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REAR FROM HARBOR



STREETScape



REAR YARD



REAR

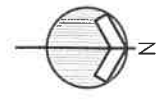
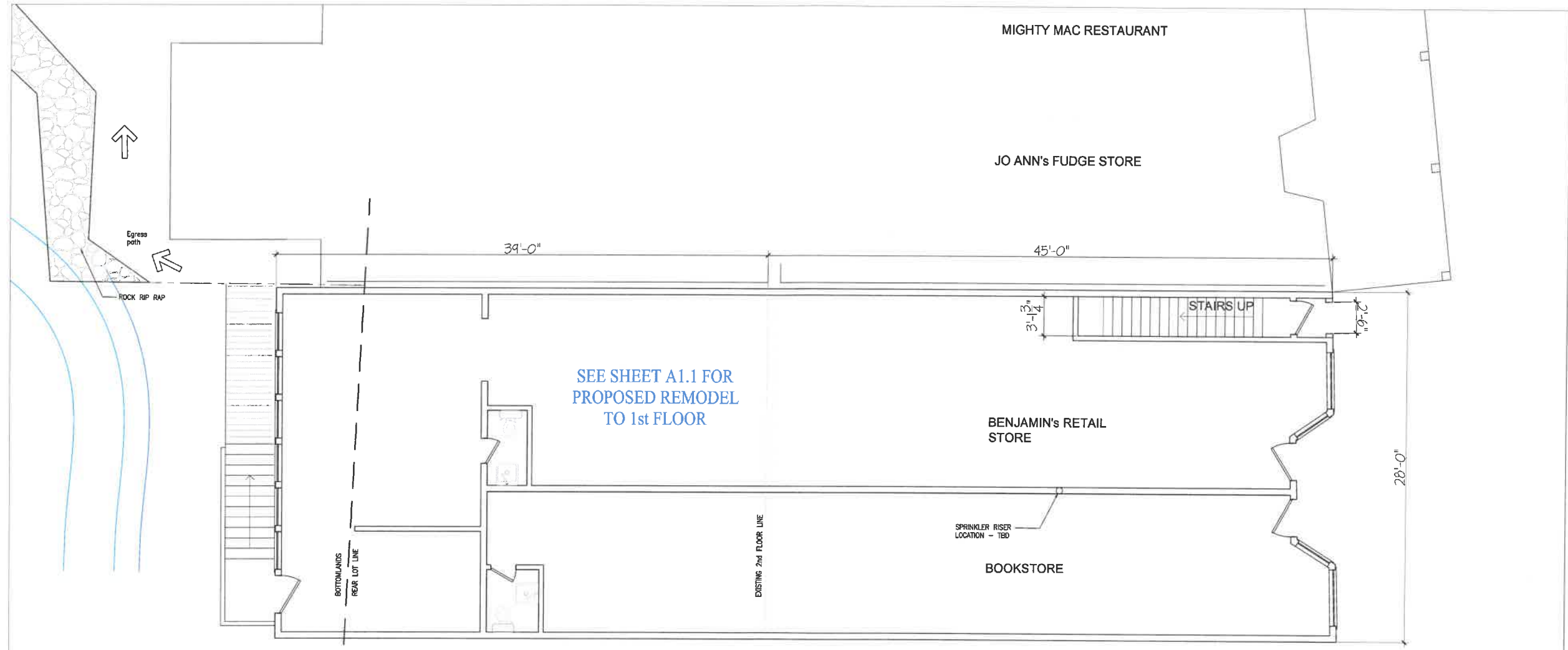
File No. C26-049-020(H)  
Exhibit D  
Date 3.27.26  
Initials KP

Richard Clements Architect, PLLC  
1520 Merry Lane  
Oshtemo, MI 49759  
989-370-3681

