

RECEIVED
MAY 26 2026

File No. HB26-001-027
 Exhibit 3
 Date 5-26-26
 Initials MP

ARCHITECTURAL SITE PLAN
 1" = 100'-0" SCALE

HopkinsBurns
 DESIGN STUDIO
 historic preservation & communities by design

Planning Commission

Grand Hotel
 Tea Garden Stairs

2
 SITE PLAN

SCALE: 1" = 100'-0"
 2026.05.21

TEA GARDEN STAIRS

PLANNING COMMISSION SUBMITTALS

1 COVER

Grand Hotel
Tea Garden Stairs
SCALE: As indicated 2026.05.21

Planning Commission

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design



Statement of Historic Significance

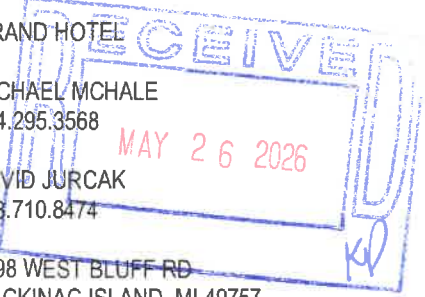
The project involves the Restoration and Reconstruction of a historic building listed as a National Historic Landmark. Utmost care, sensitivity and respect shall be shown to the building at all times.

Sheet List

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OWNER: GRAND HOTEL
 CONTACTS: MICHAEL MCHALE 404.295.3568
 DAVID JURCAK 303.710.8474
 PROPERTY ADDRESS: 7798 WEST BLUFF RD MACKINAC ISLAND, MI 49757
 PARCEL #: 051-780-001-00



Project Description

Scope includes the construction of new tea garden stairs, a new pavilion, overlook, and portal connecting the hotel to the stairs.

