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REAR FROM HARBOR

STREETSCAPE

REAR YARD

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Richard Clements Architect, PLLC
12925 Merry Lane
Ocqueoc, MI 49759
989-370-3681

BENJAMIN of MACKINAC
BUILDING REHAB
7301 MAIN STREET
MACKINAC ISLAND, MI

EXISTING
NOT FOR CONSTRUCTION
revised:

date: MAR. 25, 2026
project: 2440
sheet: X1.0
AREA PHOTOS

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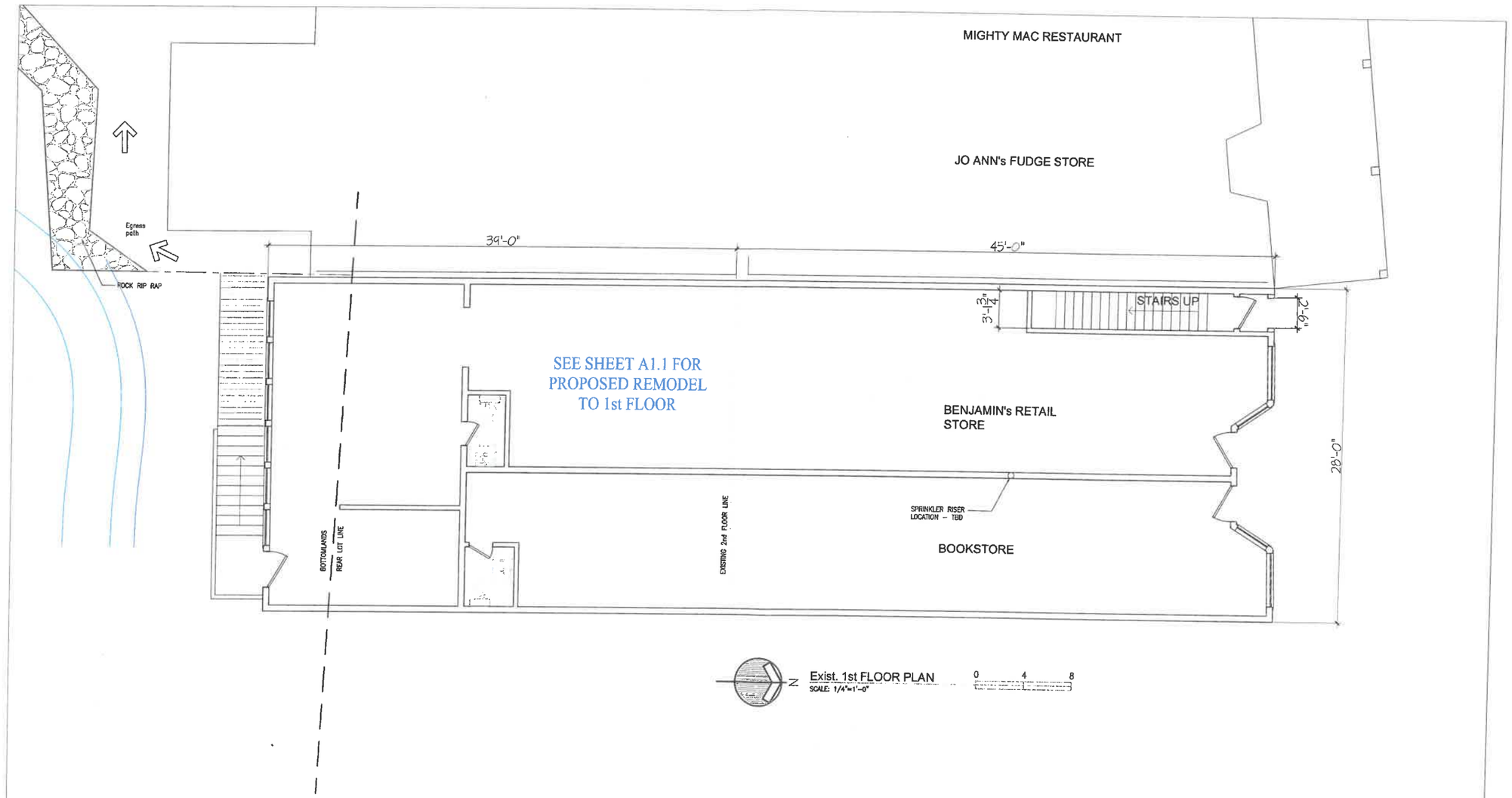
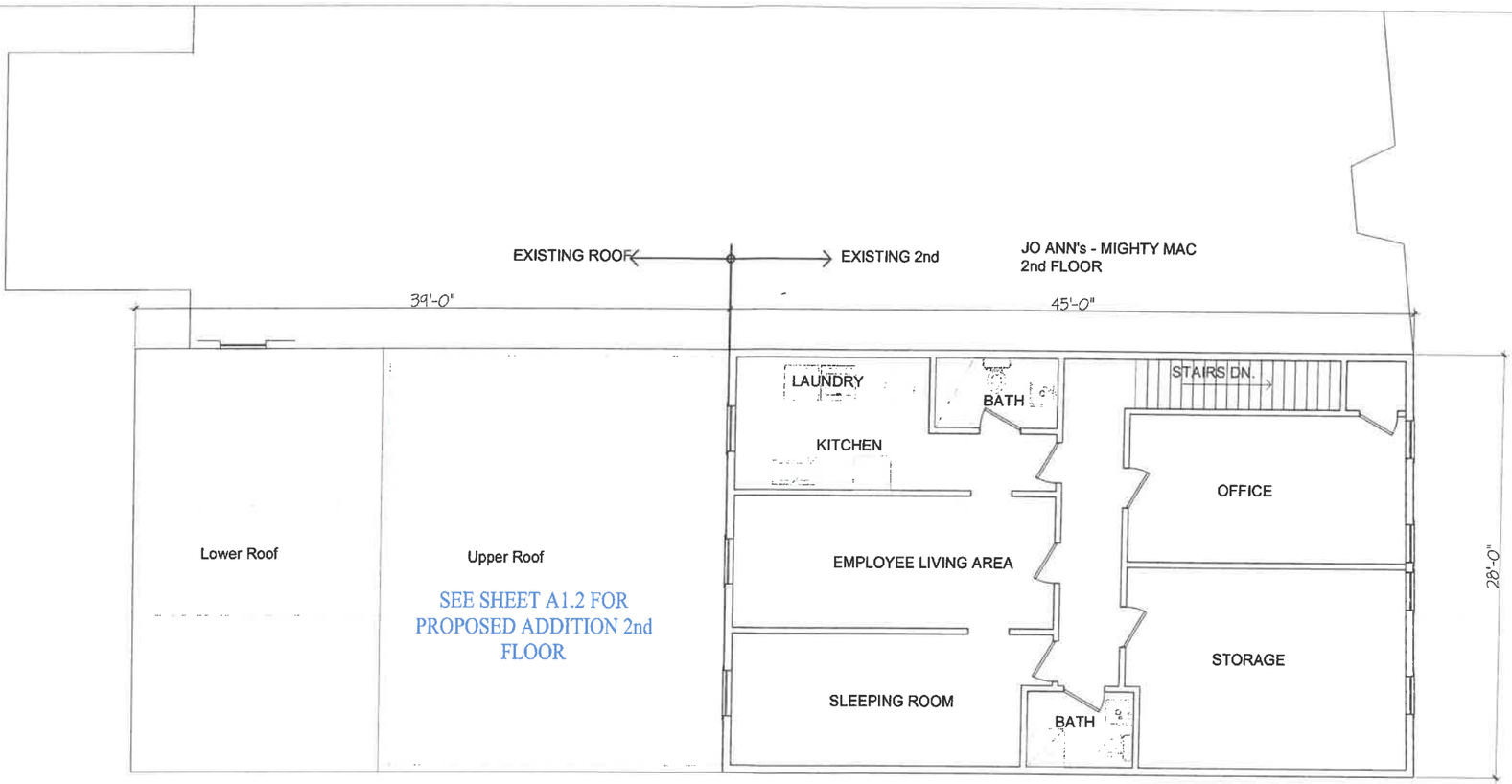


