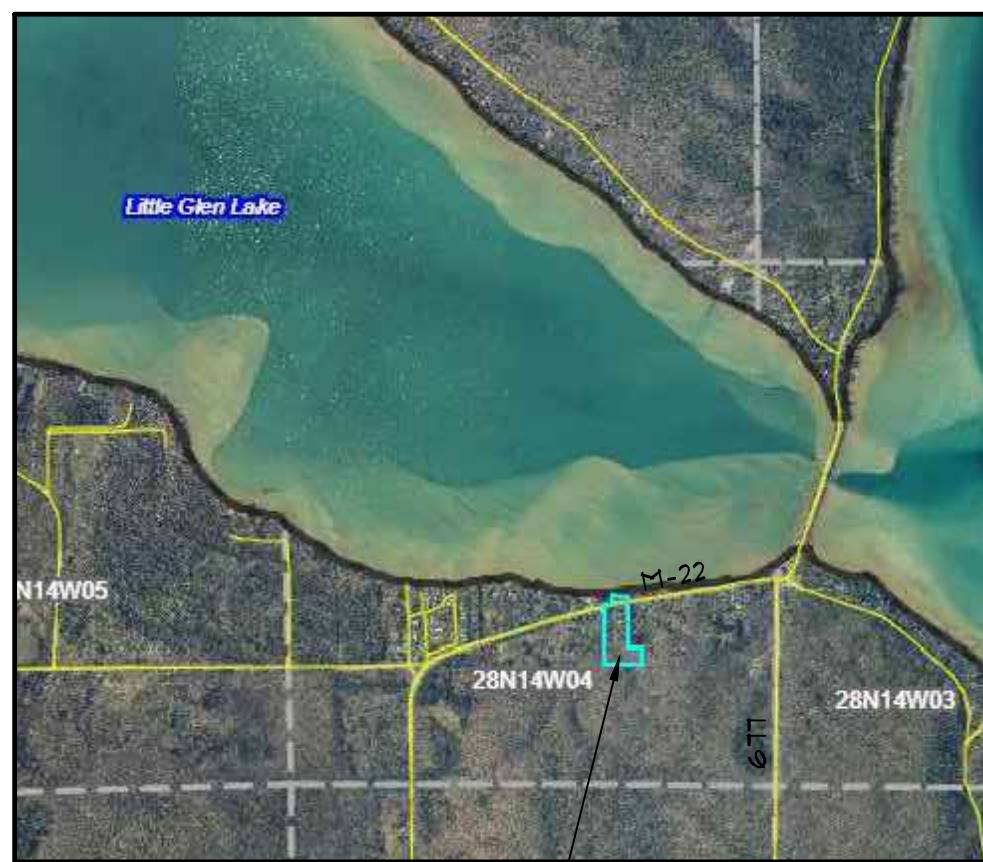


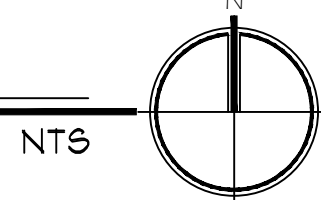
Restoration of The Glen Lake Manor

Empire Township/Leelanau County

7345 Glenmere Road
Empire, MI



LOCATION PLAN



BUILDING SUMMARY

CONSTRUCTION TYPE: 5B
BUILDING GROSS AREA: 9,812 SQ. FT.
BUILDING HEIGHT: 38'
MIXED USE/OCCUPANCY, NON SEPARATED
FIRE SUPPRESSION SYSTEM REQUIRED

PROJECT DATA

APPLICABLE CODES:
2015 MICHIGAN BUILDING CODE

USE GROUPS (MIXED):
A-2: ASSEMBLY
M: MERCANTILE
B: BUSINESS
R-1: RESIDENTIAL (HOTEL, TRANSIENT)
R-2: RESIDENTIAL (APARTMENT, NON TRANSIENT)
S: STORAGE

FIRE AND SMOKE PROTECTION:
WALLS SEPARATING R USES TO BE 1/2 HOUR FIRE-RESISTANCE RATED WHEN BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS (TO BE INSTALLED)

CORRIDOR WALLS TO BE 1/2 HOUR FIRE-RESISTANCE RATED WHEN BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS (TO BE INSTALLED)

HORIZONTAL ASSEMBLIES SEPARATING R USES TO BE 1/2 HOUR FIRE-RESISTANCE RATED WHEN BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS (TO BE INSTALLED)

SHAFT ENCLOSURES (STAIR AND ELEVATOR) TO BE 1 HOUR FIRE RESISTANCE RATED

DOORS IN PARTITIONS OF 1 HOUR FIRE RESISTANCE RATING TO BE 45 MINUTE RATED

DOORS IN PARTITIONS OF 1/2 HOUR FIRE RESISTANCE RATING TO BE 20 MINUTE RATED

MEANS OF EGRESS:
FIRST FLOOR IS PROVIDED WITH (3) EMERGENCY EXITS, DISPERSED THROUGHOUT TO PROVIDE APPROPRIATE EXITING AND DISTANCE REQUIREMENTS

SECOND FLOOR IS PROVIDED WITH (2) VERTICAL MEANS OF EGRESS, (1) INTERIOR EXIT STAIRWAY AND (1) EXTERIOR STAIRWAY, DISPERSED TO PROVIDE APPROPRIATE EXITING AND DISTANCE REQUIREMENTS

ACCESSIBILITY:
ALL NEWLY CONSTRUCTED COMPONENTS OF THE FACILITY WILL BE MADE ACCESSIBLE AS REQUIRED BY MBC

(2) ACCESSIBLE MEANS OF EGRESS ARE PROVIDED

FIRST FLOOR RESTROOM FACILITIES SHALL REMAIN AS IS AS THEY COMPLY WITH ACCESSIBILITY REQUIREMENTS OF THE CODE WHEN CONSTRUCTED

(1) NEW INDIVIDUAL TOILET ROOM IS BEING ADDED ON THE FIRST FLOOR AND WILL BE CONSTRUCTED AS ACCESSIBLE

SECOND FLOOR RESIDENTIAL UNITS HAVE THE FOLLOWING ACCESSIBLE UNITS:
R-1 UNITS, (9) TOTAL, OF WHICH (1) IS REQUIRED TO BE ACCESSIBLE

