

# HARBOUR VIEW MACKINAC LLC

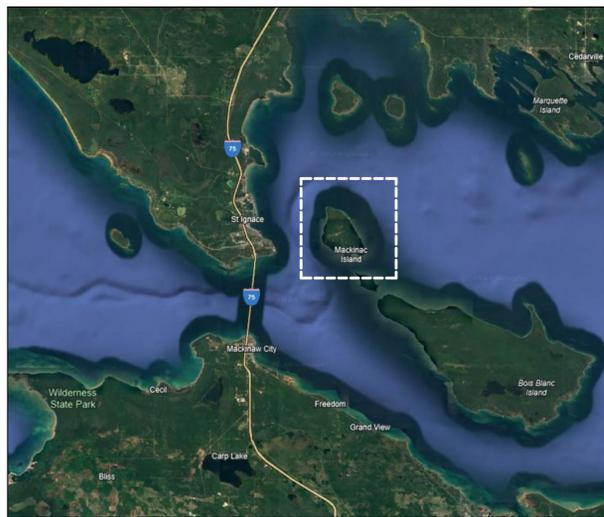
# HARBOUR VIEW INN IMPROVEMENTS

6876 Main St, Mackinac Island, MI 49757

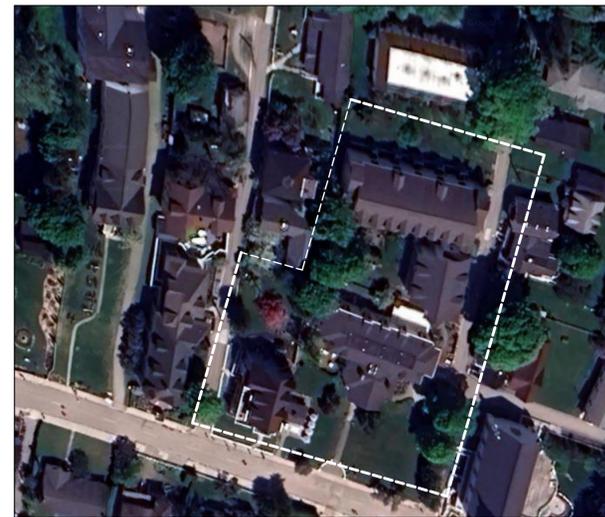


### SCHEDULE OF DRAWINGS

- GENERAL DRAWINGS
- G-001 TITLE SHEET
- ALTA Survey
  
- ARCHITECTURAL DRAWINGS
- A-001 ARCHITECTURAL SITE PLAN
- A-002 PHOTOGRAPHS
- A-003 PHOTOGRAPHS
- A-004 PHOTOGRAPHS
- A-101 GROUND FLOOR PLAN
- A-102 LEVEL TWO AND THREE FLOOR PLAN
- A-103 LEVEL FOUR FLOOR PLAN
- AR-101 ROOF PLAN
- A-201 EXTERIOR BUILDING ELEVATIONS & ISOMETRICS
- A-301 BUILDING SECTIONS



SITE LOCATION MAP



CAMPUS PLAN

RELEASE

ENTITLEMENT

DATE OF ISSUE

06/28/24

ARCHITECT'S PROJECT NUMBER

22407800

**LEGAT ARCHITECTS**  
Design with a Difference

HARBOUR VIEW  
MACKINAC LLC

HARBOUR VIEW  
INN  
IMPROVEMENTS

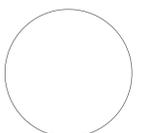
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

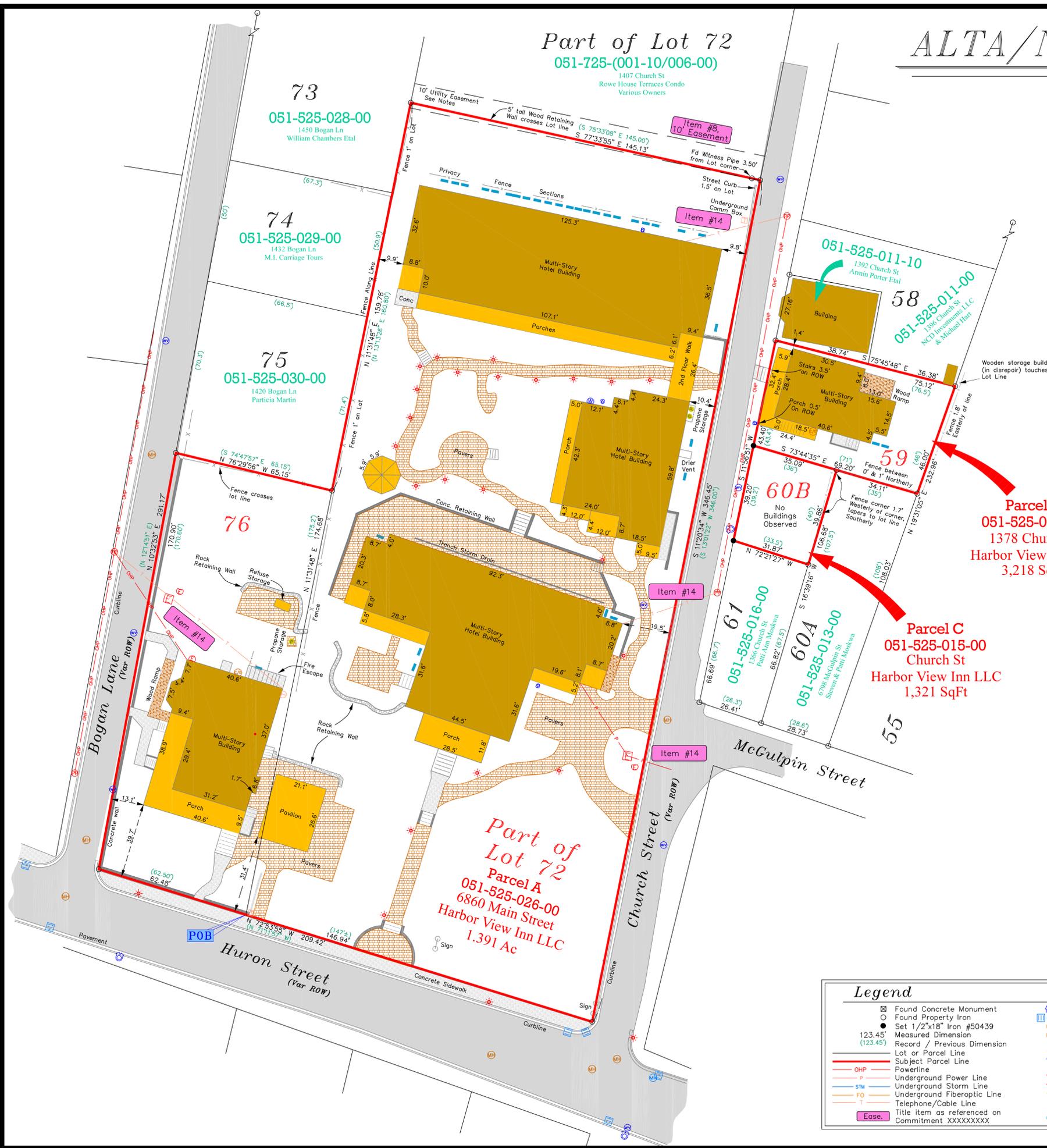
TITLE SHEET

**G-001**  
ENTITLEMENT

# ALTA/NSPS Land Title Survey

Sheet 1 of 1  
ALTA Survey

Part of Lot 72  
051-725-(001-10/006-00)  
1407 Church St  
Rowe House Terraces Condo  
Various Owners



### Certification:

To: Harbour View Mackinac LLC, CCHVI LLC, First National Bank of Michigan & Seaver Title Agency – ATA National Title Group, and Stewart Title Guaranty Company and Corporate Settlement Solutions:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7a,13,16, & 17 of Table A thereof. The fieldwork was completed on 1/31/2024 & the Date of Plat or Map is 1/31/2024

