

# BICYCLE STREET INN- RENOVATIONS

MACKINAC ISLAND, MICHIGAN

NOVEMBER 22, 2023

OWNER: BSI RESORT HOLDINGS LLC  
100 SAINT PAUL STREET, SUITE 800  
DENVER, CO 80206

ARCHITECT: BARRY J POLZIN ARCHITECTS INC.  
101 N LAKESHORE BLVD.  
MARQUETTE, MI 49855

ZONING: C COMMERCIAL

**PROJECT DESCRIPTION:**

THE FIRST FLOOR WILL BE CONVERTED BACK TO ITS ORIGINAL USE AS AN OPEN MARKET/FOOD HALL AND RETAIL SPACES. THE ENTRY TO THE FOOD HALL WILL BE INCREASED FROM ONE PAIR TO TWO PAIRS TO DOUBLE THE FLOW CAPACITY IN AND OUT OF THE FOOD HALL. THIS RECONFIGURATION INCLUDES AN AMPLE PRE-ENTRY SPACE OFF OF THE PUBLIC SIDEWALK.

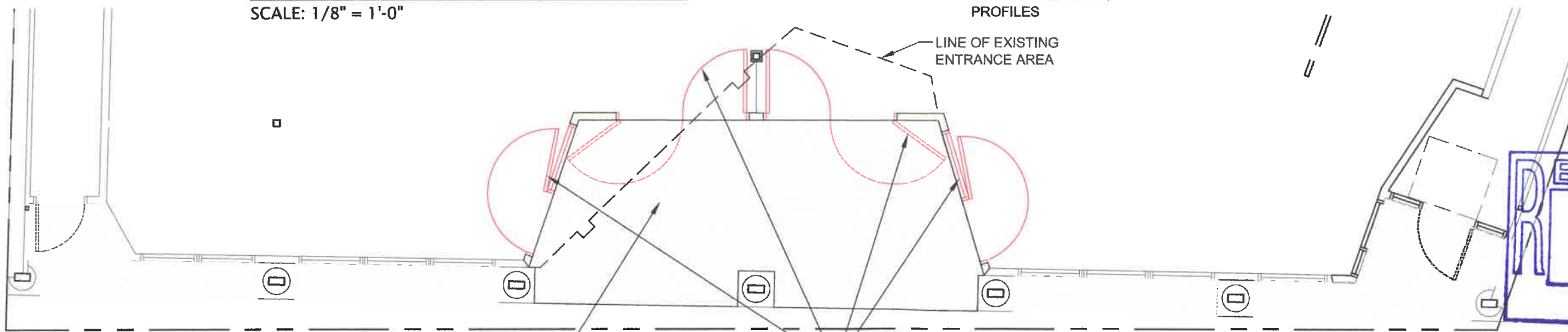
ALL NEW WORK TO MATCH EXISTING COLOR SCHEME

STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED) WITH CLEAR INSULATED GLASS.



## MAIN STREET ELEVATION

SCALE: 1/8" = 1'-0"

