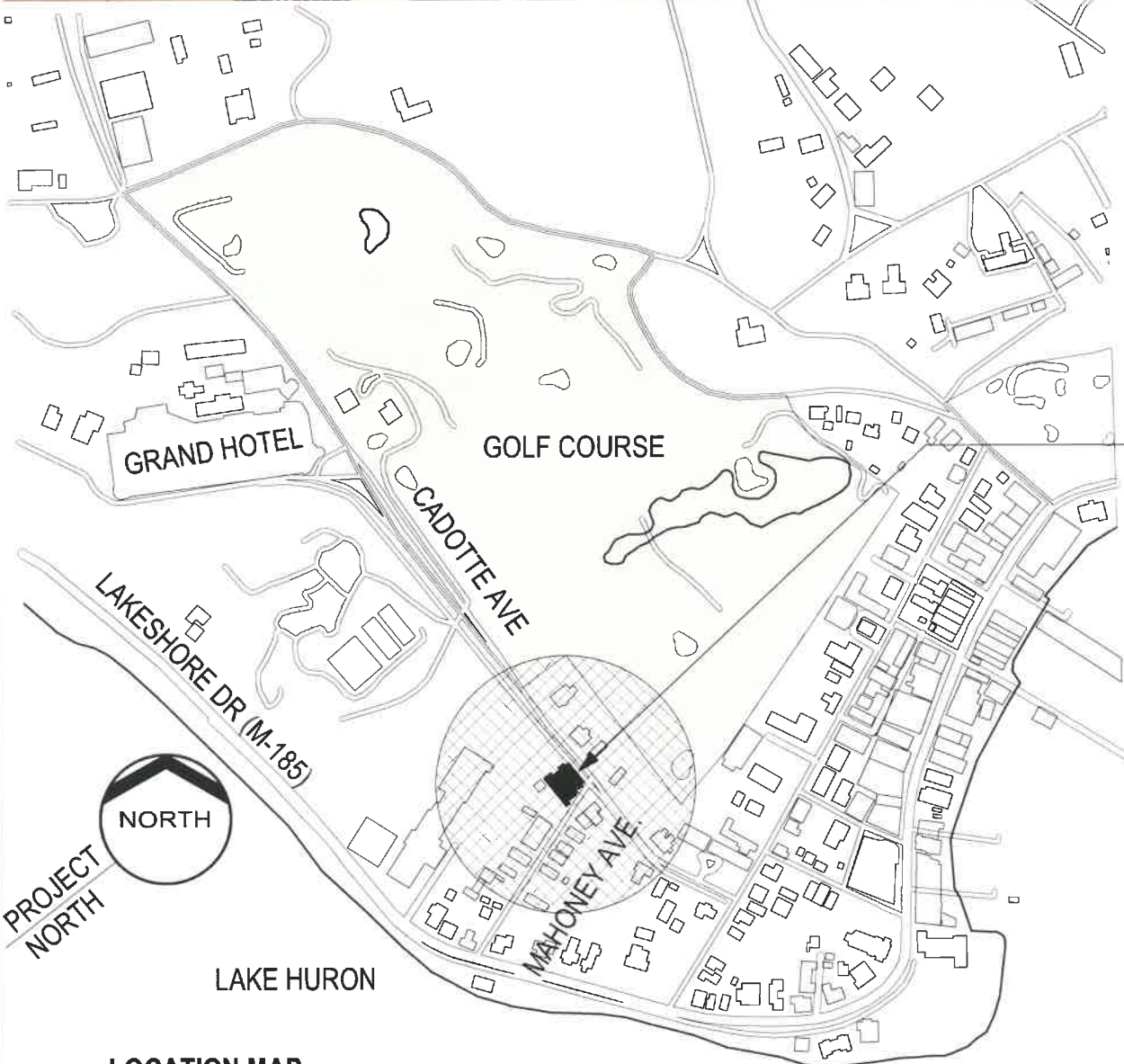


10/24/2025 2:14:13 PM C:\Users\steve.adams\Documents\GH-Gate House Back Gate Bar-A24_PC-HDC\steve.adams@hopkinsburns.com.rvt