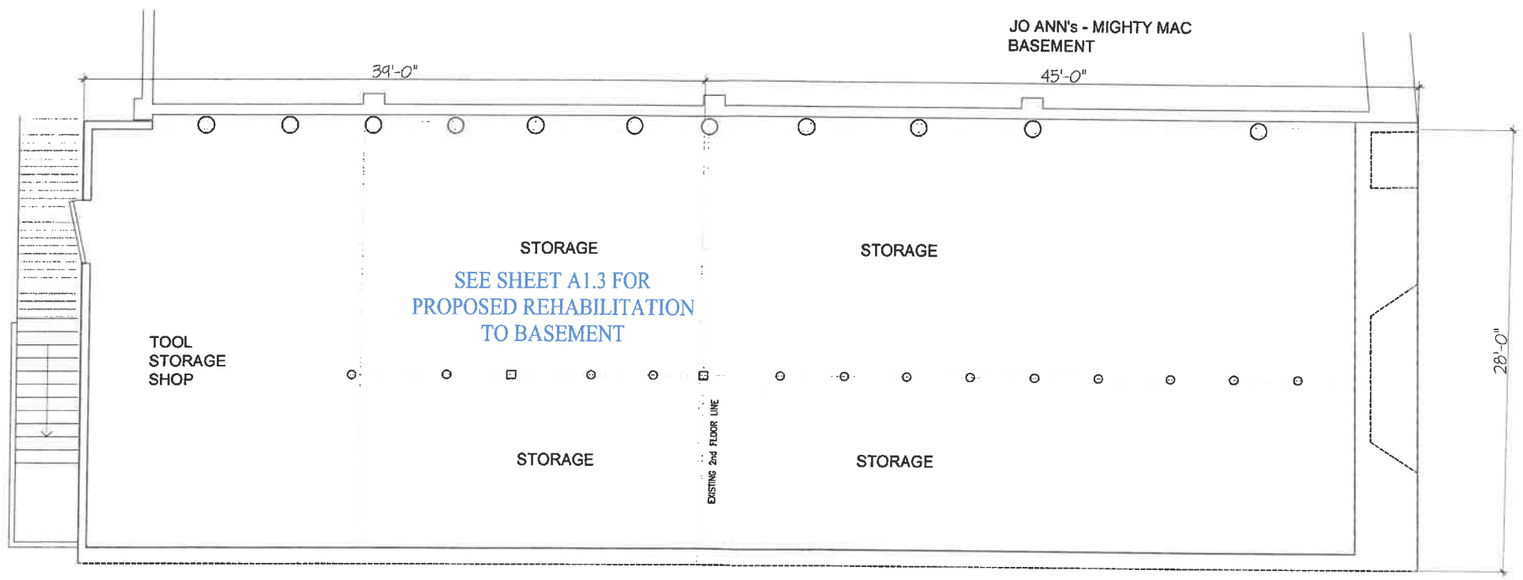
Richard Clements Architect, PLLC 13215 Merry Lane Ocqueoc, MI 49759 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 EX. 1st FLOOR PLAN	sheet: X1.1 COPYRIGHT © 2026



