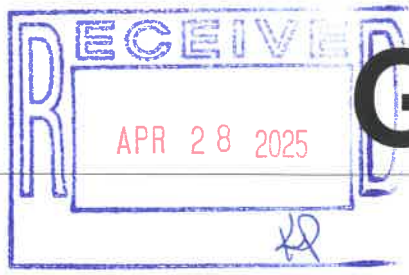


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GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

Sheet List

- GENERAL
- 0 COVER
 - 1 SURVEY
 - 2 SITE PLAN
 - 3 EXISTING PLAN
 - 4 PROPOSED PLAN
 - 5 NORTH ELEVATION
 - 6 SOUTH ELEVATION
 - 7 EAST ELEVATION
 - 8 WEST ELEVATION
 - 9 PHOTOGRAPHS

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| PC/HDC |
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Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE : NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION : 6 MONTHS

AREA OF WORK.
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT

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

OWNER: GILMER COTTAGE LLC
PROPERTY ADDRESS 7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757
PARCEL #: 051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the kitchen and laundry room. Exterior improvements include the expansion of the west deck with new exterior access stairs and relocation of the existing transformer. All windows are proposed to be replaced with like-for-like units with the following two exceptions:

- Modification of the kitchen window/door to accommodate the kitchen updates.
- Removal of Muntins of most of the windows (see elevations).

File No RS25-0460
Exhibit C
Date 4-28-25
Initials KP

Requirements

| | | | |
|---------------------------------------|--------------------|------------------------|-----------|
| MIN. LOT SIZE: | REQ'D 10,000 SF | EXISTING 12,500 SF | |
| SETBACKS | REQ'D | EXISTING | PROPOSED |
| FRONT YARD | 40' | 19' - 11" | NO CHANGE |
| SIDE YARD | 20' | 11' - 3" | NO CHANGE |
| SIDE YARD | 20' | 6' - 1" | NO CHANGE |
| REAR YARD | 60' | VARIES | NO CHANGE |
| | | APPROX. 0' TO 10' - 0" | |
| HEIGHT | ALLOWED | EXISTING | PROPOSED |
| STORIES MIN. | 1 | 2 | NO CHANGE |
| STORIES MAX. | 1.5 | 2 | NO CHANGE |
| FEET MIN. | 12' | 32' | NO CHANGE |
| FEET MAX. | 20' | 32' | NO CHANGE |
| LOT COVERAGE | ALLOWED | EXISTING | PROPOSED |
| SQ. FT. (INCLUDING PORCHES AND DECKS) | 3,750 SF | 3,550 SF | 3,574 SF |
| PERCENTAGE | 30% | 28.4% | 28.5% |

GILMER

GILMER RESIDENCE
RENOVATION

PC/HDC

HopkinsBurns

historic preservation & communities by design

SCALE: As Noted 2025.04.29

COVER

ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

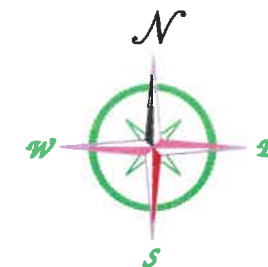
ZONING DISTRICT - RS
MINIMUM LOT WIDTH - 100'
MINIMUM LOT AREA - 10,000 SQFT
SETBACKS: WATERFRONT - 60' FROM WATERS EDGE
STREET - 40'
SIDE - 20'

BENCH MARK
HYDRANT MAIN STEAMER
ELEV. = 588.5' 1988 NAVD

BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN



SCALE 1" = 20'



LEGEND:

- | | | | |
|-------|--------------------------------|-------|-----------------------------------|
| ● | FOUND SURVEY IRON | (M) | MEASURED BEARING AND DISTANCE |
| ○ | SET 5/8" REBAR, CAPPED = 33983 | (C) | COMPUTED BEARING AND DISTANCE |
| □ | ELECTRIC BOX / METER | (R) | RECORD BEARING AND DISTANCE |
| □ | TELEPHONE BOX | — | PROPERTY LINE |
| ☼ | LAMP | - - - | EASEMENT AS NOTED |
| ○ | BIRDHOUSE | — | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊙ | WATER CURBSTOP | — | PLATTED LOT LINE |
| ○ | MANHOLE | — | CEDAR HEDGE |
| ⊙ | IRRIGATION VALVE | ▨ | PAVED SURFACE |
| ⊙ | WATER VALVE | ▨ | WOODEN BOARDWALK |
| ⊙ | FIRE HYDRANT | ▨ | CONCRETE SURFACE |
| 588.5 | SPOT ELEVATION | ▨ | PAVER STONES |
| — x — | WOODEN FENCE | ▨ | LARGE STONES |
| — x — | CHAIN LINK FENCE | | |

