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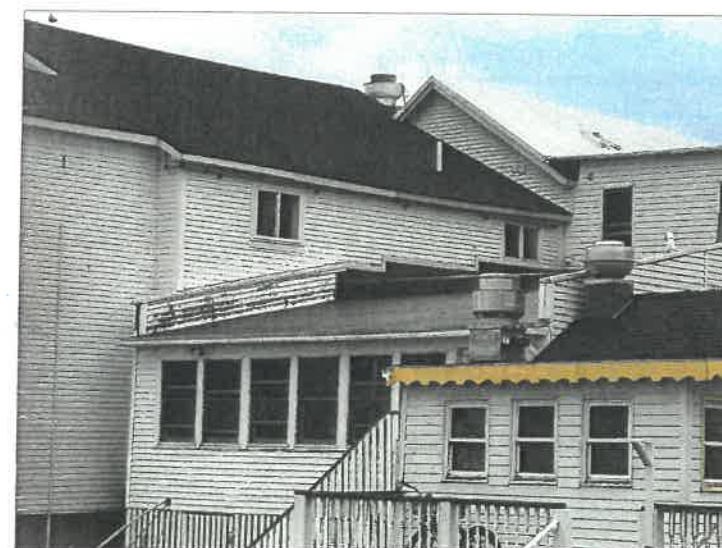
REAR FROM HARBOR



STREETSCAPE



REAR YARD



REAR

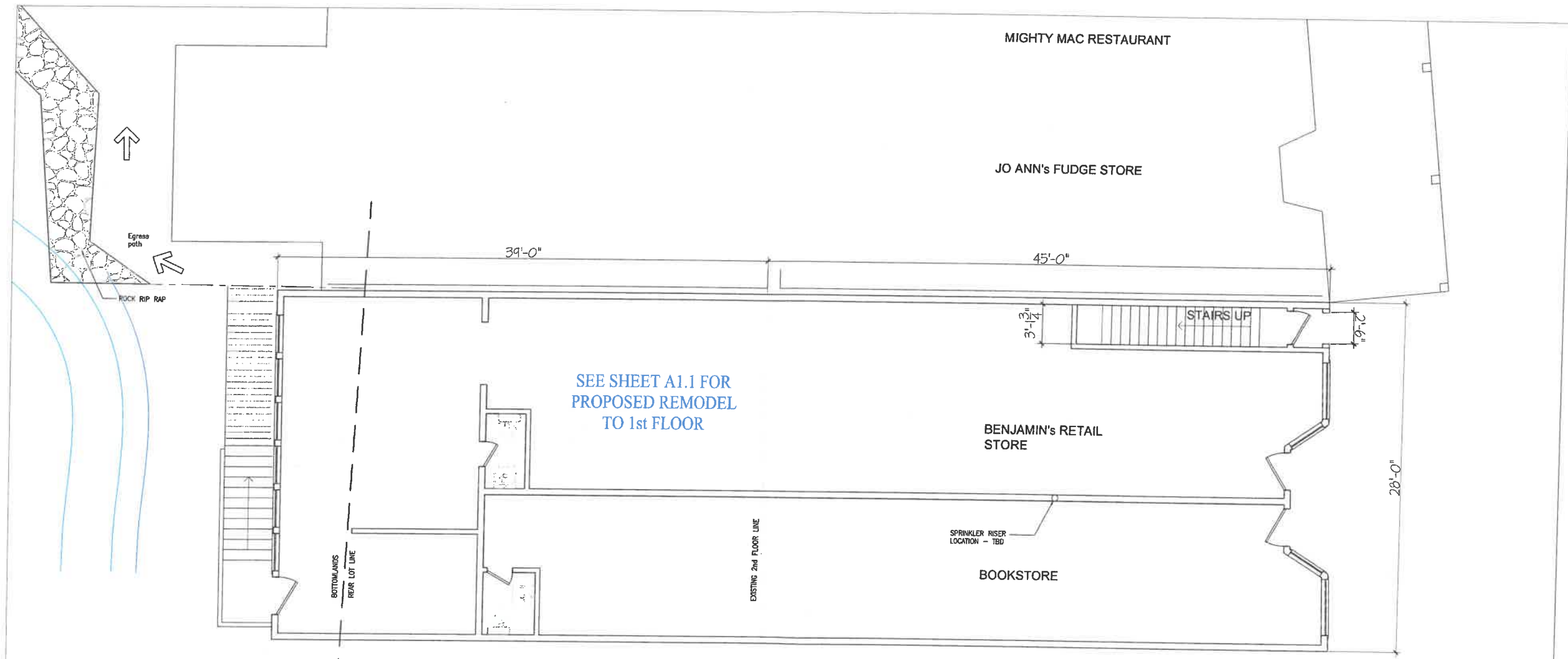
File No. C26-049-020(H)  
Exhibit D  
Date 3.27.24  
Initials KP

