CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, October 13, 2026 at 3:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

a. September 8, 2026

V. Adoption of Agenda

VI. Correspondence

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

a. R426-034-033 G Callewaert Fence

b. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbard's Annex

c. ZON2026-002 Doud Hotel Walkway Amendment

X. New Business

a. C26-051-058(H) VB Mackinac New Door 7331 Main

b. ZON2026-001 Warczak New Home

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, September 08, 2026 at 4:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

Chairman Straus called the meeting to order at 4:02 PM.

II. Roll Call

PRESENT
Trish Martin
Jim Pettit
Michael Straus
Mary McCourt Dufina
Chuck Pereny
Brian Bailey

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 11, 2026

Motion to approve as written.

Motion made by Pettit, Seconded by Bailey.
Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

V. Adoption of Agenda

Motion to approve as amended. Remove architectural review cost discussion.

Motion made by Martin, Seconded by McCourt Dufina.
Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Lindsey White summarized the September 8, 2026 HDC meeting.

b. DPW Update

Burt was not present for the meeting. Pettit stated they are working on the plant and it is going well.

c. Required Architectural Review Cost Discussion

removed from the Agenda.

VIII. Committee Reports

None.

IX. Old Business

a. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbard's Annex

Lumbrezer stated regarding utility of the lot that Evashevski was supposed to look in to it. Evashevski stated she apologized but she has not been able to get to that but will have it for next meeting. Lumbrezer stated the second issue was wastewater management. He contacted Belonga for a quote to connect to the city sewer. This would be installation of a basin on the lot with a grinder pump and force main that would connect to the nearest city connection on Lakeview Blvd. Lumbrezer wondered if the connection is in the ROW, would that require anything else. Straus stated if he has an agreement and plan with DPW, the Planning Commission would be fine. Straus stated that Barnwell submitted a letter that he read aloud. Bailey stated the application states he will only be using his property for materials. Straus stated he has proposed changes to the topography. Pereny asked if someone checks this. He is aware that Belonga oversees that. Lipovsky stated we can require a drainage plan and topography map. Straus questioned the trash removal to the coal dock. That will need to be corrected on his application. Dufina stated we need answers for number 27and 29. Dufina would like the applicant to submit a written answer regarding material storage. The manmade features need to be added to the site plan. Pereny asked if there will be a road to the house. Lumbrezer stated access would be from Grand Avenue. Pereny's concern is emergency vehicle access. Straus stated we can table another month, but must make a decision next month. Pettit asked if he can't reach the sewer will he have to show it on his site plan? Straus stated yes he would have to do perc tests and follow that process for septic. Motion to table for more information next month including items 12,19,26-29 and answering the fire department questions on access.

Motion made by Martin, Seconded by Pettit.
Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

X. New Business

None.

XI. Public Comment

None.

Motion by Straus, second by Martin to send a letter of appreciation to Lee Finkel for his time served on the Planning Commission. All in favor. Motion carries.

XII. Adjournment

With no further business, the meeting was adjourned at 4:35 PM.

_____ _____

Michael Straus, Chair Katie Pereny, Secretary

File No R426-034-033
Exhibit A
Date 6-18-24
Initials KQ

RECEIVED
JUN 18 2026

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Please complete both sides of application. The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

GREGG CALLEWAERT
2771 PARK AVE
312.593.5515
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)

GREGG CALLEWAERT
P.O. BOX 552
MACKINAC ISLAND, MI

Is The Proposed Project Part of a Condominium Association?
NO

Is The Proposed Project Within a Historic Preservation District?
NO

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? 53 7/8 x 32 1/4
NO

Is a Variance Required?
NO

Are REU's Required? How Many?
/

KGK962

Type of Action Requested:

X Standard Zoning Permit Decision
___ Special Land Use
___ Planned Unit Development
___ Other_____
___ Appeal of Planning Commission
___ Ordinance Amendment/Rezoning
___ Ordinance Interpretation

Revised October 2023

Property Information:

A. Property Number (From Tax Statement): 051.740.034.00

B. Legal Description of Property: Trillium Condos #34

C. Address of Property: 2771 Park Ave.

D. Zoning District: R4

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) _____

G. Sketch Plan Attached: _____

H. Architectural Plan Attached: _____

I. Association Documents Attached (Approval of project, etc.): _____

J. FAA Approval Documents Attached: —

K. Photographs of Existing and Adjacent Structures Attached: _____

Proposed Construction/Use:

A. Proposed Construction:

____ New Building ____ Alteration/Addition to Existing Building

X Other, Specify RESIDENTIAL fence

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

_____

_____

Proposed Use: I wish to fence the side and back of my home.