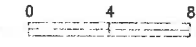
BENJAMIN of MACKINAC  
BUILDING REHAB  
7301 MAIN STREET  
MACKINAC ISLAND, MI

**\*EXISTING\***  
**NOT FOR CONSTRUCTION**

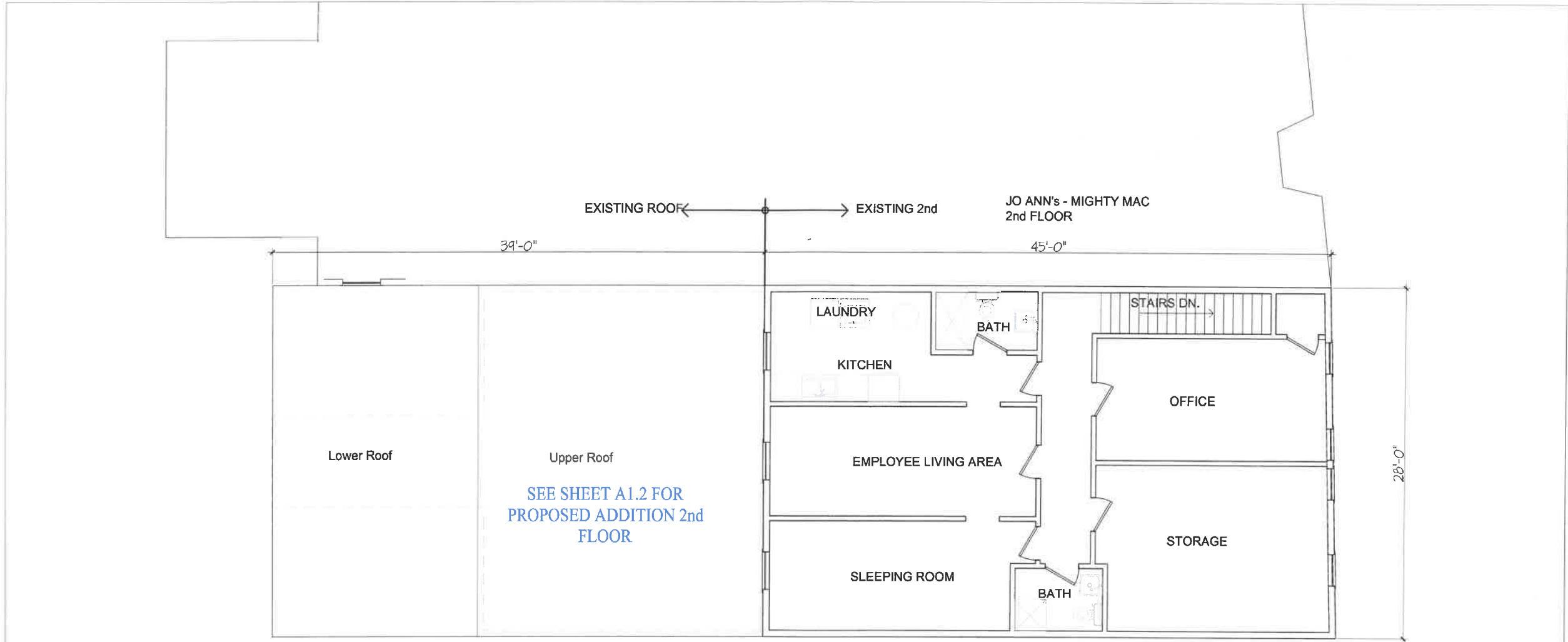
revised:		
date: MAR. 25, 2026	sheet:	
project: 2440		X1.0
AREA PHOTOS		COMPILED © 2026



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



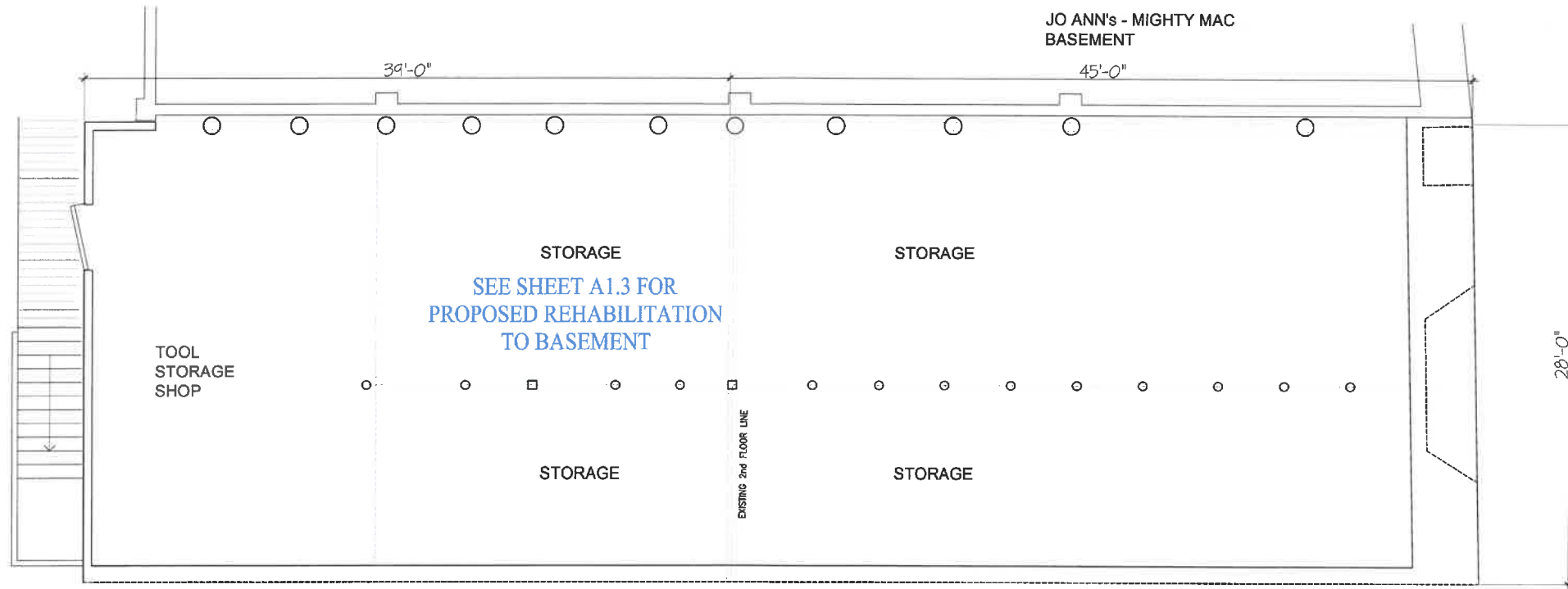
Richard Clements Architect, PLLC 1920 Merry Lane Okemos, MI 49729 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.1
			EX. 1st FLOOR PLAN	copyright © 2026