Richard Clements Architect, PLLC  
2520 Merry Lane  
Oshtemo, MI 49779  
989-570-3681

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

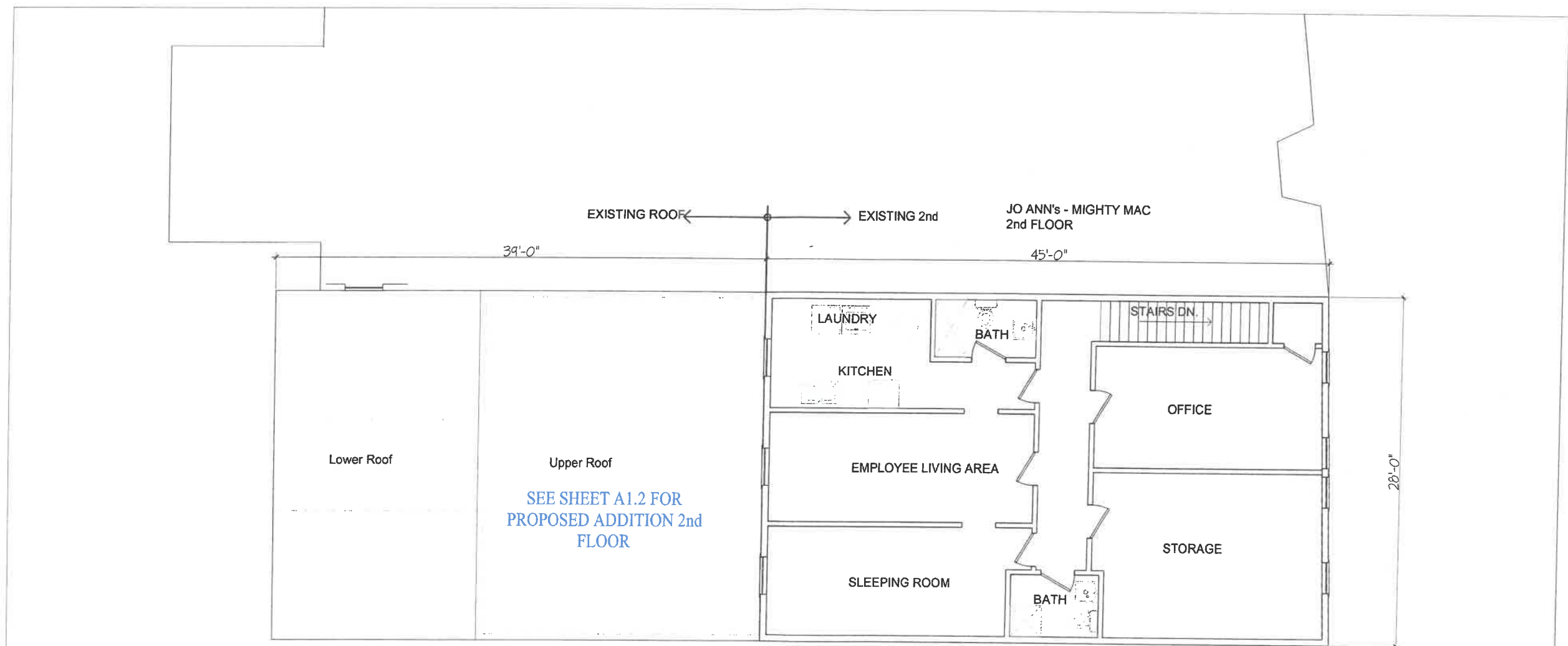
**\*EXISTING\***  
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revised:  
date: MAR. 25, 2026 sheet:  
project: 2440 X1.0  
AREA PHOTOS COPYRIGHT © 2025



