

September 29, 2026

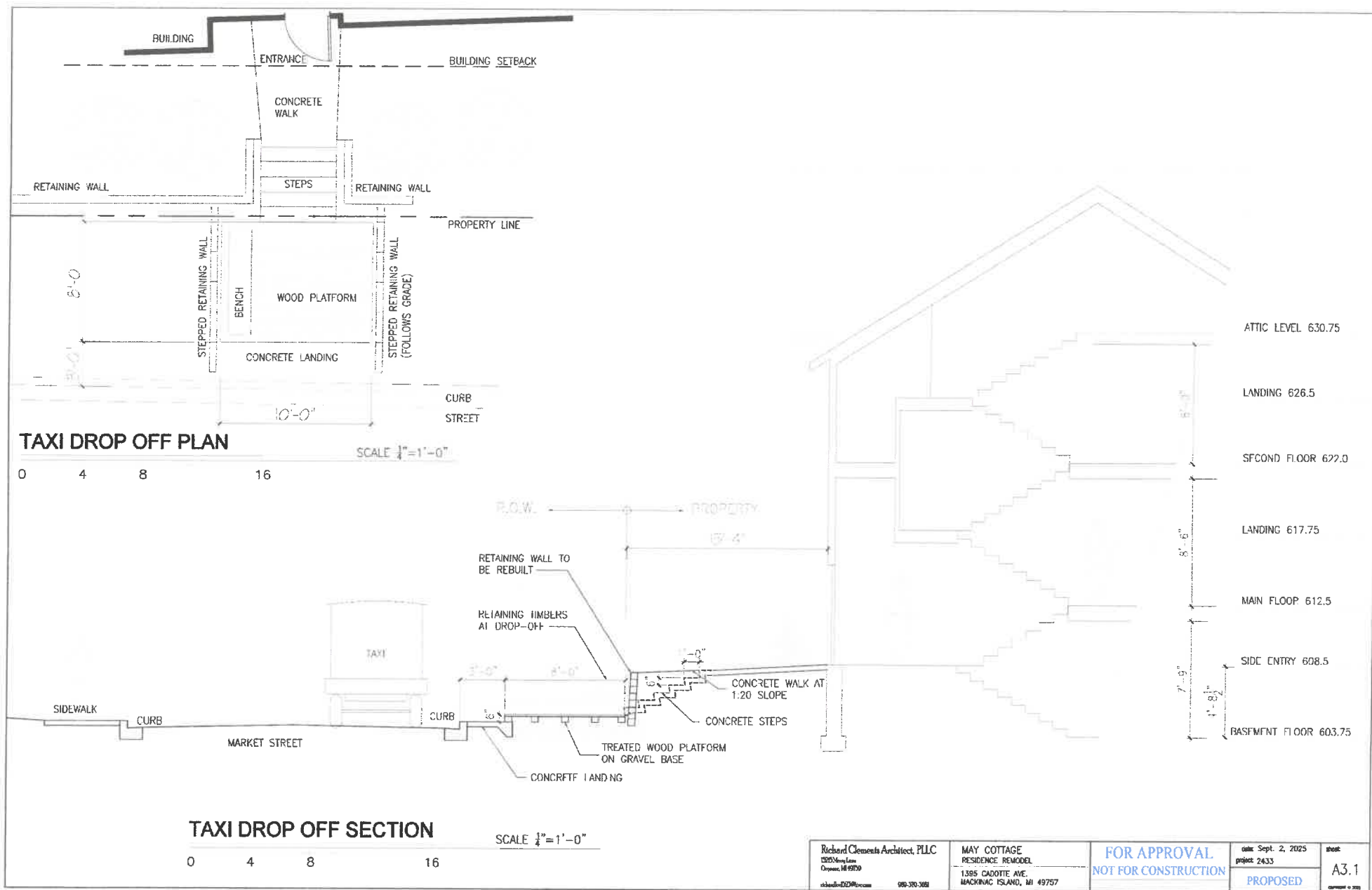
To The Mackinac Island Historic District:

The following is an addendum to the Mayhouse Project.

We are asking for your approval of a walkway to our back Garden/Yard. We have also changed the size of the Taxi area to be only on our property and not on the City land.

I will be attending the meeting and am available for any questions.