SEE SHEET A1.2 FOR  
PROPOSED ADDITION 2nd  
FLOOR

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

Richard Clements Architect, PLLC 2325 Merry Lane Okemos, MI 48869 989-370-3661	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.2 <small>copyright © 2024</small>
			EX. 2nd FLOOR PLAN	



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

Richard Clements Architect, PLLC 1225 Merry Lane Okemos, MI 48759 989-570-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.3 <small>copyright © 2026</small>
			EX. BASEMENT PLAN	



SEE SHEET A2.4 FOR  
PROPOSED CHANGE TO  
SOUTH ELEVATION

CANN-MIGHTY MAC

BENJAMIN BUILDING

ISLAND SHOP

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

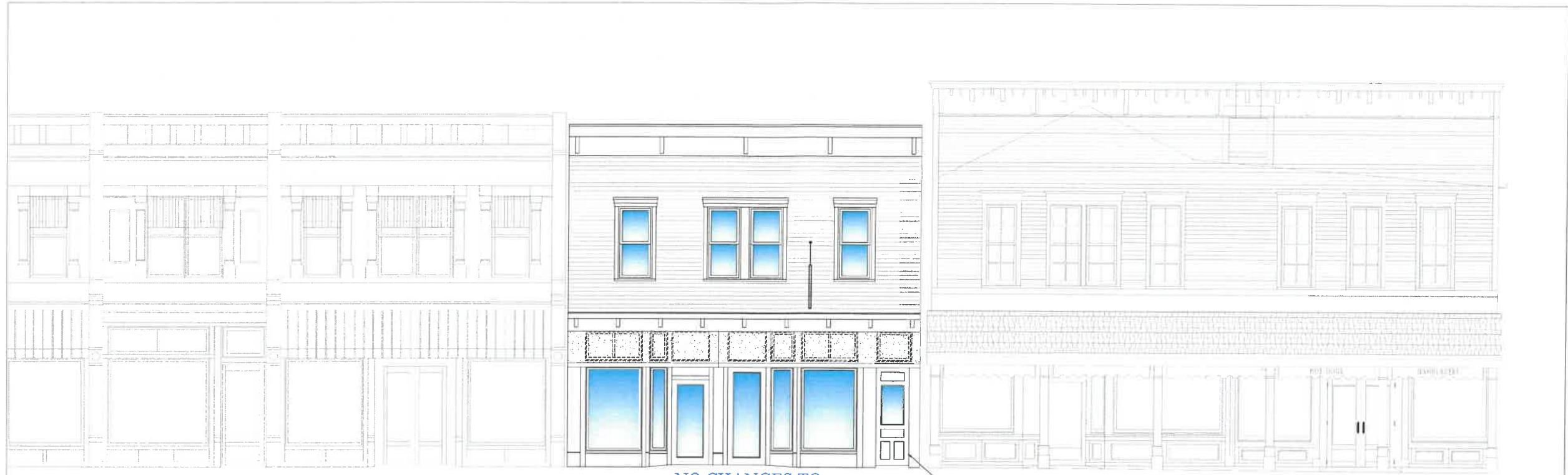
Richard Clements Architect, PLLC  
19213 Merry Lane  
Oshtemo, MI 48879  
989-370-3681

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  
corner e 2025



NO CHANGES TO  
STREET ELEVATION

SEE PROPOSED SHEETS A1.1  
& A1.5 FOR MINOR CODE  
CHANGE TO STAIRWAY DOOR.