Exist. 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

0 4 8

Richard Clements Architect, PLLC 12620 Merry Lane Ocqueoc, MI 49759 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 EX. 2nd FLOOR PLAN	sheet: X1.2 COPYRIGHT © 2026



Exist. BASEMENT PLAN
SCALE: 1/8"=1'-0"

0 4 8

Richard Clements Architect, PLLC 15025 Mercy Lane Ocqueoc, MI 49759 989-370-3651	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 EX. BASEMENT PLAN	sheet: X1.3 COPYRIGHT © 2026

SEE SHEET A2.4 FOR PROPOSED CHANGE TO SOUTH ELEVATION

EXISTING SOUTH HARBOR ELEVATION
SCALE 1"= 4'-0"

0 4 8

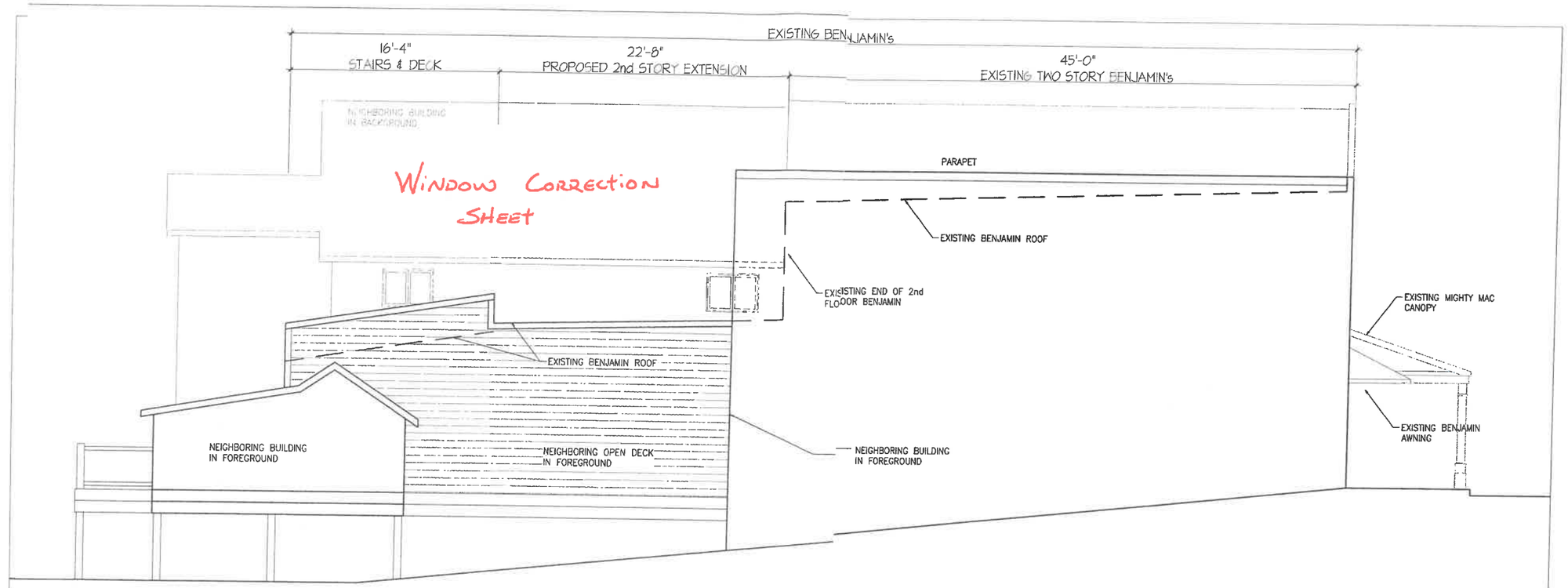
Richard Clements Architect, PLLC 15205 Mercy Lane Ocqueoc, MI 49750 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 SOUTH ELEVATION	sheet: X1.4 COPYRIGHT © 2026

