

AREA PHOTOS FROM CADOTTE & MARKET STREETS



SOUTH ELEVATION FROM MARKET



EAST ELEVATION FROM CADOTTE



NORTH ELEVATION FROM CADOTTE



WEST ELEVATION FROM PROPERTY

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MAY COTTAGE ADDITION-RENOVATION	
1395 CADOTTE MACKINAC ISLAND, MI 49757	
rev:	for:
date: July 24, 2025	sheet:
project: 2433	A0.0
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STORMWATER PLAN:

DESIGN CRITERIA:  
10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: MDOT MS4 REPORT)  
= (0.28') = 0.011' /hour

INFILTRATION RATE OF SOIL = 0.2"/hr.  
(SOURCE: USDA) = 0.016'/hour x24 hrs. \*  
67% = 0.25' / storm event

DESIGN STORM VOLUME = 3,973 s.f.  
IMPERVIOUS x 0.28' = 1,112 cu. ft.

APSORPTION AREA OF 10' STRIP AROUND  
PERIMETER OF BUILDING + ADD'L. 20' REAR  
(SW) YARD = 5,273 s.f.

STORMWATER ABSORPTION = 5,273 s.f. x  
0.25' = 1,318 cu. ft.

STORM VOLUME minus ABSORPTION =  
REQUIRED DETENTION;  
1,112 cu. ft. - 1,318 cu. ft. = 0 cu. ft. TO  
BE DETAINED.

ABSORPTION AREA EXCEEDS STORM VOLUME.  
NO STORM DETENTION REQUIRED.

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT  
A RATE OF 1 PER GUESTROOM +7.  
(24 TOTAL, w/ 2 ELECTRIC CHARGING  
STATION)
2. TRASH TO BE HELD WITHIN THE  
BASEMENT AND TRASH HUTCH & SET  
CURBSIDE ON COLLECTION DAYS
3. LIGHTING - NO AREA LIGHTING  
PROPOSED. COACH LIGHTING PROVIDED  
AT BUILDING ENTRANCES SHEILDLED TO  
CONFINE LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET.

ZONING:

TAX I.D. #051-575-069-01  
LOT 16A PC7 PART OF LOT 16 BLOCK 5  
ASSESSORS PLAT NUMBER 4  
TOWNSHIP 40 N, RANGE 3-2W. SECTION 36

DISTRICT: MD MARKET  
LOT 16A  
LOT AREA: 12,632.4 sf = 0.29 acres

ALLOWABLE HT: 30', 2½ STORY  
ACTUAL HEIGHT: 30', 2½ STORY

ALLOWABLE LOT COVERAGE 12,632.4 sfx35% =  
= 4,421 sf

EX. HOUSE-PORCH-RAMP: +2049 sf  
EXIST WALKS-FENCE: +300 sf  
EXIST. RETAIN. WALL: +160 sf  
REMOVED ITEMS: - 156 sf  
PROPOSED ADDITION: +1420 sf  
PRO. DECKS & WALK: ± 200 sf  
TOTAL IMP.: 3973 sf = 31.5%

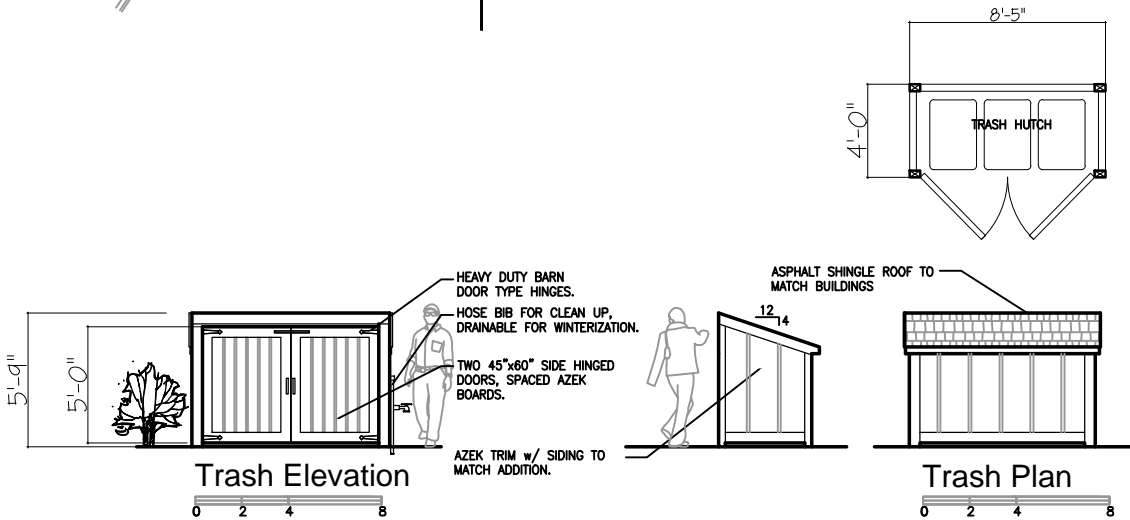
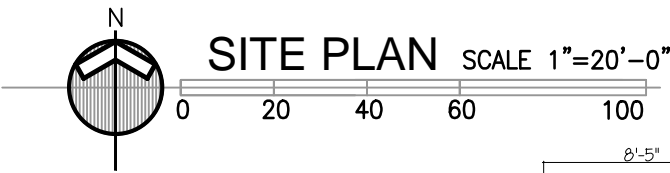
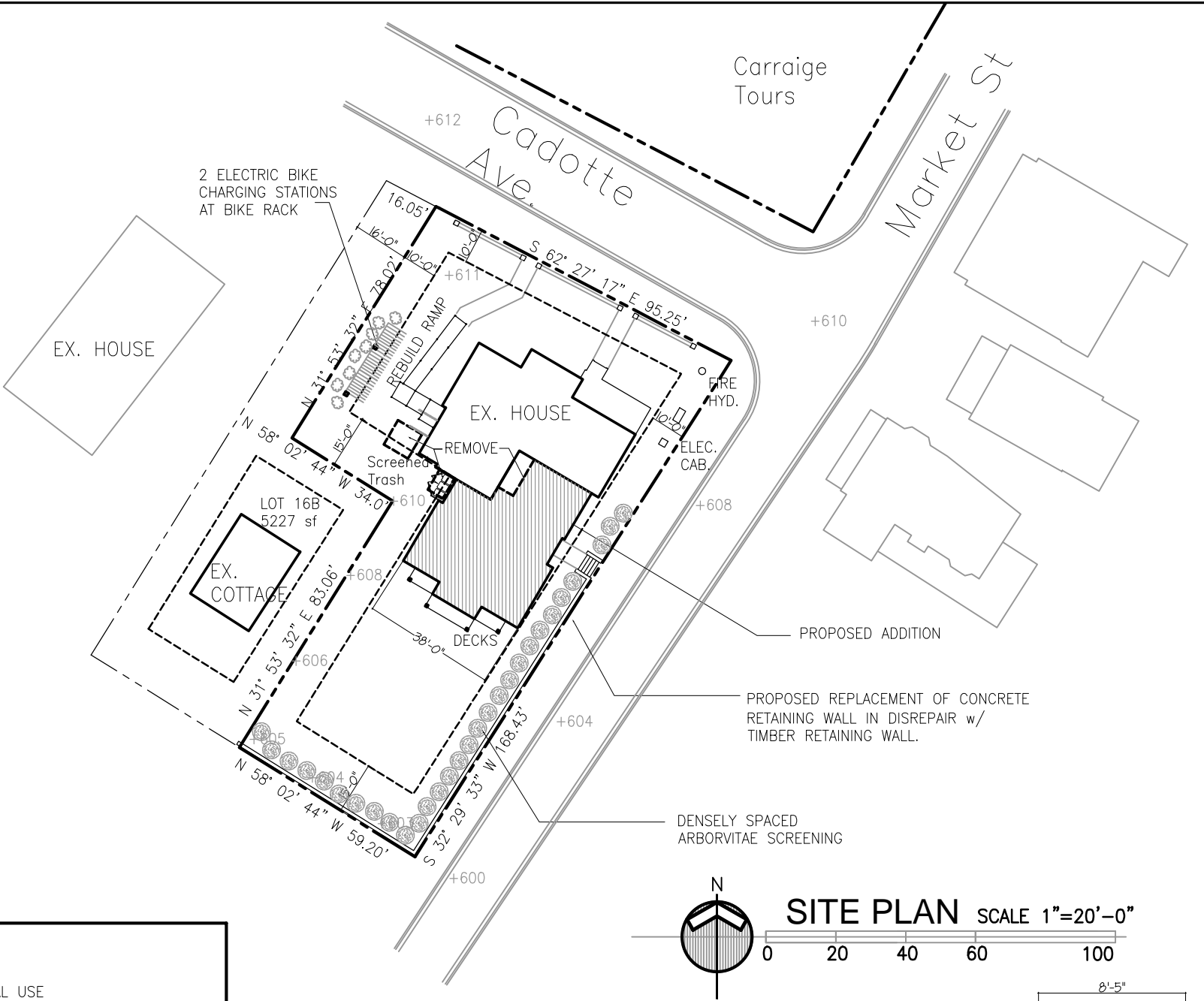
DENSITY:

HOTEL OPERATOR  
FAMILY RESIDENTIAL USE  
7 UNITS PER ACRE 43,560 sf /7 = 6,223 sf  
7x 0.29 ACRES = 2 ALLOWED, 1 ACTUAL  
12,632 sf-6,223=6,409 sf SITE REMAINING

EMPLOYEES: 4  
NON FAMILY RESIDENTIAL USE  
REQ'D. SITE AREA: 4x500 =2,000 sf <6,409 sf

HOTEL:  
1 GUESTROOM PER 450 sf OF BUILDING AREA  
DEVOTED TO HOTEL USE.

HOTEL RELATED BUILDING AREAS:  
7914 sq. ft. / 450 = 17.5 ALLOWED  
= 17 ACTUAL

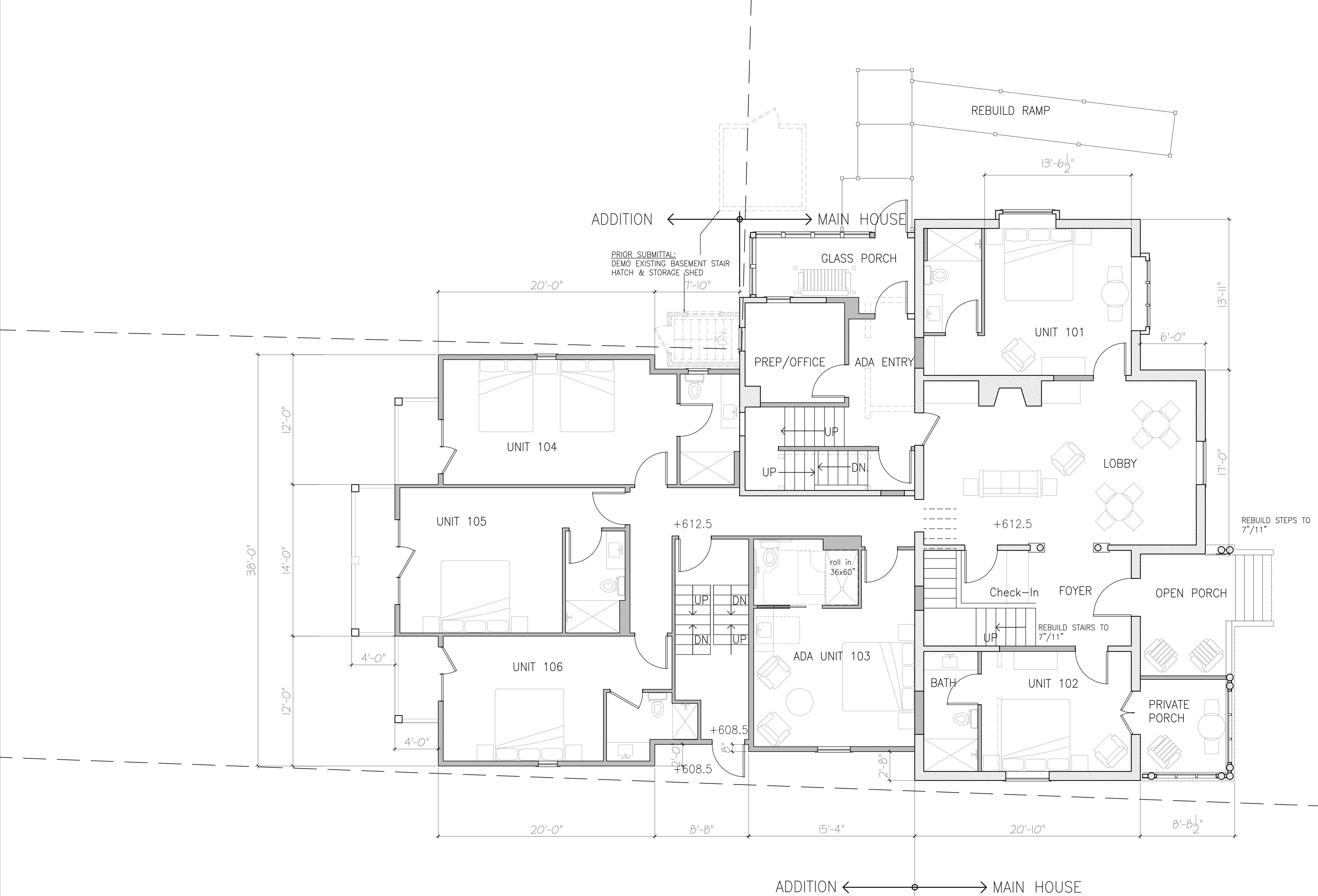


PROJECT DESCRIPTION:  
CONVERSION OF RESIDENCE TO  
HOTEL USE w/ SOUTHEAST INFILL  
ADDITION AND SOUTHERLY ANNEX.

