

# GRAND HOTEL - MANAGER HOUSING

## SUBMITTAL FOR PLANNING COMMISSION - AMENDED, REVISED

Section VI, Itemb.

00  
COVER

Grand Hotel®  
SCALE: 1" = 200'-0"  
2025.10.10

MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
PLANNING COMMISSION

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historic preservation  
community by design



### Sheet List

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- 01 SURVEY
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- 04 SECOND FLOOR PLAN
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- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
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### Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 \*OLD NUMBER 625 019 00\*

### Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL  
USE GROUP: SPECIAL LAND USE: BOARDINGHOUSE

### Utilities/Services

- POTENTIAL DEMAND FOR:
- WATER
  - SEWER
  - TRASH

UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS WILL BE PROVIDED UPON APPROVAL OF THE PROJECT.

### Historic District

NONE

### Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025  
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

### ARCHITECT

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

OWNER: GHMI RESORT HOLDINGS LLC  
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS: CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

PARCEL #: 051-630-098-00

### Project Description

The project involves the construction of a boardinghouse containing 12 single-bedroom units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

### Requirements

|   | ALLOWED            | PROPOSED                          |
|---|--------------------|-----------------------------------|
| <b>DENSITY OCCUPANTS:</b><br>(PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.) | 30                 | 24                                |
| <b>LOT SIZE</b>   | REQ'D<br>10,000 SF | EXISTING<br>15,000 SF (0.344 AC.) |
| <b>SETBACKS</b>   | REQ'D              | PROPOSED                          |
| FRONT YARD  | 25'                | 25' - 8"                          |
| FRONT YARD (CORNER)   | 25'                | 30'                               |
| SIDE YARD   | 5'                 | 17' - 6"                          |
| REAR YARD   | 25'                | 25' - 4 1/2"                      |
| <b>HEIGHT</b>   | ALLOWED            | PROPOSED                          |
| STORIES MIN.  | 1                  | 2                                 |
| STORIES MAX.  | 2.5                | 2                                 |
| FEET MIN.   | 12'                | 31' - 6 1/2"                      |
| FEET MAX.   | 35'                | 31' - 6 1/2"                      |
| <b>LOT COVERAGE</b>   | ALLOWED            | PROPOSED                          |
| SQ. FT. (INCLUDING PORCHES AND DECKS)                                       | 6,000              | 5,929                             |
| PERCENTAGE  | 40%                | 39.5%                             |
| <b>GROSS SQUARE FOOTAGE</b>   |                    | PROPOSED                          |
| 1ST FLOOR   |                    | 3,970                             |
| 2ND FLOOR   |                    | 3,720                             |
| TOTAL   |                    | 7,690                             |