EXISTING NORTH STREET ELEVATION

SCALE 1"= 4'-0"

0 4 8

Richard Clements Architect, PLLC 15205 Merry Lane Ocqueoc, MI 49759 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 NORTH ELEVATION	sheet: X1.5 COPYRIGHT © 2026



EXISTING EAST ELEVATION
SCALE 1"= 4'-0"

0 4 8

Richard Clements Architect, PLLC 19210 Merry Lane Ocqueoc, MI 49759 [redacted] 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 EAST ELEVATION	sheet: X1.6 COPYRIGHT © 2026

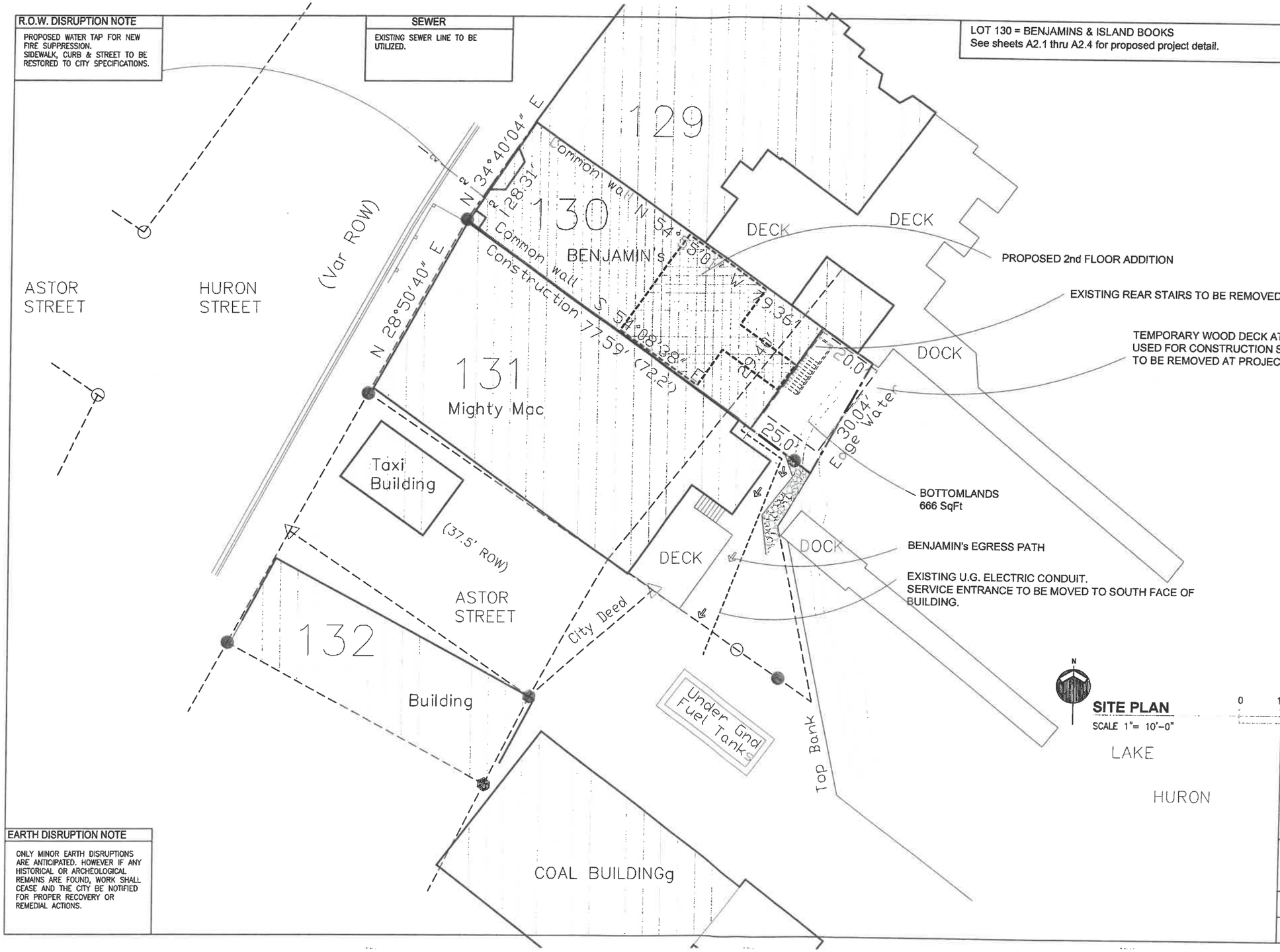
R.O.W. DISRUPTION NOTE

PROPOSED WATER TAP FOR NEW FIRE SUPPRESSION.
SIDEWALK, CURB & STREET TO BE RESTORED TO CITY SPECIFICATIONS.