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ADDITION-RENOVATION  
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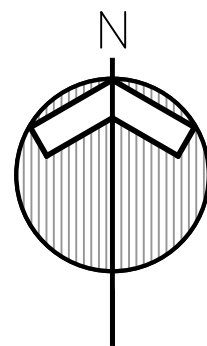
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project: 2433  
SITE PLAN A1.0  
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WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

1st FLOOR AREA	
EXISTING 1st FLOOR	= 1660 sq.ft.
PROPOSED ADDITION	= 1475 sq. ft.
TOTAL	= 3135 sq.ft.

HOUSE HABITABLE AREA	
1st FLOOR	= 3135 sq.ft.
2nd FLOOR	= 2613 sq.ft.
ATTIC FLOOR	= 1367 sq. ft.
LAUNDRY/STOR/BREAK	= 799 sq. ft.
TOTAL	= 7914 sq.ft.
ALLOWABLE HOTEL UNITS	
7914 sq. ft. / 450	= 17.5 ALLOWED
	= 17 ACTUAL



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MAY COTTAGE  
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A1.1




PROPOSED

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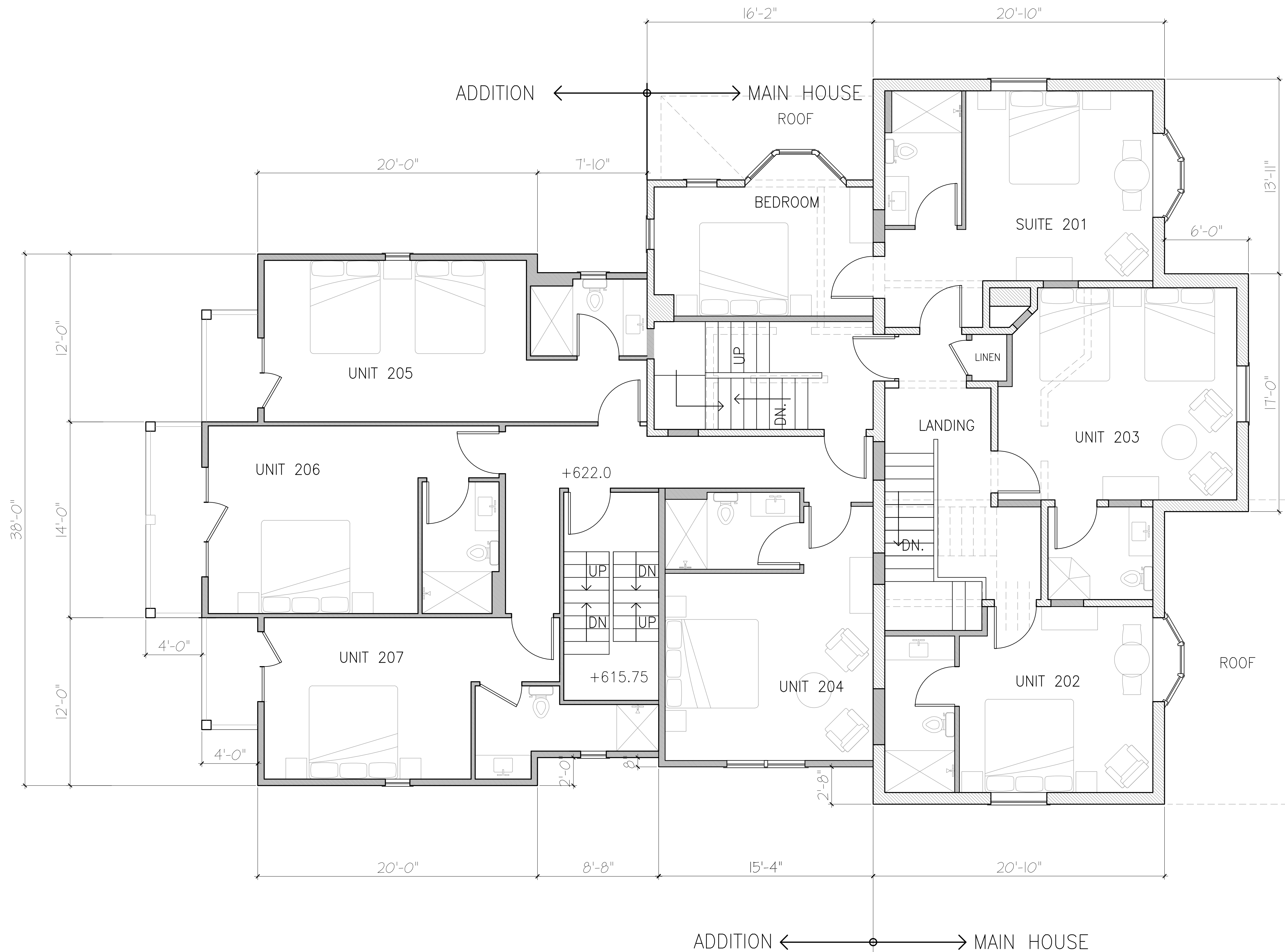
PRO. MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

0 4 8




WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

HOUSE 2nd FLOOR	
EXISTING 2nd FLOOR	= 1501 sq.ft.
PROPOSED ADDITION	= 1475 sq. ft.
TOTAL	= 2976 sq.ft.