### Record Legal Description:

Land situated in the City of Mackinac Island, County of Mackinac, State of Michigan, described as:

**Parcel A:**  
Commencing at the corner being common to the Southwest corner of Lot 72 and the Southeast corner of Lot 76, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records as to the point of beginning; thence along the Southerly line of said Lot 76, N 71°11'57" W 62.50 feet to the Westerly line of said Lot 76; thence along said Westerly line, N 12°14'51" E 170.60 feet to the Northerly line of said Lot 76; thence along said Northerly line, S 74°47'57" E 65.15 feet to the Easterly line of Lot 76 and Westerly line of Lot 72; thence along said Westerly line of Lot 72, N 13°13'26" E 160.80 feet; thence S 75°33'08" E 145.00 feet to the Easterly line of said Lot 72; thence along said Easterly line, S 13°01'22" W 346.00 feet to the Southerly line of Lot 72; thence along said Southerly line of said Lot 72, 147 feet more or less to the point of beginning. All being Lot 76 and part of Lot 72, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

**Parcel B:**  
Lot 59, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

**Parcel C:**  
Lot 60B, Assessor's Plat No. 2, as recorded in Liber 2, Page 46 of Plats, Mackinac County Records.

**Parcel D:**  
\*Not included in this survey\*

**Parcel B**  
051-525-012-00  
1378 Church St  
Harbor View Inn LLC  
3,218 SqFt

**Parcel C**  
051-525-015-00  
Church St  
Harbor View Inn LLC  
1,321 SqFt

### Special Title Exceptions:

Per Schedule B Part II of ATA National Title Group, LLC, Registry ID: No. 1033513, Office File Number 49-23899197-SCM, Revision No. 1, dated December 15, 2023 at 8:00AM:

- Items 1-7 are not graphically plottable on survey.
- Item 8 10 foot wide utility easement recorded in Liber 272, Page 412, (Parcels A & D) – plotted along the North line of Parcel A. NOTE: Due to the uncertainty of the North line of Assessor's Plat No. 2, and Lot 72, this easement must be field verified.
- Item 9 ROW Easement in favor of Cloverland Electric Corporation, recorded in Liber 876, Page 571 (Parcel A) Blanket easement, limited to 8 feet each side of an underground electric line, and/or 15 feet each side of an overhead electric line. - Known electric utilities plotted on map, NOTE: others may be present.
- Item 10 ROW Easement in favor of Cloverland Electric Corporation, recorded in Liber 955, Page 313 (Parcels B & C) Blanket easement, limited to 8 feet each side of an underground electric line, and/or 15 feet each side of an overhead electric line. - Known electric utilities plotted on map, NOTE: others may be present.
- Items 11-13 are not graphically plottable on survey.
- Item 14 Various utilities shown on Porter's Survey P.C. Job No. 73-16, dated August 1, 2016 (Parcel A)
  - a. Overhead Telephone and Cable TV lines over Lot 76 without reference to an easement – Shown on map
  - b. Overhead Power Line over Lot 76 without reference to an easement – Appears to be moved, shown on map.
  - c. Underground Telephone and Power Lines over Lot 72 without reference to an easement – Shown on map
  - d. Cable TV Lines over Lot 72 without reference to an easement – Shown on map
 NOTE: Underground utilities shown via previous survey, and are not located as part of this survey.
- Items 15 & 18 are not graphically plottable on survey.
- Items 16 & 17 Parcel not included in this survey. (Parcel D)

### Notes:

- No regular vehicular access to parcel. Normal access is limited to pedestrian, bicycle & horse carriage.
- According to the FIRM 26097C1001C on www.FEMA.gov these parcels reside in Community No. 260764, with the entirety of the parcels in Zone X, via graphic plotting.
- All utilities are located via visual inspection, and previous survey map. No utility marking was performed for this project.
- There was no evidence of recent earth moving work, building construction, or building additions observed.
- The surveyor is unaware of any proposed changes in street right of way lines and there is no evidence of recent street or sidewalk work on subject parcels.

### Legend

- Found Concrete Monument
- Found Property Iron
- Set 1/2"x18" Iron #50439
- Measured Dimension
- Record / Previous Dimension
- Lot or Parcel Line
- Subject Parcel Line
- Powerline
- Underground Power Line
- Underground Storm Line
- Underground Fiberoptic Line
- Telephone/Cable Line
- Title item as referenced on Commitment XXXXXXXX
- Fire Hydrant
- Storm Catch Basin
- Sanitary Man Hole
- Sanitary Clean Out
- Electric Transformer
- Electric Power Meter
- Water Valve
- Fire Department Hookup
- Power Pole
- Light & Pole
- Gas Meter
- Telephone Box
- Underground Telephone Box
- Air Conditioning/Heating Unit

Bearing from GPS  
Michigan State Plane  
North Zone  
Scale: 1" = 20'

Neil W. Hill P.S.  
Neil W. Hill P.S.  
Professional Surveyor #50439



Mackinac Country Land Surveys  
429 Ellsworth St. ~ St. Ignace, MI 49781  
(906) 643-9418 www.MackinacSurveys.com



DATE: 1/31/2024 ~ Revised 3/06/2024  
ORDER #: 23109-HVI-72/59-AP2-MI  
DRAWN BY: Matthew B. Bliss