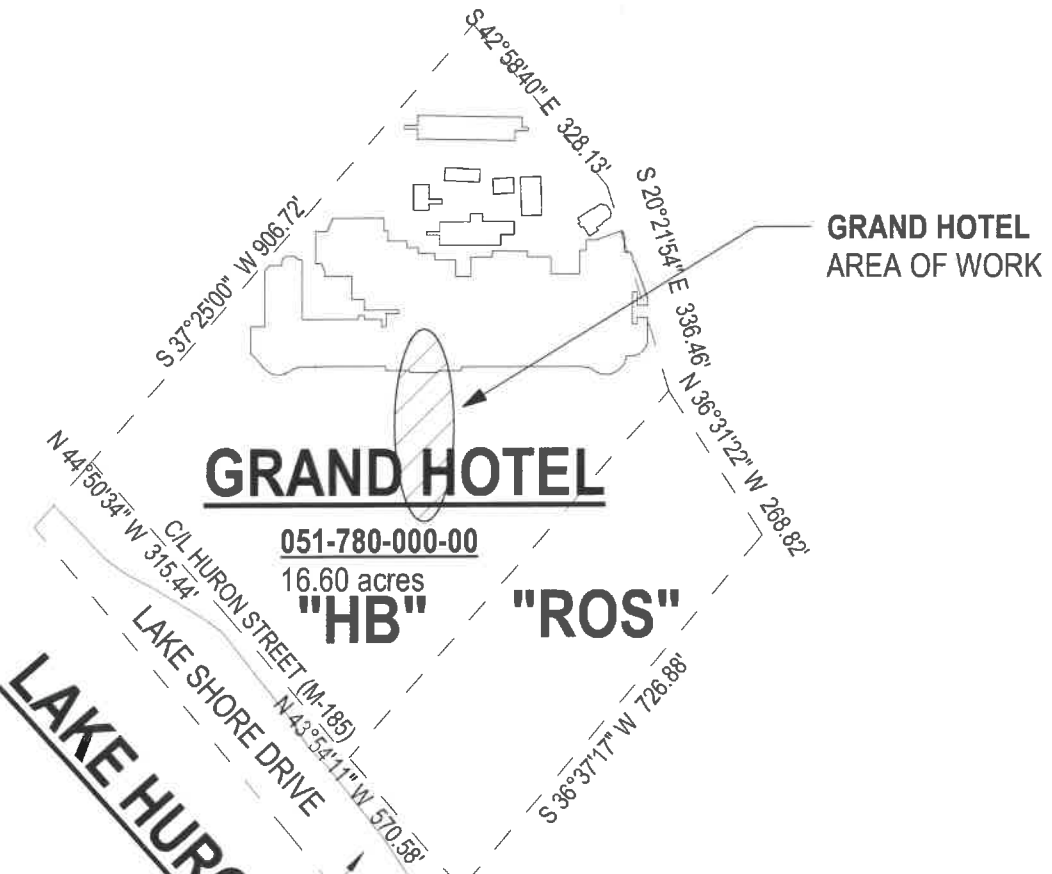
Construction

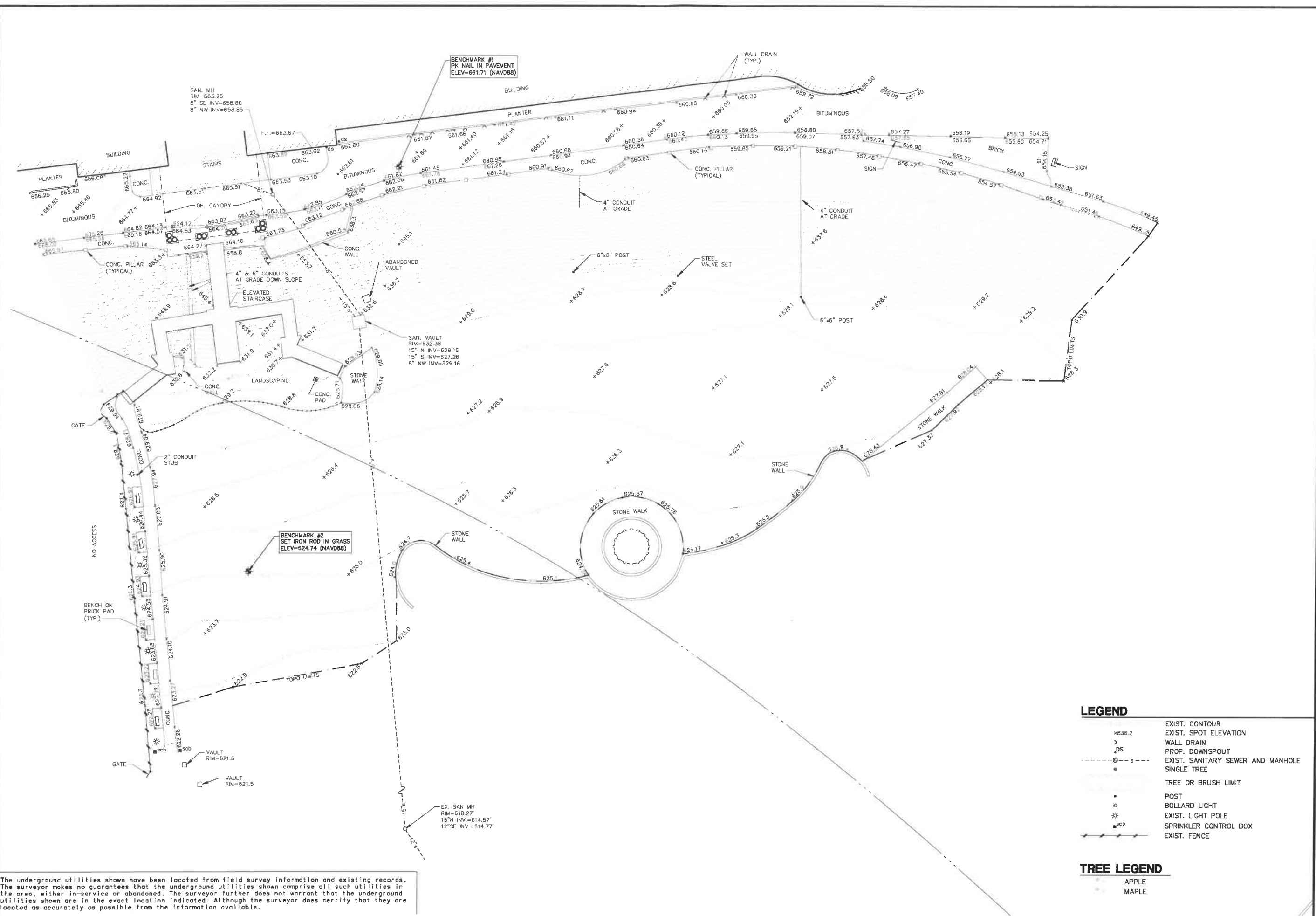
PROPOSED CONSTRUCTION START DATE: NOV. 2026
 ESTIMATED DURATION OF CONSTRUCTION: 5 MONTHS