ISLAND SHOP      BENJAMIN BUILDING      JOANN-MIGHTY MAC

EXISTING NORTH STREET ELEVATION  
SCALE 1" = 4'-0"



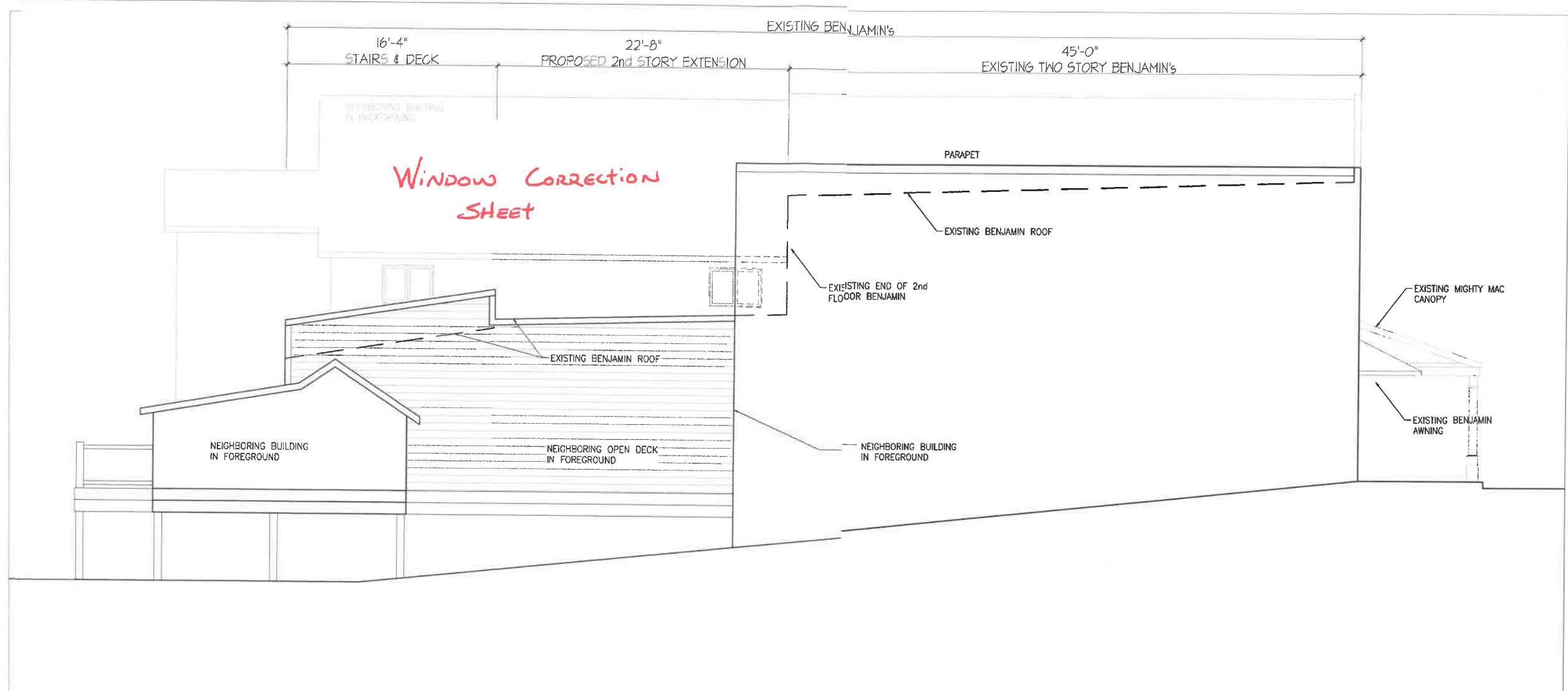
Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49720  
989-370-3681

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

**EXISTING**  
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date: MAR. 25, 2026  
project: 2440  
NORTH ELEVATION

sheet:  
X1.5  
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EXISTING EAST ELEVATION  
SCALE 1" = 4'-0"

