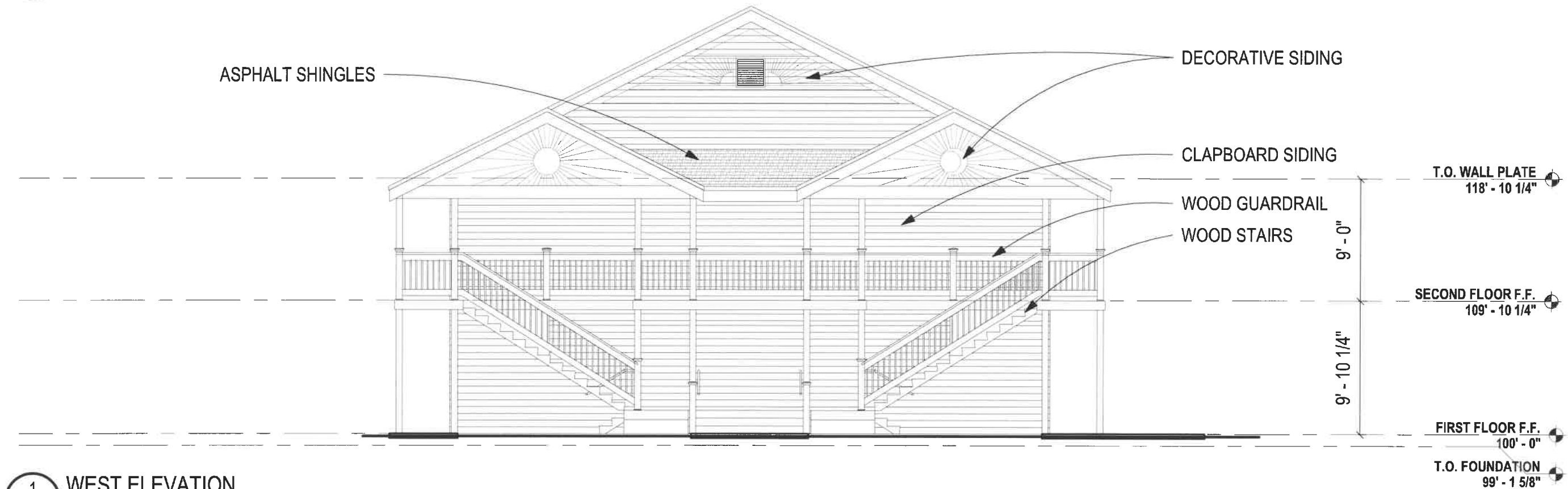
2 NORTH ELEVATION
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION
05 1/8" = 1'-0" SCALE



2 SOUTH ELEVATION
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION
06 1/8" = 1'-0" SCALE



3
07

EXISTING VACANT LOT
TOWARD SOUTH-WEST

NO SCALE



1
07

EXISTING VACANT LOT
TOWARD SOUTH-EAST

NO SCALE



2
07

EXISTING VACANT LOT
TOWARD NORTH-EAST

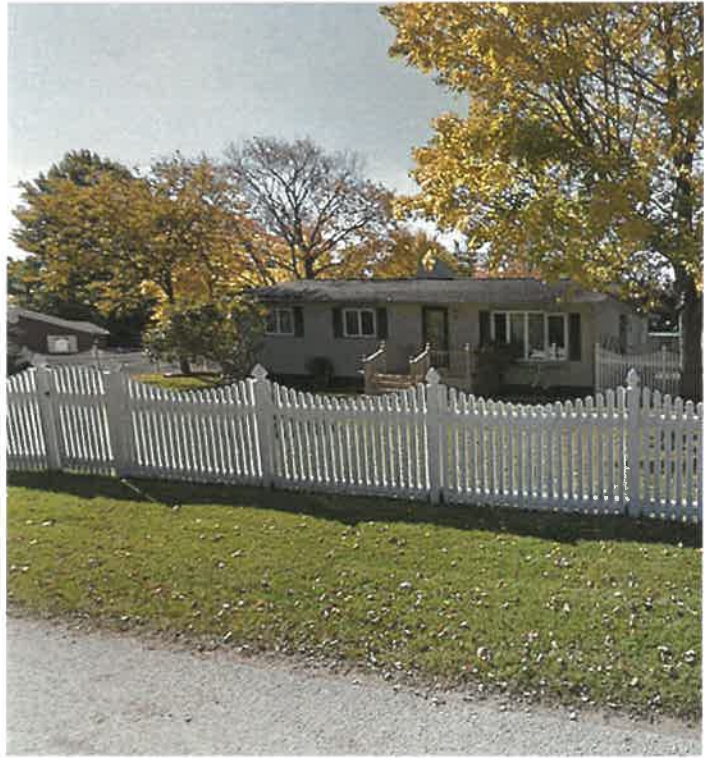
NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE