

BICYCLE STREET INN

MACKINAC ISLAND, MICHIGAN

JUNE 26, 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 EXISTING BICYCLE STREET INN WILL REMAIN ON THE SECOND AND THIRD LEVEL. CHECK IN WILL BE MOVED TO THE SECOND FLOOR. A NEW HOTEL ENTRANCE FROM THE STREET WILL BE CREATED.

THE FIRST FLOOR WILL BE CONVERTED BACK TO ITS ORIGINAL USE AS AN OPEN MARKET/FOOD HALL AND RETAIL SPACES. EXTERIOR WILL REMAIN THE SAME EXCEPT REWORKING THE NORTH ENTRY TO BECOME THE NEW HOTEL ENTRANCE.

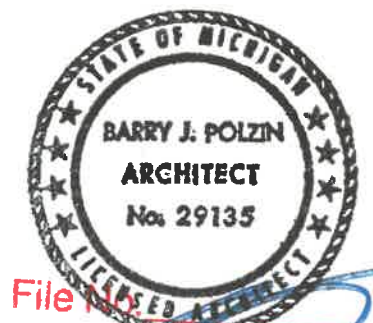
FOUR WINDOWS ARE PROPOSED TO BE ADDED IN THE BACK TO BRING IN NATURAL LIGHT TO THE REAR OF THE BUILDING.

STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED)

WINDOW UNITS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATING GLASS. ALL WINDOW TRIM IS WOOD (PAINTED).