LOCATION MAP

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

ARCHITECT

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

File No. C25-083-096 (H)
Exhibit C
Date 10-27-25
Initials KP

GATE HOUSE

PLANNING COMMISSION & HISTORIC DISTRICT
COMMISSION SUBMITTALS

Sheet List

PC/HDC	
1	COVER
2	SURVEY
3	SITE PLAN
4	ELEVATIONS
5	ELEVATIONS
6	RENDERING
7	RENDERING
8	RENDERING
9	PHOTOGRAPHS
10	PHOTOGRAPHS

SUBMITTED

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 patio is proposed to be renovated. This building is a non-contributing property in West End Historic District. The scope includes addition of a roof covering a portion of the existing patio at the pavilion, renovating the pavilion area with a new bar and updated guard walls.

Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025
ESTIMATED DURATION OF CONSTRUCTION: 3 MONTHS

Zoning

ZONING DISTRICT: COMMERCIAL
HISTORIC DISTRICT: WEST END HISTORIC DISTRICT

	REQ'D	EXISTING	
LOT SIZE:	N/A	18,861.61 SF	
<u>SETBACKS</u>	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT YARD	0'	0'	0'
SIDE YARD	0'	0'	0'
REAR YARD	15'	46'	NO CHANGE
<u>HEIGHT</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
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.

Gate House
Pavilion Renovation

SCALE: No Scale 10/24/2025

Planning Commission &
Historic District Commission

HopkinsBurns
DESIGN STUDIO
historic preservation &
communities by design

RECEIVED
OCT 27 2025
1 COVER



SCALE: 1" = 20'

811

Know what's below.
Call before you dig.

- LEGEND**
- 838 EXIST. CONTOUR
 - x836.2 EXIST. SPOT ELEVATION
 - o- U.P. EXIST. UTILITY POLE
 - EX. TRANSFORMER
 - EX. AC UNIT
 - OH EXIST. OVERHEAD UTILITY LINE
 - * EXIST. LIGHT POLE
 - l- EXIST. TELEPHONE LINE
 - e- EXIST. ELECTRIC LINE
 - g- EXIST. GAS LINE
 - f.o.- EXIST. FIBER OPTIC LINE
 - w- EXIST. WATER MAIN
 - h- EXIST. HYDRANT
 - s- EXIST. GATE VALVE IN BOX
 - s- EXIST. GATE VALVE IN WELL
 - r- EXIST. STORM SEWER
 - c- EXIST. CATCH BASIN OR INLET
 - s- EXIST. SANITARY SEWER
 - r- TELEPHONE RISER
 - m- ELECTRIC METER
 - g- GAS METER
 - p- POST
 - f- FENCE
 - t- SINGLE TREE
 - o- TREE OR BRUSH LIMIT
 - f- FOUND IRON PIPE
 - f- FOUND MONUMENT
 - f- FOUND P.K.
 - f- FOUND IRON ROD
 - c- CONTROL PT.

LEGAL DESCRIPTION
Lot 8, Block 7 of Assessor's Plat No. 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 guarantees 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.