R-2 UNITS, (1) TOTAL, OF WHICH (1) IS REQUIRED TO BE ACCESSIBLE

R-2 UNITS, (1) TOTAL, OF WHICH (1) IS REQUIRED TO BE ACCESSIBLE

OCCUPANT LOAD CALCULATIONS					
LOCATION	BUILDING USE	ALLOWANCE PER OCCUPANT	AREA/ ALLOWANCE	*OCCUPANT LOAD (CALCULATED)	**OCCUPANT LOAD (ADJUSTED)
FIRST	LOUNGE/ BEVERAGE CENTER	15 NET	633 SQ. FT./ 15	42	20
	DINING ROOM/ EVENTS	15 NET	969 SQ. FT./ 15	65	50
	OFFICE/ ENTRY/ CHECK-IN	100 GROSS	262 SQ. FT./ 100	3	3
	DINING PORCH	15 NET	617 SQ. FT./ 15	41	20
	KITCHEN	200 GROSS	508 SQ. FT./ 200	3	3
	MARKET	60 GROSS	424 SQ. FT./ 60	7	7
FIRST FLOOR TOTAL				161	103
SECOND	RESIDENTIAL	200 GROSS	3,452 SQ. FT./ 200	17	20
	STORAGE, 2ND FLOOR	300 GROSS	452 SQ. FT./ 300	1	1
	SECOND FLOOR TOTAL				18
ATTIC	STORAGE, ATTIC	300 GROSS	1,936 SQ. FT./ 300	6	1
SITE	COTTAGES	4 OCC. PER	3 COTTAGES x 4	12	12
TOTAL				197	137

* CALCULATED OCCUPANT LOAD IS CALCULATED BASED ON AREA ALLOWANCES FROM TABLE 1004.1.2, 2015 MICHIGAN BUILDING CODE

** ADJUSTED OCCUPANT LOAD IS DETERMINED BASED ON AVAILABLE SEATING AND REASONABLE USE OF THE SPACES IDENTIFIED

PROPERTY INFORMATION:

OWNER:
GLEN LAKE MANOR LLC
ROB AND SUE RIFE
1615 ORANGE AVENUE
ORLAND PARK, IL 60461

PARCEL NO: 005-004-030-00
EMPIRE TOWNSHIP

1345 W. GLENMERE ROAD (M-22)
EMPIRE, MI 49630

ZONED: RESIDENTIAL

AREA: 217,661.7 SQFT/ 5 ACRES

LEGAL DESCRIPTION:
FT 8E 1/4 SEC 4 COM S 1/4 COR 9D SEC TH S 88 DEG 34'11" E 815.22 FT TH N 00 DEG 56' 25" E 1321.02 FT TO FOB TH CONT N 00 DEG 56'25" E 639.05 FT TO C/L GLENMERE RD (A/K/A HWY M-22) TH ALG 9D C/L N 79 DEG 19'01" E 866.60 FT TH N 00 DEG 56'25" E 1013.88 FT TO 9HR GLEN LAKE TH ALG 9D 9HR S 83 DEG 21'45" E 1123.71 FT TH S 00 DEG 05'43" W 561.04 FT TH N 88 DEG 36'39" E 1501.13 FT TH S 00 DEG 09'39" W 195.10 FT TH N 88 DEG 43'01" W 411.25 FT TO FOB (A/K/A PARCEL 1) SEC 4 T28N R14W 5 A M/L 2019 SPLIT INTO 005-004-030-10 WHILE RETAINING PARCEL NUMBER 005-004-030-00 ON ALTERED LEGAL

PROPOSED CONSTRUCTION TIMELINE:

*TIMELINE BASED ON AN 18-24 MONTH CONSTRUCTION SCHEDULE FOLLOWING TOWNSHIP APPROVAL (PENDING ANY DELAYS DUE TO WEATHER, AVAILABILITY OF SKILLED LABOR FORCE OR MATERIAL LEAD TIME DELAYS)

Q1- PREPARE CONSTRUCTION BID DOCUMENTS
ENGAGE CONTRACTOR
APPLY FOR PERMITS
TEMPORARY PARKING/ STAGING AREAS

Q2- INSTALL NEW SEPTIC SYSTEM
START STREET SIDE LANDSCAPING
START MANOR CONSTRUCTION
RESTORATION OF LOUNGE AND DINING ROOM,
KITCHEN ENHANCEMENTS, BEGIN 2ND FLOOR
REPAIR AND CONSTRUCTION, BUILD NEW
STAIRWELL AND ELEVATOR

Q3-Q6- CONSTRUCTION CONTINUED

Q7- CONSTRUCTION COMPLETED
LANDSCAPE COMPLETED

Q8- FINAL INSPECTIONS
FINAL CLEAN

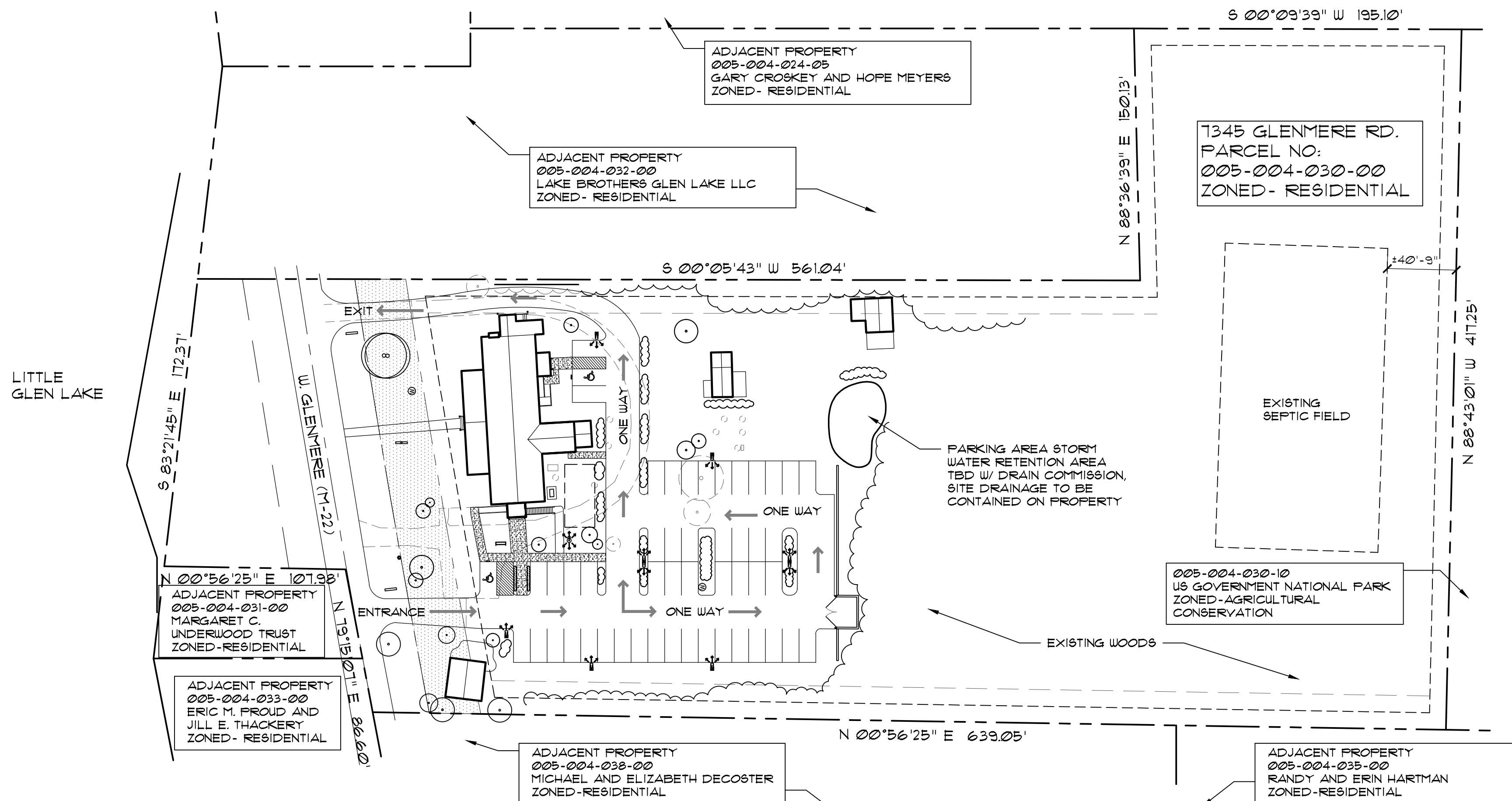
ROOM COUNT/ OVERNIGHT GUEST COUNT:

LONG TERM OCCUPANCY ROOM:
• 1 MANAGERS SUITE, ACCESSIBLE
= 2 GUESTS

SHORT TERM OCCUPANCY ROOMS:
• 1 KING BEDROOM ADA SUITE, ACCESSIBLE
• 2 QUEEN BEDROOMS W/ EN SUITE BATHROOMS
• 9 RENTAL ROOMS W/ 2 OCCUPANTS = 18 GUESTS

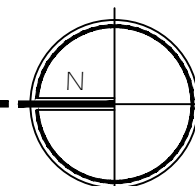
COTTAGES 'A', 'B' AND 'C':
• EACH COTTAGE HAS OCCUPANCY OF 4
• 3 COTTAGES W/ 4 OCCUPANTS = 12 GUESTS

TOTAL OVERNIGHT OCCUPANTS = 32 GUESTS



SITE PLAN (SEE ENLARGED SITE PLAN FOR DETAILS, SHEET A1)

SCALE: 1" = 50'



PROJECT IMPACTS APPROVALS:

THE FOLLOWING AGENCIES MAY BE INVOLVED IN REVIEW AND APPROVAL OF THE PROJECT IMPACTS:

COUNTY AND LOCAL AGENCIES:
LEELANAU COUNTY HEALTH DEPARTMENT
LEELANAU COUNTY DRAIN COMMISSIONER
THE GLEN LAKE FIRE DEPARTMENT
LEELANAU COUNTY SHERIFF'S DEPARTMENT
LEELANAU COUNTY INSPECTIONS DEPARTMENT
LEELANAU COUNTY SOIL CONSERVATION SERVICE
LOCAL SCHOOL DISTRICT

STATE AGENCIES:
MICHIGAN DEPARTMENT OF TRANSPORTATION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
MICHIGAN DEPARTMENT OF COMMERCE

BUILDING AREA:

FIRST FLOOR EXISTING SQFT: 3,720 SQFT.
FIRST FLOOR STAIR AND ELEVATOR ADDITION: 252 SQFT.
FIRST FLOOR TOTAL SQFT: 3,972 SQFT.

SECOND FLOOR EXISTING SQFT: 3,200 SQFT.
SECOND FLOOR LAUNDRY/ STOR/ MECH. ADD: 452 SQFT.
SECOND FLOOR STAIR AND ELEV. ADDITION: 252 SQFT.
SECOND FLOOR TOTAL SQFT: 3,904 SQFT.

ATTIC USABLE EXISTING SQFT: 1,684 SQFT.
ATTIC STAIR AND ELEV. ADDITION: 252 SQFT.
ATTIC TOTAL SQFT: 1,936 SQFT.

SITE IMPACT NOTES:

MICRO GATHERINGS
• 50 PEOPLE MAXIMUM
CONTRACTED PRIVATE GATHERINGS
• UP TO 12 PER SEASON:
-CONTRACTED PRIVATE EVENTS MAY INCLUDE NOT MORE THAN 50 GUESTS MAXIMUM IN THE DINING ROOM AND NOT MORE THAN 20 GUESTS MAXIMUM IN THE LOUNGE, FOR A TOTAL OF NOT MORE THAN 70 GUESTS MAXIMUM FOR ANY CONTRACTED GATHERING

QUIET HOURS
• NO AMPLIFIED MUSIC AFTER 10PM

GLEN LAKE DOCK IS FOR OWNER'S AND GUEST'S USE ONLY, NO COMMERCIAL USE

EXTERIOR SITE LIGHTING TO BE DOWNWARD FACING LIGHT POLES FOR DARK SKY COMPLIANCE

BIKE RENTALS ARE TO BE FOR LODGING GUESTS ONLY

LANDSCAPING:

GREENBELT BUFFER ZONE:

RIGHT OF WAY LENGTH = 262'
(1) TREE REQUIRED PER (30') FT OF RIGHT OF WAY
126/20 = 6 TREES REQUIRED
5 EXISTING TREES TO REMAIN
4 NEW TREES TO BE ADDED

*ALL REMAINING BUFFER ZONE MATERIALS SHALL BE EXISTING OR IMPROVED AREAS OF LANDSCAPING TO INCLUDE GRASS, GROUND COVER, SHRUBS AND PLANTS

PARKING LOT LANDSCAPING:

PARKING AREA = 21,303 SQ. FT.
REQUIRED LANDSCAPING AREA = 5%, 1,065 SQ. FT.

(1) TREE REQUIRED FOR EVERY (10) SPACES- 50 SPACES REQUIRED = 5 TREES

PARKING CALCULATIONS:

BUILDING USES INCLUDE: RESTAURANT, RETAIL, HOTEL, RESIDENTIAL LONG TERM AND COTTAGE

RESTAURANT, INDOOR: 2,183 SQFT./ 100 = 21 SPACES
RESTAURANT, OUTDOOR: 615 SQFT./ 100 = 6 SPACES
+ (1) PER 3 EMPLOYEES (5) = 2 SPACES

RETAIL = 305 SQFT./ 800 SQFT. = 1 SPACE
+ (1) PER 3 EMPLOYEES (2) = 1 SPACE

HOTEL = (1) PER GUEST ROOM = 9 SPACES
+ (1) PER 3 EMPLOYEES (5) = 2 SPACES

LONG TERM RESIDENTIAL = (2) PER UNIT HOTEL MANAGER'S SUITE = 2 SPACES

COTTAGES = (2) PER UNIT, 3 UNITS = 6 SPACES

TOTAL REQUIRED PARKING SPACES = 50 SPACES

W/ 50 REQUIRED SPACES, (2) ARE REQUIRED TO BE ACCESSIBLE, (1) VAN AND (1) STANDARD

*ALL SPACES ARE 10'x20' W/ 20' DRIVE AISLE, TYPICAL

*PARKING LOT LAYOUT IS BASED ON DOCUMENTED AND REVIEWED LOCATION OF EXISTING SEPTIC, WELL, AND VEGETATIVE AREAS. MODIFICATIONS MAY BE NEEDED AFTER FURTHER SITE INVESTIGATION.