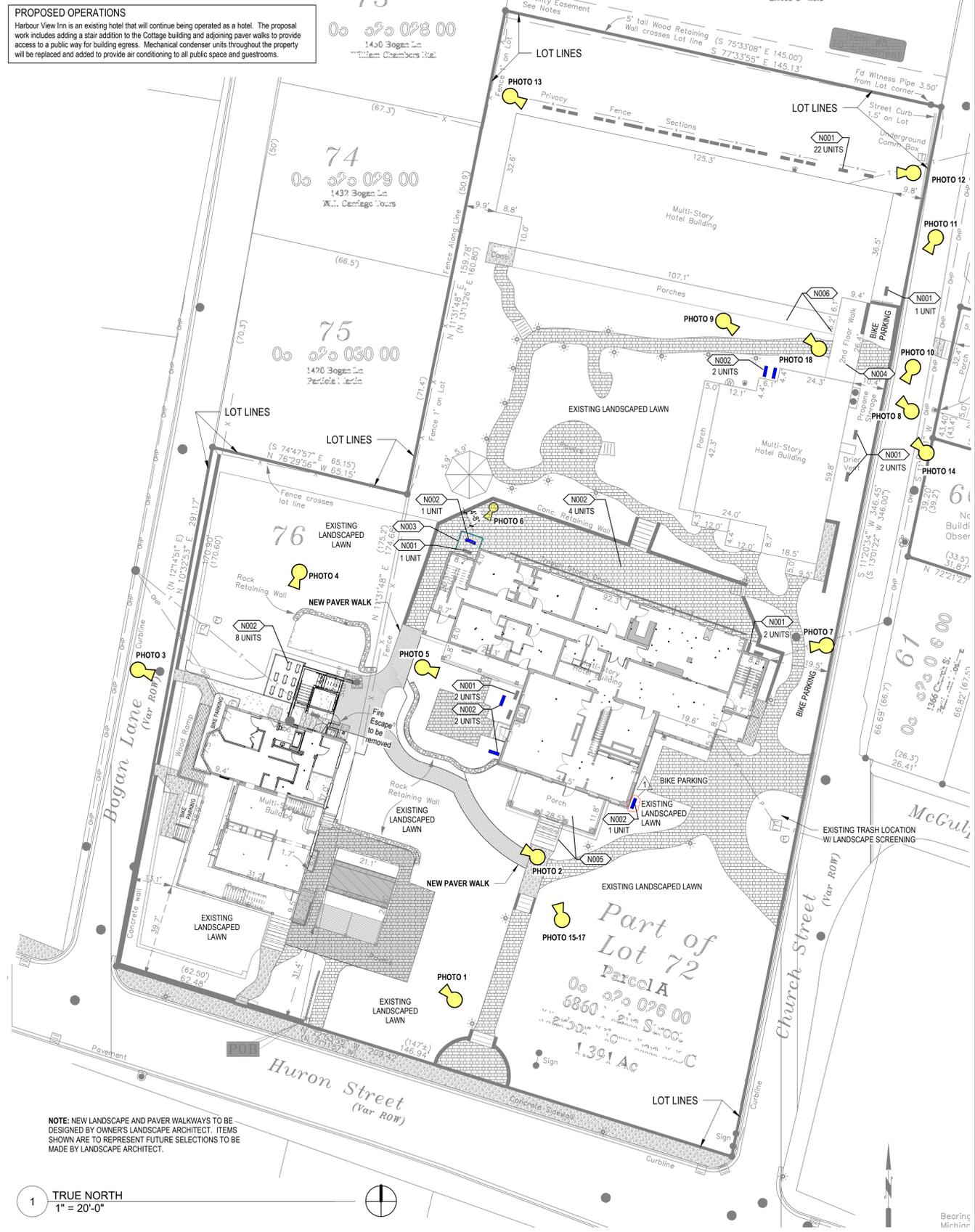
PHOTO 1 RENDERING



PHOTO 1

SITE DATA			PROPOSED LOT COVERAGE:		ARCHITECTURAL PLAN NOTES		
ITEM	EXISTING	PROPOSED	BUILDING	EXISTING	PROPOSED ADDITION	NOTE	DESCRIPTION
ZONING:	"HB" HOTEL / BOARDING HOUSE	NO CHANGE	CHATEAU:	5,478 SF	NO CHANGE	N001	REPLACE EXISTING CONDENSER
ADJACENT ZONING:	"HB" HOTEL / BOARDING HOUSE	NO CHANGE	COTTAGE:	2,448 SF	370 SF	N002	NEW CONDENSER
EXISTING LOT AREA:	60,565 SF = 1.391 ACRES	NO CHANGE	CARRIAGE HOUSE:	2,556 SF	NO CHANGE	N003	NEW DECORATIVE SCREENING
MINIMUM LOT AREA:	7,500 SF	COMPLIES	GUEST HOUSE:	5,944 SF	NO CHANGE	N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
MINIMUM LOT COVERAGE:	40% OF 60,565 = 24,266 SF	19,426 SF IMPERVIOUS	PAVILION:	562 SF	NO CHANGE	N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH. GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
DENSITY HOTELS:	60 BEDROOMS PER ACRE	83 ALLOWED, 81 EXISTING	GAZEBO:	171 SF	NO CHANGE	N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.
MAXIMUM HEIGHT:	40 FEET, OR 3.5 STORIES	NO CHANGE	IMPERVIOUS PAVED SURFACES:	1,900 SF	NO CHANGE		
FRONT YARD:	30 FEET SETBACK	NO CHANGE	STRUCTURE/IMPERVIOUS TOTAL:	19,056 SF + 370 SF = 19,426 SF			
SIDE YARD:	10 FEET SETBACK	NO CHANGE	PERVIOUS PAVED SURFACE:	7,500 SF	825 SF = 8,325 SF		
REAR YARD:	30 FEET SETBACK	NO CHANGE					

**PROPOSED OPERATIONS**  
 Harbour View Inn is an existing hotel that will continue being operated as a hotel. The proposal work includes adding a stair addition to the Cottage building and adjoining paver walks to provide access to a public way for building egress. Mechanical condenser units throughout the property will be replaced and added to provide air conditioning to all public space and guestrooms.



1 TRUE NORTH  
 1" = 20'-0"

**LEGAT ARCHITECTS**  
 Design with a Difference

**HARBOUR VIEW MACKINAC LLC**

**HARBOUR VIEW INN IMPROVEMENTS**

6876 Main St, Mackinac Island, MI 49757

**ARCHITECT**  
 Legat Architects, Inc.  
 2015 Spring Rd, Suite 175  
 Oak Brook, IL 60523  
 P: (630) 990-3535  
 www.legat.com

**INTERIOR DESIGNER**  
 Senger Design Group  
 523 South Cascade Ave, Suite B  
 Colorado Springs, CO 80903  
 P: (719) 522-1520  
 www.sengerdesigngroup.com

**STRUCTURAL ENGINEER**  
 Pierce Engineers  
 350 N LaSalle, Suite 1010  
 Chicago, IL 60654  
 P: (773) 761-5693  
 www.pierceengineers.com

**CIVIL ENGINEER**  
 OHM Advisors  
 34000 Plymouth Road  
 Livonia, MI 48150  
 P: 734-522-6711  
 www.ohm-advisors.com

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
 DATE OF ISSUE 06/28/24  
 DRAWN BY Author  
 REVIEWED BY Checker

**ARCHITECTURAL SITE PLAN**

**A-001**  
 ENTITLEMENT

A  
B  
C  
D  
E  
F  
G  
H  
J  
K  
L  
M  
N  
P  
Q



PHOTO 4 RENDERING



PHOTO 3 RENDERING



PHOTO 2 RENDERING



PHOTO 4 🐼

- OPTION 2 SCOPE:**
1. REMOVE, CLEAN, REPAIR, PAINT, AND RE-INSTALL EXISTING FIRE ESCAPE.
  2. REPLACE 2ND, 3RD, 4TH FLOOR EXTERIOR DOORS AT FIRE ESCAPE. TYPE AND COLOR TO MATCH EXISTING CONDITION.
  3. REPAIR TRIM AND SIDING ON NORTH FACADE AS NECESSARY. TYPE AND COLOR TO MATCH EXISTING CONDITIONS.
  4. REMOVE EXISTING MECHANICAL EQUIPMENT, CREATE NEW NEW OPENING AT GROUND FLOOR, AND INSTALL PATHWAY AS SHOWN ON A-001 AND A-101.



PHOTO 3 🐼



PHOTO 2 🐼

**LEGAT ARCHITECTS**  
Design with a Difference

**HARBOUR VIEW  
MACKINAC LLC**

**HARBOUR VIEW  
INN  
IMPROVEMENTS**

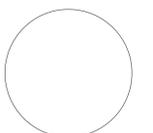
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

PHOTOGRAPHS

**A-002**  
ENTITLEMENT



PHOTO 13



PHOTO 12



PHOTO 11



PHOTO 10



PHOTO 9



PHOTO 8



PHOTO 7



PHOTO 6



PHOTO 5

**LEGAT ARCHITECTS**  
Design with a Difference

**HARBOUR VIEW  
MACKINAC LLC**

**HARBOUR VIEW  
INN  
IMPROVEMENTS**

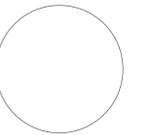
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