File No. HB26-001-027
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Zoning

CURRENT ZONING DISTRICT:	HOTEL/BOARDING HOUSE, "HB"		
MIN. LOT SIZE:	REQ'D 7,500 SF	EXISTING 507,010 SF (11.39 ACRES "HB")	
SETBACKS	ALLOWED	PROPOSED	
FRONT YARD	30' MIN	GREATER OR EQUAL TO 30'	
SIDE YARD	10' MIN	GREATER OR EQUAL TO 10'	
REAR YARD	30' MIN	GREATER OR EQUAL TO 30'	
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MAX	3.5	7	NO CHANGE
FEET (MIN)(MAX)	(12')(40')	~90'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	202,804 SF (40%)	183,069 SF (36.1%)	NO CHANGE
DENSITY	EXISTING		
BIKE PARKING:	PROVIDED		
BUFFER AT ADJACENT SINGLE FAMILY RESIDENTIAL USE:	EXISTING		





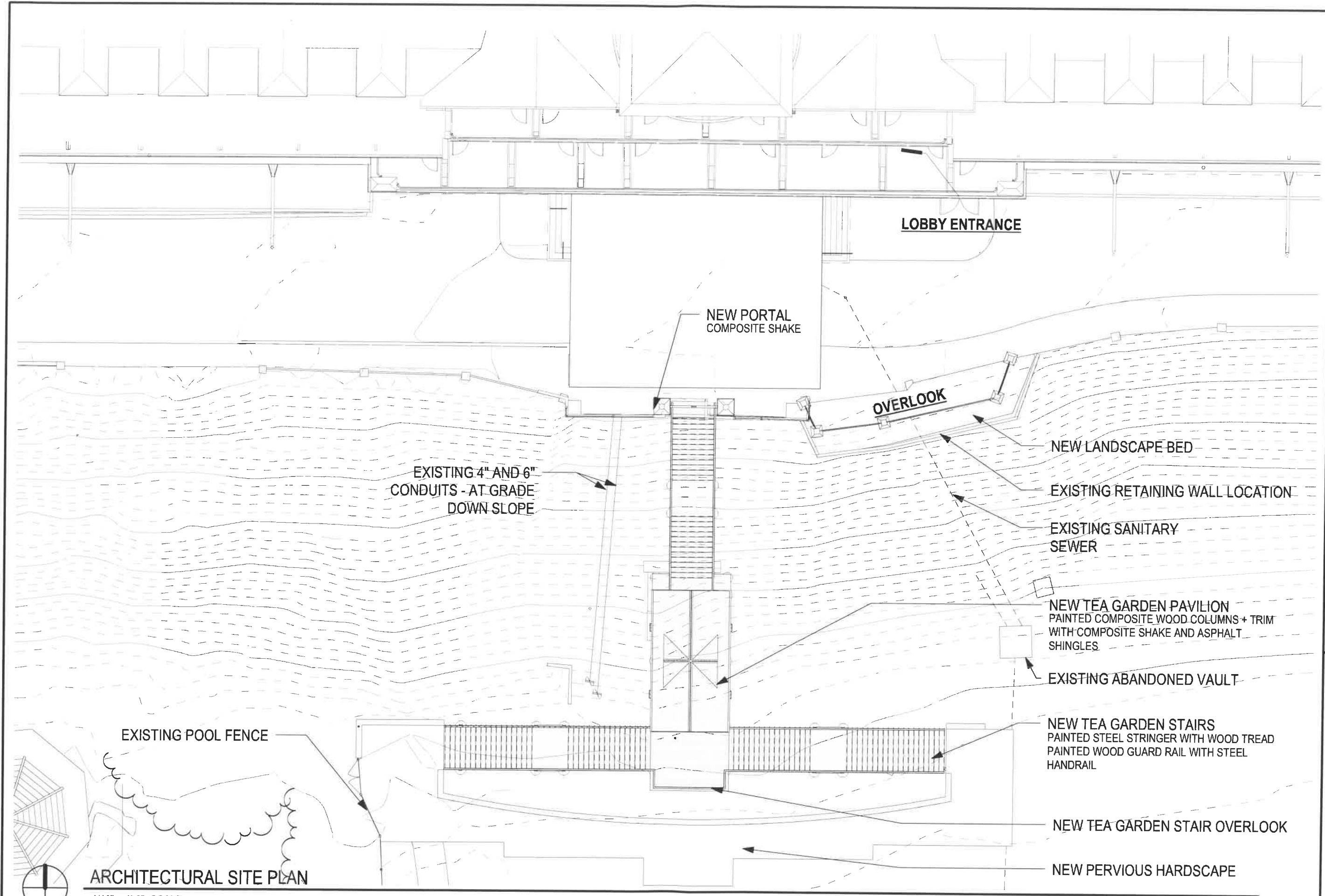
The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground 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.