C. If Vacant:

Previous Use:_____

Proposed Use:_____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.

B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.

C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the owner **(specify: owner, Lessee, Architect/Engineer,Contractor or other type of interest)** involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a**

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

* Gregg Callewaert SIGNATURES
Signature Signature

* GREGG CALLEWAERT Ryan Green
Please Print Name Please Print Name

Signed and sworn to before me on the 18 day of June, 2026.

Kathryn Pereny
Notary Public State of Michigan
Mackinac County
My Commission Expires 8/7/2030
Acting in the County of

Kathryn Pereny
Notary Public

Mackinac County, Michigan
My commission expires: 8.7.30

FOR OFFICE USE ONLY

Zoning Permit Issued:

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued

OFFICE USE ONLY

FILE NUMBER: R426-034-033 **FEE:** $150 —

DATE: 6.18.26 **CHECK NO:** 4137 **INITIALS:** KD Revised October 2023

October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☑	☐
2. Legal description of the property	☑	☐
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	☑	☐

Site Plan Informational Requirements (Section 20.04, B and C)

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	☐	☑
2. Name and address of the individual or firm preparing the site plan	☐	☑
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	☐	☑
4. Legend, north arrow, scale, and date of preparation	☐	☑
5. Legal description of the subject parcel of land	☑	☐
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	☑	☐
7. Area of the subject parcel of land	☑	☐
8. Present zoning classification of the subject parcel	☑	☐
9. Written description of the proposed development operations	☑	☐
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	☐	☑
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	☐	☑
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	☐	☑

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

~~13.~~ Proposed construction start date and estimated duration of construction. ☐ ☑

14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission ☐ ☑

Natural Features	Provided	Not Provided or Applicable
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	☐	☑
16. Topography of the site with at least two- to five-foot contour intervals	☐	☑
17. Proposed alterations to topography or other natural features	☐	☑
18. Earth-change plans, if any, as required by state law	☐	☑

Physical Features	Provided	Not Provided or Applicable
19. Location of existing manmade features on the site and within 100 feet of the site	☐	☑
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	☐	☑
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	☐	☑

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	☐	☑
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	☐	☑
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	☐	☑
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	☐	☑

Utility Information	Provided	Not Provided or Applicable
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	☐	☑
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	☐	☑
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	☐	☑
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	☐	☑

Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

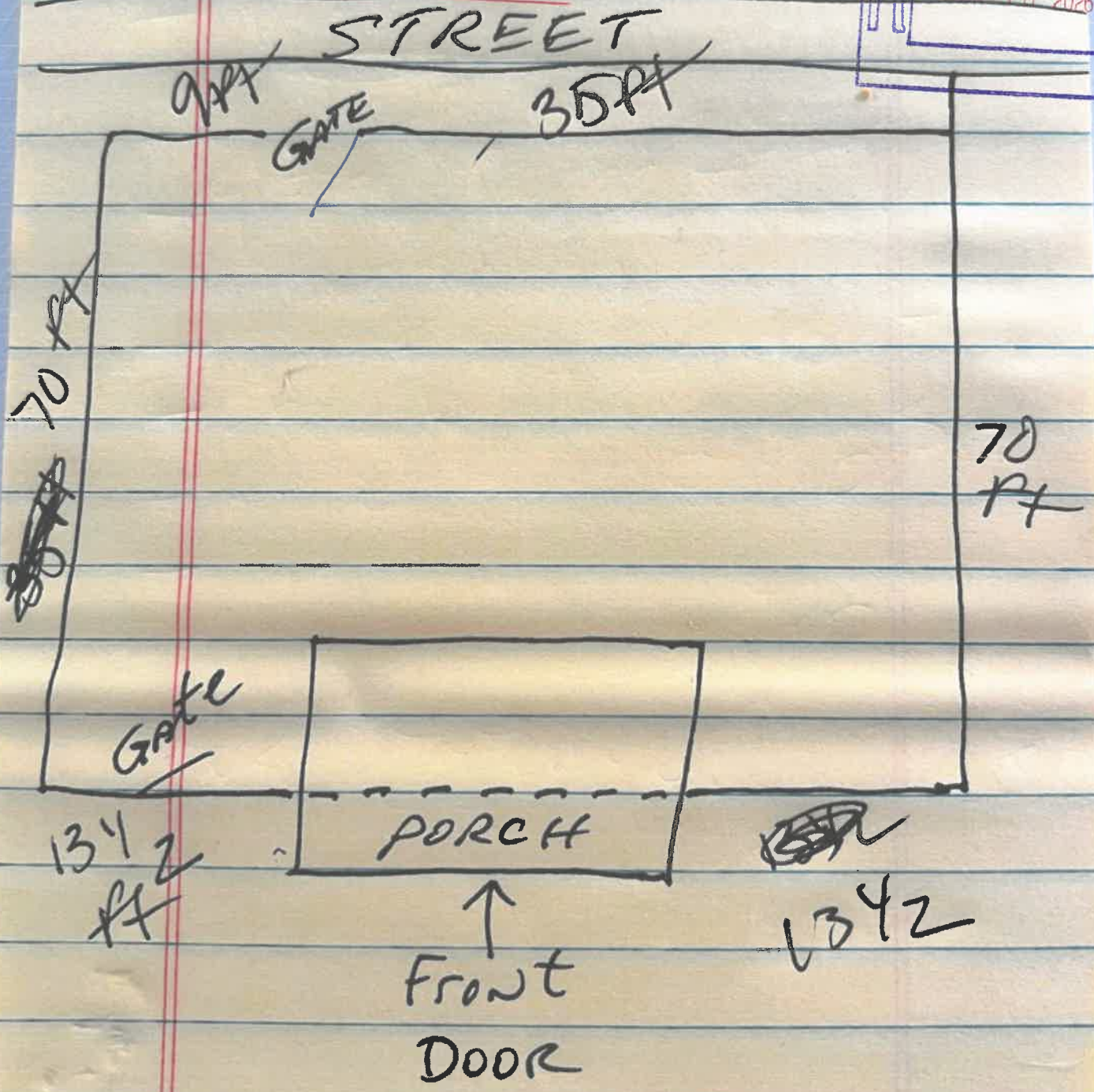
Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	☑
2. Copy of asbestos survey if required by EGLE or other state department.	☐	☑
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	☑
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	☐	☑
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	☐	☑
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	☐	☑

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☑	☐
2. Legal description of the property	☑	☐
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	☑	☐
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	☑	☐