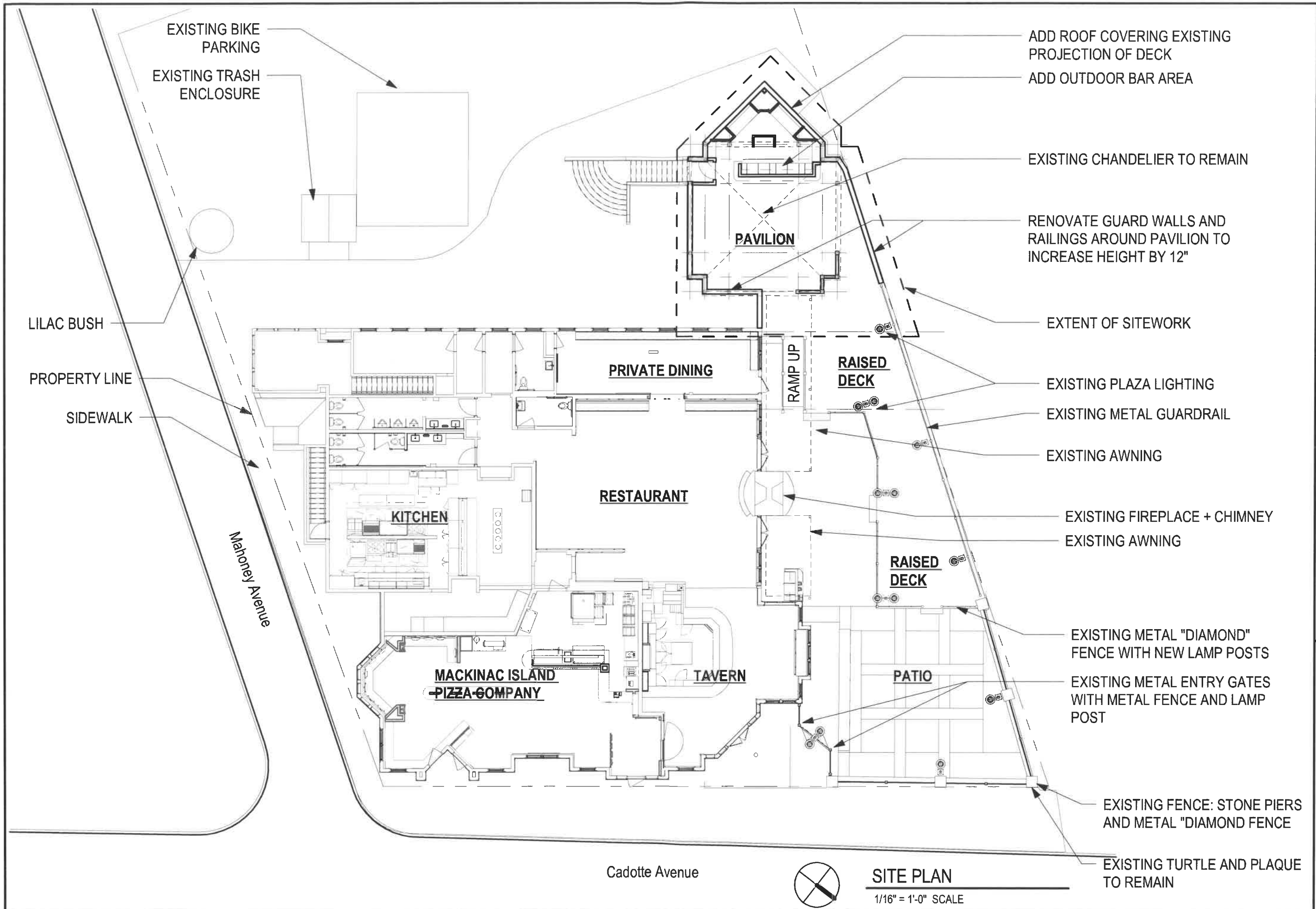
22228

DATE: 10/07/22
SHEET: 1 OF 1
JOB NO. 22228
REV. DATE: CAD: KJB
ENG: MW
TECH: MW
DATE: 10/07/22

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

CLIENT
DAVIDSON HOSPITALITY
The Ravina Drive, Suite 1080
Atlanta, GA 30346
Attn: Tamara Burns (HopkinsBurns)
Design Studio) 734-424-3344

MIDWESTERN
3845 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0000 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services





ELEVATION | CADOTTE

1" = 10'-0" SCALE



ELEVATION | PLAZA WALL

1" = 10'-0" SCALE

RAISE EXISTING WALL AND
GUARD AROUND PAVILION BY 12"
NEW ROOF WITH DETAILING TO
MATCH EXISTING PAVILION

12"
10"