LEGEND

---	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
>	WALL DRAIN
DS	PROP. DOWNSPOUT
--- s ---	EXIST. SANITARY SEWER AND MANHOLE
•	SINGLE TREE
---	TREE OR BRUSH LIMIT
•	POST
*	BOLLARD LIGHT
*	EXIST. LIGHT POLE
scb	SPRINKLER CONTROL BOX
---	EXIST. FENCE

TREE LEGEND

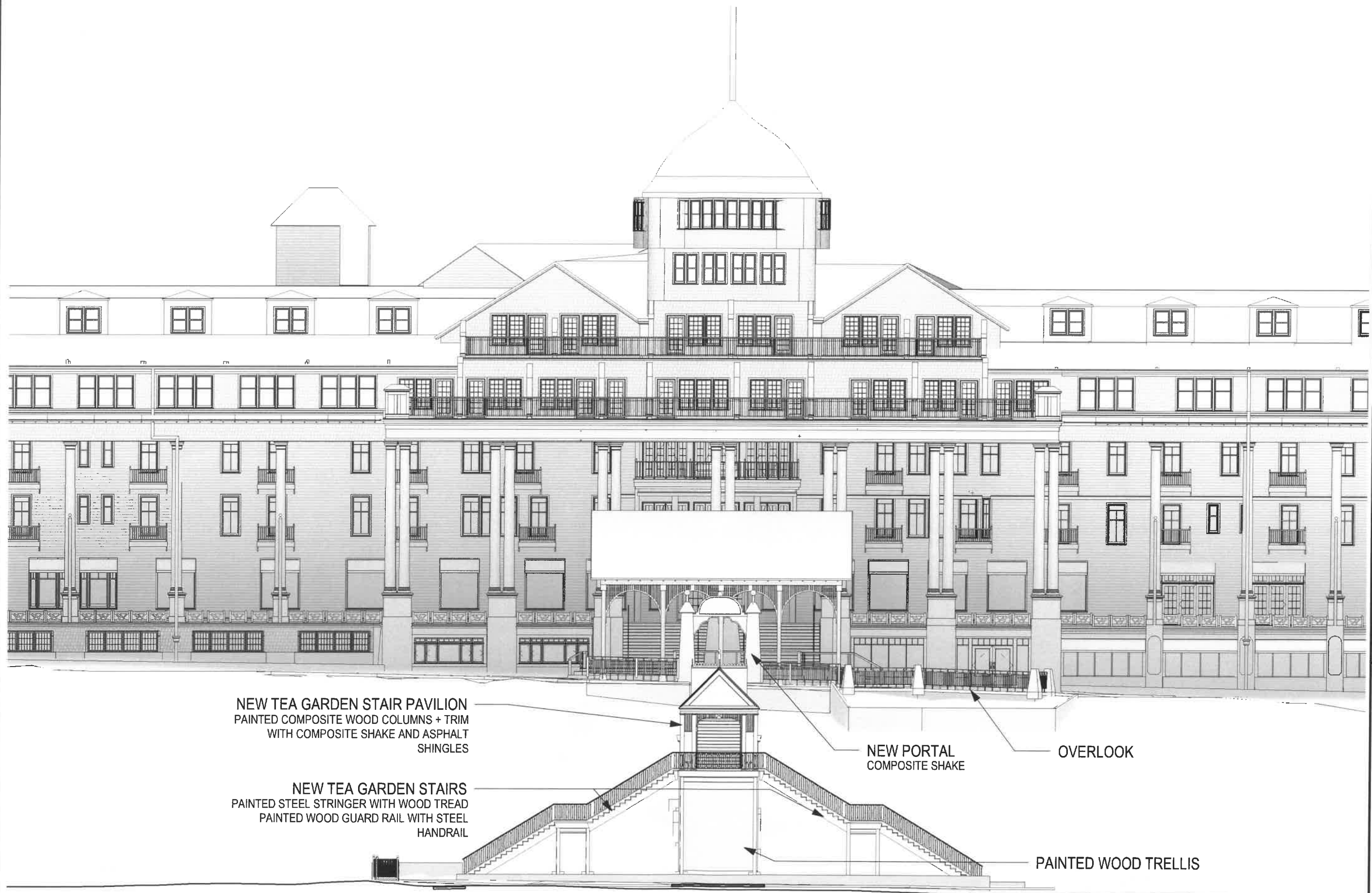
•	APPLE
•	MAPLE



ARCHITECTURAL SITE PLAN

1/16" = 1'-0" SCALE





ELEVATION

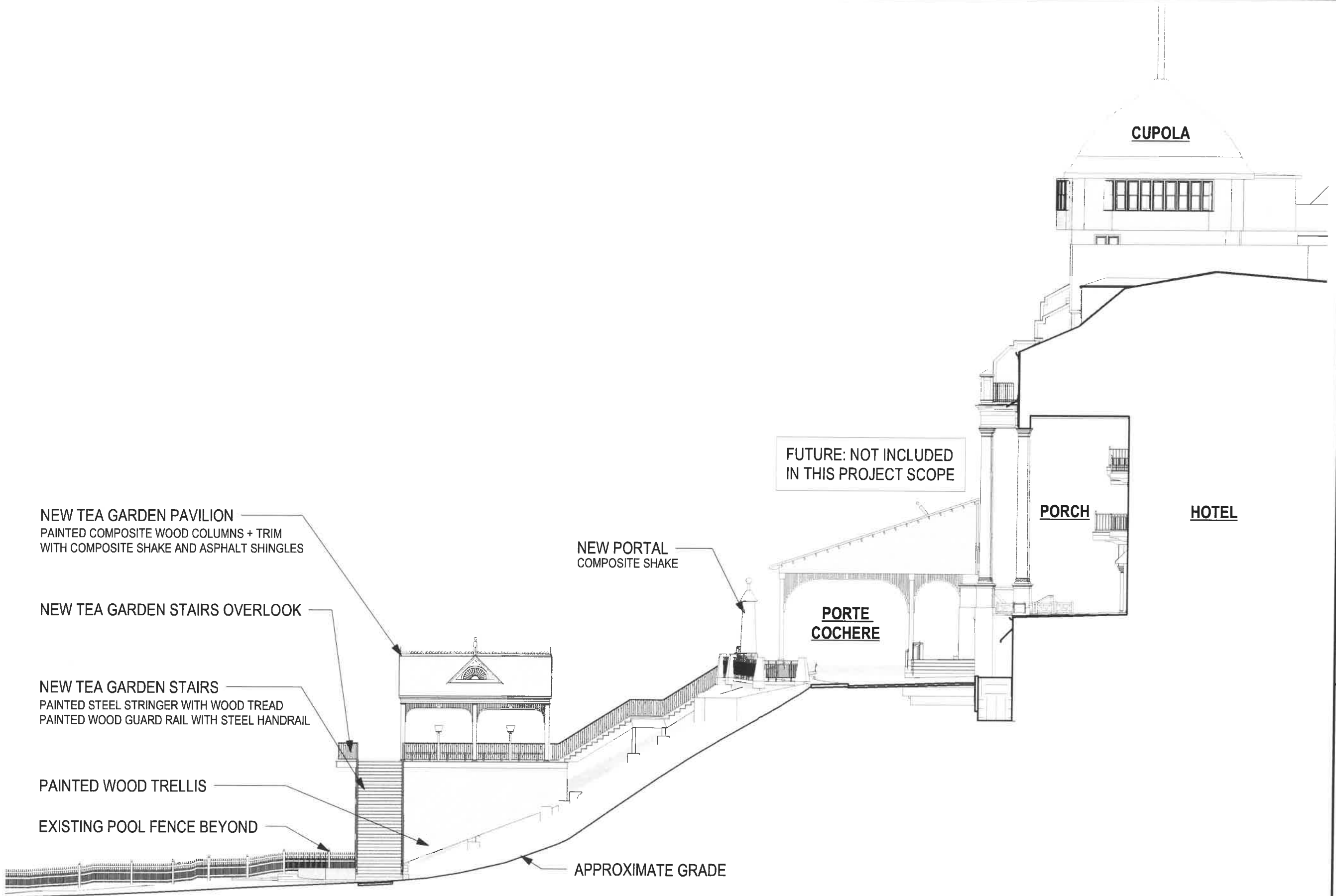
1/16" = 1'-0" SCALE

Planning Commission

Grand Hotel
Tea Garden Stairs