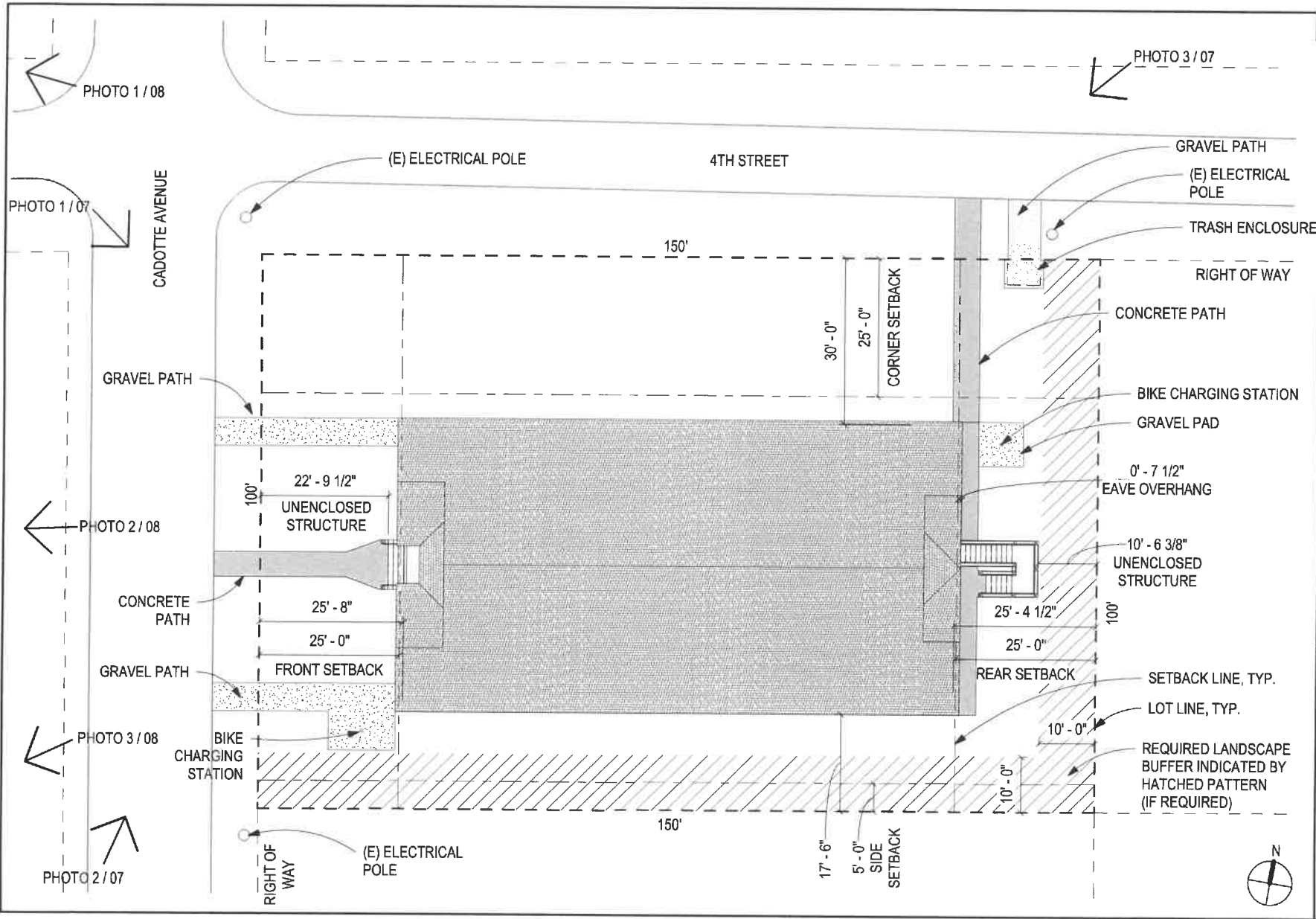
### AREA PLAN

1" = 200'-0" SCALE





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Section VI, Item b.