INDEX

A1.0 MAIN ST ELEVATION AND PLAN
A1.1 WEST ELEVATION AND PLAN
A1.2 RENDERINGS
C1.0 SITE PLAN/LEGAL



File # 23-021-047(H)
Exhibit C
Date 6-27-23
Initials KP

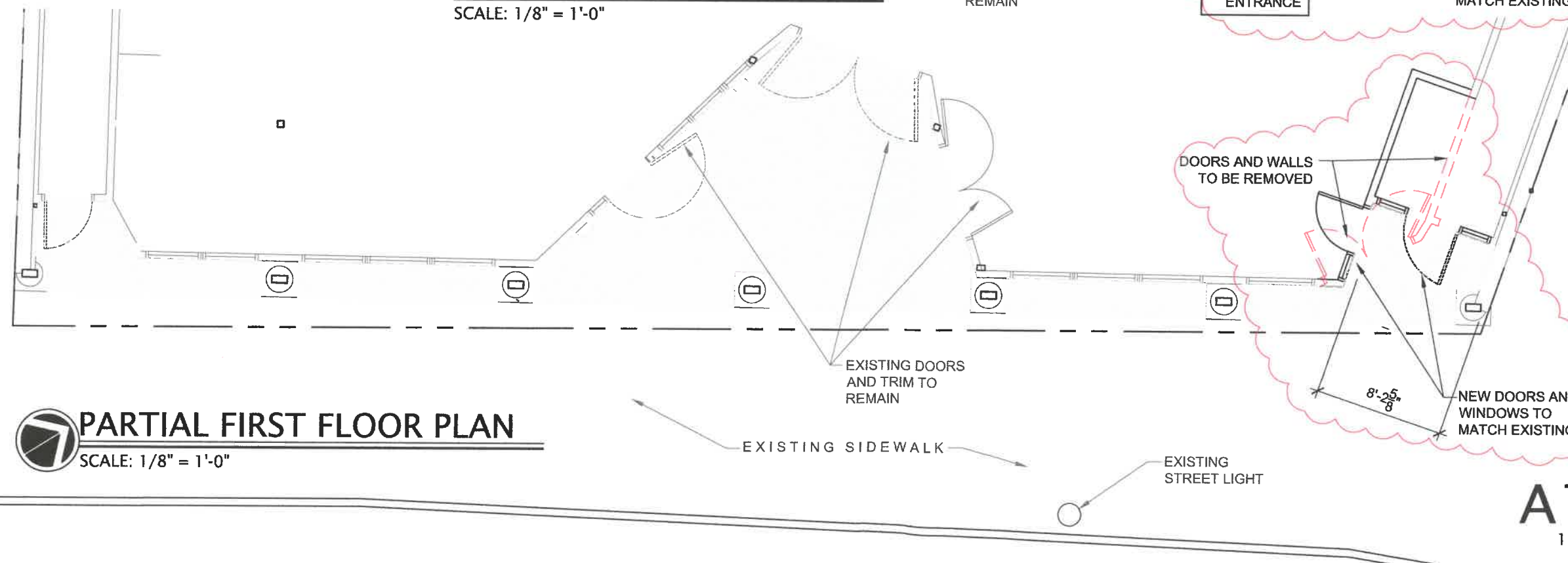
BARRY J. POLZIN
ARCHITECTS

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MAIN STREET ELEVATION

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



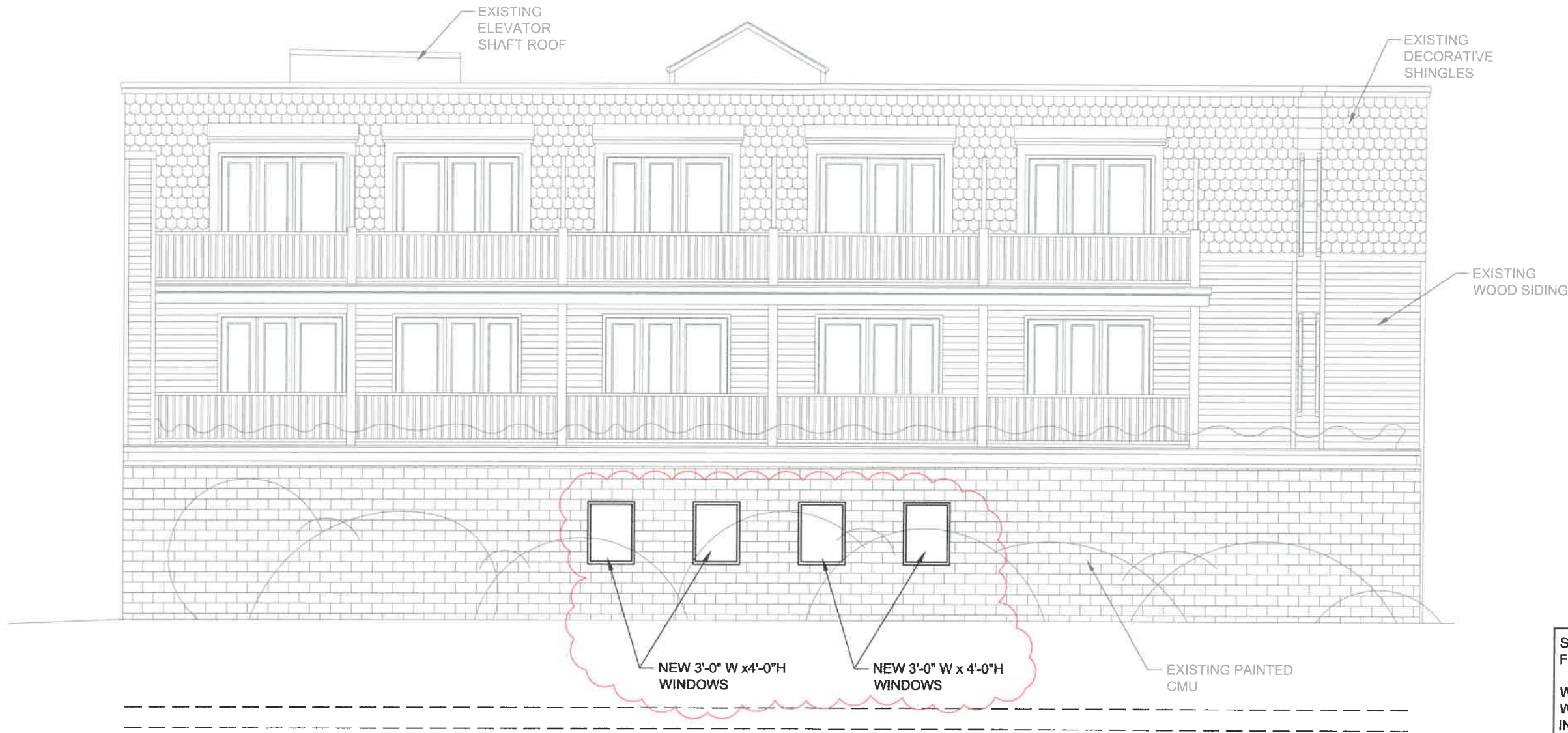
PARTIAL FIRST FLOOR PLAN

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

BICYCLE STREET INN