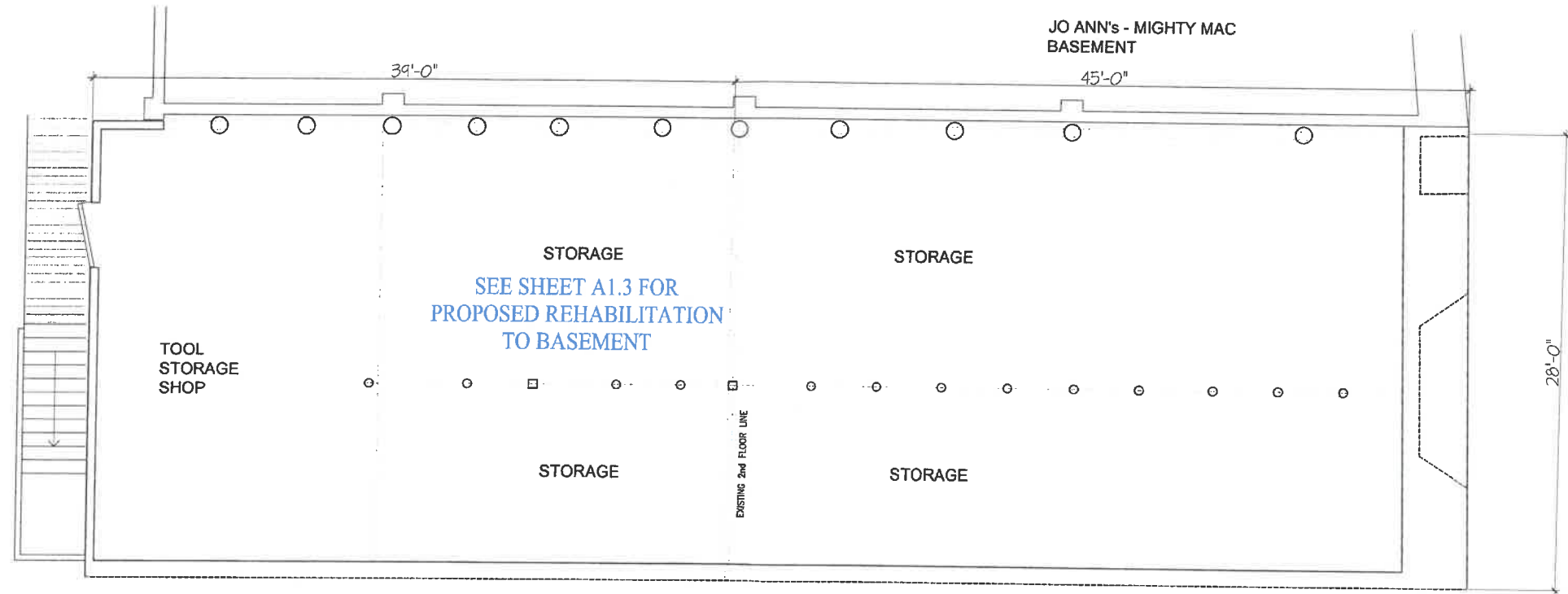

 Exist. 1st FLOOR PLAN  
 SCALE: 1/4"=1'-0"
 

Richard Clements Architect, PLLC 1020 Henry Lane Okemos, MI 48869 989-370-3081	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
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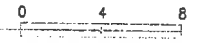


Exist. 2nd FLOOR PLAN  
 SCALE: 1/4"=1'-0"

Richard Clements Architect, PLLC 1920 Mary Lane Okemos, MI 48869 999-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	X1.2
			EX. 2nd FLOOR PLAN	comment © 2026



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



Richard Clements Architect, PLLC 5201 Henry Lane Oshtemo, MI 49079 989-370-3581	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	X1.3
			EX. BASEMENT PLAN	COPYRIGHT © 2026



SEE SHEET A2.4 FOR  
PROPOSED CHANGE TO  
SOUTH ELEVATION

← DASH-NIGHTMARE → BENJAMIN BUILDING ← ISLAND SHOP →

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

0 4 8  
6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

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

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SOUTH ELEVATION

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NO CHANGES TO STREET ELEVATION