ELEVATION | BACK OF BUILDING

1" = 10'-0" SCALE



ELEVATION | MAHONEY

1" = 10'-0" SCALE



NEW SCREEN WALL TO MATCH
GUARD AT EDGE OF DECK
RAISE EXISTING WALL AND GUARD
AROUND PAVILION BY 12"

Planning Commission &
Historic District Commission

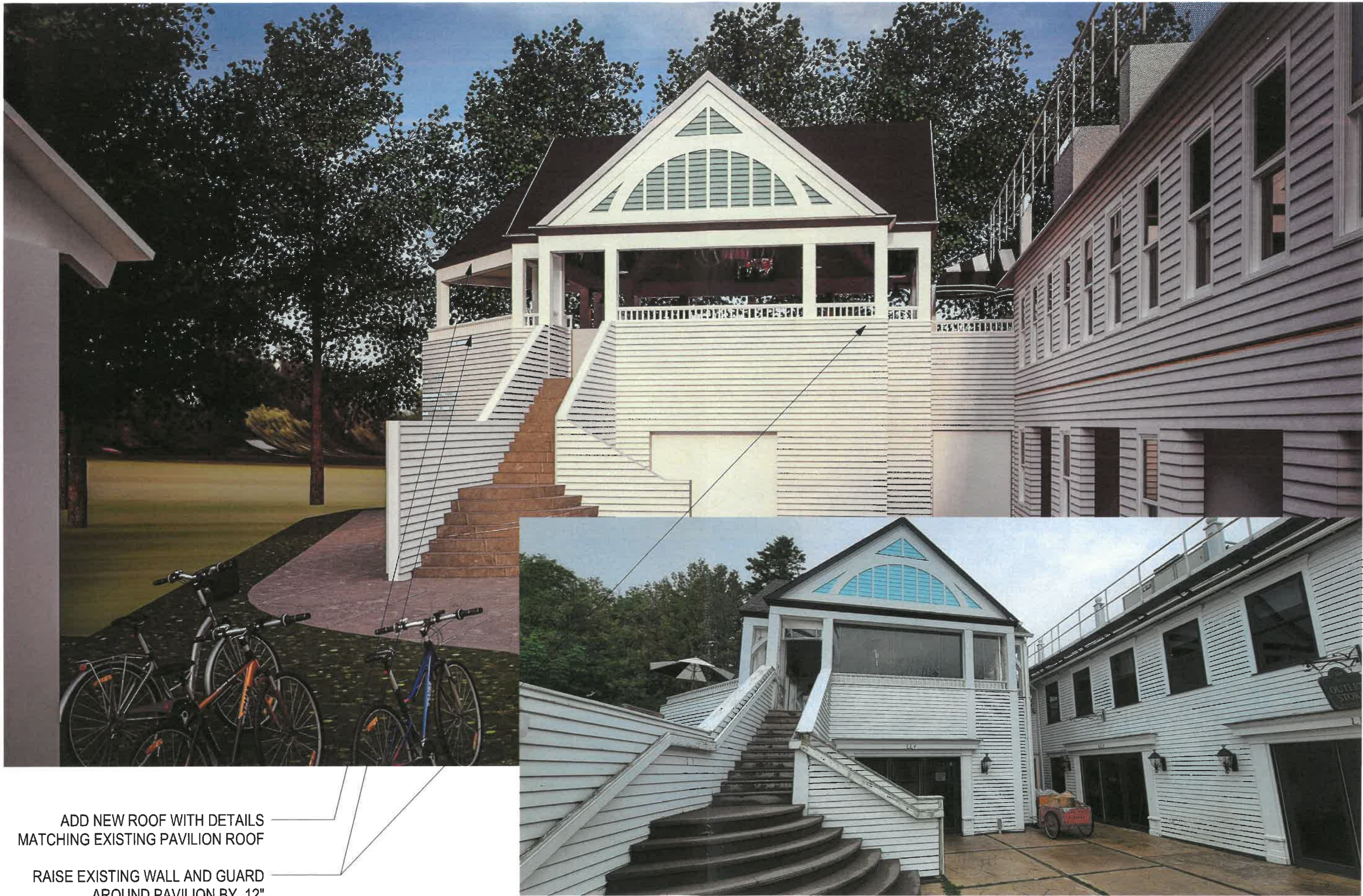
Gate House
Pavilion Renovation

HopkinsBurns
DESIGN STUDIO
historic preservation &
communities by design

SCALE: No Scale

10/24/2025

6
RENDERING



ADD NEW ROOF WITH DETAILS
MATCHING EXISTING PAVILION ROOF

RAISE EXISTING WALL AND GUARD
AROUND PAVILION BY 12"