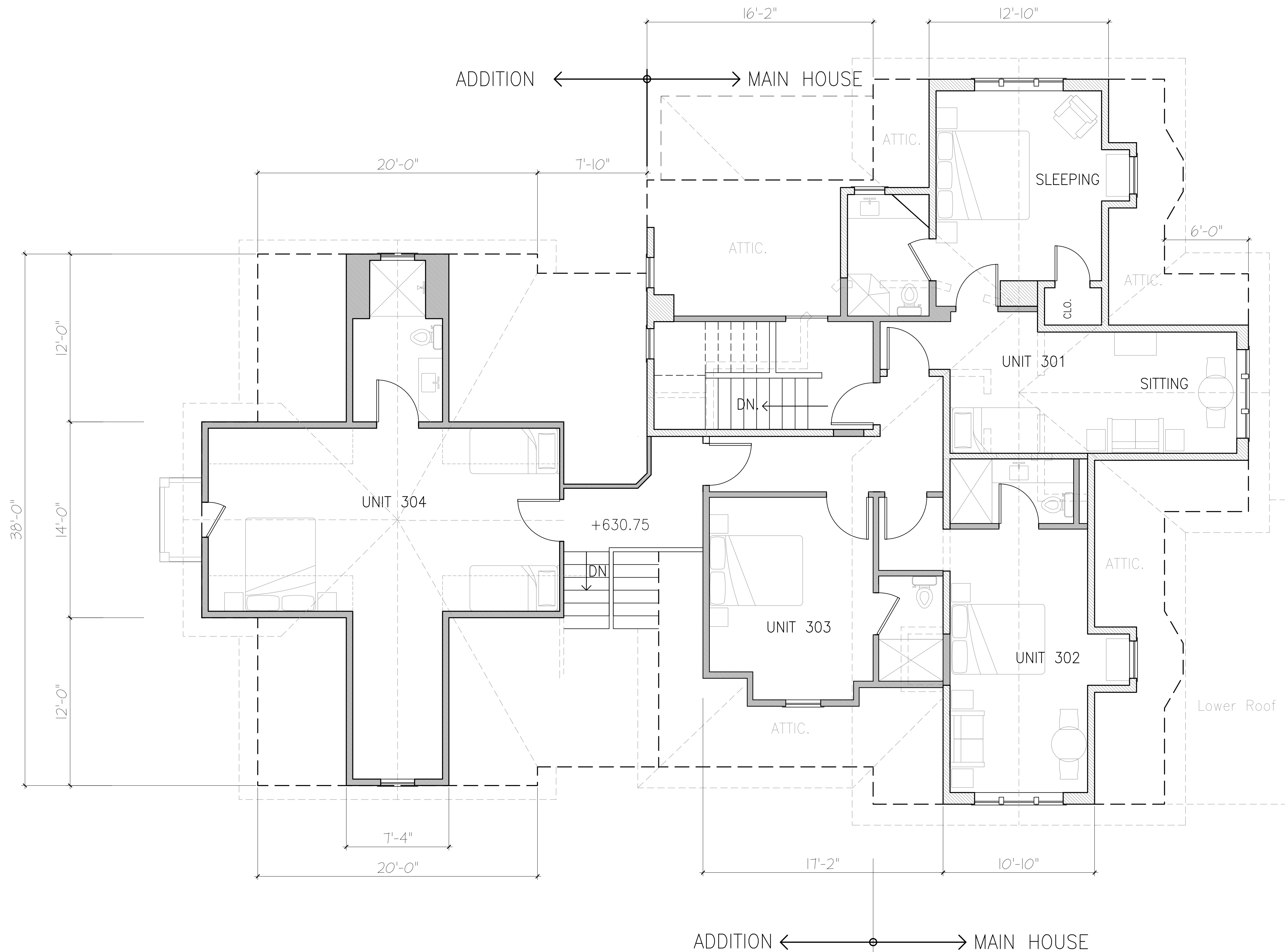


**PRO. 2nd FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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PROPOSED	

WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

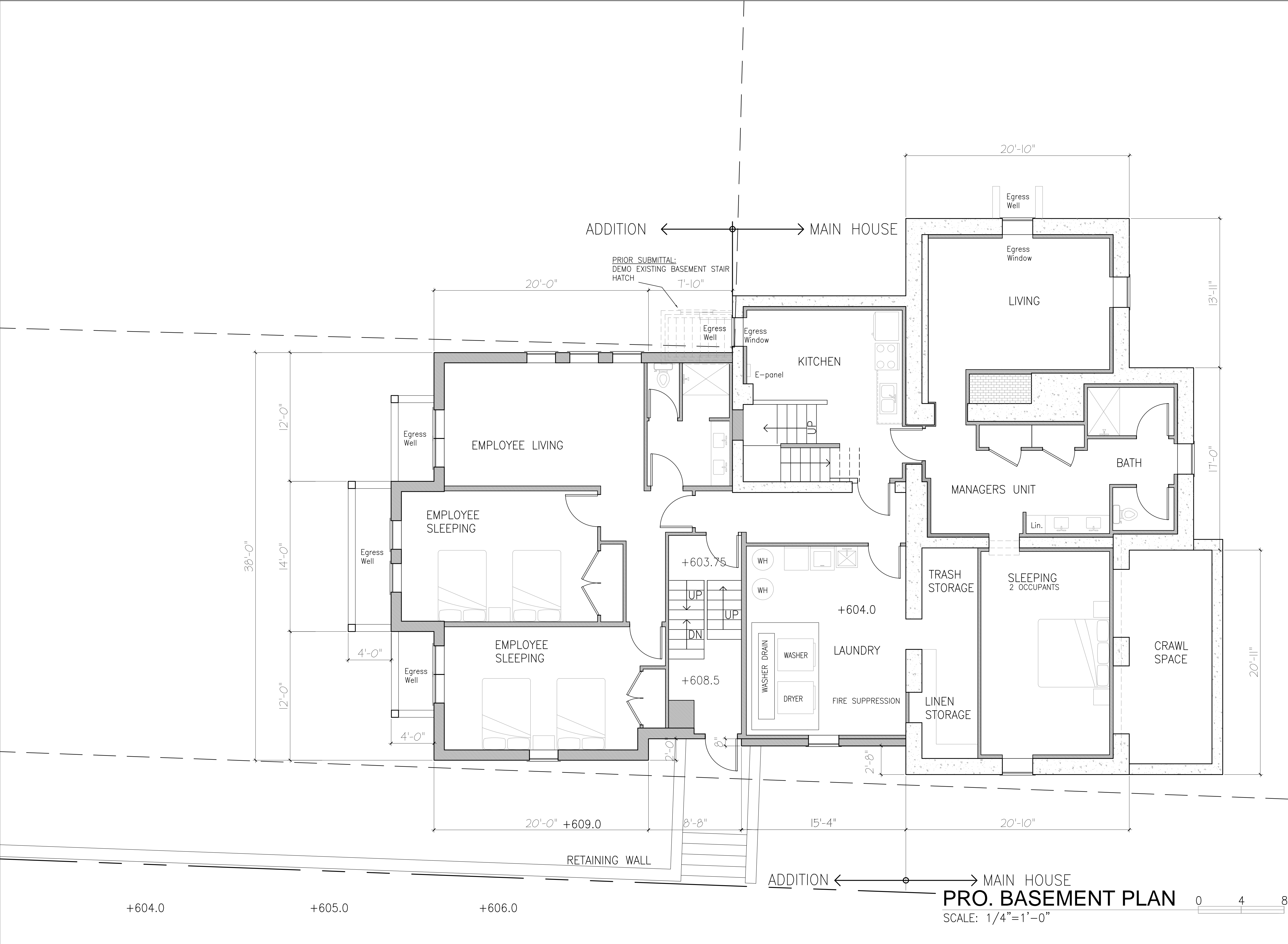
HOUSE ATTIC AREA	
EXISTING ATTIC FLOOR	= 933 sq.ft.
PROPOSED ADDITION	= 434 sq.ft.
TOTAL	= 1367 sq.ft.
ATTIC AREA INCLUDES HABITABLE AREA w/ A MIN. HEIGHT OF 5'-0" & OVER.	