Andrew



|                                                                                                         |                                                                                    |                                             |                                      |                 |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------|-----------------|
| Richard Clements Architect, PLLC<br>1205 Mary Lane<br>Owosso, MI 48869<br>rich@rca-llc.com 989-370-3059 | MAY COTTAGE<br>RESIDENCE REMODEL<br>1385 CADOTTE AVE.<br>MACKINAC ISLAND, MI 49757 | <b>FOR APPROVAL</b><br>NOT FOR CONSTRUCTION | date: Sept. 2, 2025<br>project: 2433 | sheet:<br>A3.1  |
|                                                                                                         |                                                                                    | PROPOSED                                    |                                      | comment: 0 2025 |
|                                                                                                         |                                                                                    |                                             |                                      |                 |



# STORMWATER PLAN:

DESIGN CRITERIA:  
 24 HOUR RAINFALL = 3.3"  
 (SOURCE: MMD MSA REPORT)  
 $0.25" = 0.011" / \text{hour}$   
 INFILTRATION RATE OF SOIL = 0.02"/hr.  
 (SOURCE: MMD) = 0.016"/hour x 24 hrs. =  
 0.38" / storm event  
 DESIGN STORM VOLUME = 4,045 cu ft  
 OVERWASH & EXIST = 5,740 cu ft  
 ABSORPTION AREA OF LOT STRIP AROUND  
 PERIMETER OF BUILDING = 4,000 sq ft  
 (SW) YARD = 5,273 sq ft  
 STORMWATER ABSORPTION = 5,273 sq ft x  
 0.25" = 1,318 cu ft  
 STORM VOLUME MINUS ABSORPTION =  
 REQUIRED RETENTION  
 1,137 cu ft = 1,318 cu ft - 0 cu ft = 0 cu ft  
 NO STORMWATER REQUIRED.  
 ABSORPTION AREA EXCEEDS STORM VOLUME.  
 NO STORMWATER REQUIRED.

## SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT  
 A RATE OF 1 PER COTTAGE  
 (EX. TOTAL w/ 2 ELECTRIC CHARGING  
 STATIONS)
2. TRASH TO BE HELD WITHIN THE  
 BASEMENT AND TRASH HUTCH & SET  
 OUTSIDE ON COLLECTION DAYS
3. LOTTING = NO AREA LOADING  
 PROPOSED DECK LOADING PROVIDED  
 AT BUILDING ENTRANCE SUBJECT TO  
 CONTINGENT LIGHT WITHIN THE SITE
4. SEE STORMWATER NOTES THIS SHEET

## ZONING:

LOT 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DISTRICT: M3 MARKET  
 LOT 164  
 LOT AREA: 12,637.4 sq ft = 0.29 acres

ALLOWABLE HT: 30', 2' STORY  
 ACTUAL HEIGHT: 30', 2' STORY

ALLOWABLE LOT COVERAGE: 2,637.4 sq ft 35% =  
 4,421 sq ft

EXIST. HOUSE - PORCH - RAMP: 12049 sq ft  
 EXIST. WALKS - FENCE: 300 sq ft  
 EXIST. RETAIN. WALL: 1160 sq ft  
 REMOV. - 1160 sq ft  
 PROPOSED ADDITION: 1160 sq ft  
 PRO. DECKS & WALK: 200 sq ft  
 TOTAL IMP: 12,637.4 sq ft = 32%