NOTES:

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

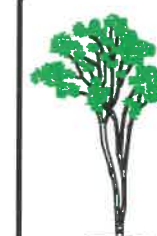
This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.

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FUTURE FEMA FLOOD PLAIN LINE
(EFFECTIVE DEC. 2022)
ELEV. = 585.0'

FUTURE FEMA FLOOD PLAIN LINE
(EFFECTIVE DEC. 2022)
ELEV. = 585.0'

LAKE HURON
ELEV. = 578.3'
(SEPT. 2022)



**BENCHMARK
ENGINEERING
INC.**

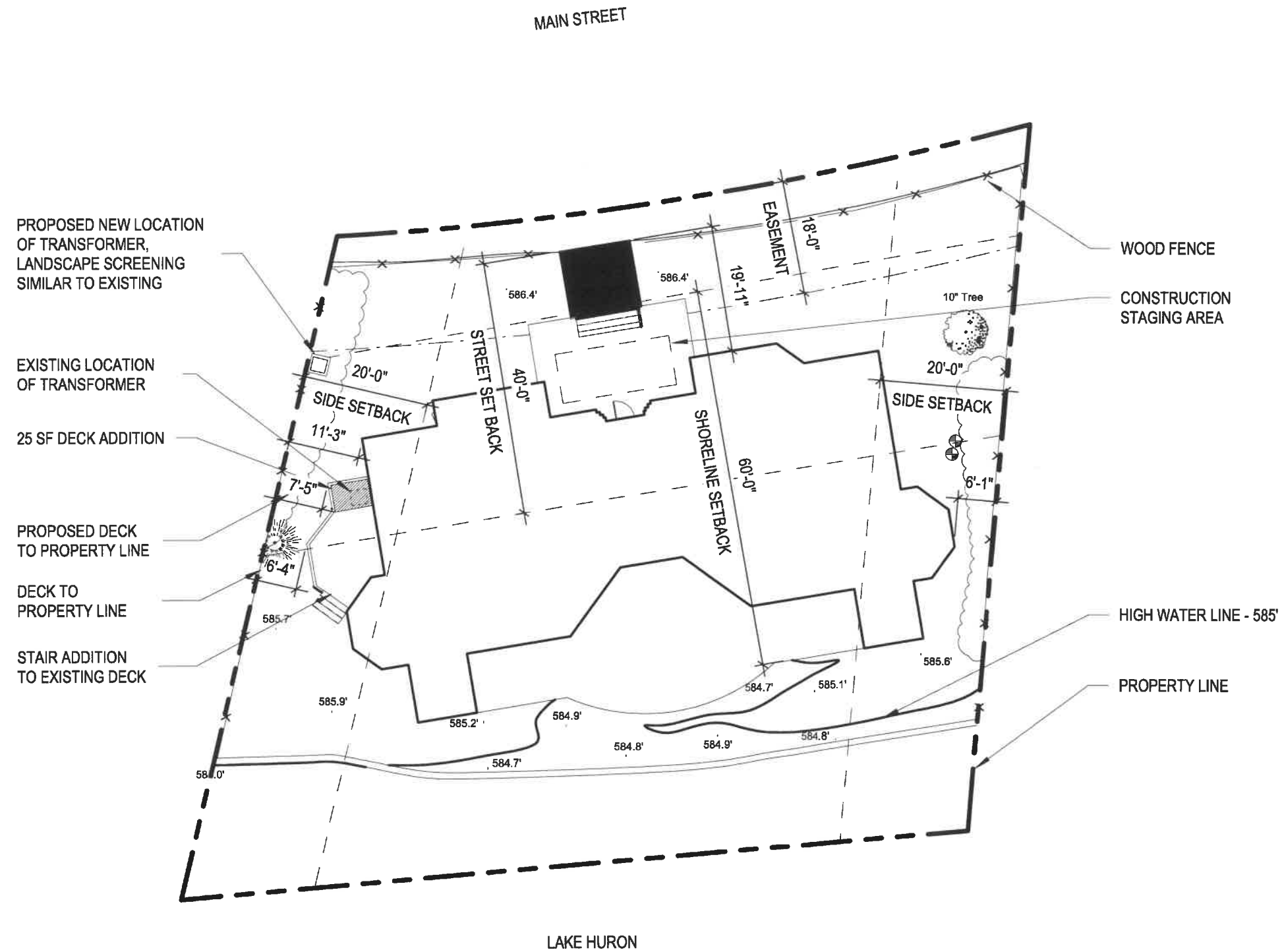
SURVEYORS • CIVIL ENGINEERS