PHOTOGRAPHS

**A-003**  
ENTITLEMENT



PHOTO 18



PHOTO 17

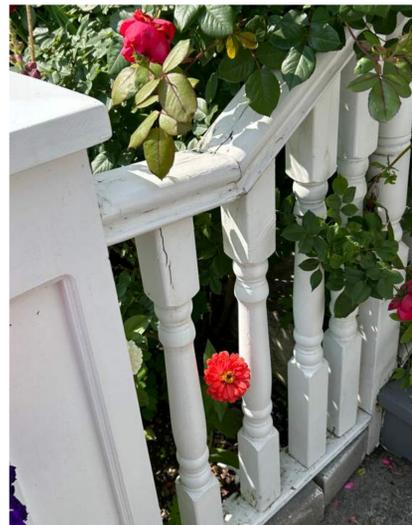


PHOTO 16



PHOTO 15



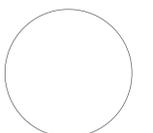
PHOTO 14

**ARCHITECT**  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

**INTERIOR DESIGNER**  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

**STRUCTURAL ENGINEER**  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

**CIVIL ENGINEER**  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



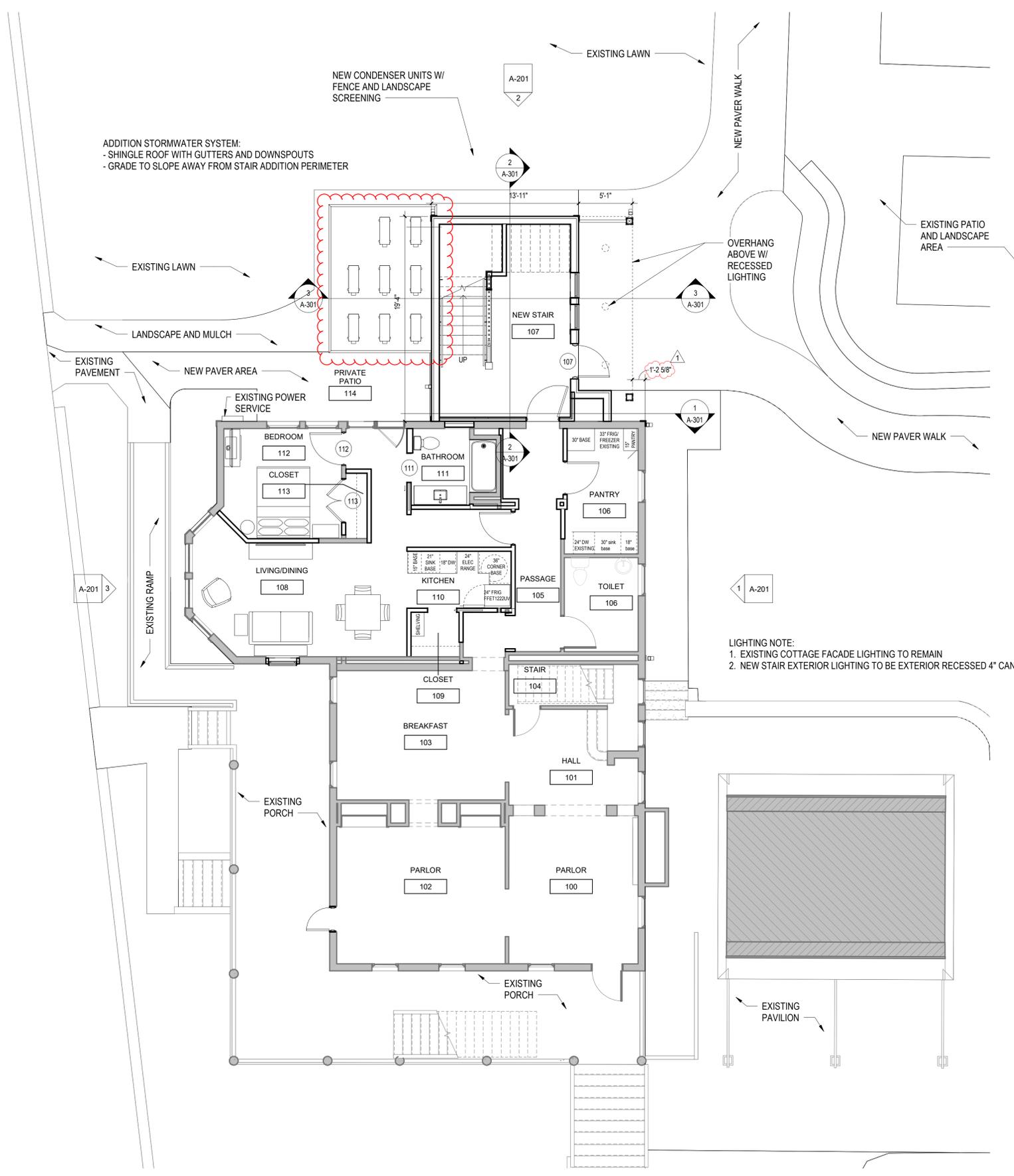
SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

PHOTOGRAPHS



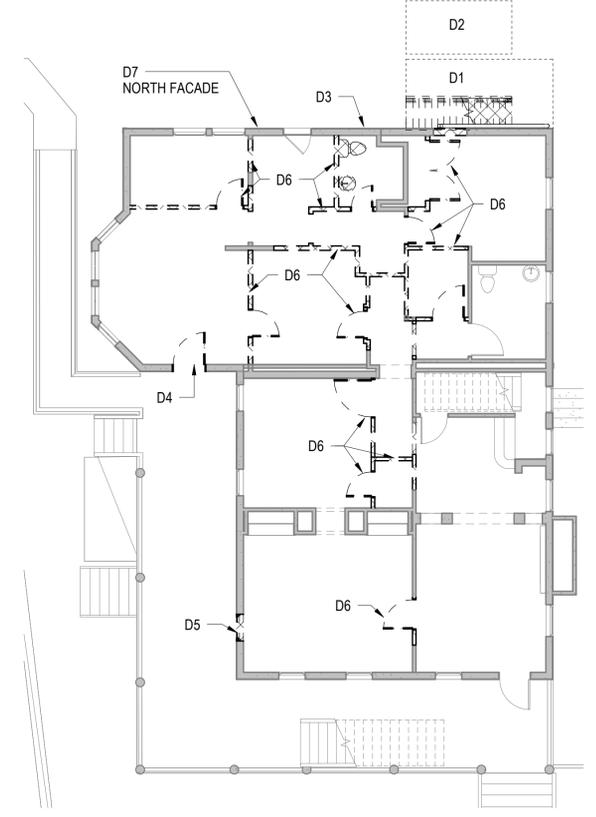
1 GROUND FLOOR PLAN  
3/16" = 1'-0"

FLOOR PLAN LEGEND			
	DETAIL SECTION TAG		CORNER GRef - REFER TO DETAIL
	BUILDING & WALL SECTION TAG		FIRE EXTINGUISHER - WALL MOUNTED
	WALL TYPE - REFER TO A-611 FOR WALL TYPES		RECESSED FIRE EXTINGUISHER AND CABINET
	DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE		FIRE RATED RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NAME		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NUMBER		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET AND BLANKET
	INTERIOR ELEVATION TAG		MARKER BOARD
	EXTERIOR ELEVATION TAG		TACK BOARD
	COLUMN TAG AND COLUMN CENTERLINE		FLOOR DRAIN
	STOREFRONT, CURTAIN WALL AND WINDOW ELEVATION		AREA NOT IN CONTRACT
			NEW WORK NOTE

ARCHITECTURAL PLAN NOTES	
NOTE	DESCRIPTION
N001	REPLACE EXISTING CONDENSER
N002	NEW CONDENSER
N003	NEW DECORATIVE SCREENING
N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH; GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.

**DEMOLITION SCOPE OF WORK:**  
 D1. REMOVE EXTERIOR FIRE ESCAPE ON NORTH SIDE  
 D2. REMOVE MECHANICAL UNIT AND SCREENING  
 D3. REMOVE BATHROOM WINDOW  
 D4. REMOVE DOOR AND REPLACE WITH EXISTING WINDOW  
 D5. REMOVE WINDOW, SALVAGE FOR REINSTALLATION. PREP OPENING FOR NEW DOOR.  
 D6. REMOVE INTERIOR WALLS AND DOORS  
 D7. REMOVE SIDING AND PREP FOR NEW SIDING TO MATCH EXISTING  
 D8. REMOVE SHINGLES ON EXISTING ROOF AND PREP FOR NEW ARCHITECTURAL SHINGLES

**LIGHTING NOTE:**  
 1. EXISTING COTTAGE FACADE LIGHTING TO REMAIN  
 2. NEW STAIR EXTERIOR LIGHTING TO BE EXTERIOR RECESSED 4" CAN LIGHTING



2 GROUND FLOOR DEMOLITION PLAN  
1/8" = 1'-0"

**ARCHITECT**  
 Legat Architects, Inc.  
 2015 Spring Rd, Suite 175  
 Oak Brook, IL 60523  
 P: (630) 990-3535  
 www.legat.com

**INTERIOR DESIGNER**  
 Senger Design Group  
 523 South Cascade Ave, Suite B  
 Colorado Springs, CO 80903  
 P: (719) 522-1520  
 www.sengerdesigngroup.com