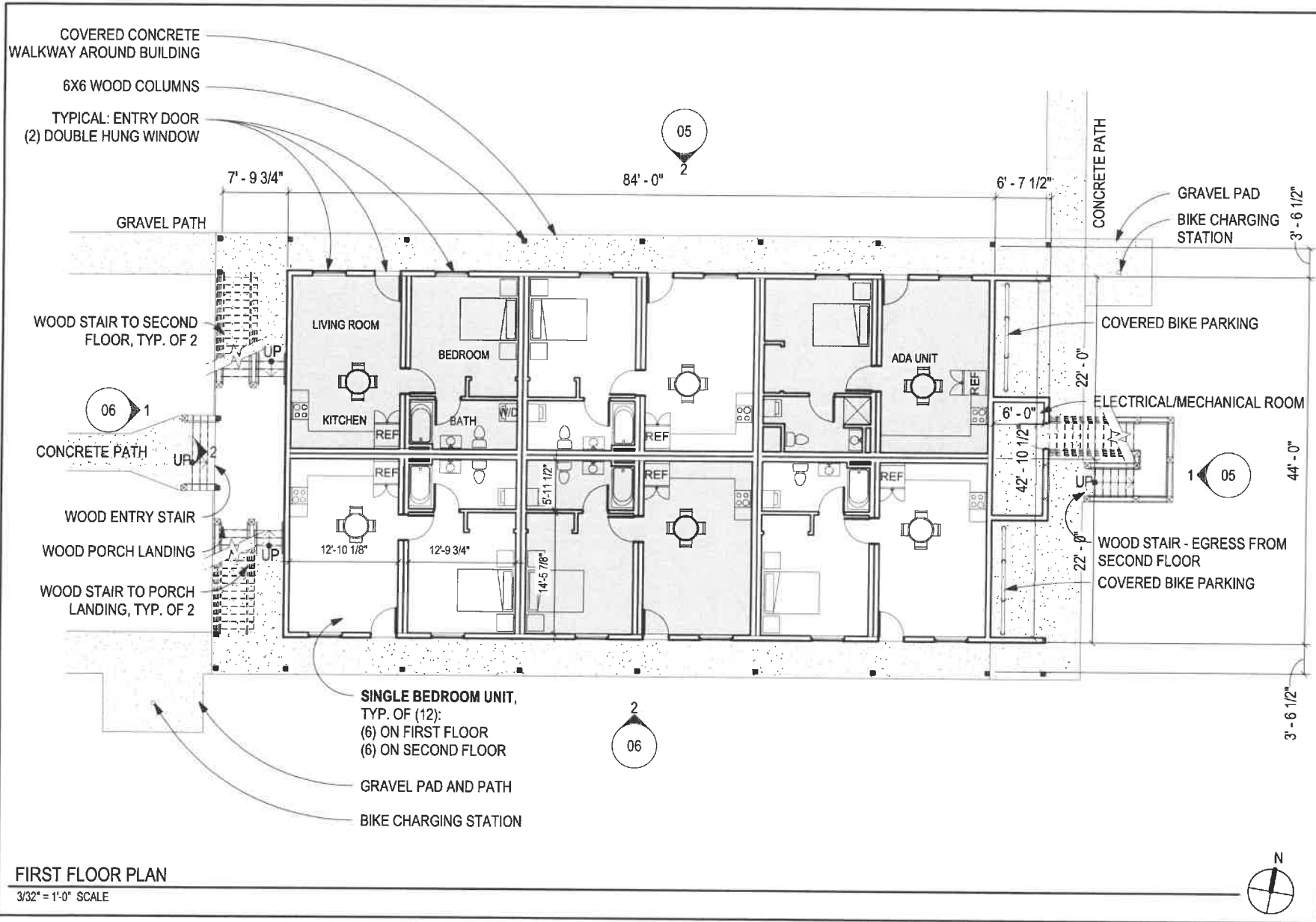
02  
SITE PLAN

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SCALE: 1/16" = 1'-0"  
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**FIRST FLOOR PLAN**

3/32" = 1'-0" SCALE

Section VI, Itemb.  
**03**  
FIRST FLOOR  
PLAN

*Grand Hotel*  
2025.10.10  
SCALE: 3/32" = 1'-0"

**MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
PLANNING COMMISSION**

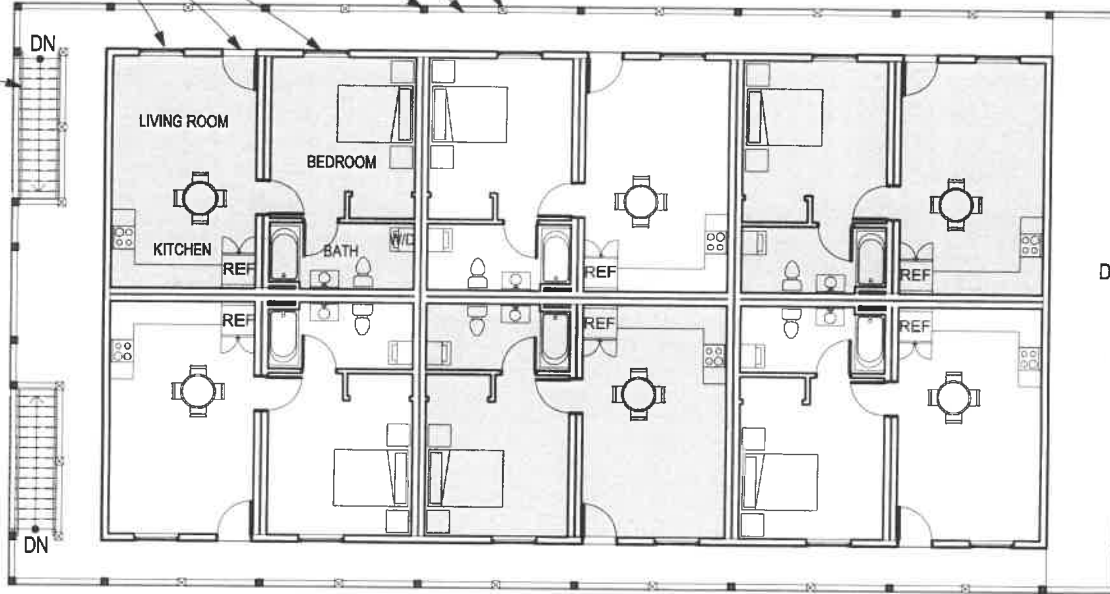
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**SECOND FLOOR PLAN**  
3/32" = 1'-0" SCALE