PRO. ATTIC FLOOR PLAN  
SCALE: 1/4"=1'-0"



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PROPOSED	



WALL LEGEND

EXISTING WALLS

NEW WALLS

REMOVED WALLS

APT. BASEMENT AREA

EXIST. BASEMENT FLR. = 1478 sq.ft.  
PROPOSED ADDITION = 369 sq. ft.  
TOTAL = 1847 sq.ft.

HOTEL RELATED AREA

LAUNDRY FLR. = 291 sq.ft.

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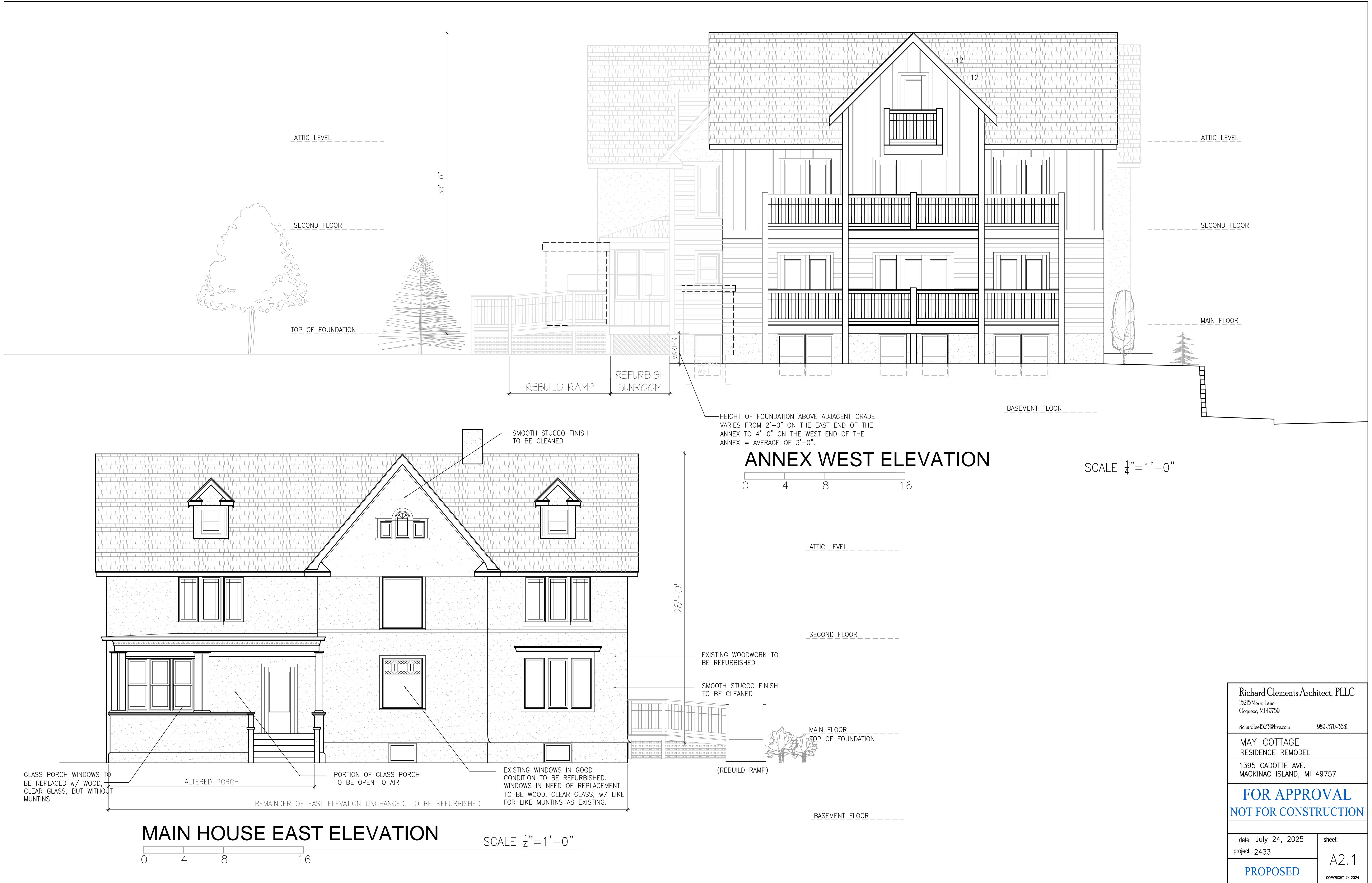
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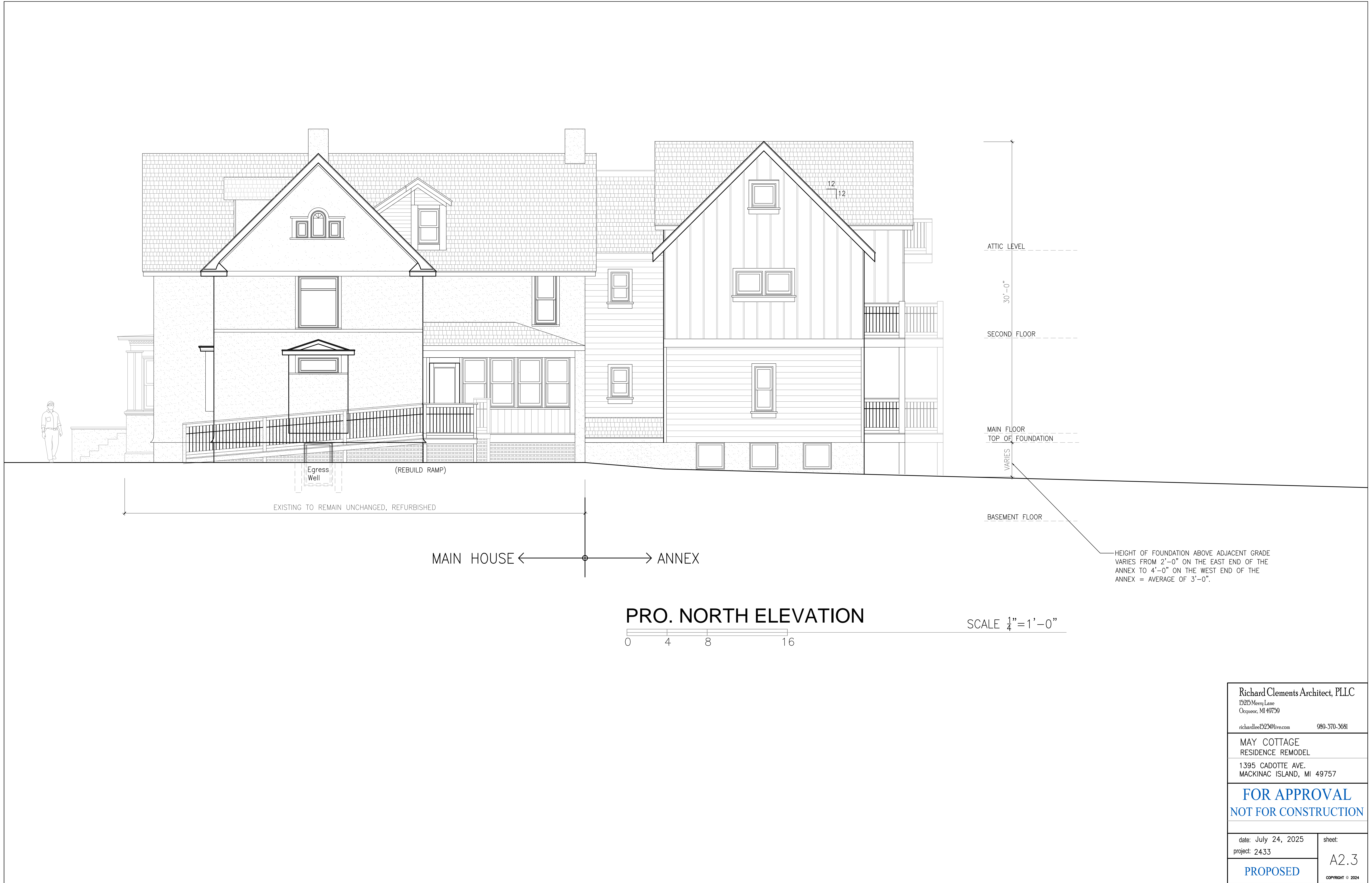
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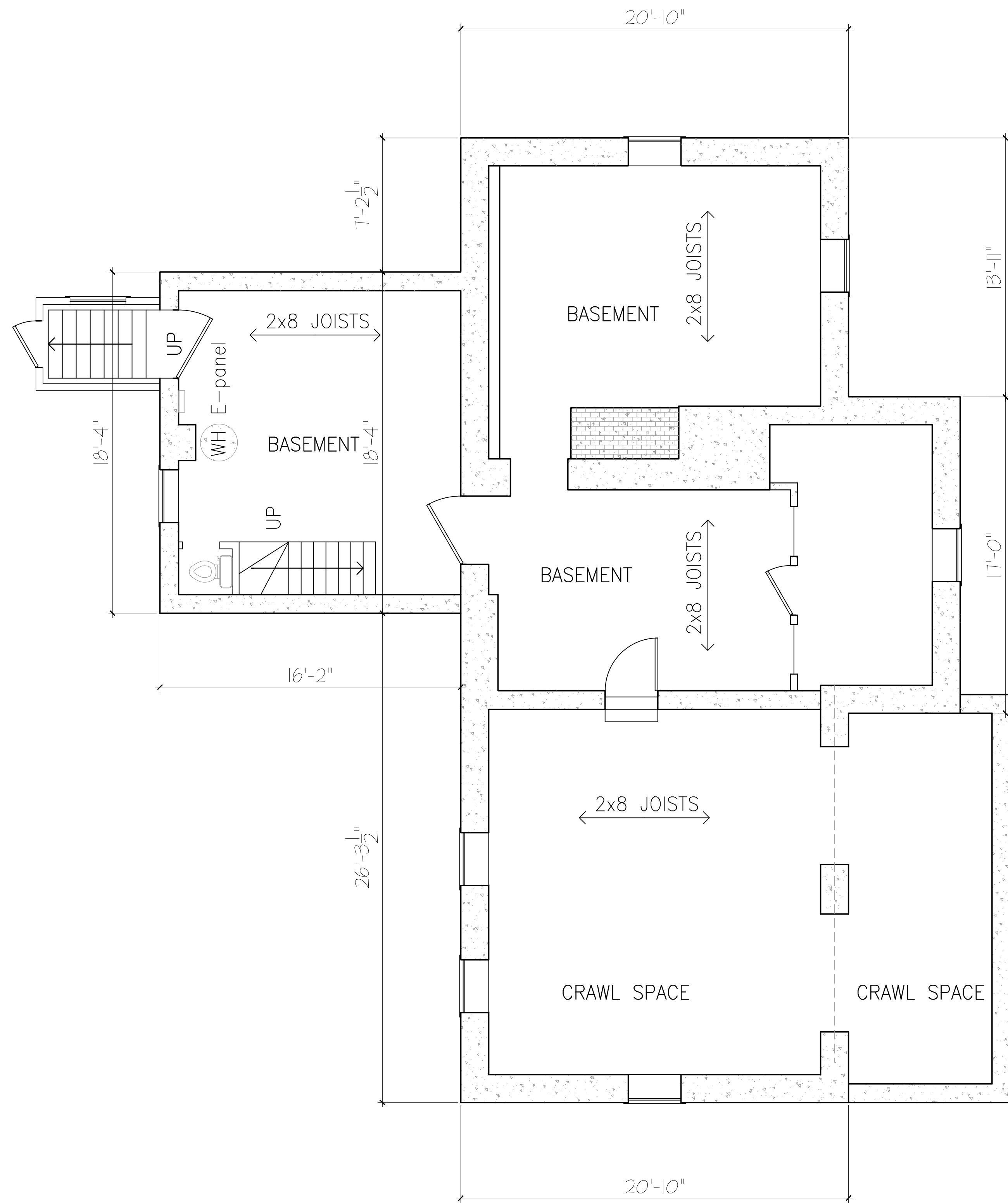
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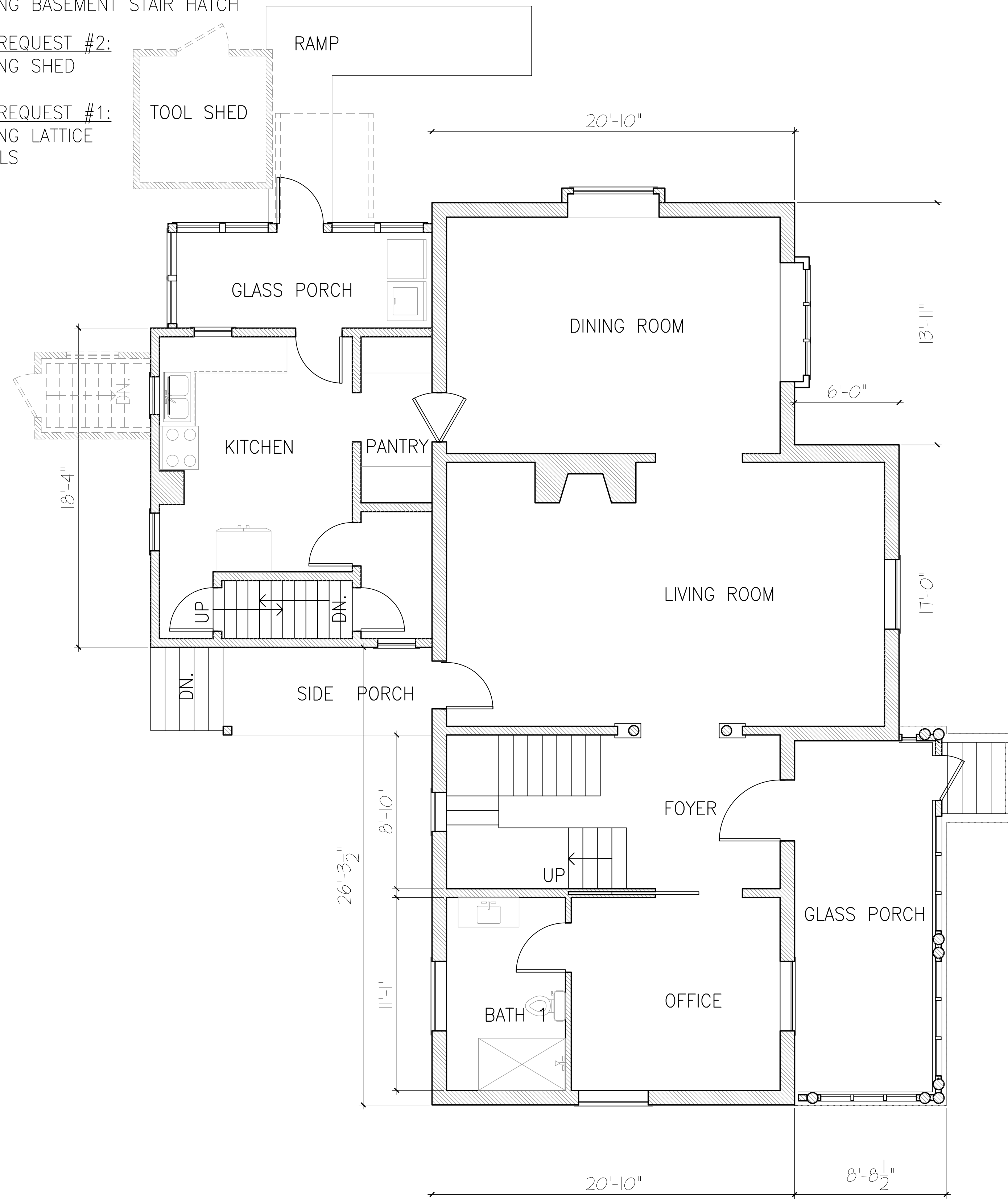