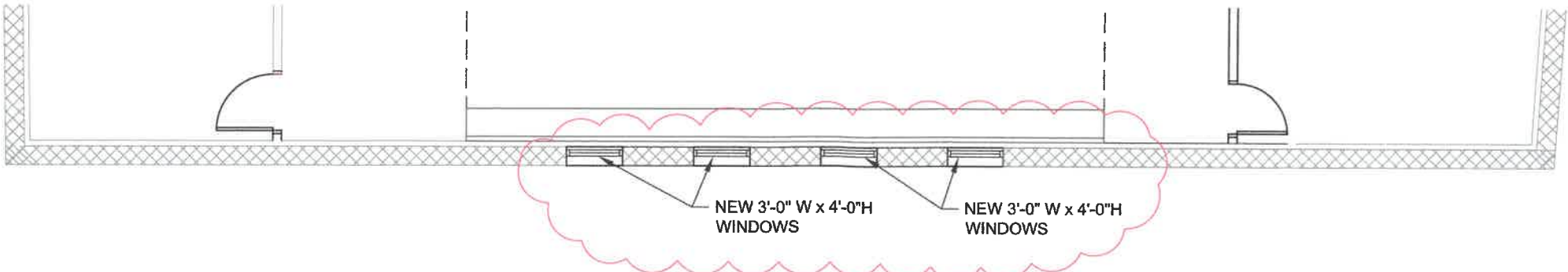
MACKINAC, MICHIGAN

JUNE 26, 2023



WEST ELEVATION

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



PARTIAL FIRST FLOOR PLAN

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

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BICYCLE STREET INN

MACKINAC ISLAND, MICHIGAN
JUNE 26, 202



RENDERING

NEW DOORS AND
WINDOWS TO
MATCH EXISTING

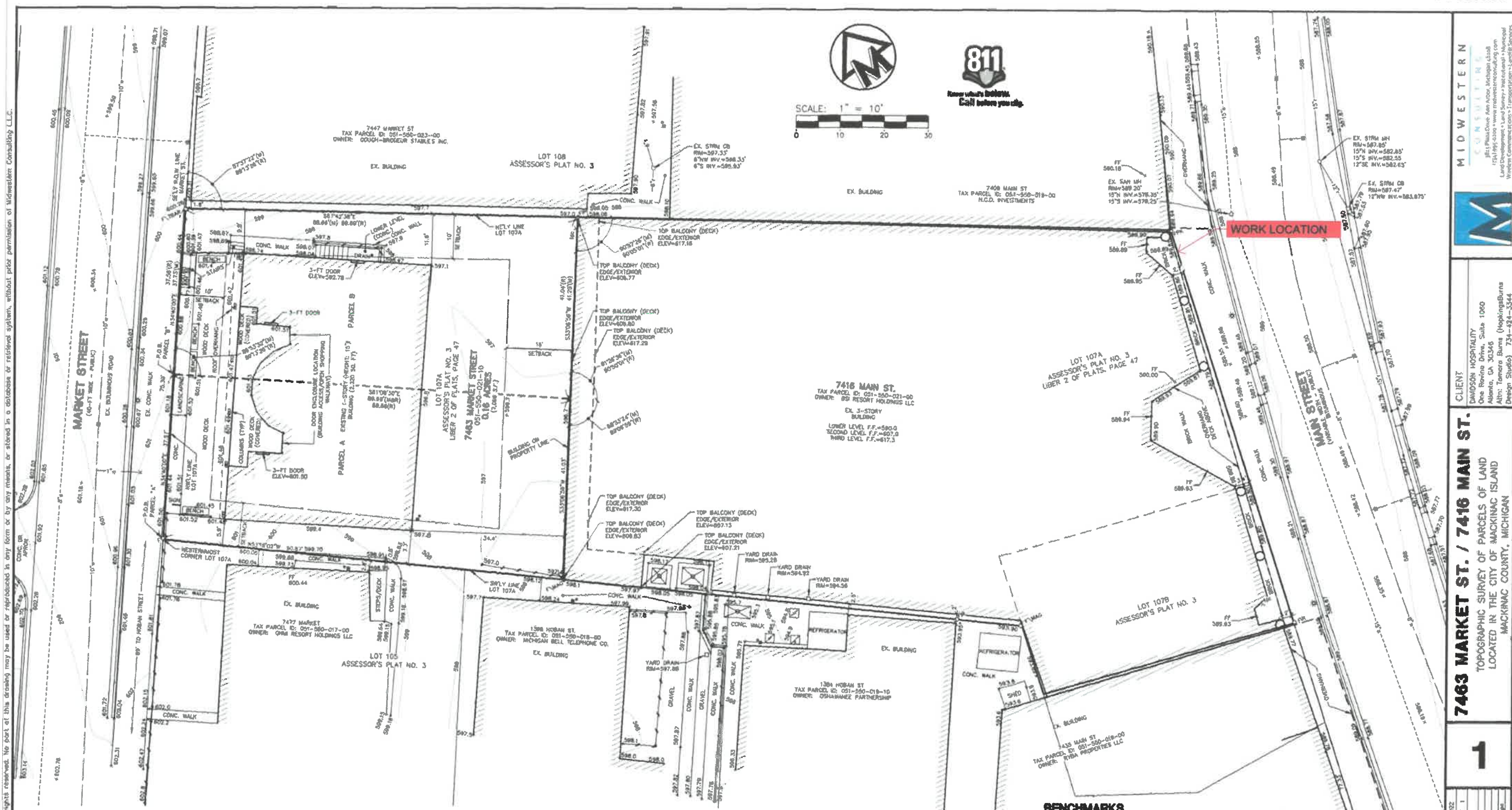
A1.2
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BARRY J. POLZIN
ARCHITECTS