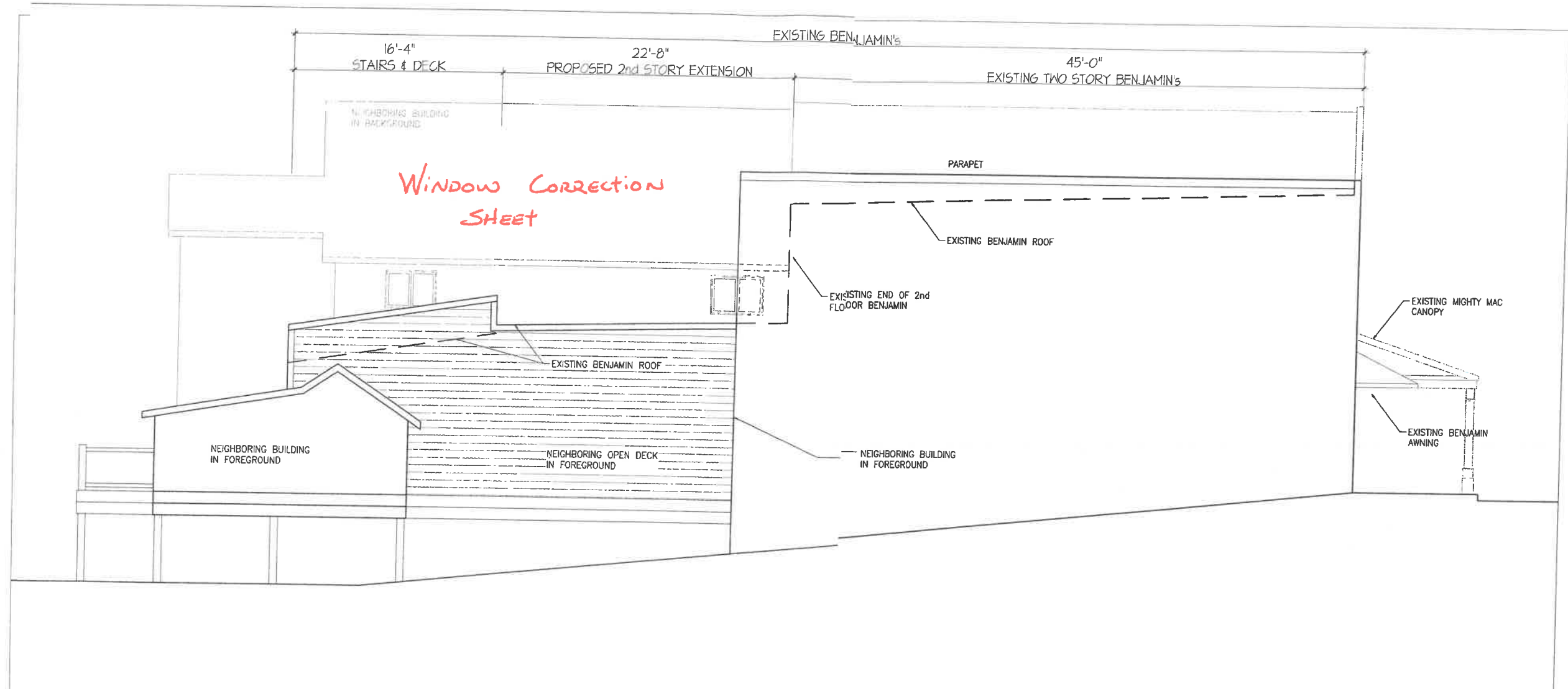
SEE PROPOSED SHEETS A1.1 & A1.5 FOR MINOR CODE CHANGE TO STAIRWAY DOOR.