SARAH BOURGEOIS ARCHITECTS

Sarah Bourgeois, AIA
921 W. 11th Street, Suite 21W
Traverse City, Michigan 49684
Phone: 231-947-2700
Fax: 231-946-3323
Email: sarah@sbourgeois.com

SITE INFORMATION
DEVELOPED FROM SITE SURVEY PROVIDED BY:

ONON LAND SURVEYING
105 W. BROADWAY
BUTTSONS BAY, MI 49682

Project
The Glen Lake Manor
1345 Glenmere Road
Empire, MI 49630

Sheet Title

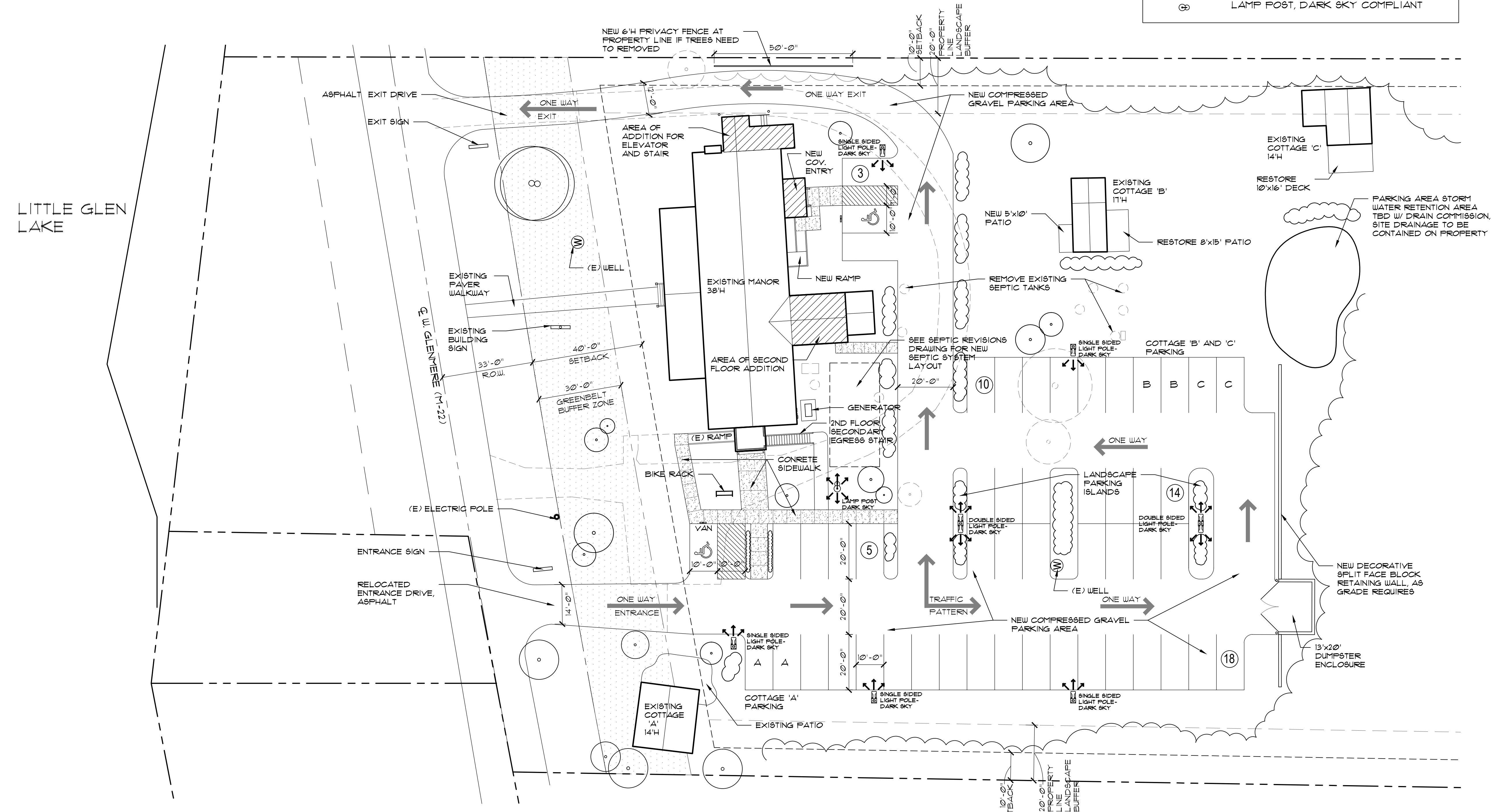
Location Plan/
Site Plan/
Project
Information

Drawn By: CH Approved By: SB

Date:
04-18-2023 SITE PLAN REVIEW
06-06-2023 REVIEW
10-09-2023
11-21-2023 SITE PLAN REVIEW
04-22-2024 SITE PLAN REVIEW

Sheet No.

LANDSCAPE PLAN LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	NEW TREE TO BE PLANTED
	NEW LANDSCAPING AREAS
	TREE LINE
	DIRECTION OF TRAFFIC FLOW
	SINGLE SIDED LIGHT POLE, DARK SKY COMPLIANT
	DOUBLE SIDED LIGHT POLE, DARK SKY COMPLIANT
	LAMP POST, DARK SKY COMPLIANT



ENLARGED SITE PLAN

SCALE: 1"=20'