BICYCLE STREET INN

MACKINAC ISLAND, MICHIGAN

JUNE 26, 2023



LEGAL DESCRIPTION

(Per Near North Title Group, Commitment No. M2203514, with Commitment Date of April 11, 2022)

Situated in the City of Mackinac Island, Mackinac County, Michigan:

Parcel A:
Beginning at the Westernmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plate, Page 47, Mackinac County Records; thence Northwesterly along the Northwesterly line of said Lot 107A 57.57 feet to an iron stake; thence at an angle of 89°13'26" to the right from the last described course 89.89 feet to an iron stake; thence at an angle of 89°00'50" 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 80.87 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 Plate, Page 47, Mackinac County Records.

Parcel B:
Commencing at the Westernmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plate, Page 47, Mackinac County Records; thence Northwesterly along the Northwesterly line of said Lot 107A 57.57 feet to an iron stake; thence at an angle of 89°13'26" to the right from the last described course 89.89 feet to an iron stake; thence at an angle of 89°00'50" 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 80.87 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 Plate, Page 47, Mackinac County Records.

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.

LEGEND

W	DIST. LIGHT POLE	FE	FENCE
W	DIST. WATER MAIN	ET	ELEC. TRANSFORMER
W	DIST. HYDRANT	EW	EXIST. AC UNIT
W	DIST. GATE VALVE IN BOX	ES	EXIST. SIGN
W	DIST. FIRE DEPARTMENT CONNECTION	EP	EXIST. POST
W	DIST. STORM SEWER	ET	TELEPHONE RISER
W	DIST. CATCH BASIN OR INLET	EM	ELECTRIC METER
W	DIST. BEHANE INLET	EP	FOUND IRON PIPE
W	DIST. SANITARY SEWER	EP	FOUND IRON ROD
W	DIST. CLEANOUT	EP	FOUND P.R.

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=589.65' (NAVD88)

MIDWESTERN
CONSULTING



CLIENT:
DANSON HOSPITALITY
One Ravine Drive, Suite 1060
Atlanta, GA 30346
Attn: Tomara Burns (topkingsburns@dan.com)
Design Studio) 759-424-3544

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

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JOB NO.	22153
DATE	6/29/2022
SHEET	1 OF 1
BY	BAR
CHECKED BY	BAR
DATE	7/1/2022
SCALE	AS SHOWN
PROJECT	BICYCLE STREET INN
LOCATION	MACKINAC ISLAND, MICHIGAN
DESIGNED BY	BAR
DRAWN BY	BAR
CHECKED BY	BAR
DATE	7/1/2022

C1.0

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BARRY J. POLZIN
ARCHITECTS