**EX. BASEMENT PLAN**  
SCALE: 1/4"=1'-0"

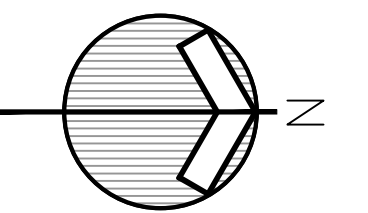
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DEMO EXISTING BASEMENT STAIR HATCH

PRIOR HDC REQUEST #2:  
DEMO EXISTING SHED

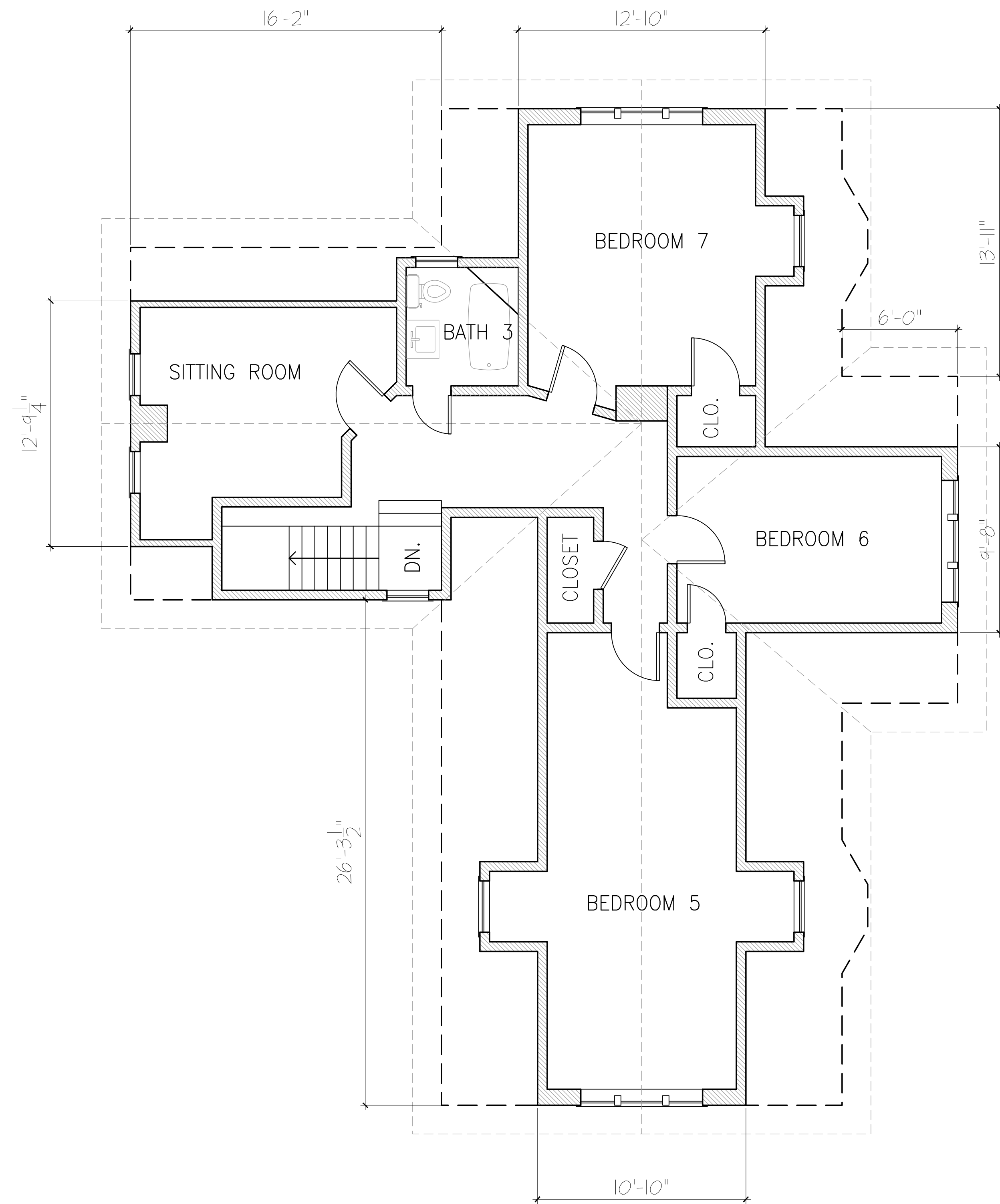
PRIOR HDC REQUEST #1:  
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SCREEN WALLS