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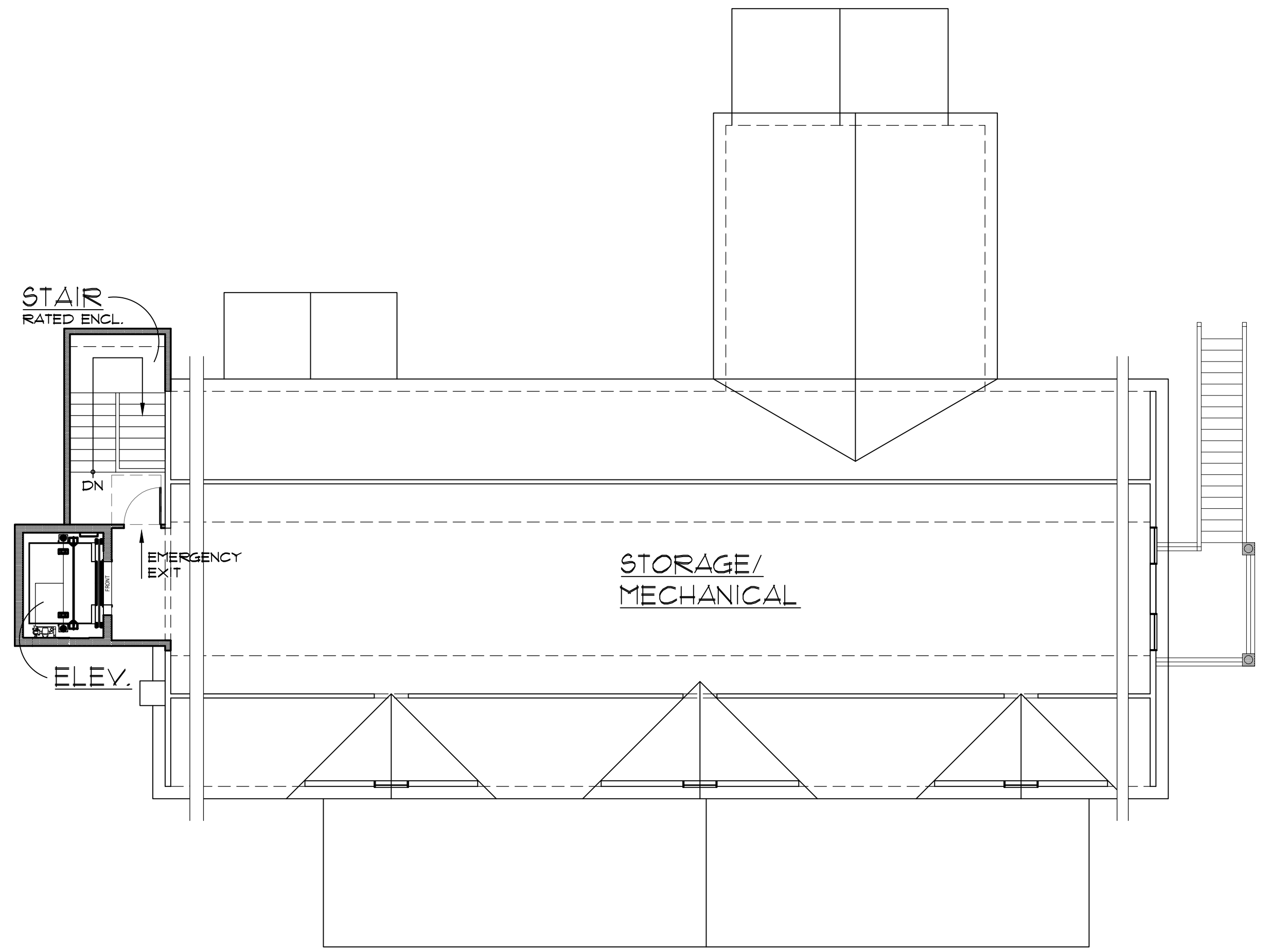
Project
 The Glen Lake Manor
 1345 Glenmere Road
 Empire, MI 49630

Sheet Title
 Enlarged Site Plan

Drawn By: CH
 Approved By: SB

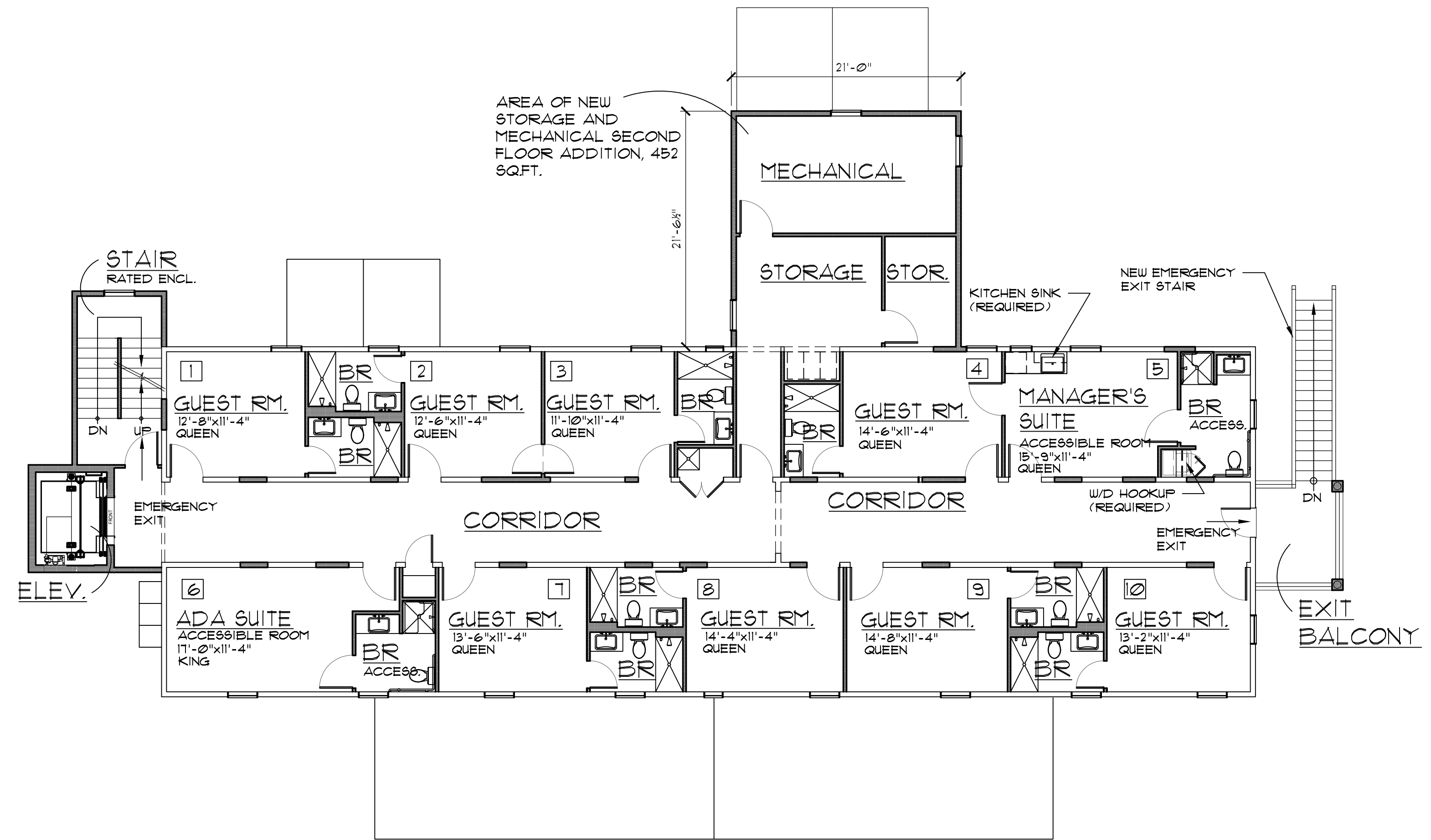
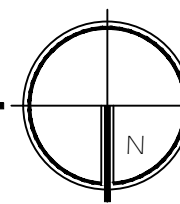
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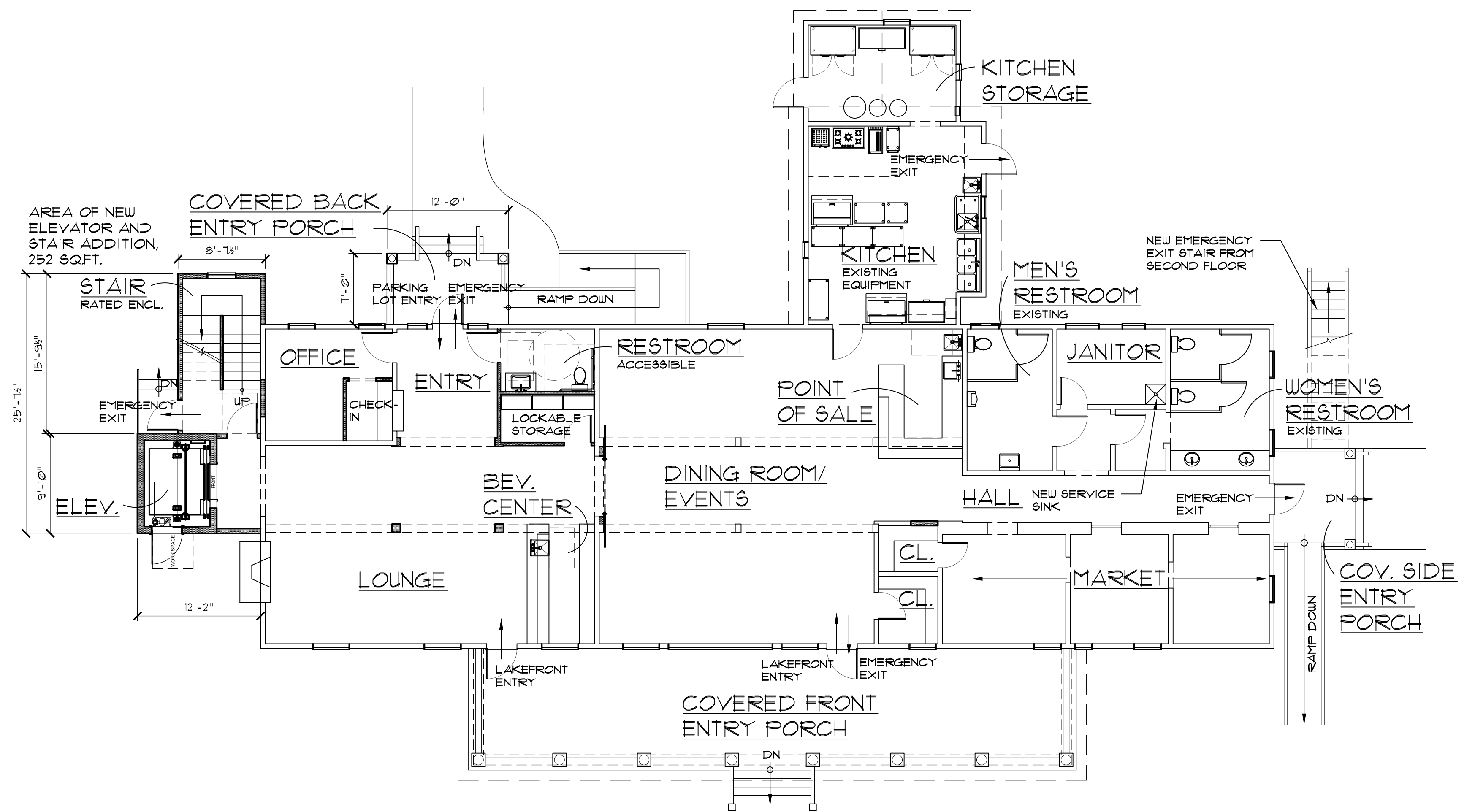
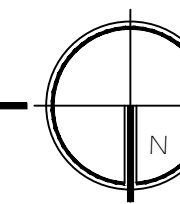
ATTIC FLOOR PLAN