- 42" WOOD GUARDRAIL WITH 6X6 NEWEL POSTS
- COVERED BALCONY (WOOD DECKING)
- 6X6 WOOD COLUMNS
- TYP. OF 6 UNITS ENTRY DOOR
- (2) DOUBLE HUNG WINDOWS

WOOD STAIR TO PORCH LANDING  
TYP. OF 2



WOOD STAIR TO CONCRETE WALK

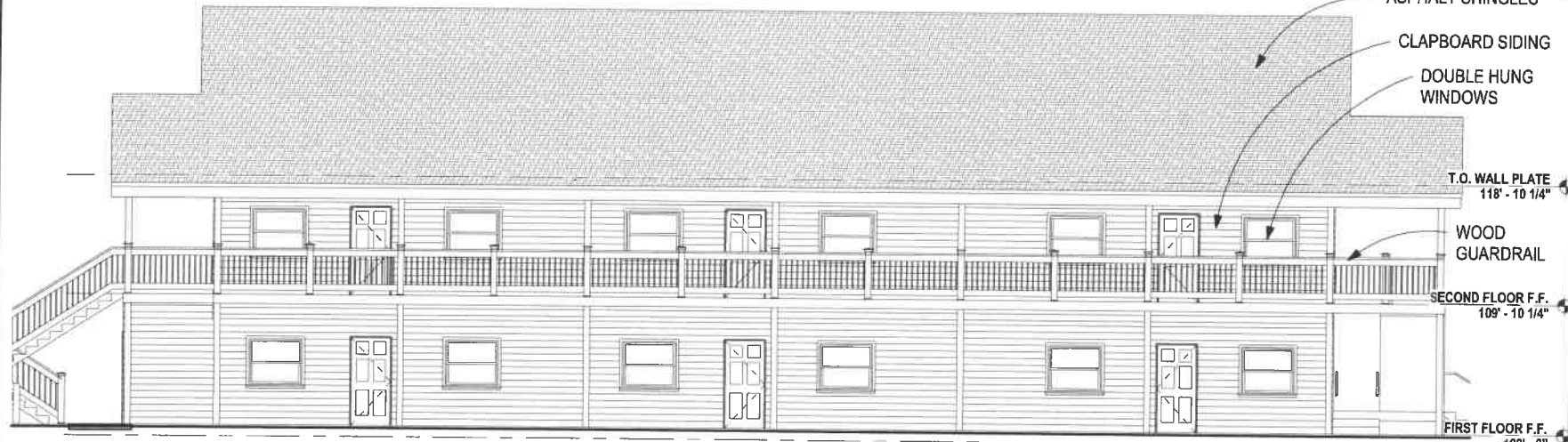
Section VI, Itemb.  
**04**  
SECOND FLOOR PLAN

*Grand Hotel*<sup>®</sup>  
SCALE: 3/32" = 1'-0"  
2025.10.10

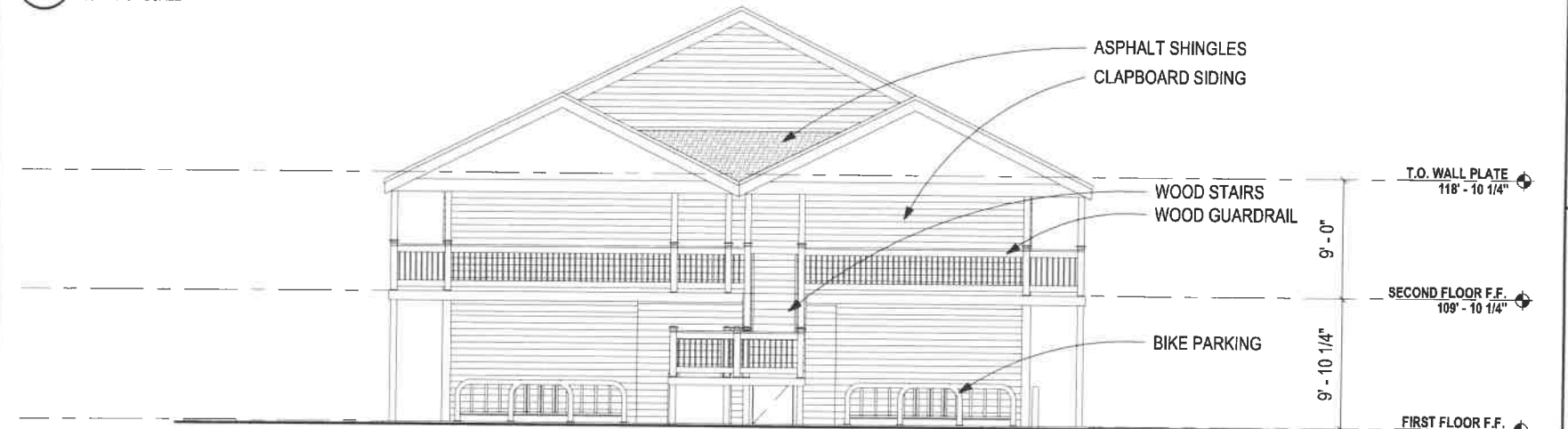
**MANAGER HOUSING**  
**4TH ST. & CADOTTE AVE.**  
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2 NORTH ELEVATION  
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION  
05 1/8" = 1'-0" SCALE