ISLAND SHOP ← BENJAMIN BUILDING → JOANNE MIGHTY MAC

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

0 4 8

Richard Clements Architect, PLLC 1925 Main Lane Oshtemo, MI 49759 969-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet:
			NORTH ELEVATION	X1.5 <small>copyright © 2026</small>



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



Richard Clements Architect, PLLC 1920 Mary Lane Okemos, MI 48869 989-370-3661	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	<b>EXISTING</b> <b>NOT FOR CONSTRUCTION</b> <small>revised:</small>	<small>date:</small> MAR. 25, 2026 <small>project:</small> 2440 <small>EAST ELEVATION</small>	<small>sheet:</small> <b>X1.6</b> <small>COPYRIGHT © 2026</small>
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**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	

ASTOR STREET

HURON STREET

(Var ROW)

131  
Mighty Mac

Taxi Building

(37.5' ROW)

ASTOR STREET

132

Building

Under Gnd Fuel Tanks

COAL BUILDINGg

129

130

BENJAMIN'S

DECK

DECK

PROPOSED 2nd FLOOR ADDITION

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.

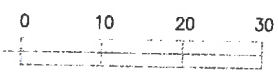
BOTTOMLANDS  
666 SqFt

BENJAMIN'S EGRESS PATH

EXISTING U.G. ELECTRIC CONDUIT. SERVICE ENTRANCE TO BE MOVED TO SOUTH FACE OF BUILDING.



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



LAKE

HURON

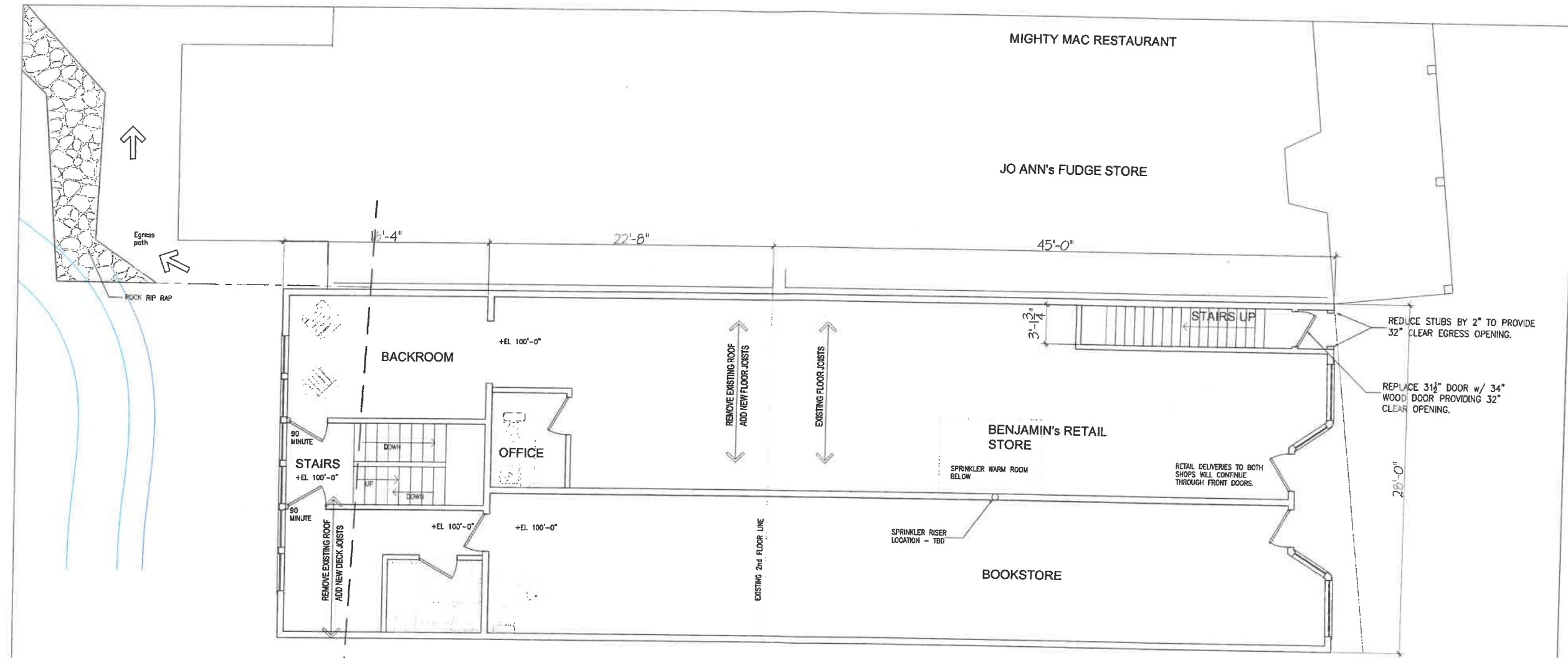
**EARTH DISRUPTION NOTE**  
 ONLY MINOR EARTH DISRUPTIONS ARE ANTICIPATED. HOWEVER IF ANY HISTORICAL OR ARCHEOLOGICAL REMAINS ARE FOUND, WORK SHALL CEASE AND THE CITY BE NOTIFIED FOR PROPER RECOVERY OR REMEDIAL ACTIONS.