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



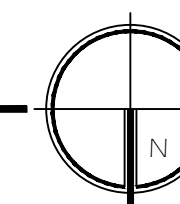
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



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Project
 The Glen Lake Manor
 1345 Glenmere Road
 Empire, MI 49630

Sheet Title
 Manor Floor Plans

Drawn By: CH
 Approved By: SB

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 04-18-2023 SITE PLAN REVIEW
 06-06-2023 REVIEW
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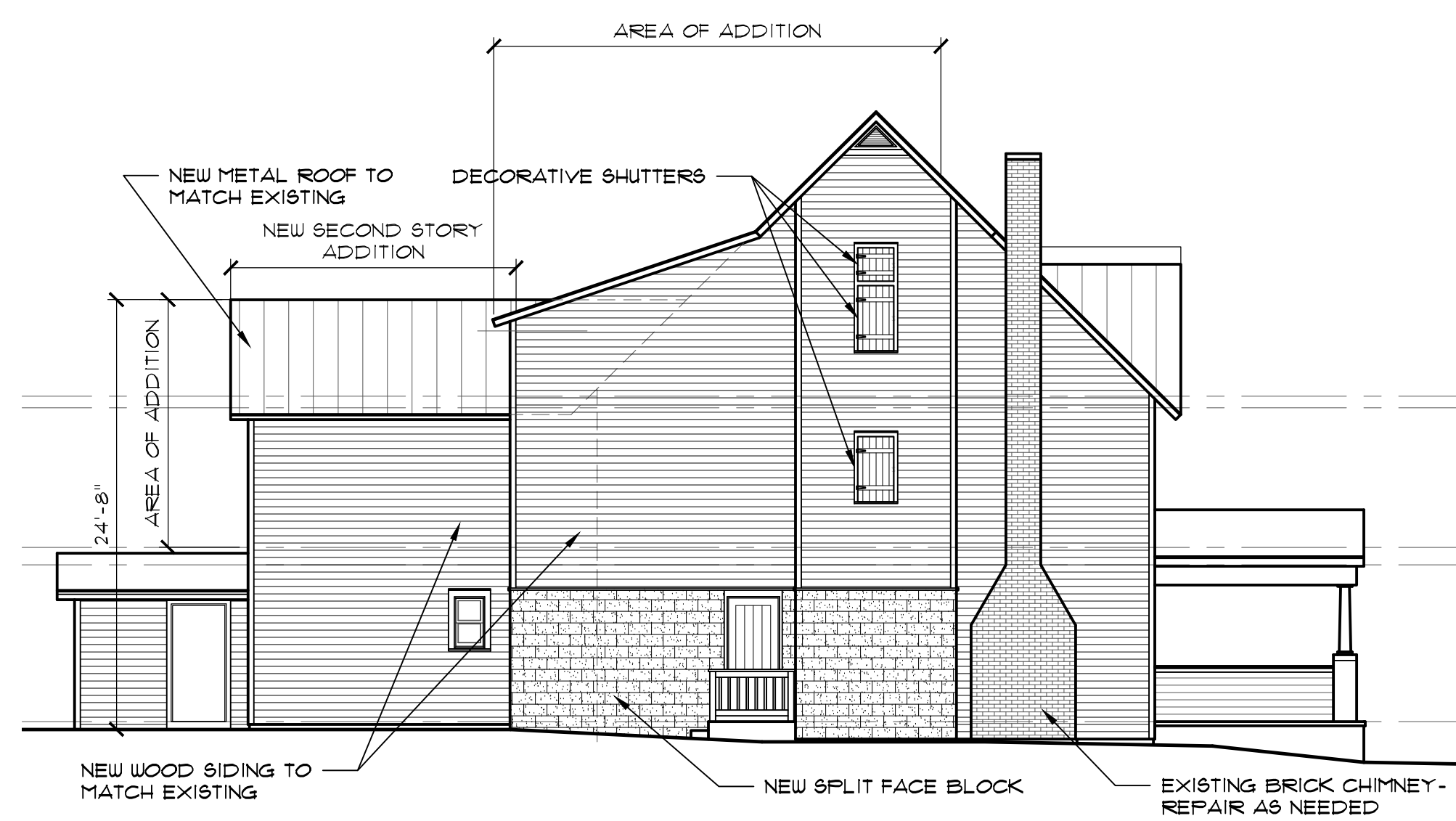
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