SEWER

EXISTING SEWER LINE TO BE UTILIZED.

LOT 130 = BENJAMINS & ISLAND BOOKS
See sheets A2.1 thru A2.4 for proposed project detail.



ZONING INFORMATION

DISTRICT: C COMMERCIAL

SITE AREA:

UPLANDS:	= 2,263 S.F.
BOTTOMLANDS:	= 666 S.F.
TOTAL SITE AREA	= 2,929 S.F.

BLDG. AREA:

EXISTING:	2,360 S.F.
ADDED TO FOOTPRINT:	0 S.F.
TOTAL:	2,360 S.F.

2nd FLOOR ADDITION: 755 S.F.

LOT 130,
ASSESSOR'S PLAT NO.3
CITY OF MACKINAC ISLAND
MACKINAC COUNTY, MI

TAX ID: 051-550-049-00

CONSTRUCTION SCHEDULE

START DATE: NOVEMBER 1 2026
COMPLETION: MAY 15, 2027

SITE NOTES

GARBAGE-RECYCLES TO BE STORED IN BASEMENT AND SET CURBSIDE TWICE WEEKLY AT ARRANGED PICK UP TIMES.

NO SITE LIGHTING BEYOND COACH LITES ADJACENT TO DOORS w/ 10 WATT LED WALL MOUNT FIXTURES SHIELDED TO CONFINES OF THE SITE.

BICYCLE PARKING PROVIDED IN BASEMENT AT THE RATE OF 1 BIKE PER BEDROOM.

STORM WATER NOTE

ROOF TO DRAIN TO RAIN GUTTER & DOWNSPOUTS TO UNDERGROUND PVC PIPE WITH OVERFLOW TO LAKE. NO INCREASE TO EXISTING IMPERVIOUS AREA.

EARTH DISRUPTION NOTE

ONLY MINOR EARTH DISRUPTIONS ARE ANTICIPATED. HOWEVER IF ANY HISTORICAL OR ARCHEOLOGICAL REMAINS ARE FOUND, WORK SHALL CEASE AND THE CITY BE NOTIFIED FOR PROPER RECOVERY OR REMEDIAL ACTIONS.

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BENJAMIN of MACKINAC
BUILDING REHAB
7301 MAIN STREET
MACKINAC ISLAND, MI

For Review
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project: 2440
SITE PLAN
sheet: A1.0