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

**\*For Review\***  
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revised:	
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project: 2440	A1.0
SITE PLAN	copyright © 2026



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

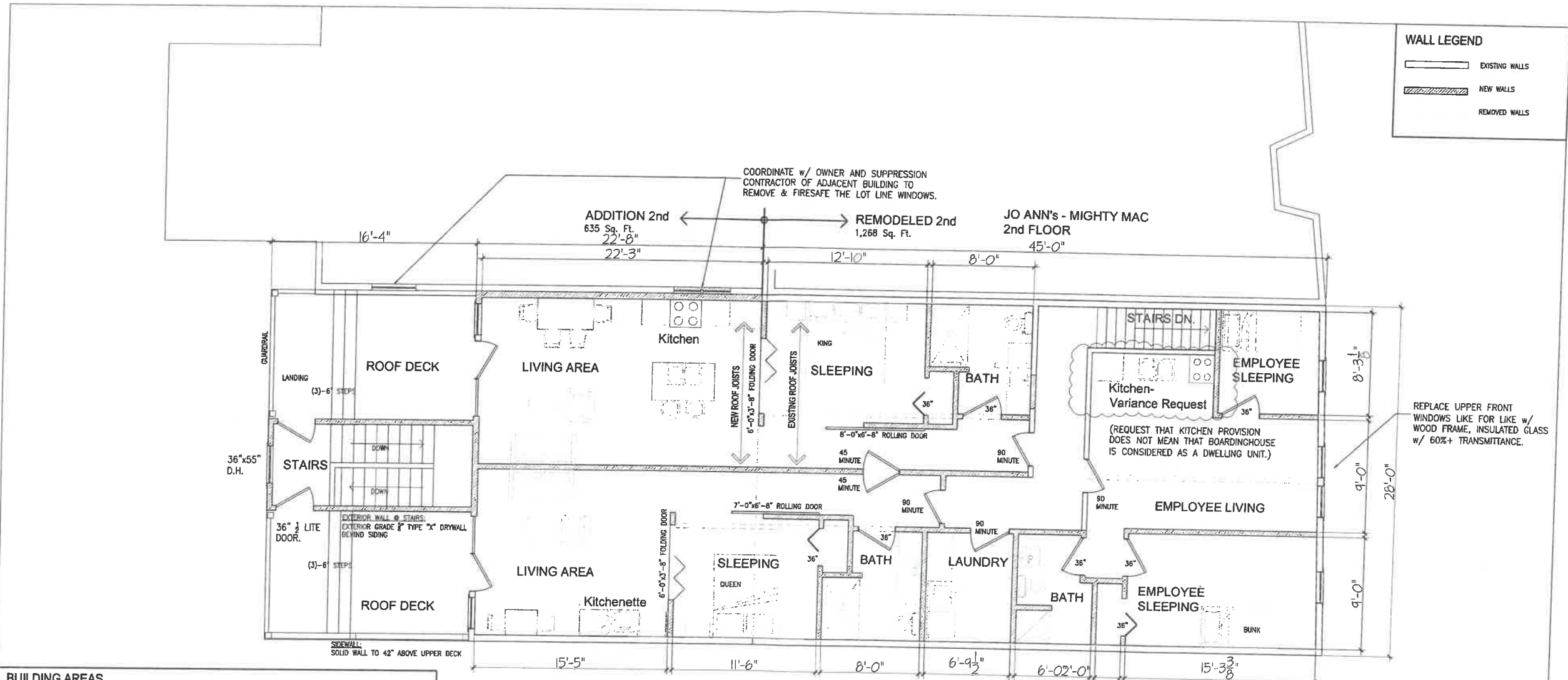
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 Okemos, MI 48869  
 989-370-3681

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 project: 2440  
 Pro. 1st FLOOR PLAN

sheet:  
**A1.1**  
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**WALL LEGEND**

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

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

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

(REQUEST THAT KITCHEN PROVISION DOES NOT MEAN THAT BOARDINGHOUSE IS CONSIDERED AS A DWELLING UNIT.)