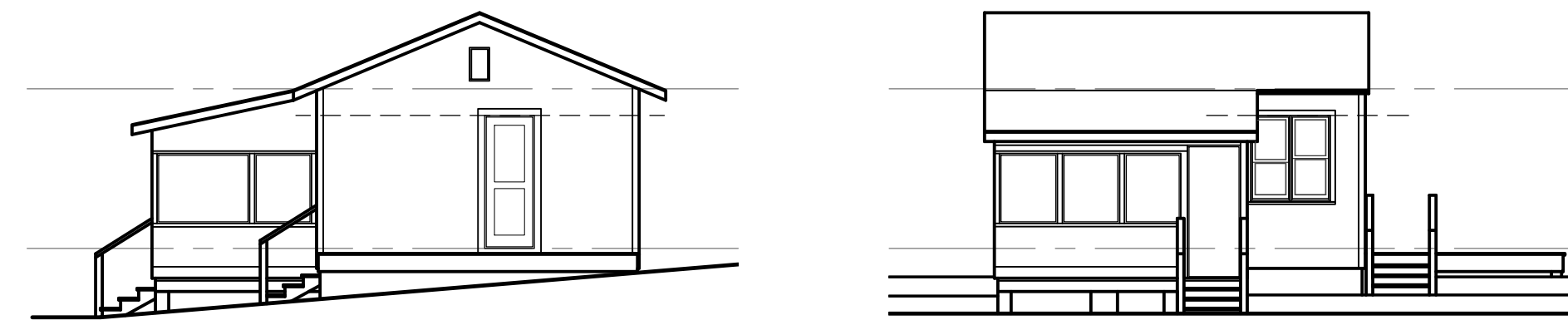
COTTAGE 'C' NOTES:

2 SLEEPING ROOMS/ 1 BATH COTTAGE
300 SQ. FT.

OCCUPANCY: 4

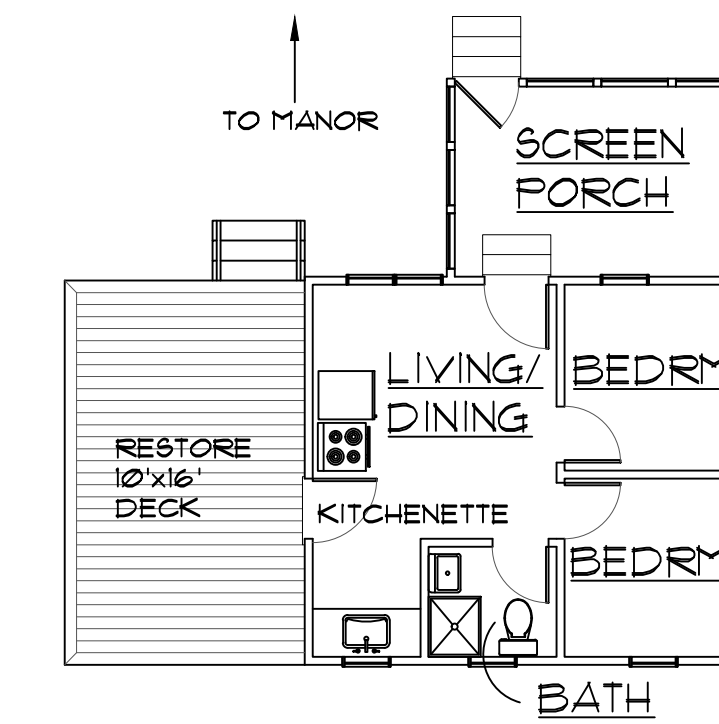
RENOVATIONS NEEDED PRIOR TO OCCUPANCY:

- UPDATE BATHROOM FIXTURES AND KITCHENETTE
- REPAIRS TO INTERIOR AND EXTERIOR AS NEEDED FOR YEAR ROUND LIVING QUARTERS
- RESTORE DECK TO WEST SIDE FOR COTTAGE USE



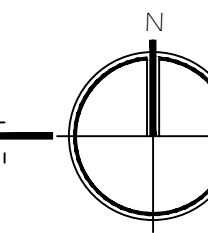
WEST ELEVATION
NORTH ELEVATION
COTTAGE 'C' ELEVATIONS

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



COTTAGE 'C' PLAN

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



COTTAGE 'B' NOTES:

1 SLEEPING ROOM/ 1 LOFT/ 1 BATH COTTAGE
415 SQ. FT.

OCCUPANCY: 4

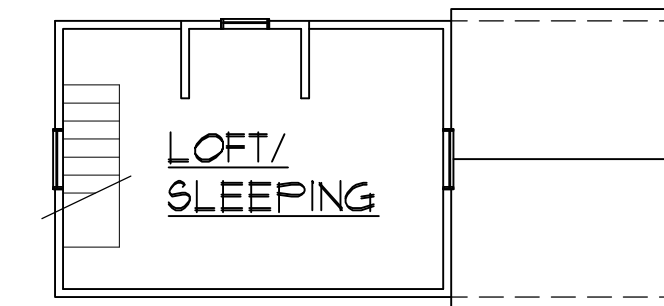
RENOVATIONS NEEDED PRIOR TO OCCUPANCY:

- REWORK STAIR TO LOFT AND PROVIDE ADEQUATE FALL PROTECTION
- UPDATE BATHROOM FIXTURES AND KITCHENETTE
- REPAIRS TO INTERIOR AND EXTERIOR AS NEEDED FOR YEAR ROUND LIVING QUARTERS
- RESTORE ENTRY PATIO AND BACK PATIO FOR COTTAGE USE