**STRUCTURAL ENGINEER**  
 Pierce Engineers  
 350 N LaSalle, Suite 1010  
 Chicago, IL 60654  
 P: (312) 761-5693  
 www.pierceengineers.com

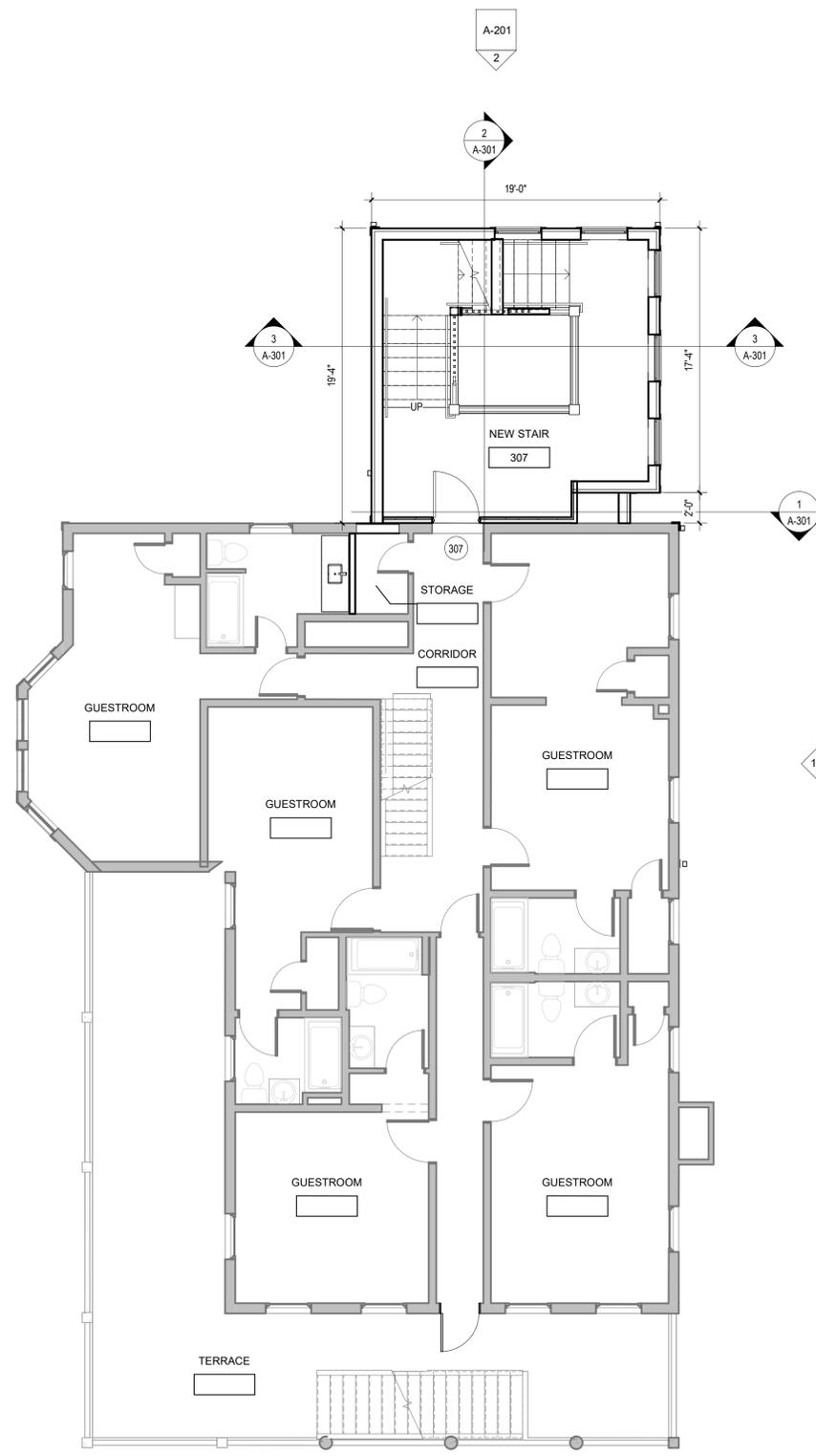
**CIVIL ENGINEER**  
 OHM Advisors  
 34000 Plymouth Road  
 Livonia, MI 48150  
 P: 734-522-6711  
 www.ohm-advisors.com

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

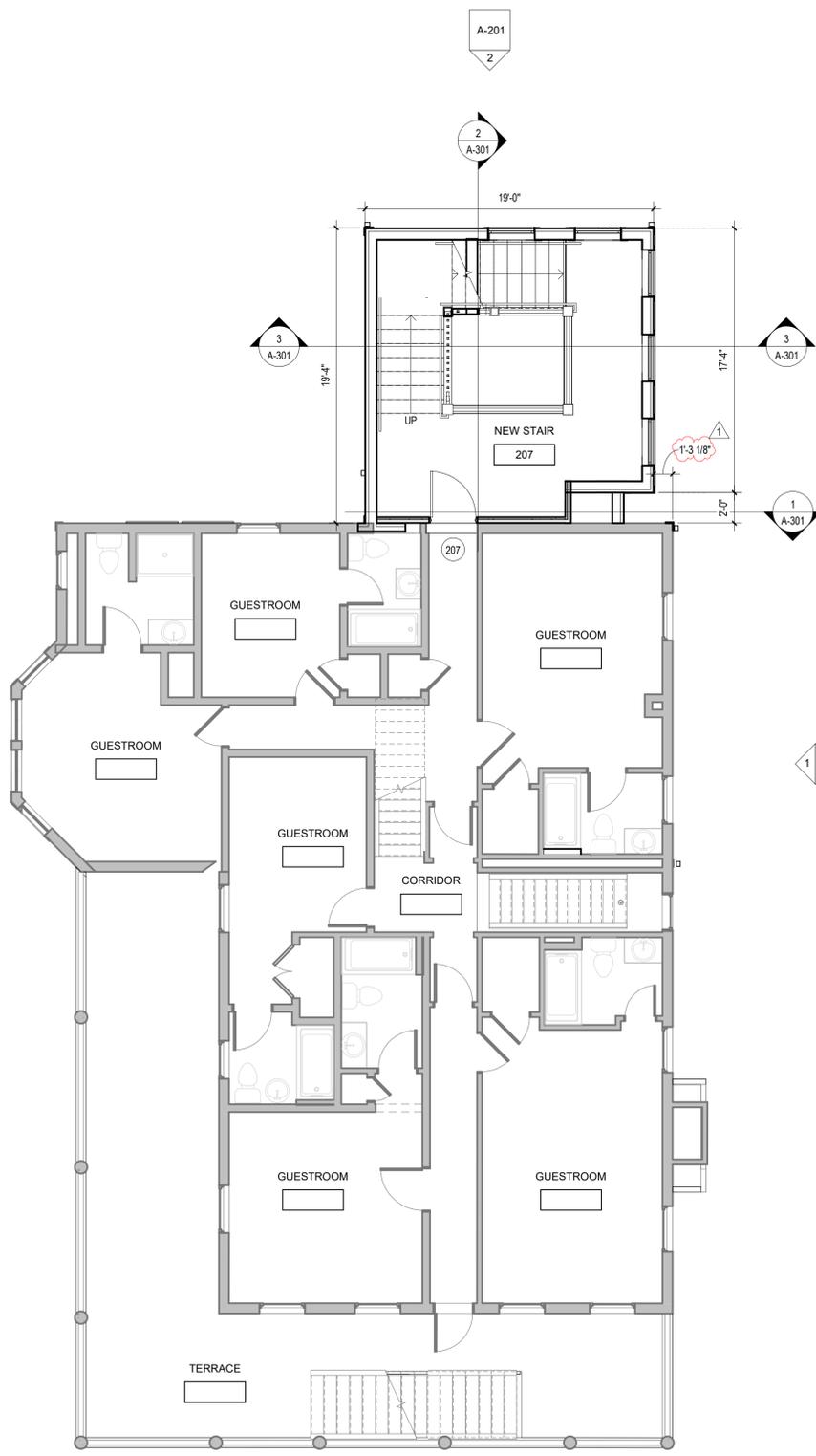
REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
 DATE OF ISSUE 06/28/24  
 DRAWN BY Author  
 REVIEWED BY Checker