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

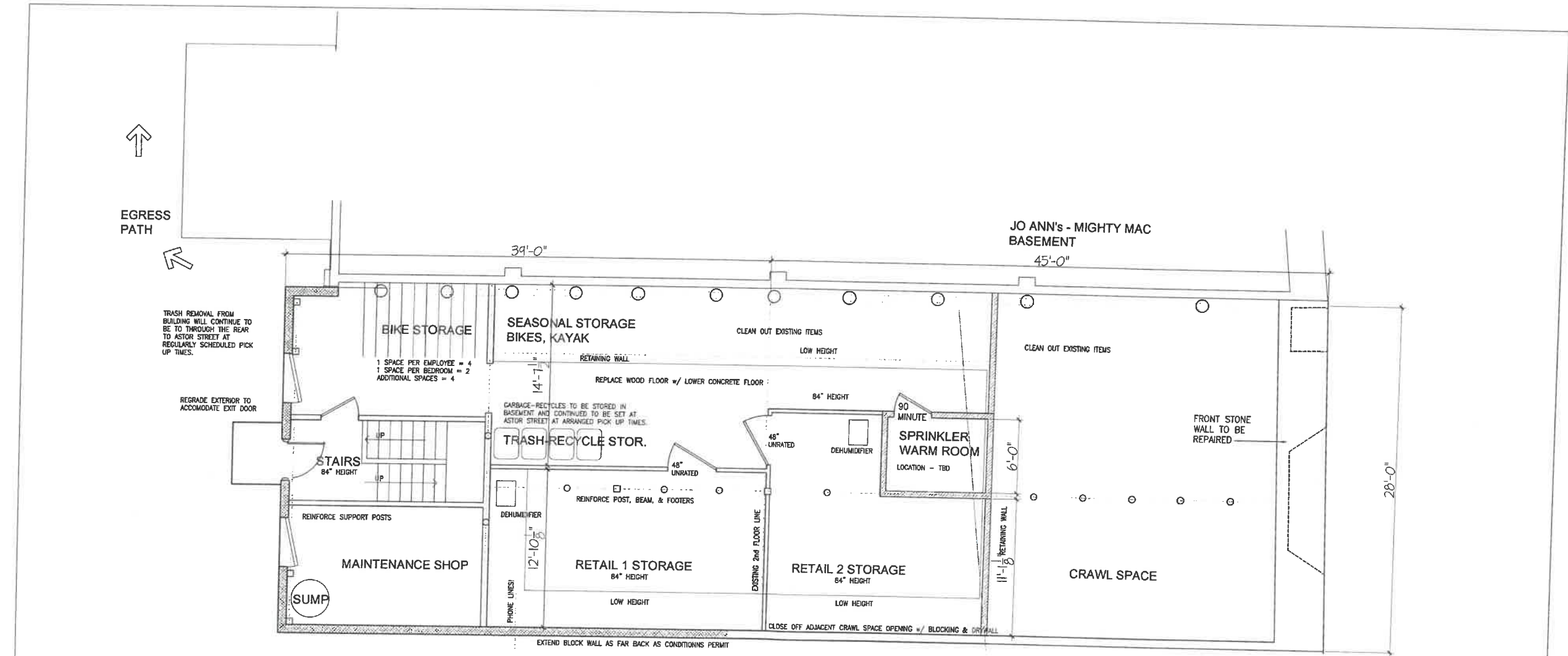
**BUILDING AREAS**

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.)	