SCALE: 1/16" = 1'-0" 2026.05.21

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ELEVATIONS



EAST ELEVATION

1/16" = 1'-0" SCALE



VIEW OF PROPOSED TEA GARDEN STAIRS

Planning Commission

Grand Hotel
Tea Garden Stairs

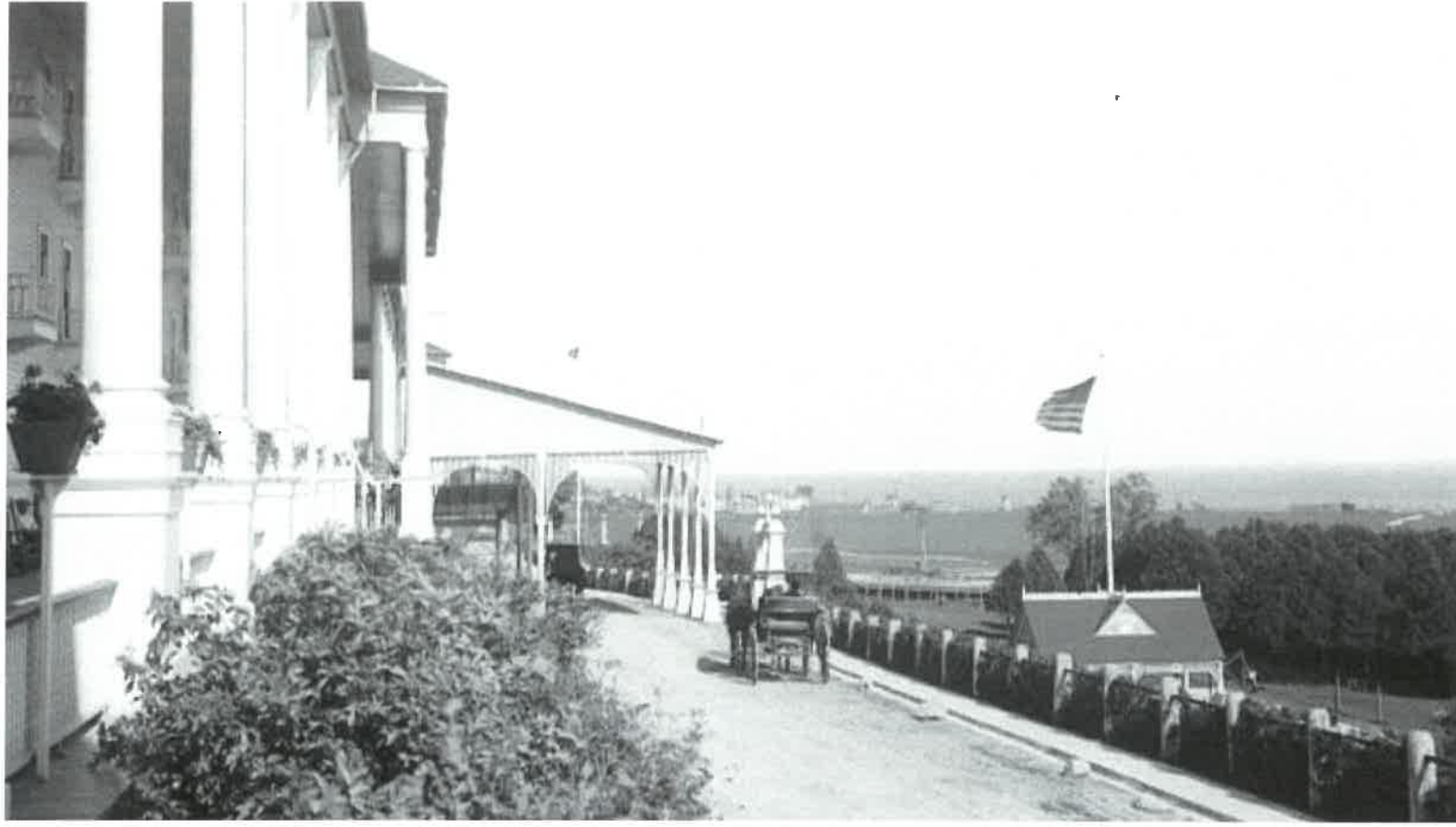
SCALE: NO 2026.05.21