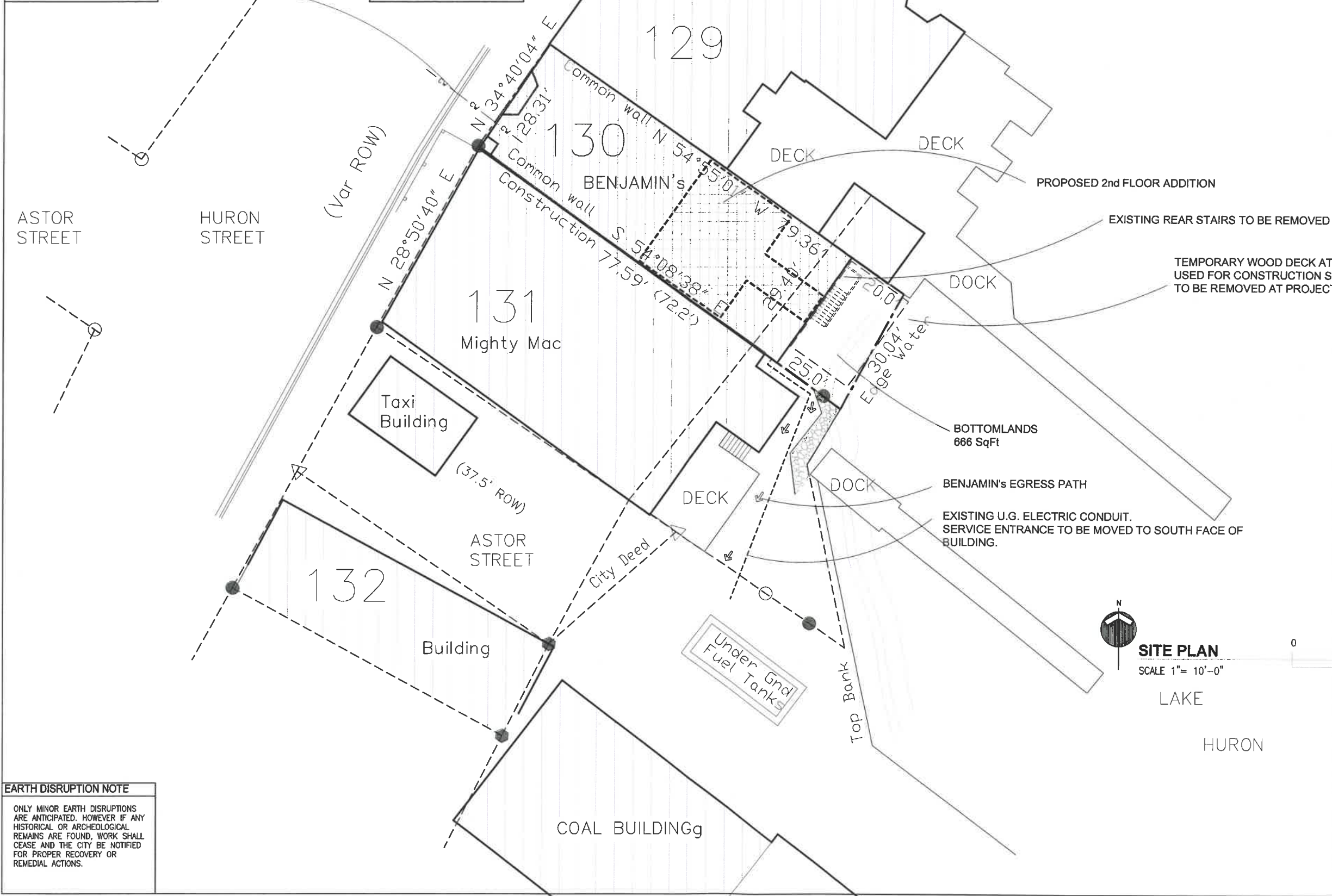
Richard Clements Architect, PLLC 19215 Henry Lane Okemos, MI 48869 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	<b>EXISTING</b> NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.6 <small>COPYRIGHT © 2025</small>
			EAST ELEVATION	

**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 = BENJAMIN'S & 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	



**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.

EXISTING REAR STAIRS TO BE REMOVED  
 TEMPORARY WOOD DECK AT GROUND LEVEL TO BE USED FOR CONSTRUCTION STAGING AREA. TO BE REMOVED AT PROJECT COMPLETION.

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.