607 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2119 FAX (231) 526-7257
benchmark607@gmail.com

Client : **FISHER • GILMER**
Project Mgr : R.E. OELKE
Drawn By : SLE
Field By : WINTER-GEARY
File : S22368.GXD
Job # : 22-368
Sheet # : 1 OF 1

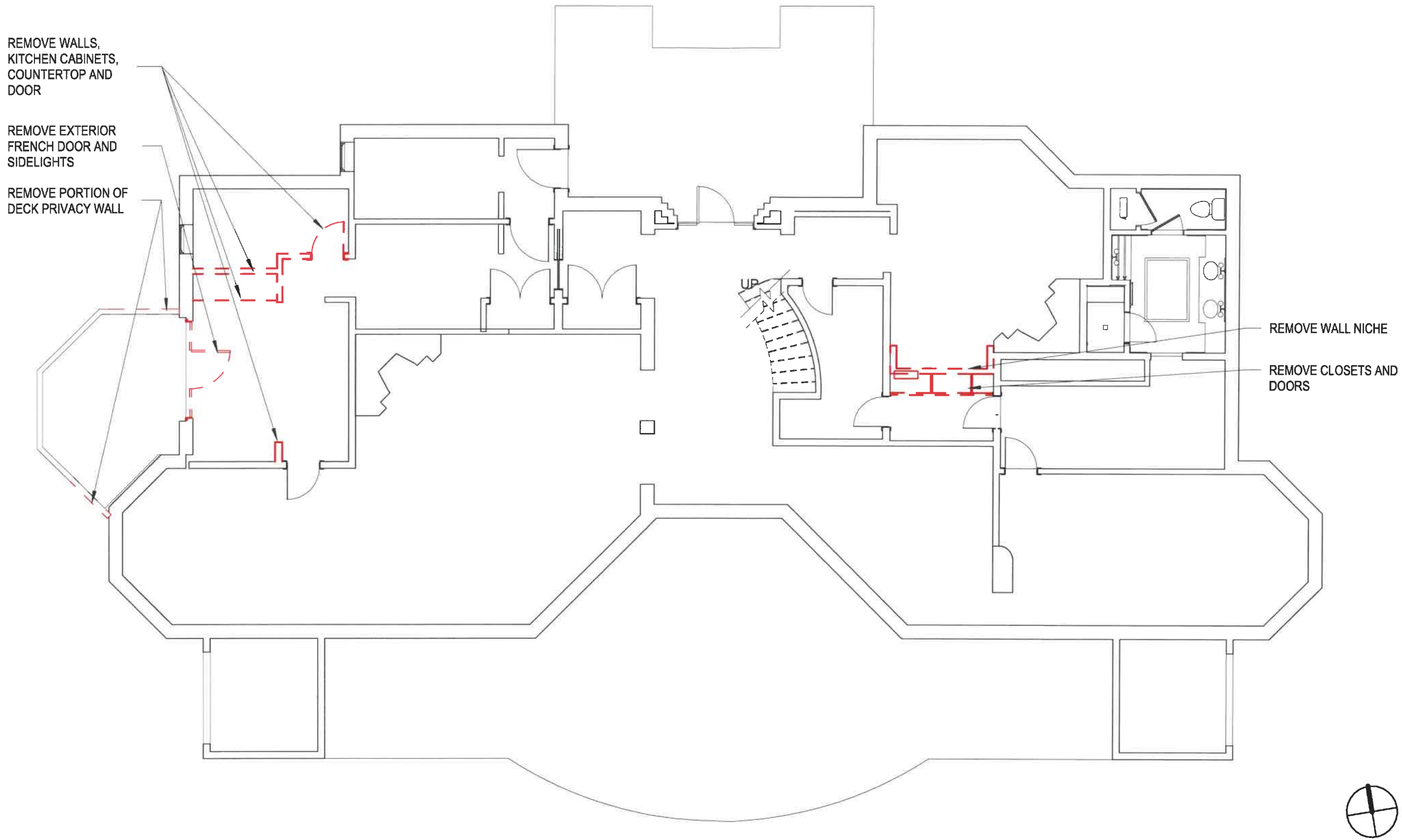
| Date: (revisions) | by |
|-------------------|----|
| 26 September 2022 | |
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BOUNDARY SURVEY
LOT 7, ASSESSOR'S PLAT NO. 4