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RENDERING



VIEW OF PROPOSED TEA GARDEN STAIRS



HISTORIC PHOTO C. 1908



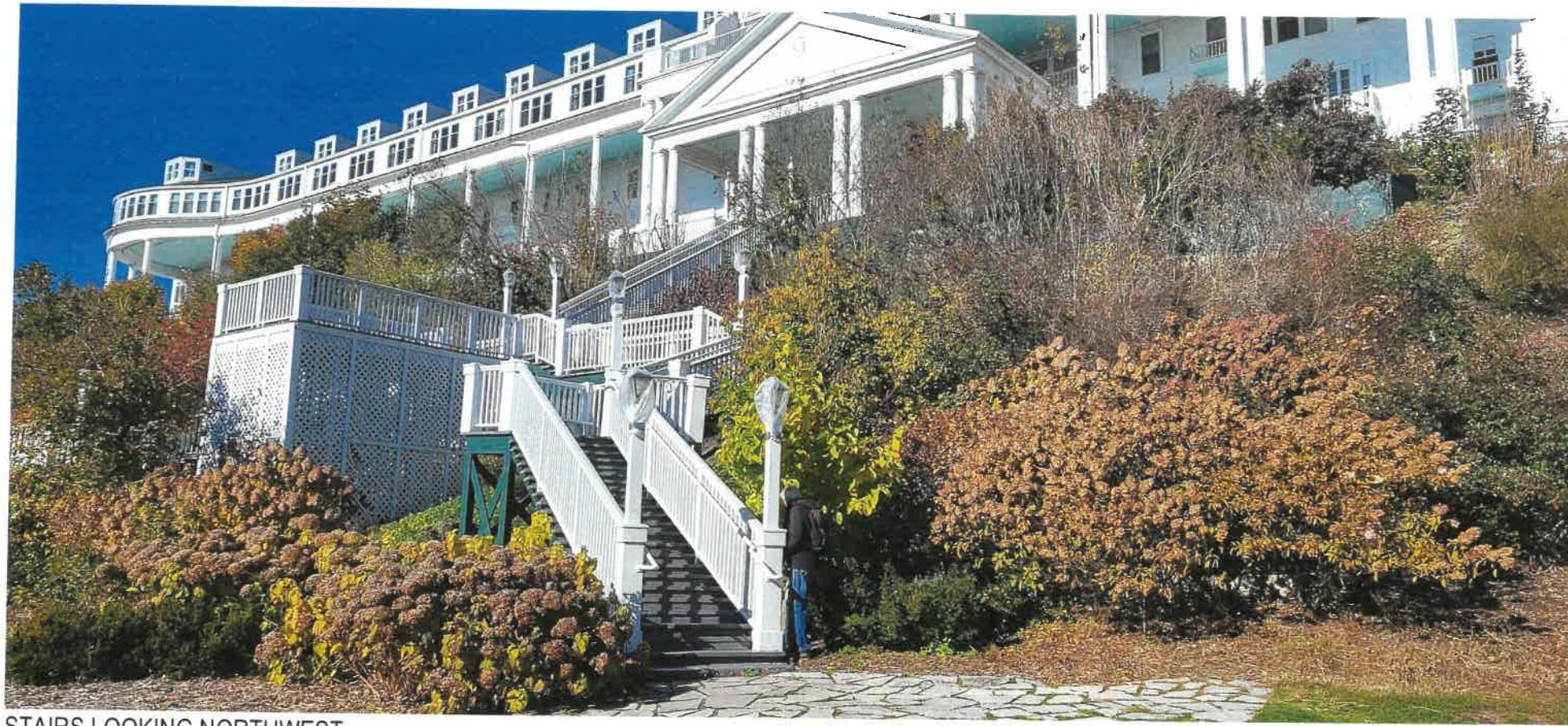
PROPOSED DESIGN BASED ON C.1908



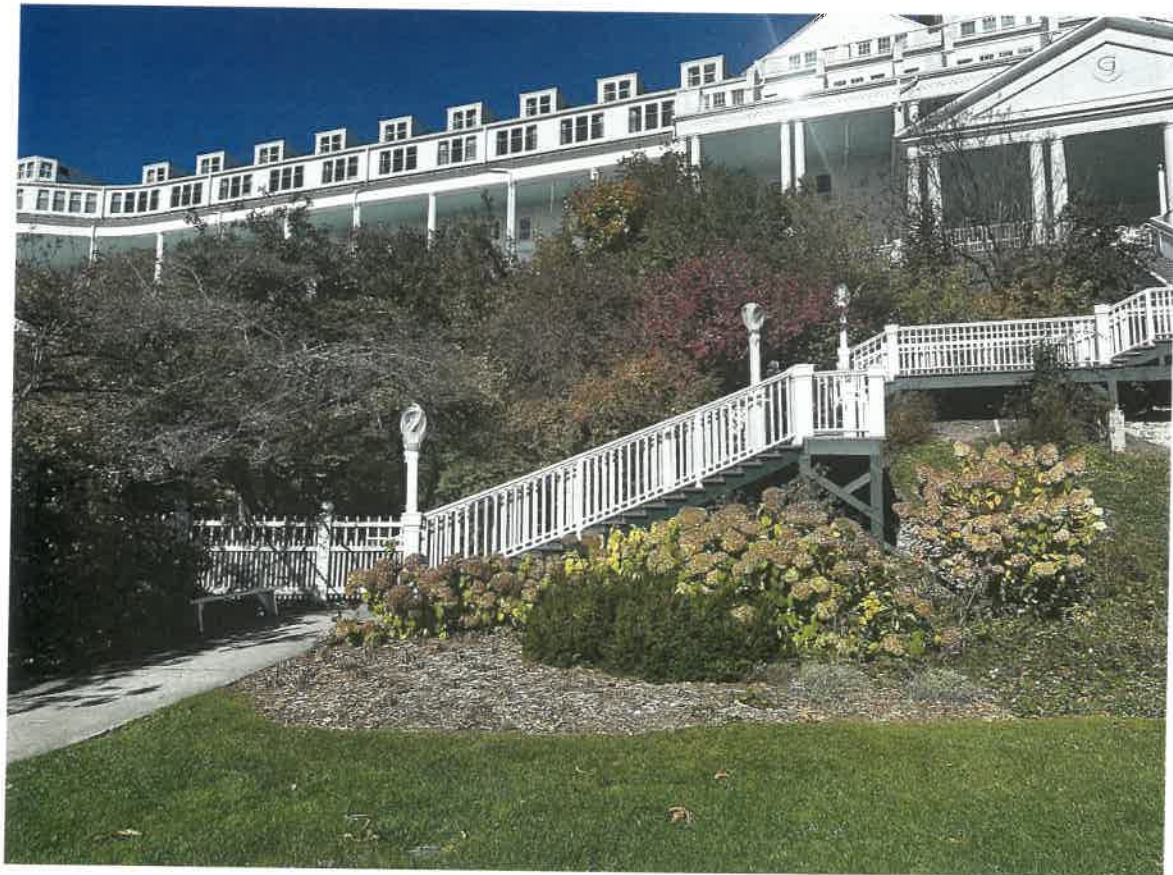
STAIRS LOOKING NORTH



TOP OF STAIRS LOOKING SOUTH



STAIRS LOOKING NORTHWEST



LOWER EAST STAIR



LOWER WEST STAIR

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SCALE: 1 1/2" = 1'-0" 2026.05.21

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PHOTOGRAPHS