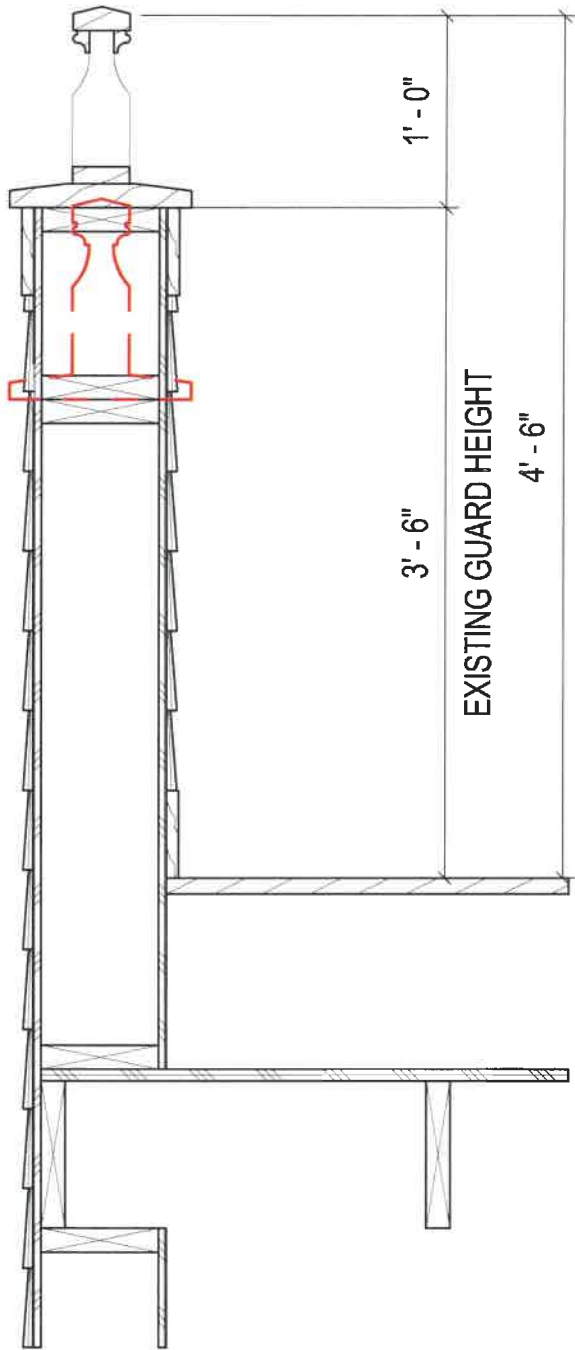
Planning Commission &
Historic District Commission

Gate House
Pavilion Renovation

SCALE: No Scale

10/24/2025

7
RENDERING



DETL | RAILING

1" = 1'-0" SCALE

NEW CEILING FANS
EXISTING SCONCES AND COVE
LIGHTING

RAISE EXISTING WALL AND GUARD
AROUND PAVILION BY 12"

BIRDCAGE CHANDELIER
(NOT SHOWN) TO REMAIN



NEW SCREEN WALL TO MATCH
GUARD AT EDGE OF DECK
RAISE EXISTING WALL AND GUARD
AROUND PAVILION BY 12"

ADD EXTERIOR BAR AND
EQUIPMENT





Planning Commission &
Historic District Commission

Gate House
Pavilion Renovation

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historic preservation &
communities by design

9
PHOTOGRAPHS

SCALE: No Scale 10/24/2025