**GROUND FLOOR PLAN**



1 LEVEL THREE FLOOR PLAN  
3/16" = 1'-0" A-201



2 LEVEL TWO FLOOR PLAN  
3/16" = 1'-0" A-201

FLOOR PLAN LEGEND			
	DETAIL SECTION TAG		CORNER G Ref - REFER TO DETAIL
	BUILDING & WALL SECTION TAG		FIRE EXTINGUISHER - WALL MOUNTED
	WALL TYPE - REFER TO A-611 FOR WALL TYPES		RECESSED FIRE EXTINGUISHER AND CABINET
	DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE		FIRE RATED RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NAME		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NUMBER		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET AND BLANKET
	INTERIOR ELEVATION TAG		MARKER BOARD
	EXTERIOR ELEVATION TAG		TACK BOARD
	COLUMN TAG AND COLUMN CENTERLINE		FLOOR DRAIN
	STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION		AREA NOT IN CONTRACT
			NEW WORK NOTE

ARCHITECTURAL PLAN NOTES (N##)	
NOTE	DESCRIPTION
N001	REPLACE EXISTING CONDENSER
N002	NEW CONDENSER
N003	NEW DECORATIVE SCREENING
N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH; GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.

**LEGAT ARCHITECTS**  
Design with a Difference

**HARBOUR VIEW MACKINAC LLC**

**HARBOUR VIEW INN IMPROVEMENTS**

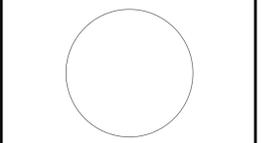
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



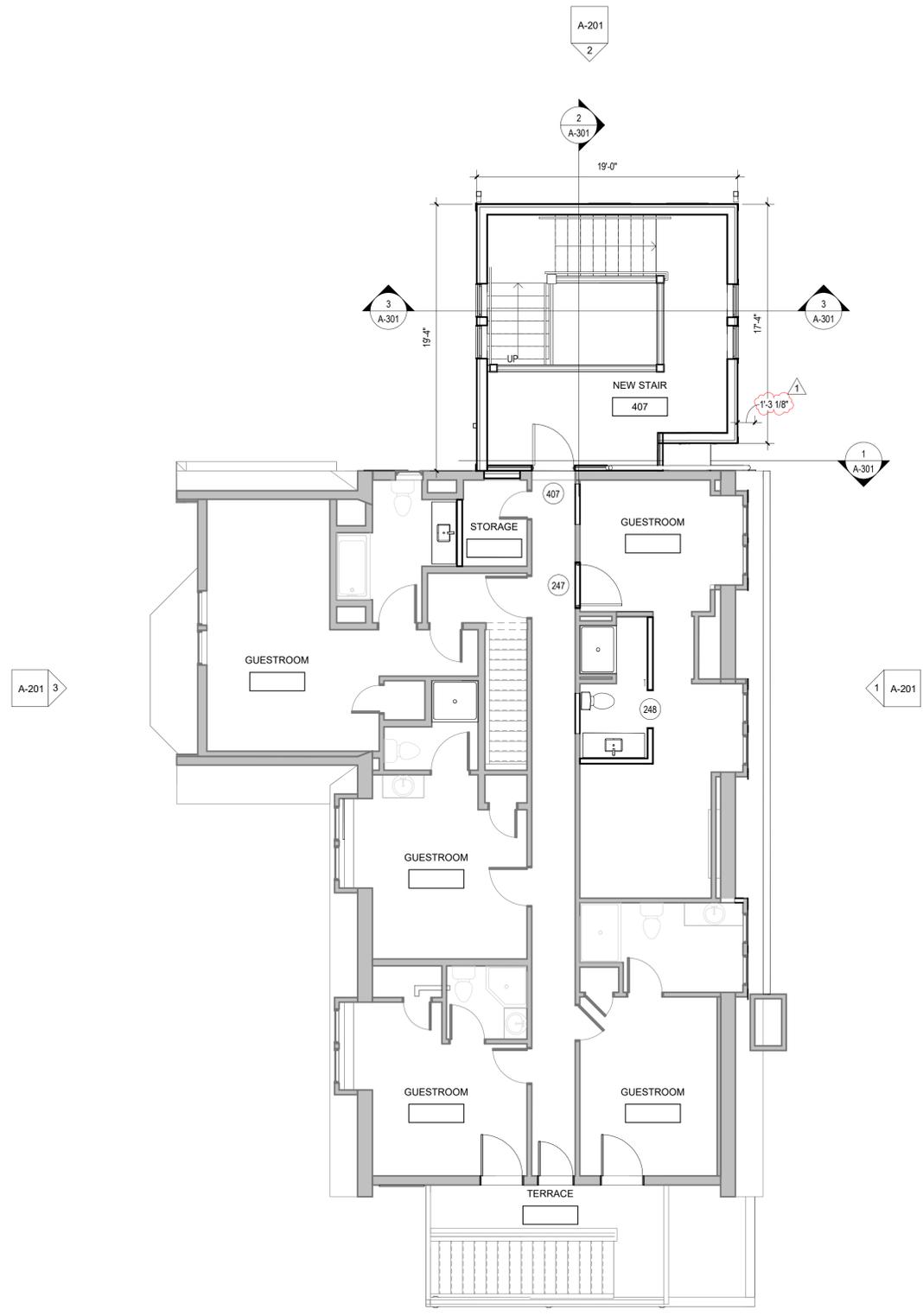
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

LEVEL TWO AND THREE FLOOR PLAN

**A-102**  
ENTITLEMENT



1 LEVEL 04  
3/16" = 1'-0" A-201

FLOOR PLAN LEGEND			
	DETAIL SECTION TAG		CORNER GRef - REFER TO DETAIL
	BUILDING & WALL SECTION TAG		FIRE EXTINGUISHER - WALL MOUNTED
	WALL TYPE - REFER TO A-611 FOR WALL TYPES		RECESSED FIRE EXTINGUISHER AND CABINET
	DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE		FIRE RATED RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NAME		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
	ROOM NUMBER		SEMI-RECESSED FIRE EXTINGUISHER AND CABINET AND BLANKET
	INTERIOR ELEVATION TAG		MARKER BOARD
	EXTERIOR ELEVATION TAG		TACK BOARD
	COLUMN TAG AND COLUMN CENTERLINE		FLOOR DRAIN
	STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION		AREA NOT IN CONTRACT
			NEW WORK NOTE

ARCHITECTURAL PLAN NOTES	
NOTE	DESCRIPTION
N001	REPLACE EXISTING CONDENSER
N002	NEW CONDENSER
N003	NEW DECORATIVE SCREENING
N004	REPAIR ROTTEN ROOF SHEATHING AND FASCIA, PROVIDE NEW ARCHITECTURAL SHINGLE ROOF. PHOTO 14
N005	REPAIR ROTTEN PORCH DECKING AND RAILINGS. NEW RAILINGS TO MATCH EXISTING PROFILES, COLOR, AND FINISH. GUARDRAIL AT 42" TALL AND HANDRAIL AT 36" TALL. PHOTOS 15-17
N006	REPAIR ROTTEN COLUMN BASE TRIM. MATCH EXISTING PROFILE, COLOR, FINISH. PHOTO 18.