Section VI, Itemb.

05 EXTERIOR ELEVATIONS

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

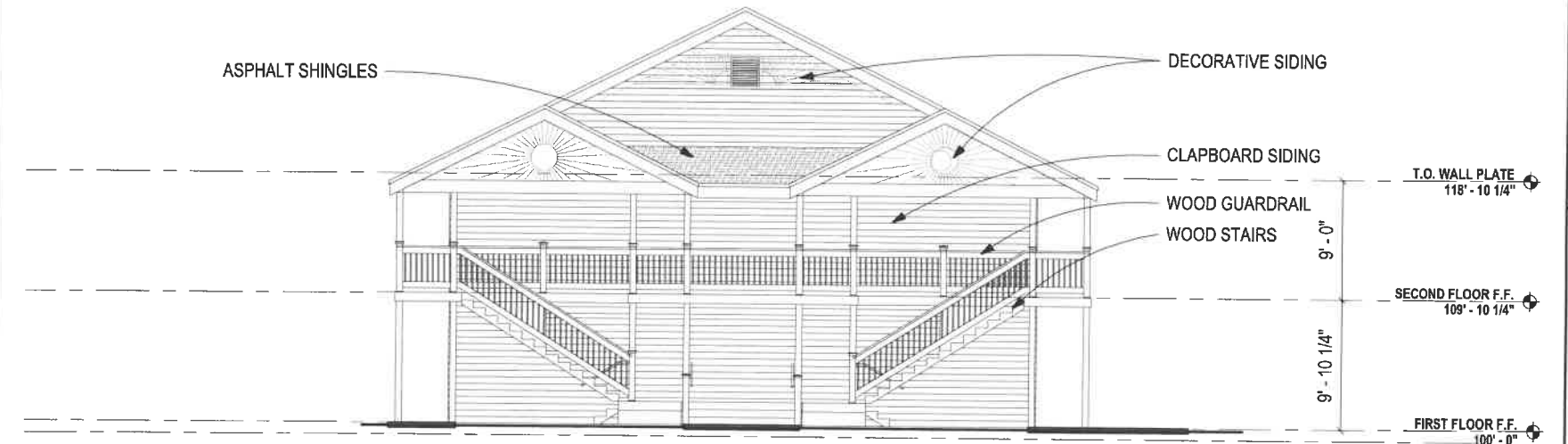
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2 SOUTH ELEVATION  
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION  
06 1/8" = 1'-0" SCALE

ASPHALT SHINGLES  
CLAPBOARD SIDING  
DOUBLE HUNG WINDOWS  
T.O. WALL PLATE 118' - 10 1/4"  
WOOD GAURDRAIL  
SECOND FLOOR F.F. 109' - 10 1/4"  
FIRST FLOOR F.F. 100' - 0"  
T.O. FOUNDATION 99' - 1 5/8"

Section VI, Itemb.  
**06**  
EXTERIOR ELEVATIONS  
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SCALE: 1/8" = 1'-0"

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3  
07  
EXISTING VACANT LOT  
TOWARD SOUTH-WEST  
NO SCALE



2  
07  
EXISTING VACANT LOT  
TOWARD NORTH-EAST  
NO SCALE



1  
07  
EXISTING VACANT LOT  
TOWARD SOUTH-EAST  
NO SCALE

Section VI, Item.

07  
SITE PHOTO

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SCALE: NO  
2025.10.10

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5 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST  
08 NO SCALE



2 CADOTTE - CONTEXT - WEST  
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST  
08 NO SCALE

Section VI, Item b.

08  
SITE PHOTO

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SCALE: NO  
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