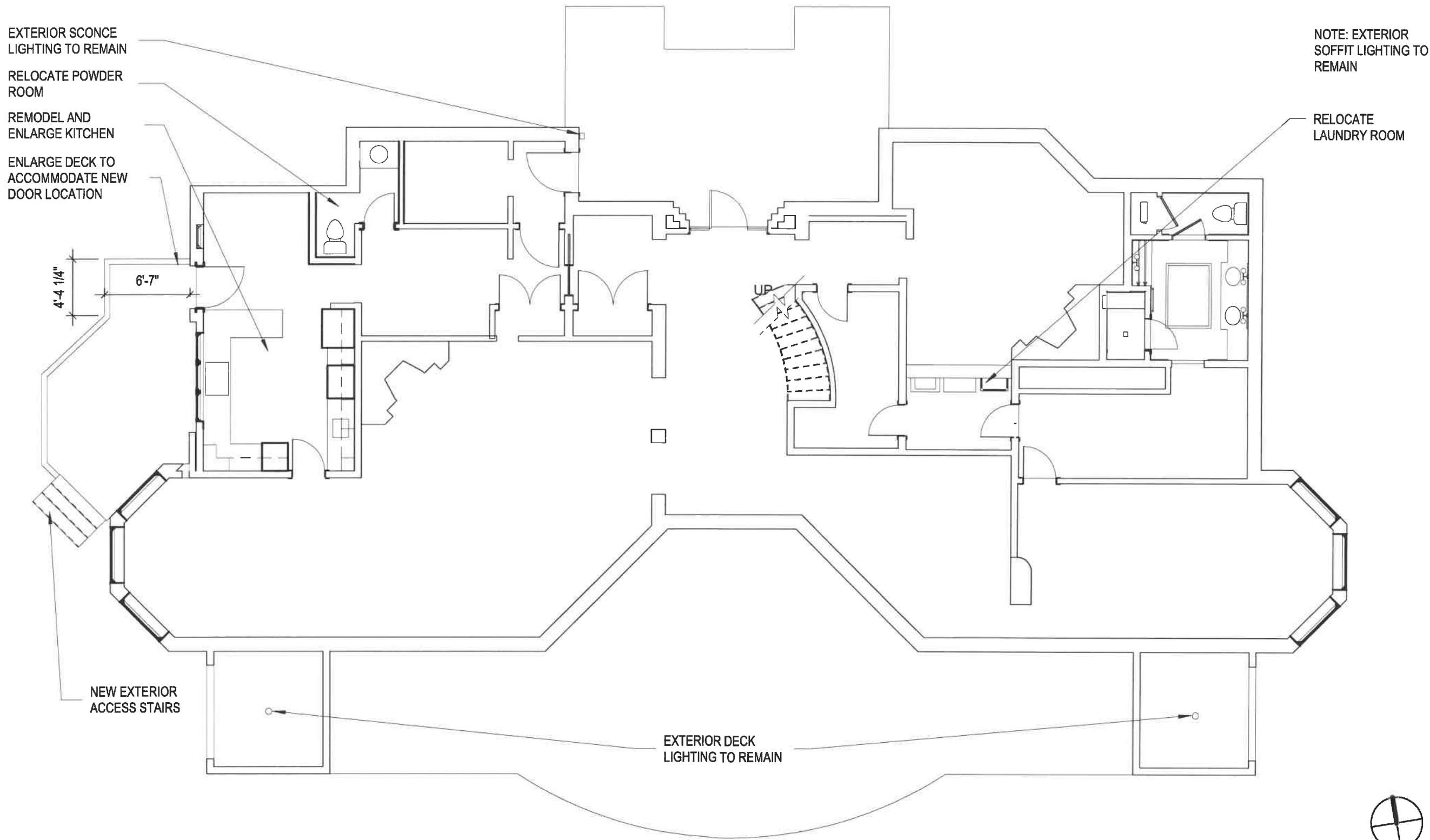


SITE PLAN
1" = 20'-0" SCALE





FIRST FLOOR - SELECTIVE DEMOLITION
1/8" = 1'-0" SCALE

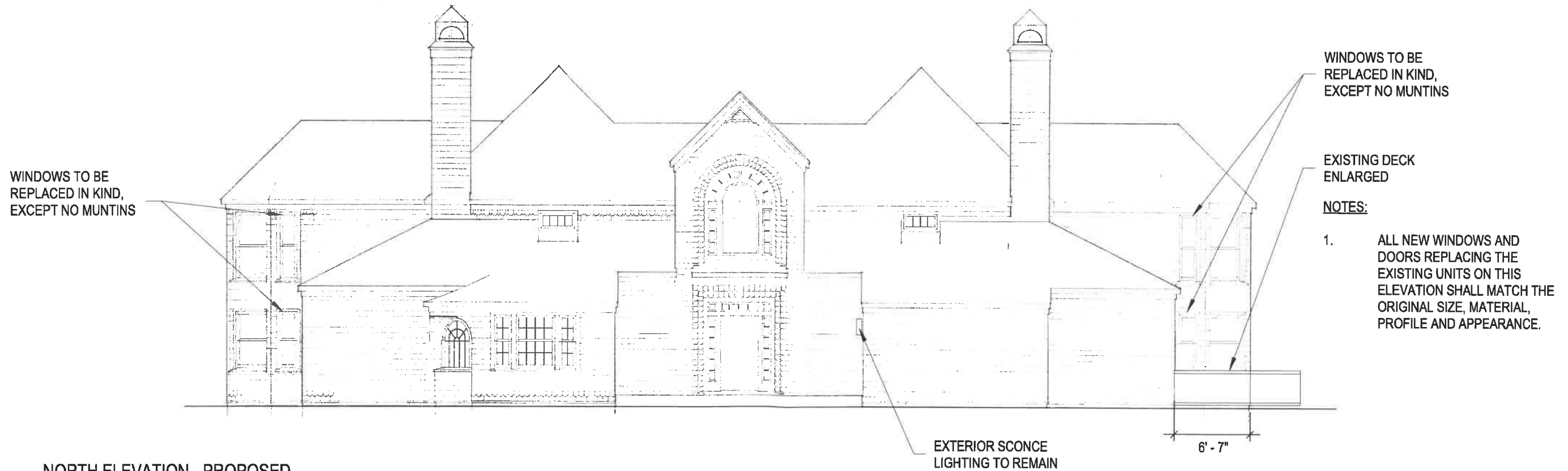


FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE



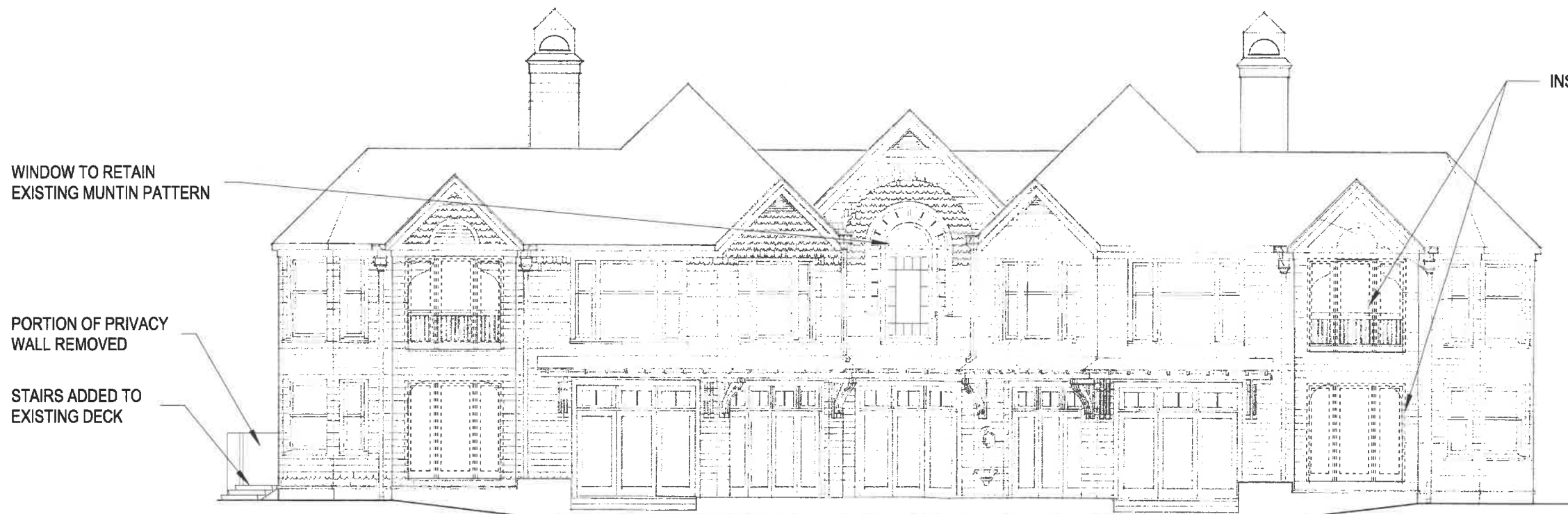
NORTH ELEVATION - PHOTOGRAPHS



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PHOTOGRAPHS



INSWING FRENCH DOORS

NOTES:

1. ALL NEW WINDOWS AND DOORS REPLACING THE EXISTING UNITS ON THIS ELEVATION SHALL MATCH THE ORIGINAL SIZE, MATERIAL, AND PROFILE.