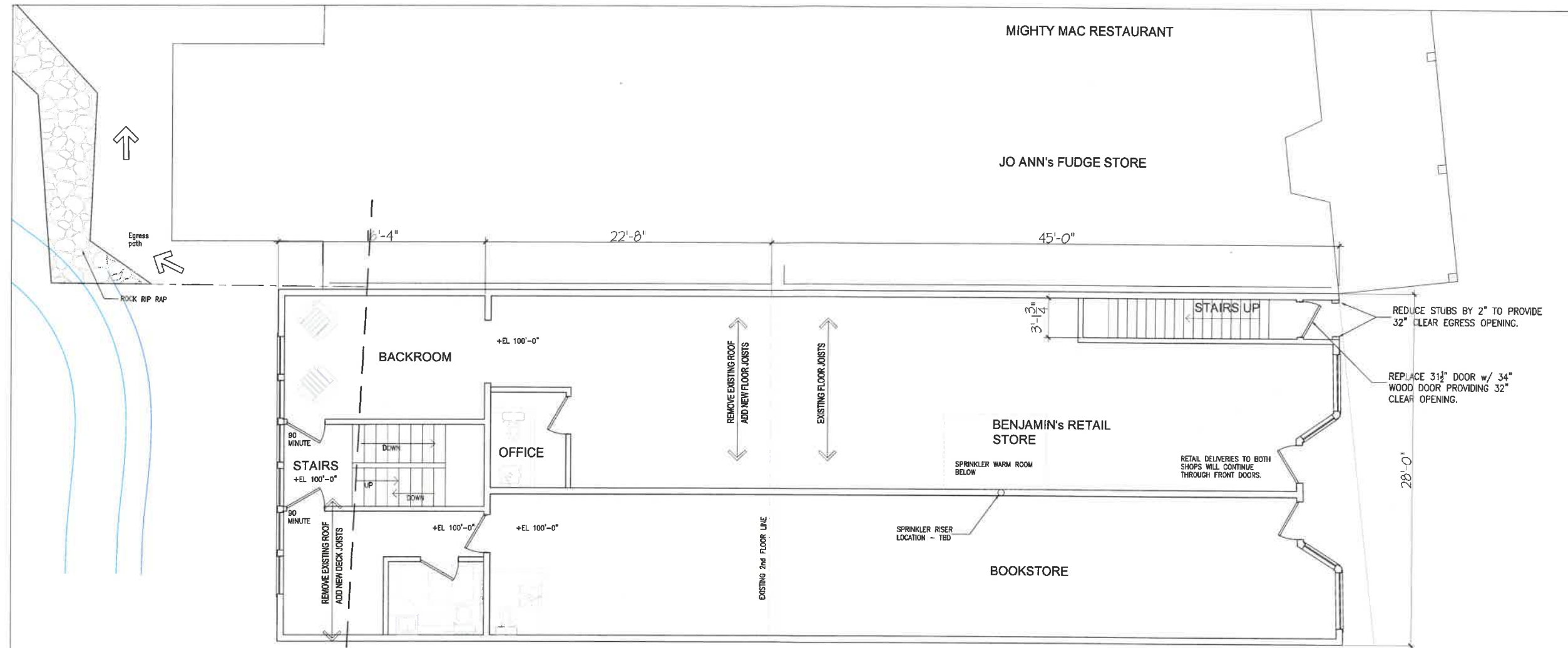
**STORM WATER NOTE**  
 ROOF TO DRAIN TO RAIN GUTTER & DOWNSPOUTS TO UNDERGROUND PVC PIPE WITH OVERFLOW TO LAKE. NO INCREASE TO EXISTING IMPERVIOUS AREA.

**SITE PLAN**  
 SCALE 1" = 10'-0"

Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Okemos, MI 49729  
 989-370-3681

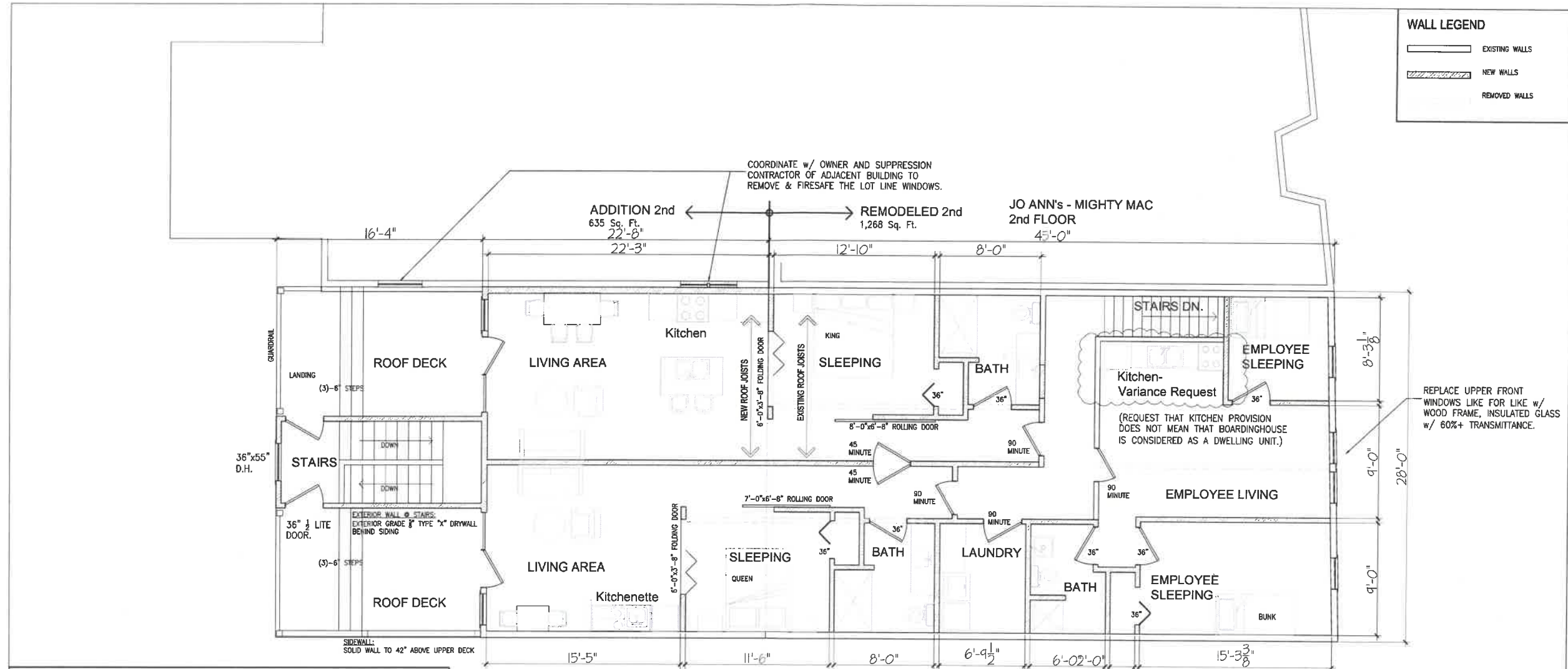
BENJAMIN of MACKINAC  
 BUILDING REHAB  
 7301 MAIN STREET  
 MACKINAC ISLAND, MI