**EX. MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0"

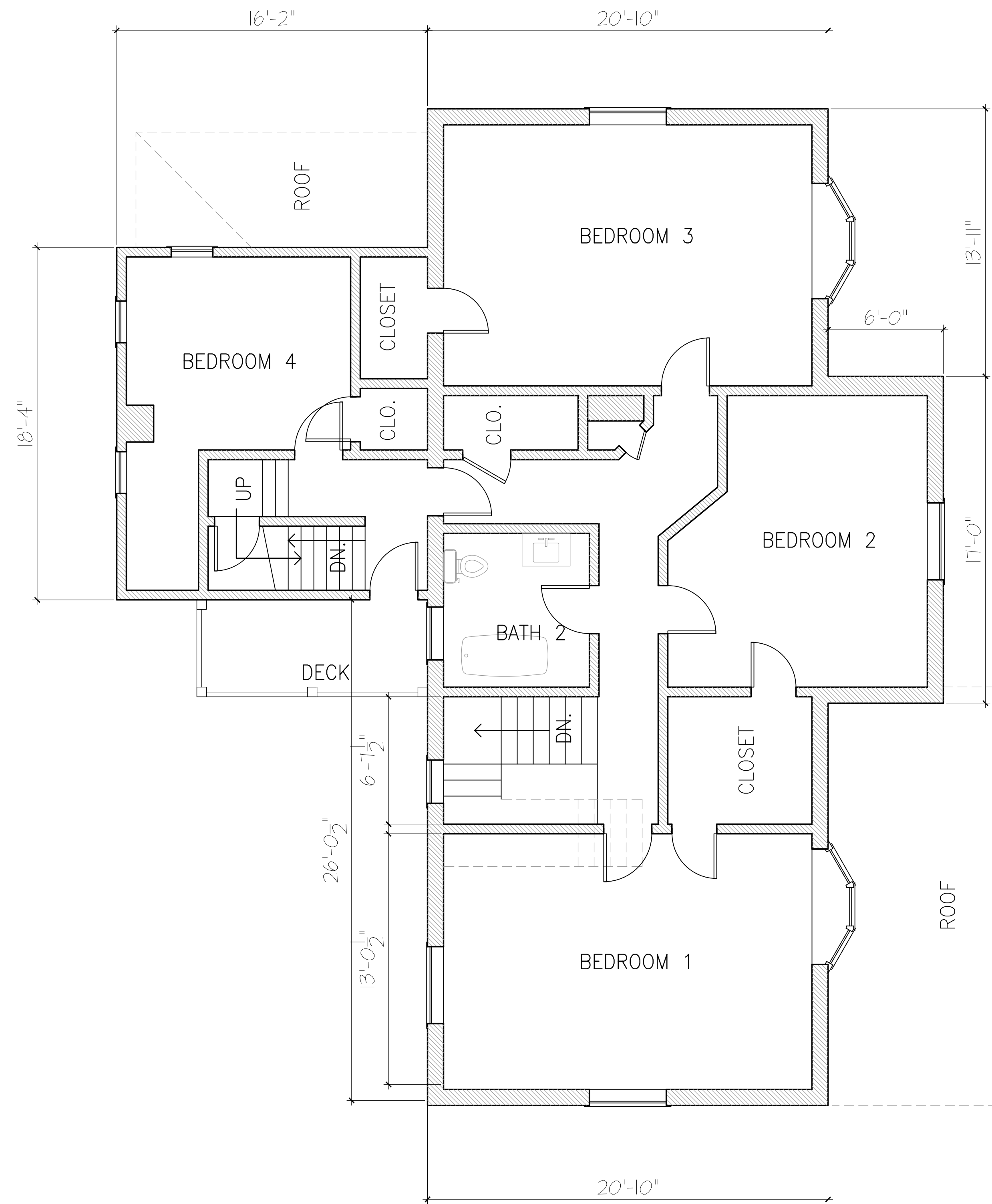


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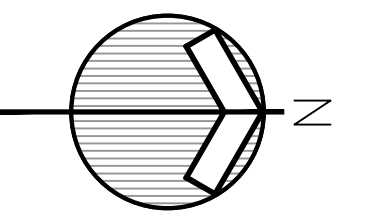
**EX. ATTIC FLOOR PLAN**

SCALE: 1/4"=1'-0"



**EX. 2nd FLOOR PLAN**

SCALE: 1/4"=1'-0"



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**EXISTING**

sheet:  
**X1.2**  
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ATTIC LEVEL

SECOND FLOOR

MAIN FLOOR



BASEMENT FLOOR

ATTIC LEVEL

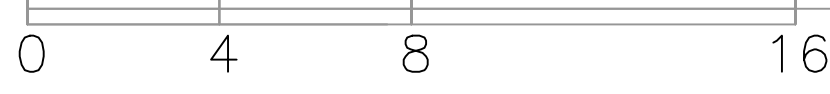
SECOND FLOOR

MAIN FLOOR  
TOP OF FOUNDATION

BASEMENT FLOOR

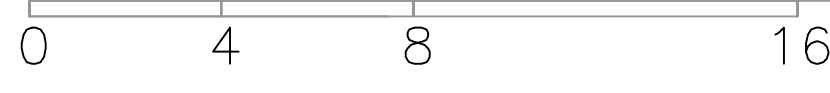
# EX. WEST ELEVATION

SCALE 1/4"=1'-0"



# EX. EAST ELEVATION

SCALE 1/4"=1'-0"



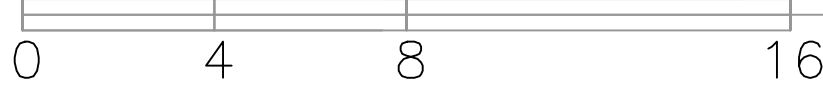
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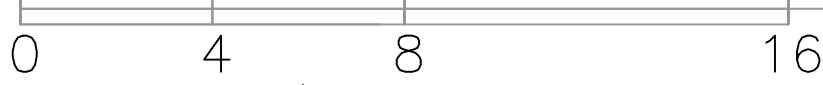
EX. NORTH ELEVATION

SCALE  $\frac{1}{4}"=1'-0"$



EX. SOUTH ELEVATION

SCALE  $\frac{1}{4}"=1'-0"$



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