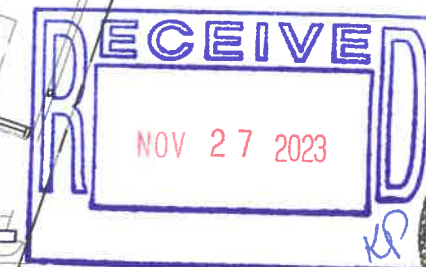


## PARTIAL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

**INDEX**

- A1.0 MAIN ST ELEVATION AND PLAN
- A1.2 RENDERINGS
- C1.0 SITE PLAN/LEGAL



File No. C23-021-097CH

Exhibit D

Date 11-27-23

Initials KP

**A1.0**

1 of 3



# BICYCLE STREET INN- RENOVATIONS

MACKINAC ISLAND, MICHIGAN  
NOVEMBER 22, 2022

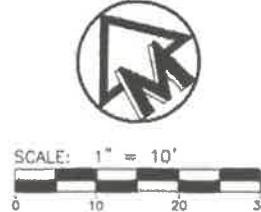
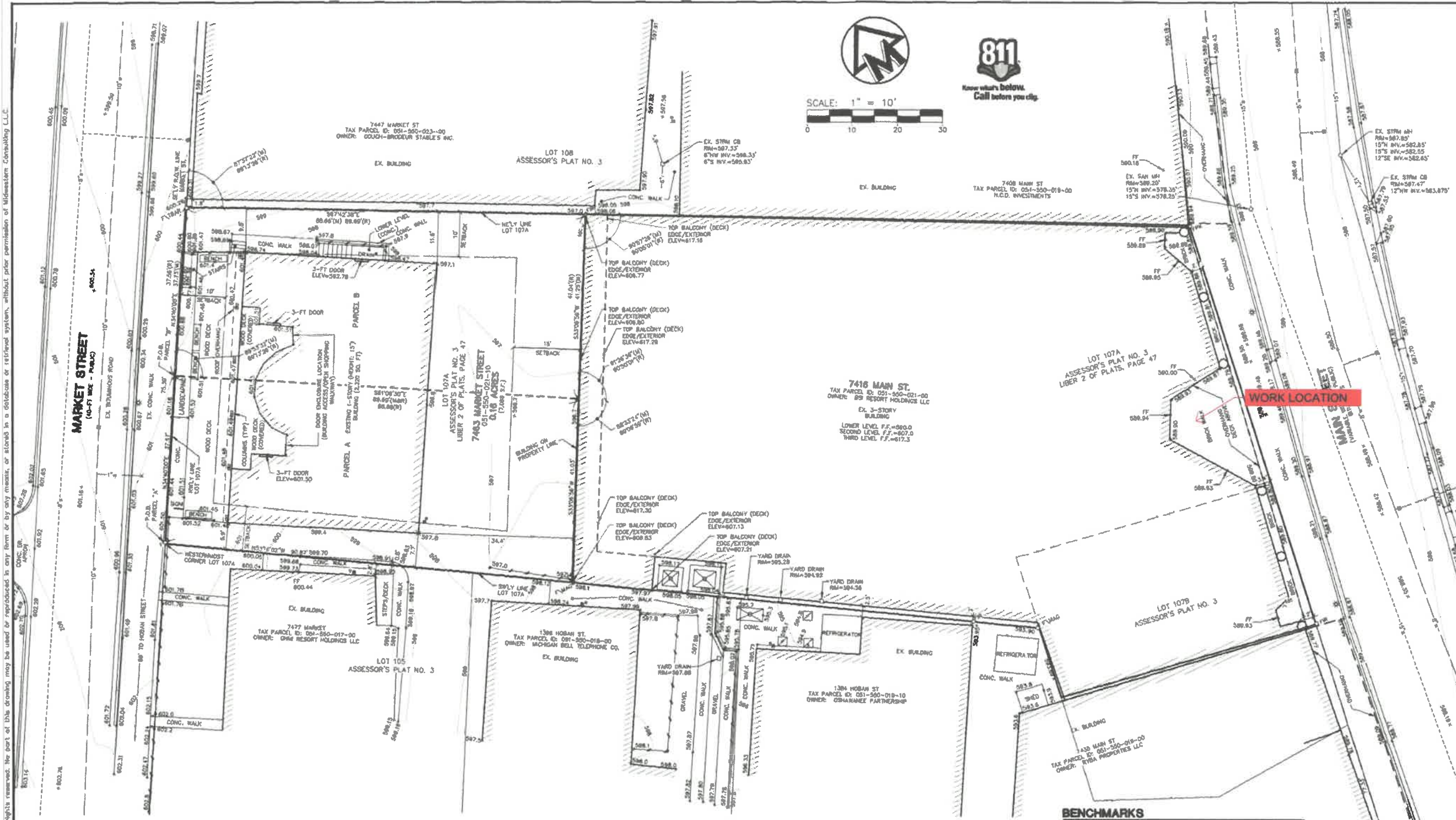


RENDERING

# BICYCLE STREET INN

MACKINAC ISLAND, MICHIGAN

NOVEMBER 22, 2023



Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. The part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

**MIDWESTERN**  
SURVEYING  
3141 Beachline Area Assoc. Michigan 49688  
(248) 896-2200 • www.midwesternsurveying.com  
Land Development • Land Survey • Topographic • Municipal  
Weights Communications • Transportation • Utility Services

**CLIENT**  
DAMONSON HOSPITALITY  
One Ravenna Drive, Suite 1060  
Atlanta, GA 30346  
Allen Tomara Buena (Hospitality)@damonson.com  
Design Studio: 734-494-3344

**7463 MARKET ST. / 7416 MAIN ST.**  
TOPOGRAPHIC SURVEY OF PARCELS OF LAND  
LOCATED IN THE CITY OF MACKINAC ISLAND  
MACKINAC COUNTY, MICHIGAN

**1**

DATE	6/29/2022		
SHEET	1 OF 1		
REV.	DATE	BY	DESCRIPTION

### LEGAL DESCRIPTION

(Per Mack North Talk Group, Commitment No. M2203514 with Commitment Date of April 11, 2022)  
Situated in the City of Mackinac Island, Michigan County, Michigan:  
  
Parcel A:  
Beginning at the Westmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwesterly line of said Lot 37.57 feet to an iron stake, thence at an angle of 89°13'28" to the right from the last described course 89.89 feet to an iron stake, thence at an angle of 89°05'59" to the right from the last described course 41.03 feet to an iron stake on the Southwesterly line of said Lot, thence Northwesterly along the Southwesterly line of said Lot 90.87 feet to the Point of Beginning; being a part of said Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.  
  
Parcel B:  
Commencing at the Westmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwesterly line of said Lot 37.57 feet to an iron stake, thence at an angle of 89°13'28" to the right from the last described course 89.89 feet to an iron stake, thence at an angle of 89°05'59" to the right from the last described course 41.03 feet to an iron stake on the Southwesterly line of said Lot, thence Northwesterly along the Northwesterly line of said Lot 90.87 feet to the Point of Beginning, being a part of said Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.

### BENCHMARKS

**BENCHMARK #1:**  
TOP ARROW ON HYDRANT, IN WEST RIGHT-OF-WAY OF MARKET ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7463 MARKET ST. ELEVATION=607.07' (NAVD88)  
  
**BENCHMARK #2:**  
TOP ARROW ON HYDRANT, IN EASTERLY RIGHT-OF-WAY OF MAIN ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7416 MAIN ST. ELEVATION=509.65' (NAVD88)

### LEGEND

—*—	EXST. LIGHT POLE	—○—	FENCE
—w—	EXST. WATER MAIN	—□—	ELEC. TRANSFORMER
—h—	EXST. HYDRANT	—x—	EXST. AC UNIT
—v—	EXST. GATE VALVE IN BOX	—p—	EXST. SIGN
—r—	EXST. FIRE DEPARTMENT CONNECTION	—b—	EXST. POST
—s—	EXST. STORM SEWER	—c—	TELEPHONE RISER
—o—	EXST. CATCH BASIN OR BALET	—d—	ELECTRIC METER
—b—	EXST. BEDWYE BALET	—f—	FOUND IRON PIPE
—c—	EXST. SANITARY SEWER	—g—	FOUND IRON ROD
—d—	EXST. CLEAVOUT	—h—	FOUND P.I.

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.

**C1.0**  
3 OF 3

**BARRY J. POLZIN**  
ARCHITECTS