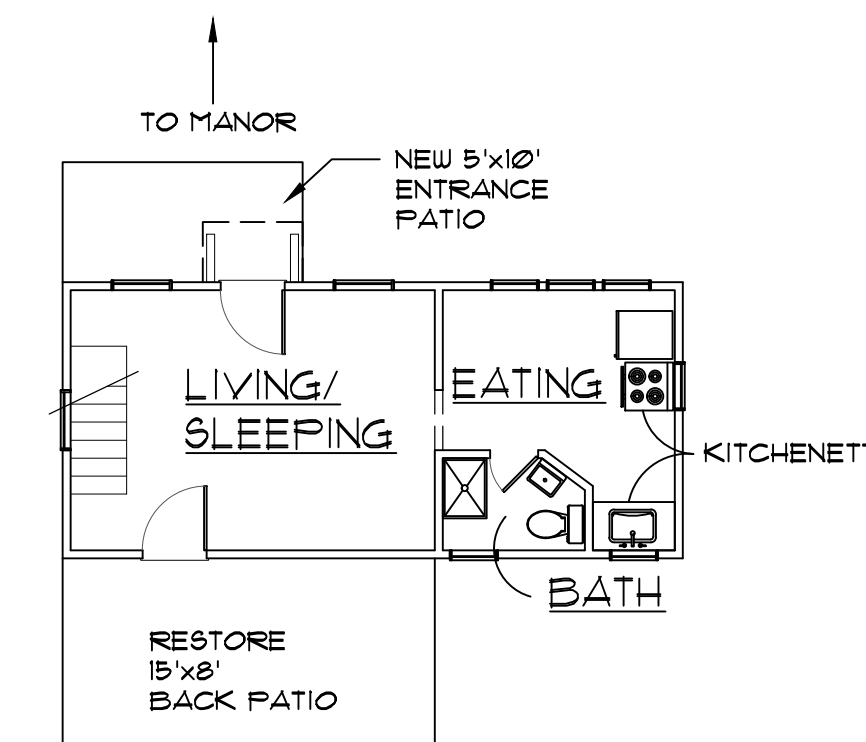


WEST ELEVATION
NORTH ELEVATION
COTTAGE 'B' ELEVATIONS

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



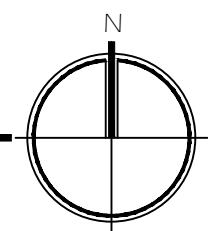
LOFT



FIRST FLOOR

COTTAGE 'B' PLAN

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

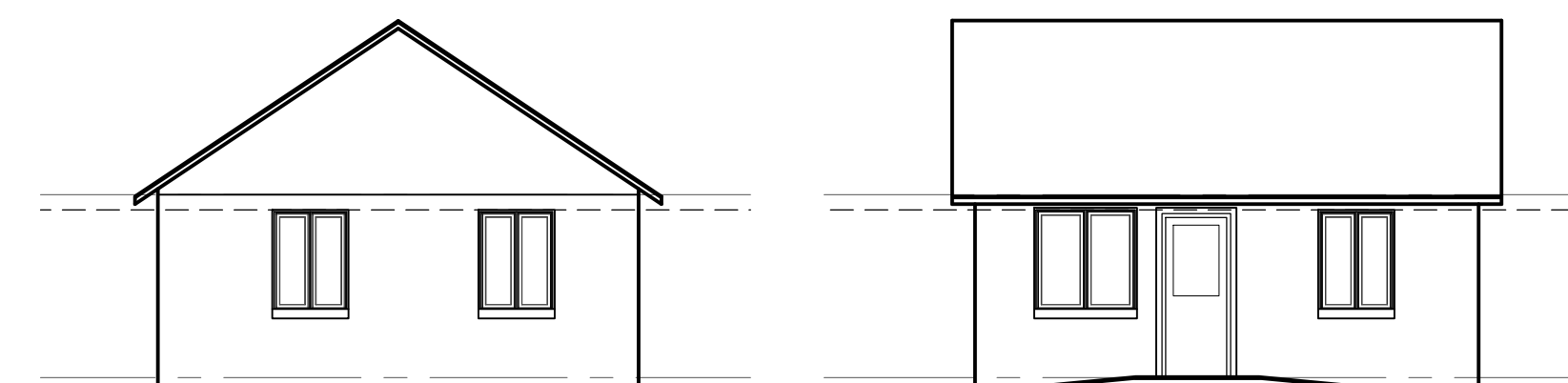


COTTAGE 'A' NOTES:

2 BEDROOM/ 1 BATH COTTAGE
426 SQ. FT.

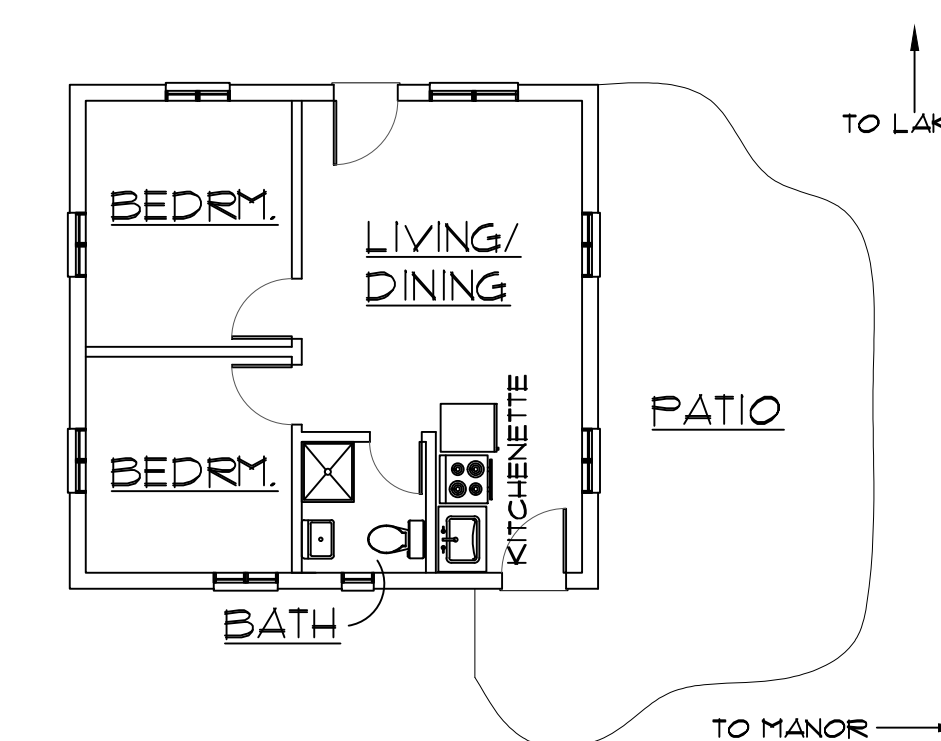
OCCUPANCY: 4

UPDATED FOR OCCUPANCY INCLUDING RENOVATED KITCHENETTE AND BATH
EXISTING ON GRADE PATIO



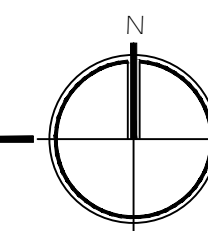
EAST/ WEST ELEVATION
NORTH ELEVATION
COTTAGE 'A' ELEVATIONS

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



COTTAGE 'A' PLAN

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



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Project
The Glen Lake Manor
1345 Glenmere Road
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Sheet Title

Cottage Plans
and Elevations

Drawn By: CH
Approved By: SB

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