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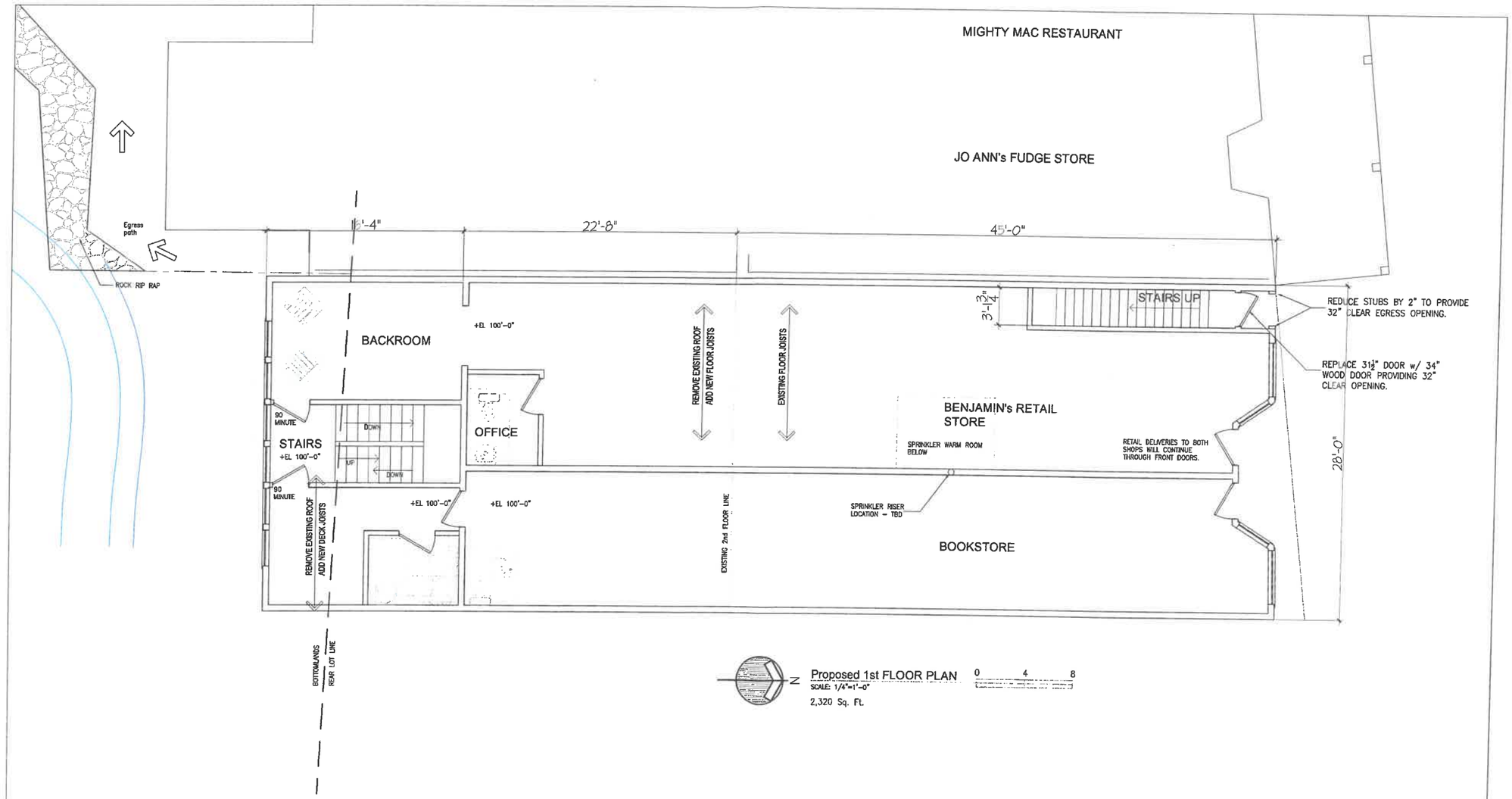
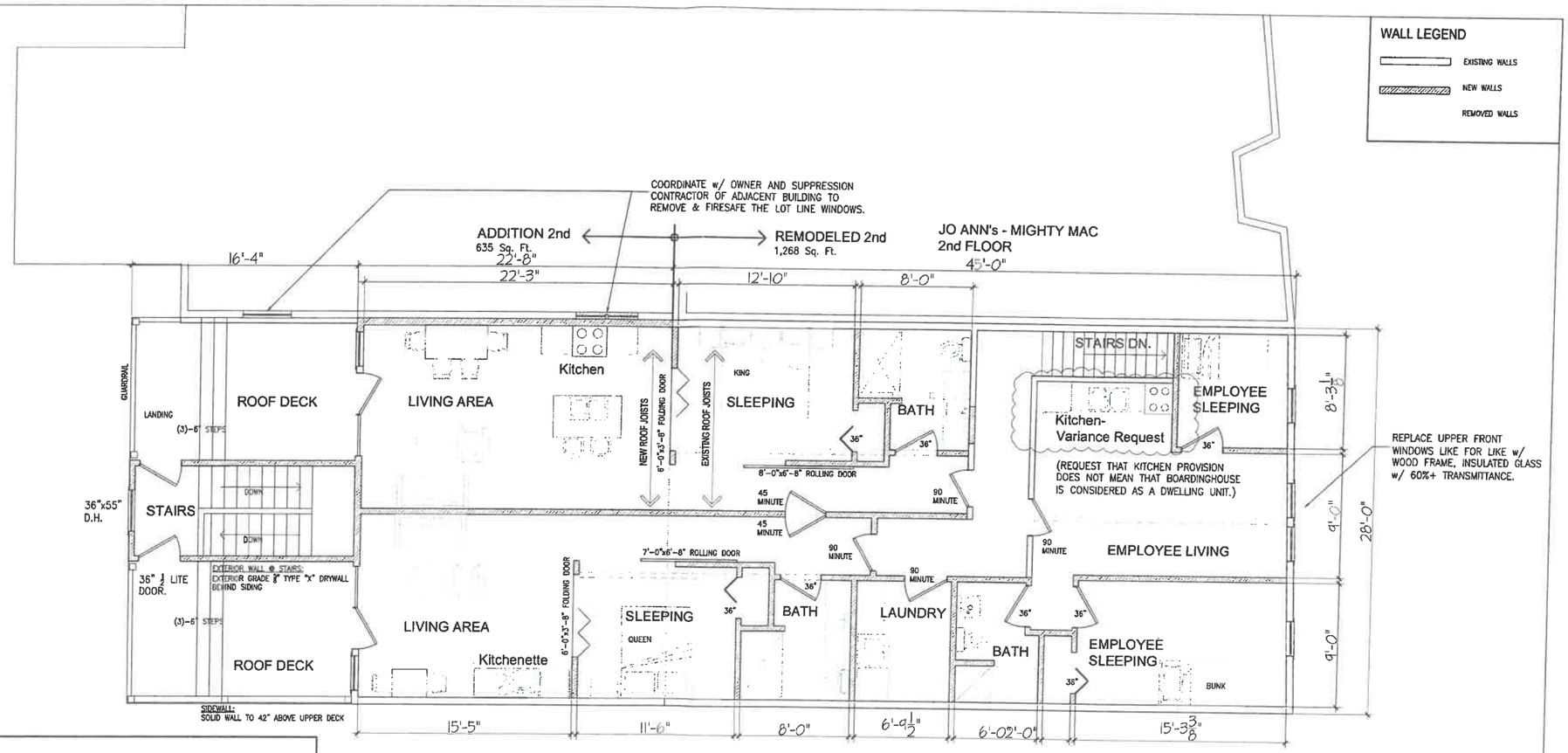