**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 1520 Merry Lane Okemos, MI 48870 985-370-3681	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 0 4 8  
 SCALE: 1/8"=1'-0"

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			Pro BASEMENT PLAN	copyright © 2024



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



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SOUTH ELEVATION

sheet:  
**A1.4**  
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ISLAND SHOE

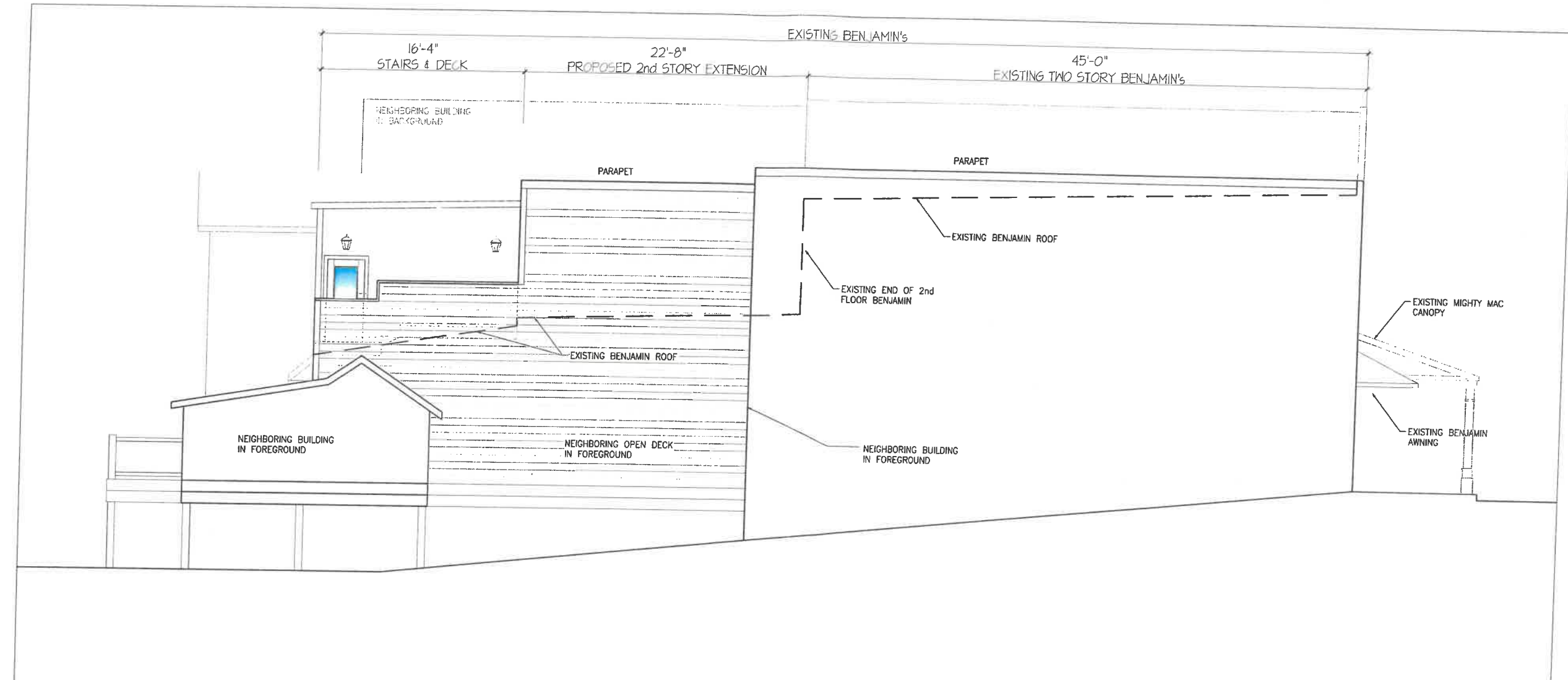
BENJAMIN BUILDING

JOHN MIGHTY MAC

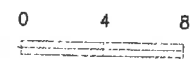
**PROPOSED NORTH STREET ELEVATION**  
 SCALE 1" = 4'-0"

0 4 8

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			NORTH ELEVATION	



**PROPOSED EAST ELEVATION**  
SCALE 1" = 4'-0"



Richard Clements Architect, PLLC 1915 Mary Lane Oshtemo, MI 49759 989-370-3661	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	<p><i>*For Review*</i></p> <p><b>NOT FOR CONSTRUCTION</b></p> <p>revised:</p>	date: MAR. 25, 2026 project: 2440	sheet: <b>A1.6</b>
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