**LEGAT ARCHITECTS**  
Design with a Difference

**HARBOUR VIEW MACKINAC LLC**

**HARBOUR VIEW INN IMPROVEMENTS**

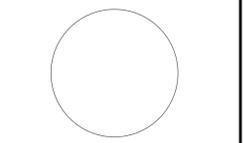
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING	08/23/24

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

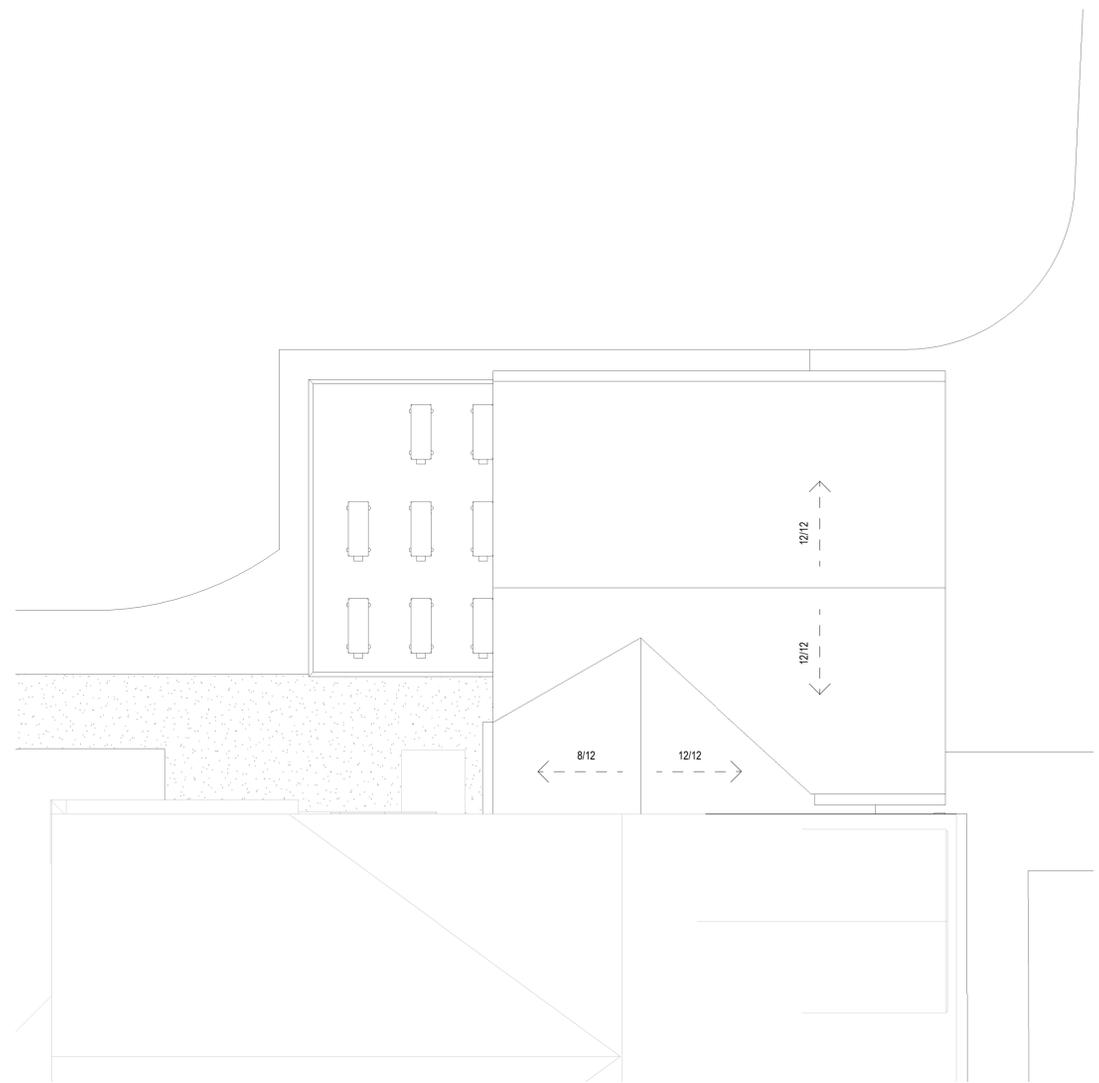
**LEVEL FOUR FLOOR PLAN**

**A-103**  
ENTITLEMENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

A  
B  
C  
D  
E  
F  
G  
H  
J  
K  
L  
M  
N  
P  
Q

ROOF PLAN LEGEND	
- - ->	AREA OF SLOPED STRUCTURE
====>	AREA OF 1/4" PER FOOT TAPERED INSULATION
====>	AREA OF 1/2" PER FOOT TAPERED INSULATION
	ROOF DRAIN
	OVERFLOW ROOF DRAIN
#	TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
— —	METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
o VP	VENT PIPE ROOF PENETRATION
DSN	DOWNSPOUT NOZZLE
DS	DOWNSPOUT
- - - - -	EXPANSION JOINT ASSEMBLY



1 ROOF PLAN  
1/4" = 1'-0"

**LEGAT ARCHITECTS**  
Design with a Difference

**HARBOUR VIEW  
MACKINAC LLC**

**HARBOUR VIEW  
INN  
IMPROVEMENTS**

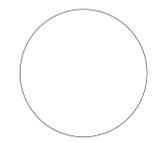
6876 Main St, Mackinac Island, MI 49757

ARCHITECT  
**Legat Architects, Inc.**  
2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER  
**Senger Design Group**  
523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER  
**Pierce Engineers**  
350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER  
**OHM Advisors**  
34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



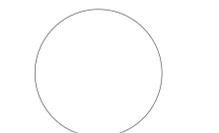
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

ROOF PLAN

**AR-101**  
ENTITLEMENT



SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

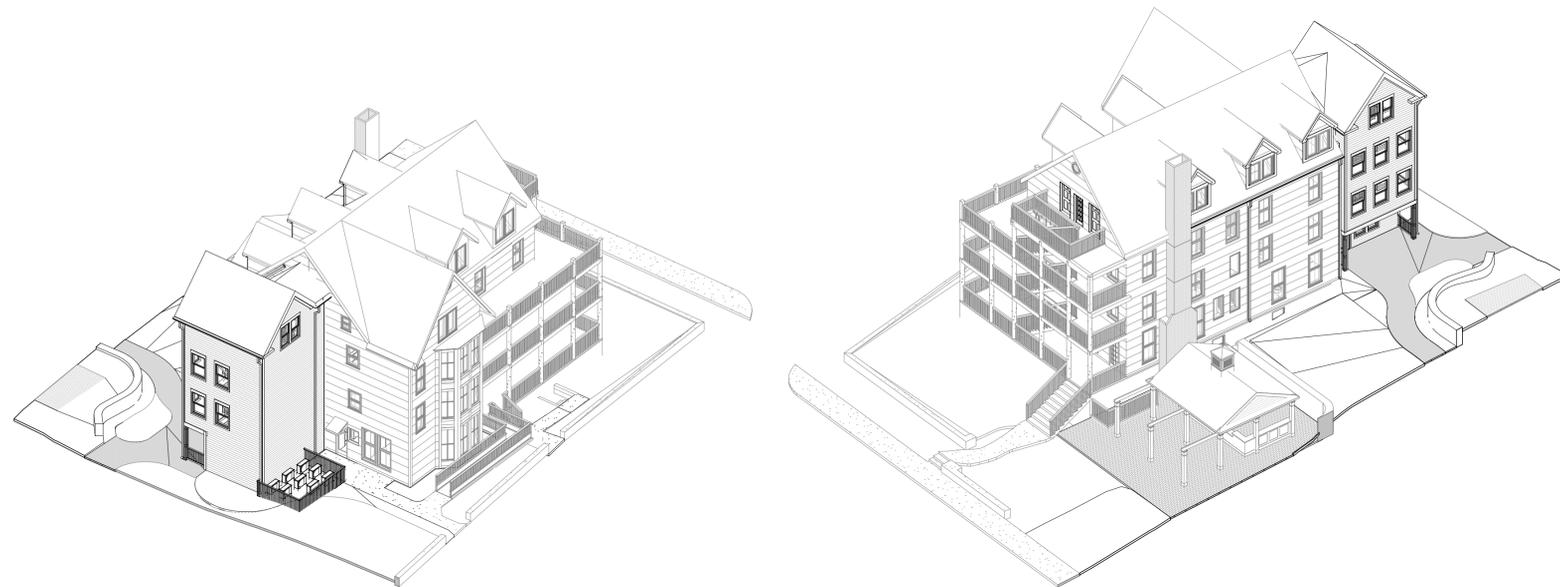
PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