Proposed 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
2,320 Sq. Ft.

Richard Clements Architect, PLLC 15263 Mercy Lane Ocqueoc, MI 49759 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 Pro. 1st FLOOR PLAN	sheet: A1.1 COPYRIGHT © 2026



Proposed 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

0 4 8

BUILDING AREAS

SITE AREA:	CURRENT LOT 130	= 2263 SQ. FT.
	BOTTOMLANDS APP. IN PROGRESS:	= 666 SQ. FT.
	TOTAL BENJAMIN's SITE AREA:	= 2929 SQ. FT.
FIRST FLOOR:	REMAINS ENTIRELY AS RETAIL – 2320 SQ. FT.	
BASEMENT:	REMAINS ENTIRELY AS RETAIL STORAGE – 1626 SQ. FT.	
SECOND FLOOR:	HOUSING FOR 3 TO 4 EMPLOYEES IN NORTH UNIT – 545 SQ. FT.	
	APARTMENT UNIT 1 – 626 SQ. FT.	BOTH UNITS COMBINED 1144 Sq. Ft.
	APARTMENT UNIT 2 – 518 SQ. FT.	
	(COMMON SPACE: NORTH & SOUTH STAIRS & HALL & LAUNDRY – 335 SQ. FT.)	

BUILDING DENSITY

ALLOWABLE FAMILY RESIDENTIAL = SITE AREA: 2929 S.F. = 0.0672 ACRES x 30/ ACRE = 2 UNITS ALLOWED, 2 ACTUAL.

ALLOWABLE EMPLOYEE BOARDING = SITE AREA MINUS APARTMENTS/COMMON FLOOR AREA = 2929 S.F. –1479 S.F. = 1450 S.F. REMAINING DIVIDED BY ONE EMPLOYEE PER 250 S.F. = 5 EMPLOYEE BOARDERS ALLOWED, 4 ACTUAL.

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Pro. 2nd FLOOR PLAN

sheet: A1.2

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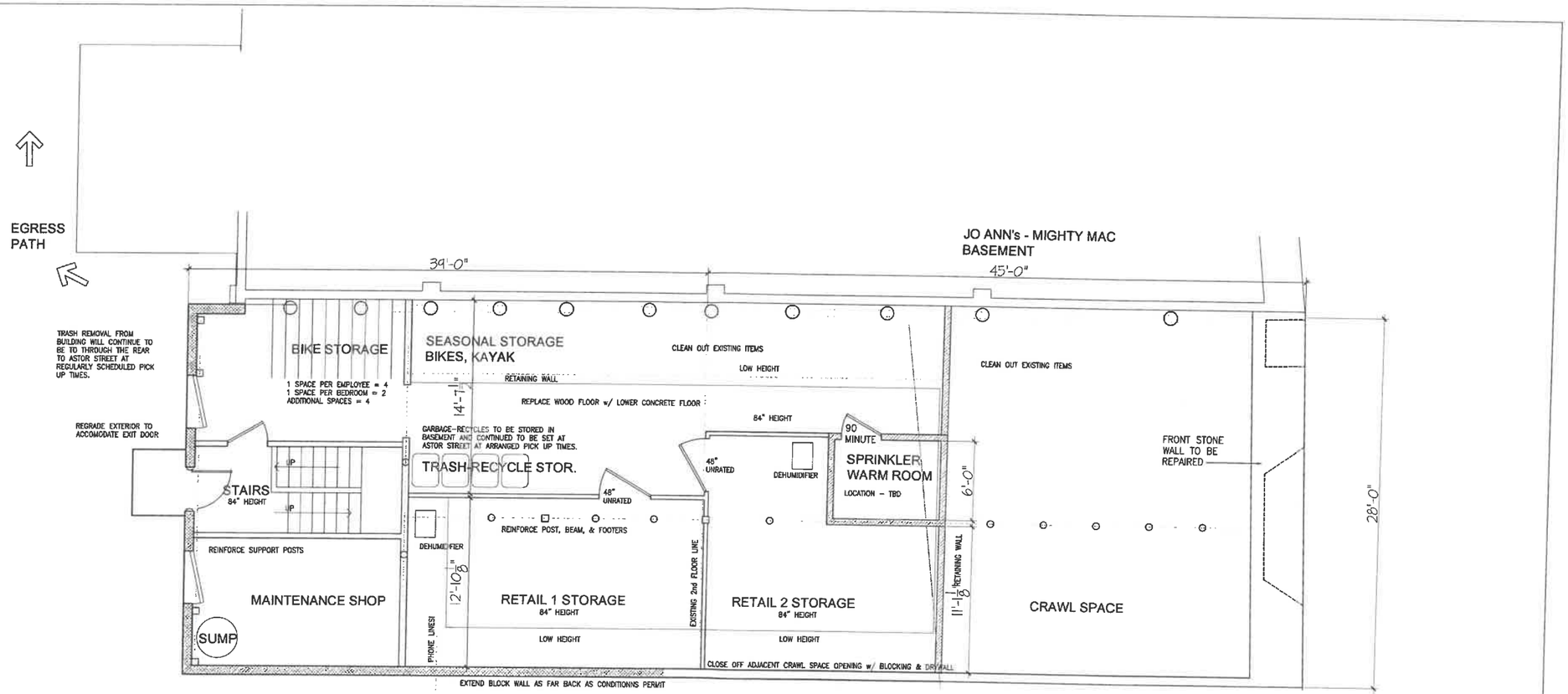