**\*For Review\***  
**NOT FOR CONSTRUCTION**  
 revised:  
 date: MAR. 25, 2026 sheet:  
 project: 2440  
 SITE PLAN A1.0  
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Proposed 1st FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 2,320 Sq. Ft.

Richard Clements Architect, PLLC 1225 Merry Lane Okemos, MI 48870 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	sheet: A1.1
			Pro. 1st FLOOR PLAN	copyright © 2026



COORDINATE w/ OWNER AND SUPPRESSION CONTRACTOR OF ADJACENT BUILDING TO REMOVE & FIRESAFE THE LOT LINE WINDOWS.

**WALL LEGEND**

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

**BUILDING AREAS**

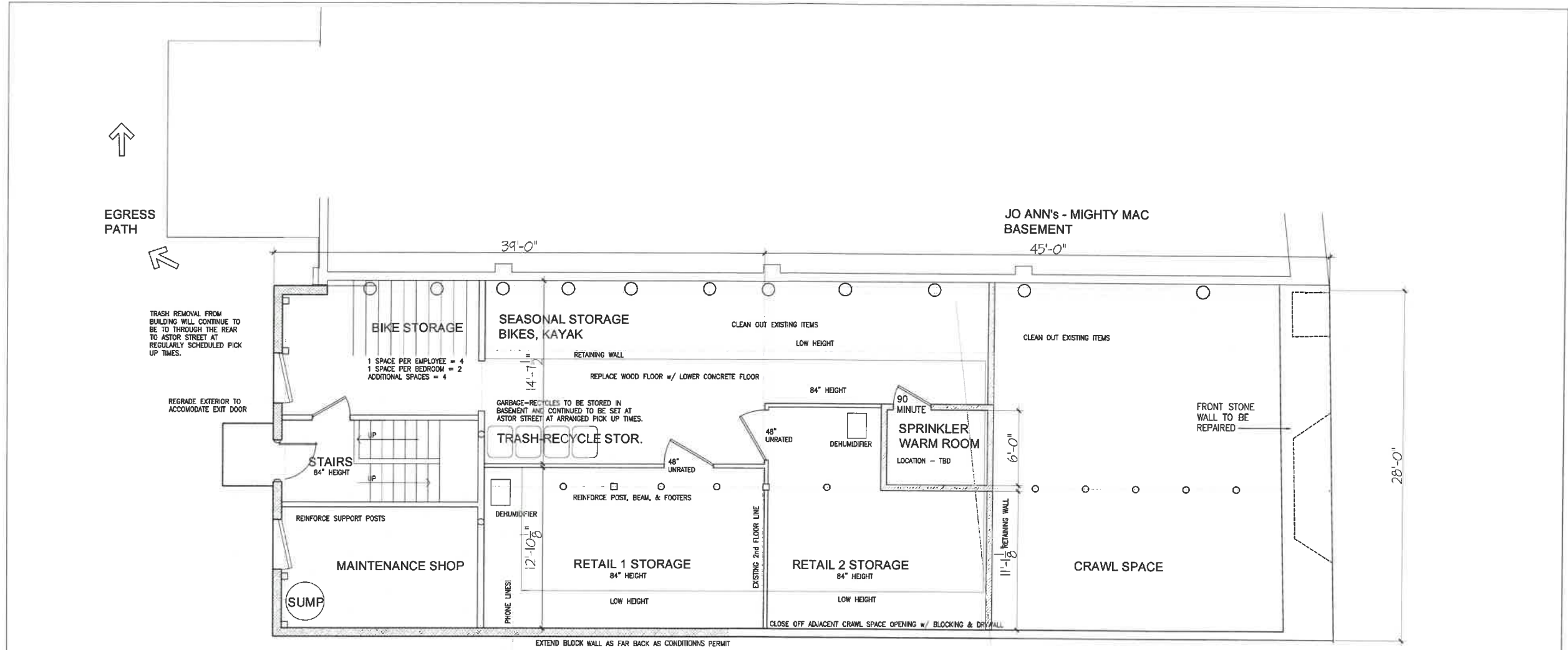
SITE AREA:	CURRENT LOT 130	= 2263 SQ. FT.
	BOTTOMLANDS APP. IN PROGRESS:	= 666 SQ. FT.
	TOTAL BENJAMIN'S SITE AREA:	= 2929 SQ. FT.
FIRST FLOOR:	REMAINS ENTIRELY AS RETAIL - 2320 SQ. FT.	
BASEMENT:	REMAINS ENTIRELY AS RETAIL STORAGE - 1626 SQ. FT.	
SECOND FLOOR:	HOUSING FOR 3 TO 4 EMPLOYEES IN NORTH UNIT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