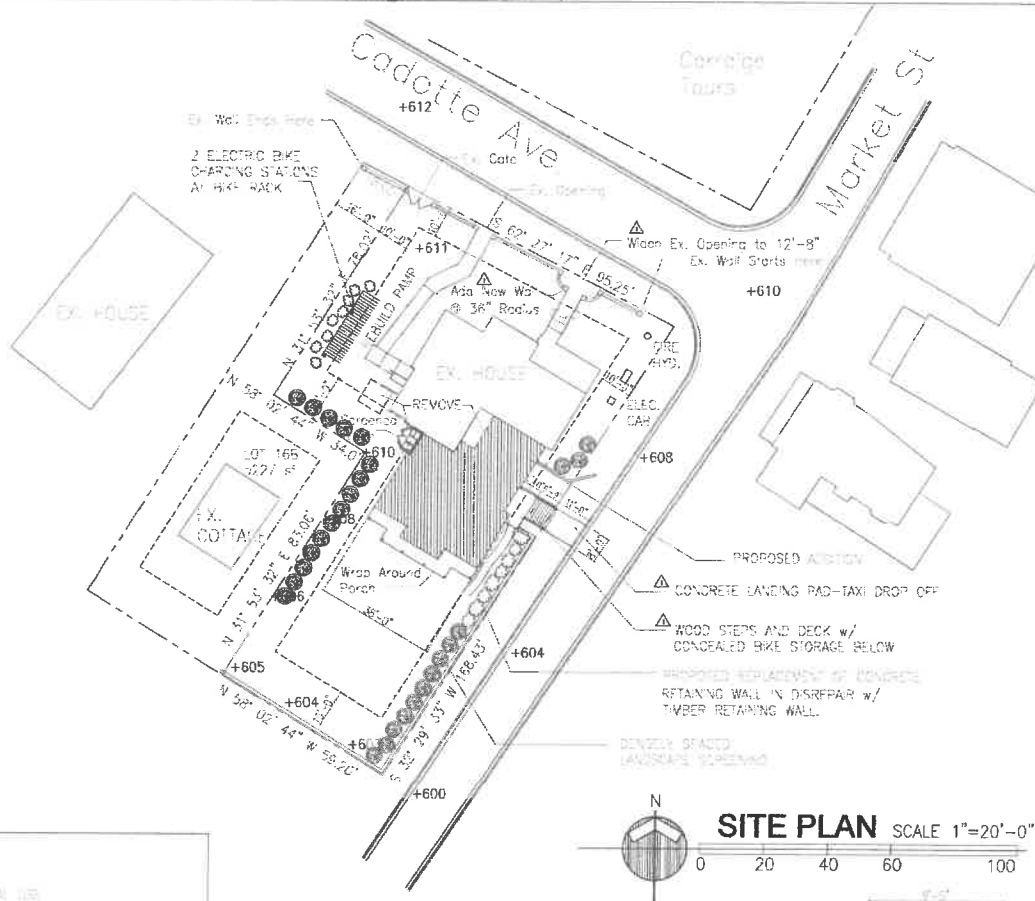
## DENSITY:

HOUSE SEPARATE  
 FAMILY RESIDENTIAL USE  
 7 UNITS PER ACRE ALLOWED w/ 10,000 sq ft  
 1/4 ACRE ACRE = 10,000 sq ft ALLOWED, 1 ACTUAL  
 TOTAL 10,000 sq ft ALLOWED, 1 ACTUAL

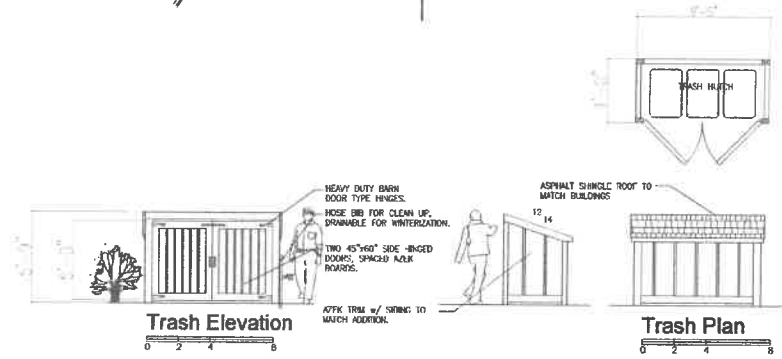
LOT 164  
 NON-FAMILY RESIDENTIAL USE  
 10,000 sq ft AREA ALLOWED w/ 10,000 sq ft

WATER  
 10,000 sq ft PER ACRE OF BUILDING AREA  
 DEVOTED TO HOTEL USE

10% PERMITTED BUILDING AREAS  
 7911 sq ft of 450' 17.5 ALLOWED  
 = 17 ACTUAL



SITE PLAN SCALE 1"=20'-0"



PROJECT DESCRIPTION:  
 CONVERSION OF EXISTING 10,000  
 SQ FT W/ 10,000 SQ FT  
 ADDITION

Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Okemos, MI 48869  
 richard@rca15215.com 989-370-3681

MAY COTTAGE  
 RENOVATION & ADDITION  
 1395 CADOTTE  
 MACKINAC ISLAND, MI 49757

FOR APPROVAL  
 AND CONSTRUCTION

rev: 8.15.25 date: Nov. 12, 2025 project: 19433

SITE PLAN

rev: 9.24.25 sheet: A1.0  
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