Proposed BASEMENT PLAN 0 4 8
SCALE: 1/8"=1'-0"

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PROPOSED SOUTH HARBOR ELEVATION

SCALE 1"= 4'-0"

0 4 8

Richard Clements Architect, PLLC 10620 Murray Lane Ocqueoc, MI 49759 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 SOUTH ELEVATION	sheet: A1.4 COPYRIGHT © 2026

PROPOSED NORTH STREET ELEVATION

SCALE 1"= 4'-0"

0 4 8

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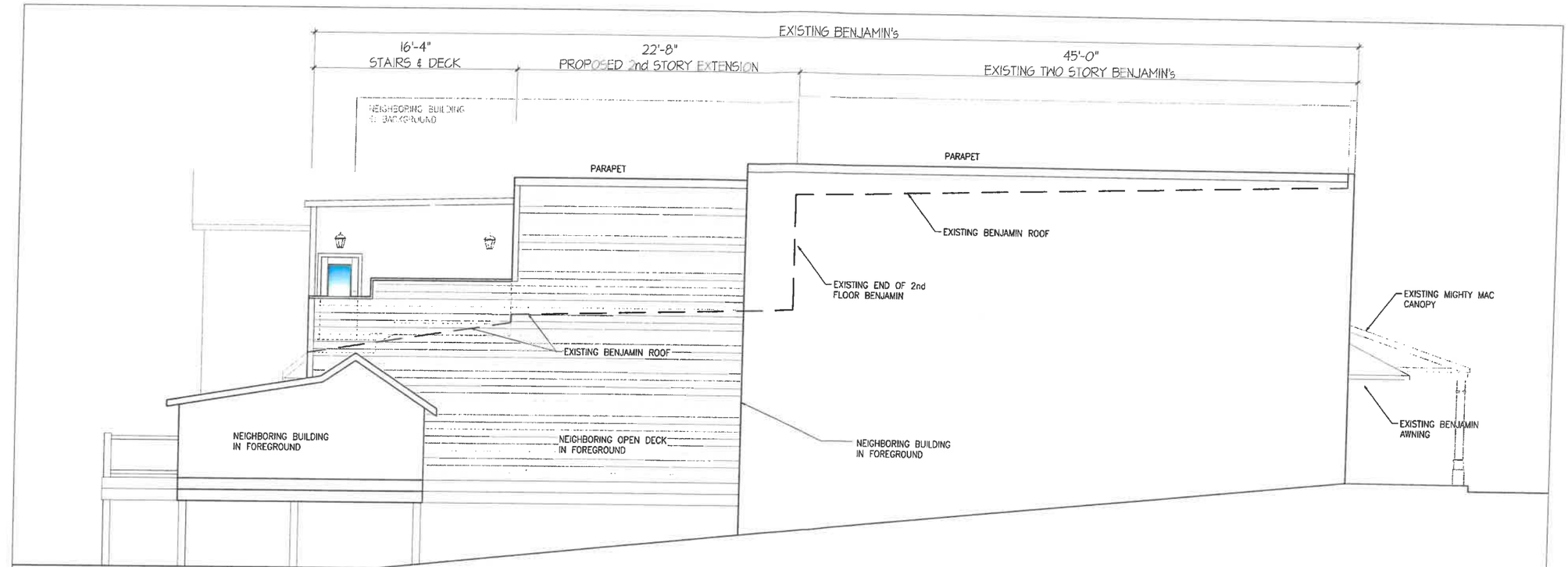

PROPOSED EAST ELEVATION

SCALE 1"= 4'-0"

0 4 8

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