2. ALL NEW WINDOWS AND DOORS ON THIS ELEVATION TO BE REPLACED WITHOUT MUNTINS UNLESS OTHERWISE NOTED.

SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PHOTOGRAPHS



EAST ELEVATION - PROPOSED

WINDOWS TO RETAIN
EXISTING MUNTIN PATTERN

NOTES:

1. ALL NEW WINDOWS AND DOORS REPLACING THE EXISTING UNITS ON THIS ELEVATION SHALL MATCH THE ORIGINAL SIZE, MATERIAL, AND PROFILE.
2. ALL NEW WINDOWS AND DOORS ON THIS ELEVATION TO BE REPLACED WITHOUT MUNTINS UNLESS OTHERWISE NOTED.



WEST ELEVATION - PHOTOGRAPHS



WEST ELEVATION - PROPOSED

EXISTING KITCHEN FRENCH
DOORS TO BE REPLACED
WITH WINDOWS

STAIRS ADDED TO DECK

EXISTING DOOR OPENING TO
BE INFILLED AND LEFT
RECESSED, FINISHED WITH
MATCHING SHINGLES.



SECTION AT DECK

NOTES:

1. ALL NEW WINDOWS AND DOORS REPLACING THE EXISTING UNITS ON THIS ELEVATION SHALL MATCH THE ORIGINAL SIZE, MATERIAL, AND PROFILE.
2. ALL NEW WINDOWS AND DOORS ON THIS ELEVATION TO BE REPLACED WITHOUT MUNTINS UNLESS OTHERWISE NOTED.

GILMER RESIDENCE
RENOVATION

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8
WEST
ELEVATION

2025.04.29

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



STREET CONTEXT VIEWS



VIEWS OF HOUSE