**EXTERIOR BUILDING  
ELEVATIONS &  
ISOMETRICS**

**A-201**  
ENTITLEMENT

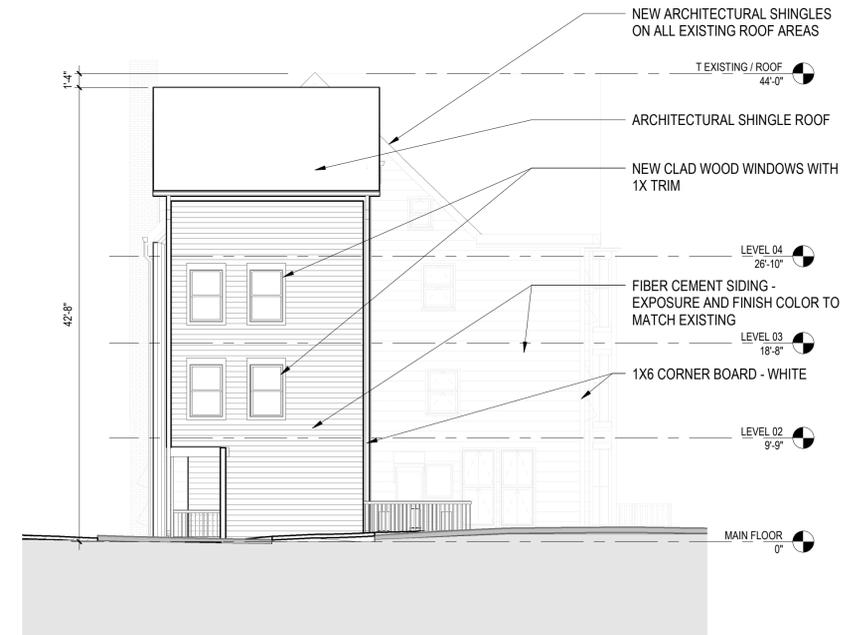
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

A  
B  
C  
D  
E  
F  
G  
H  
J  
K  
L  
M  
N  
P  
Q



5 ISOMETRIC 02

4 ISOMETRIC 01



2 COTTAGE - STAIR ADDITION SOUTH ELEVATION  
1/8" = 1'-0" A-011



3 COTTAGE - STAIR ADDITION EAST ELEVATION  
1/8" = 1'-0" A-011



1 COTTAGE - STAIR ADDITION WEST ELEVATION  
1/8" = 1'-0" A-011

ARCHITECT

**Legat Architects, Inc.**

2015 Spring Rd, Suite 175  
Oak Brook, IL 60523  
P: (630) 990-3535  
www.legat.com

INTERIOR DESIGNER

**Senger Design Group**

523 South Cascade Ave, Suite B  
Colorado Springs, CO 80903  
P: (719) 522-1520  
www.sengerdesigngroup.com

STRUCTURAL ENGINEER

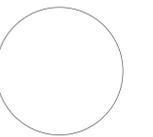
**Pierce Engineers**

350 N LaSalle, Suite 1010  
Chicago, IL 60654  
P: (312) 761-5693  
www.pierceengineers.com

CIVIL ENGINEER

**OHM Advisors**

34000 Plymouth Road  
Livonia, MI 48150  
P: 734-522-6711  
www.ohm-advisors.com



SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

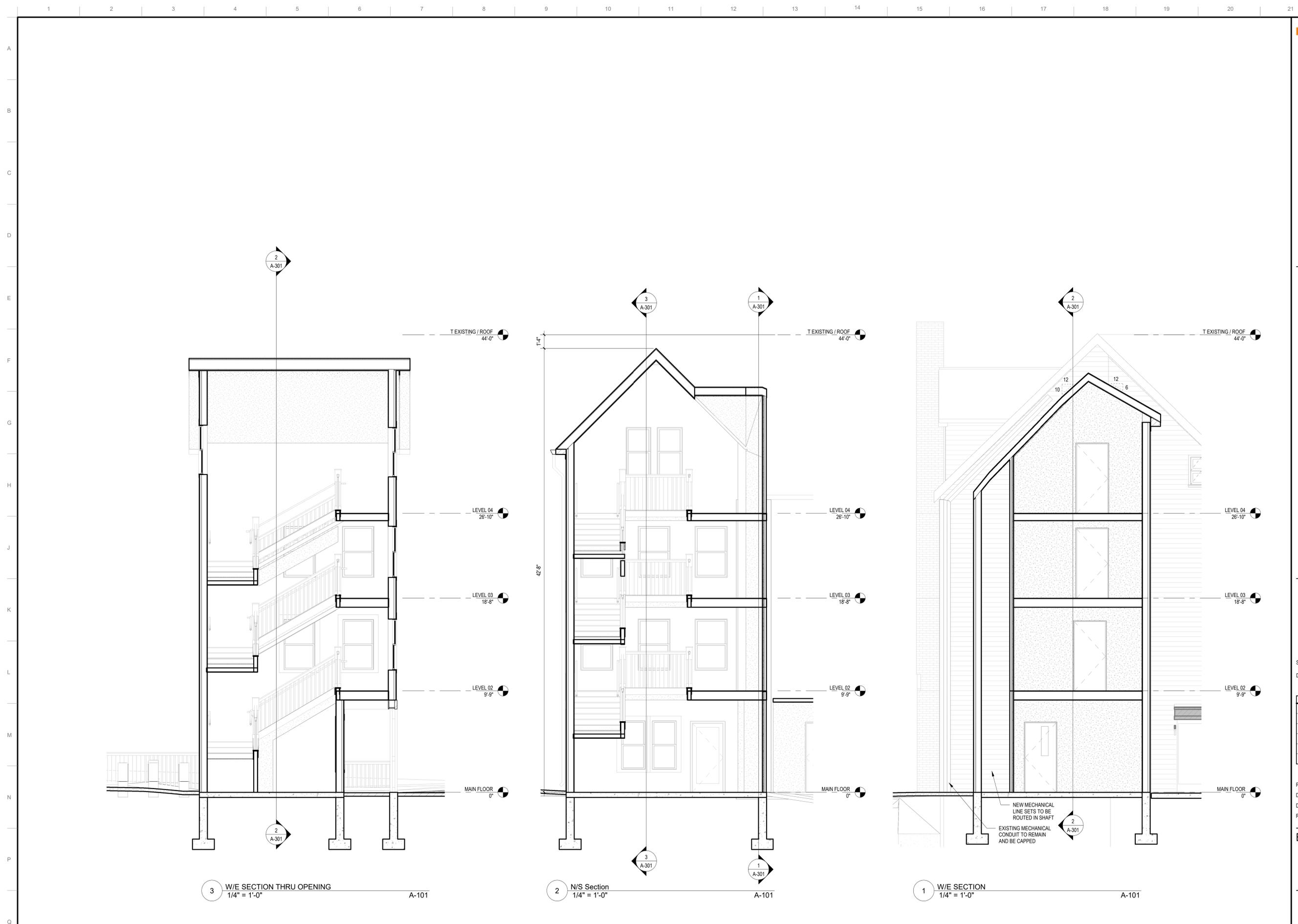
REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER 22407800  
DATE OF ISSUE 06/28/24  
DRAWN BY Author  
REVIEWED BY Checker

**BUILDING SECTIONS**

**A-301**  
ENTITLEMENT



3 W/E SECTION THRU OPENING  
1/4" = 1'-0" A-101

2 N/S Section  
1/4" = 1'-0" A-101

1 W/E SECTION  
1/4" = 1'-0" A-101