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

**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.

Richard Clements Architect, PLLC 19215 Merry Lane Okemos, MI 49739 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	sheet: A1.2
			Pro. 2nd FLOOR PLAN	



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

Richard Clements Architect, PLLC 1210 Merry Lane Okemos, MI 48879 969-570-5681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: A1.3 <small>copyright © 2026</small>
			Pro BASEMENT PLAN	



**PROPOSED SOUTH HARBOR ELEVATION**  
 SCALE 1" = 4'-0"



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			SOUTH ELEVATION	COPYRIGHT © 2026



REPLACE UPPER FRONT  
WINDOWS LIKE FOR LIKE w/  
WOOD FRAME, INSULATED GLASS  
w/ 60%+ TRANSMITTANCE.

REPLACE 31 1/2" DOOR w/ 34"  
WOOD DOOR PROVIDING 32"  
CLEAR OPENING.  
REDUCE STUBS AT RECESS BY 2" TO  
PROVIDE 32" CLEAR EGRESS OPENING.

ISLAND SHOP

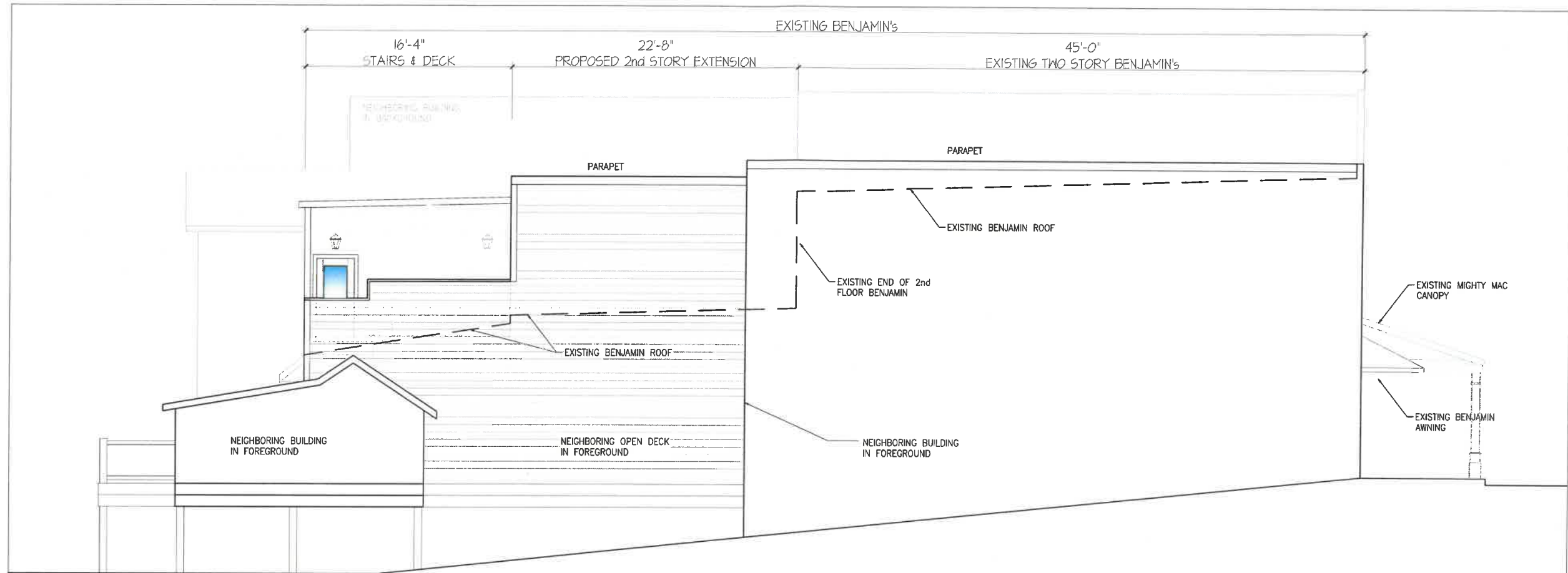
BENJAMIN BUILDING

JOHN-MIGHTY MAC

PROPOSED NORTH STREET ELEVATION  
SCALE 1" = 4'-0"



Richard Clements Architect, PLLC 1925 Merry Lane Okemos, MI 48869 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	sheet: A1.5
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PROPOSED EAST ELEVATION  
SCALE 1" = 4'-0"



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			EAST ELEVATION	