File No. R426-034-033
Exhibit D
Date 6.18.26
Initials KP

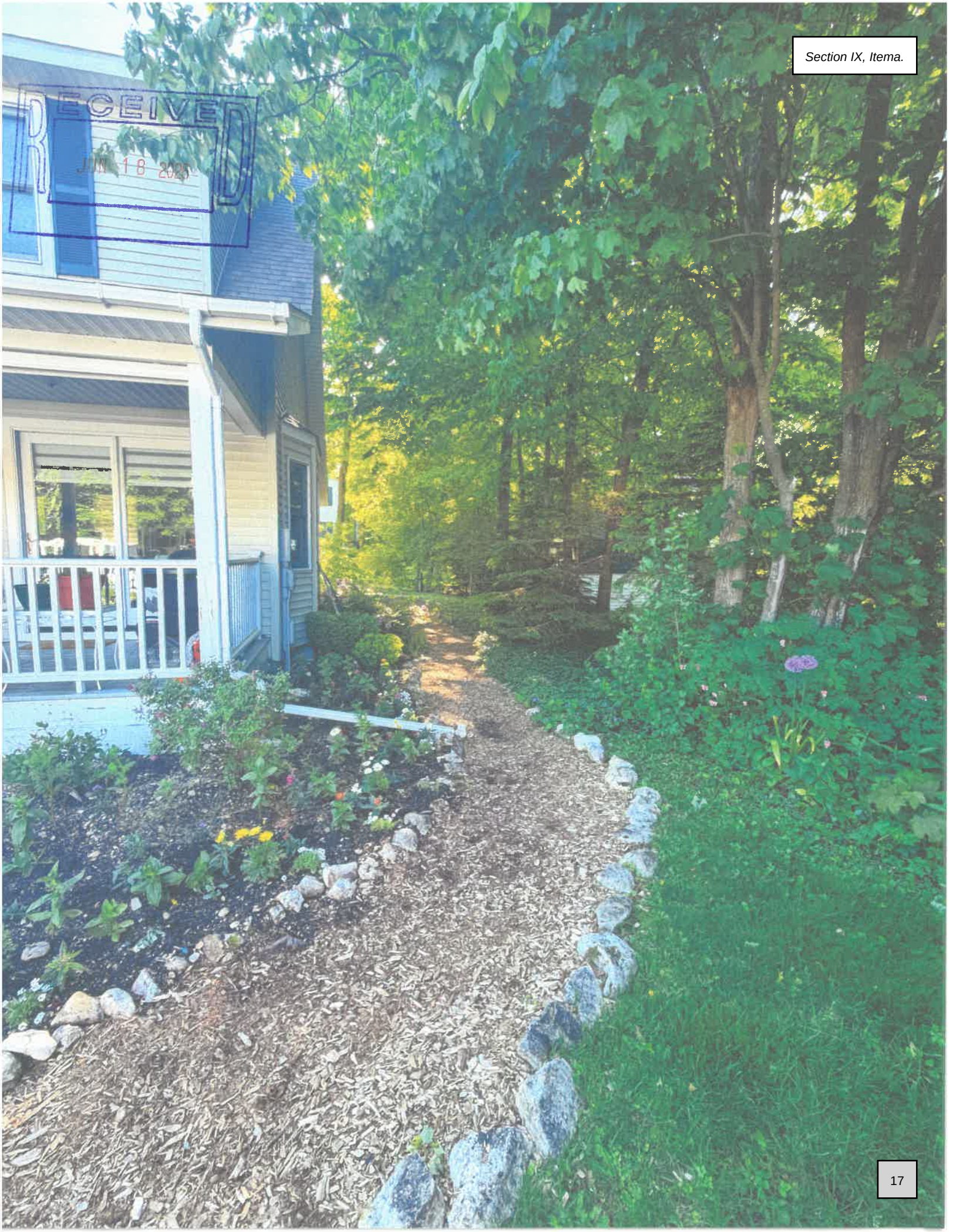
RECEIVED
JUN 18 2026
KP

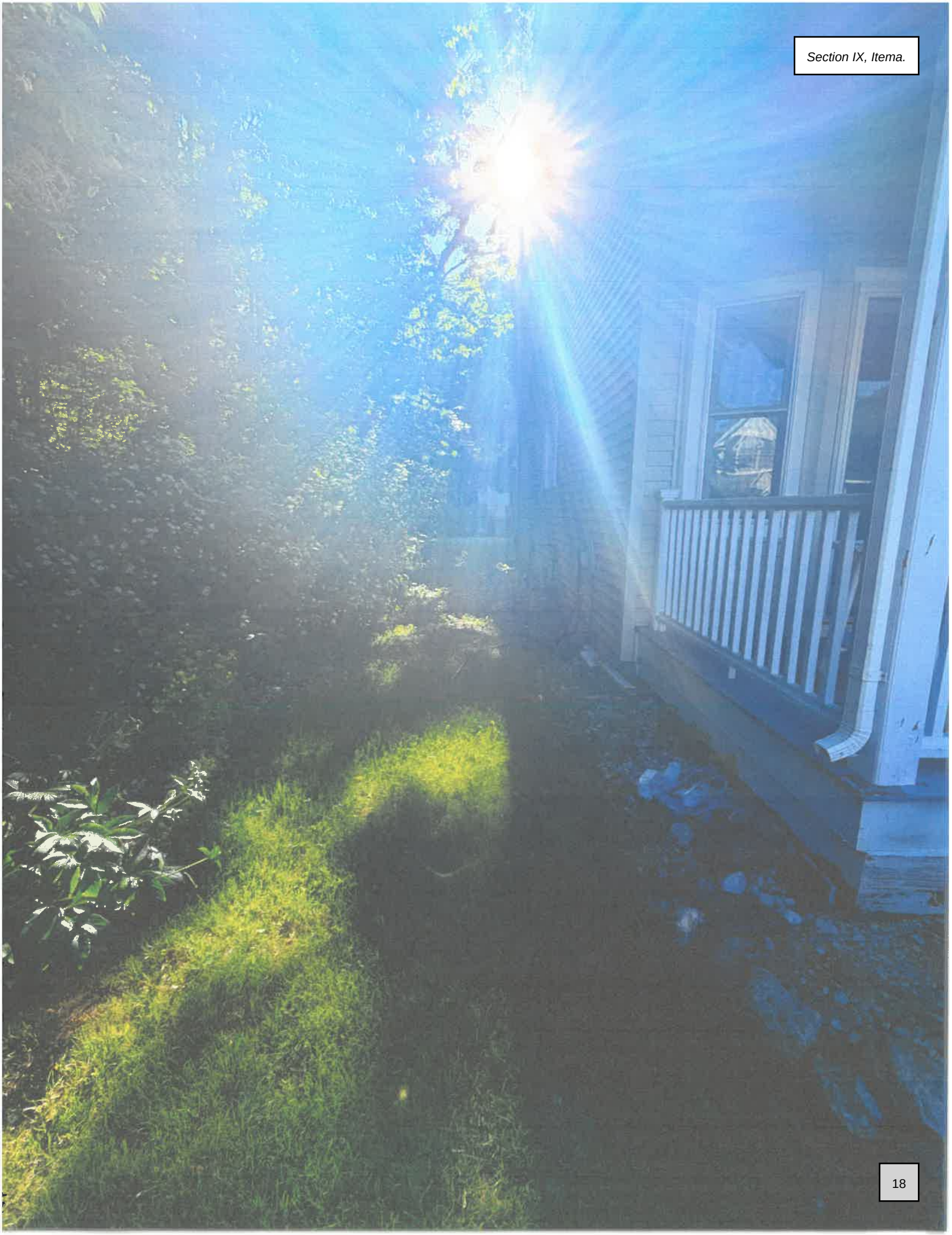


White picket to match neighbors


File No. R426.034.033
Exhibit B
Date 6.18.26
Initials KB
RECEIVED
JUN 18 2026

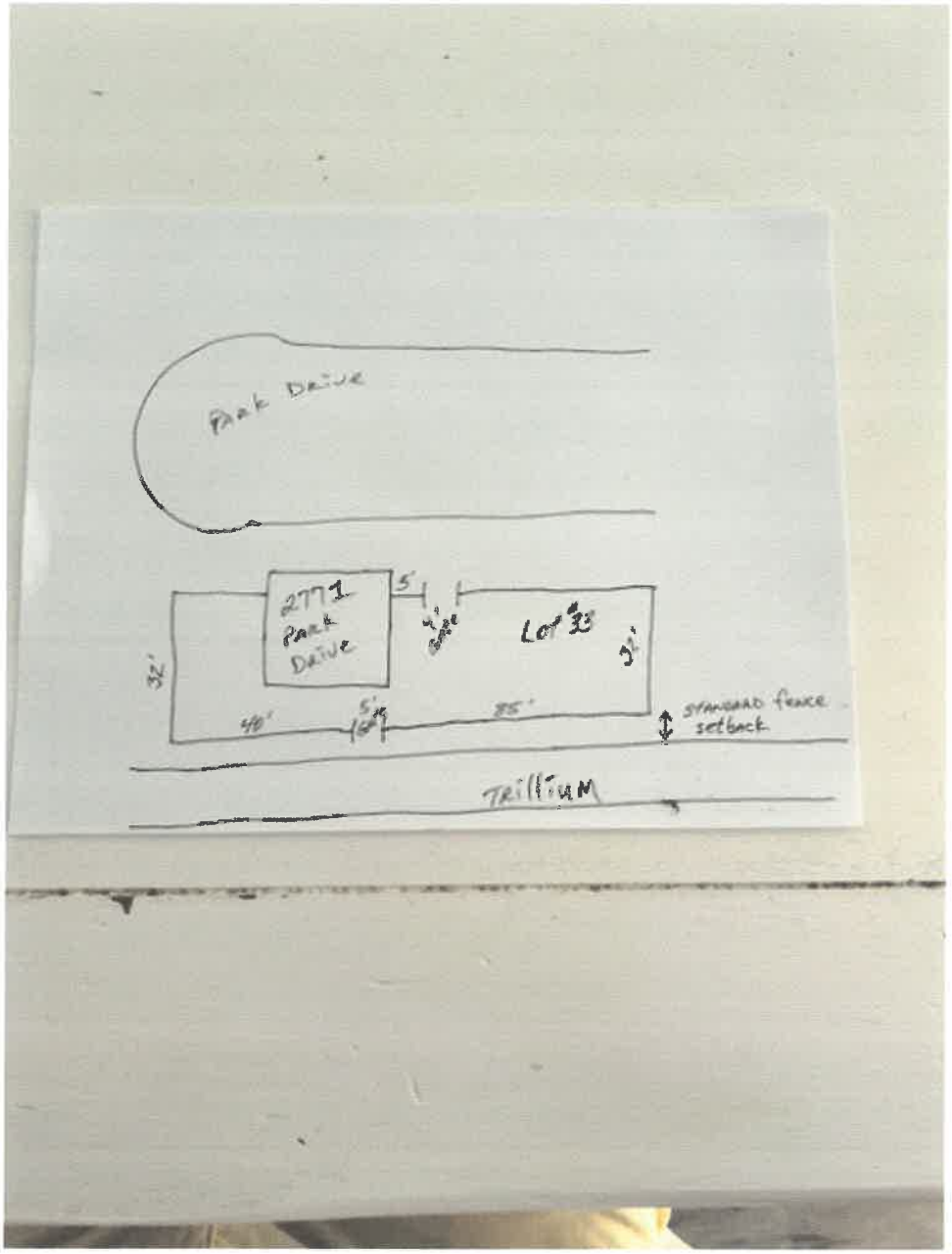
RECEIVED
JUN 18 2025





File No. R426.034.033
Exhibit I
Date 9.8.26
Initials KP

RECEIVED
SEP - 8 2026



RECEIVED
SEP - 8 2026

File No. B426-034033
Exhibit ~~B~~ J
Date 9-8-26
Initials KP



Katie Pereny

From: Alexandra Callewaert <jjstuart976@icloud.com>
Sent: Wednesday, September 9, 2026 5:21 PM
To: Katie Pereny
Subject: Re: 2771 fence

3.5 feet
Gregg Callewaert
Ryba's Fudge Shops, Inc.
312.593.5515

> On Sep 9, 2026, at 8:52 AM, Katie Pereny <kep@cityofmi.org> wrote:
>
> No. The height of the fence
>
> Katie Pereny
> City of Mackinac Island
> Building, Zoning, Planning and Historic District
> 906-847-6190
>
> -----Original Message-----
> From: Alexandra Callewaert <jjstuart976@icloud.com>
> Sent: Tuesday, September 8, 2026 7:28 PM
> To: Katie Pereny <kep@cityofmi.org>
> Subject: Re: 2771 fence
>
> The fence will be painted white.
> As to dimensions, do you mean the length of each plank?
>
> Gregg Callewaert
> Ryba's Fudge Shops, Inc.
> 312.593.5515
>
>
>> On Sep 8, 2026, at 9:47 AM, Katie Pereny <kep@cityofmi.org> wrote:
>>
>> Can you please note the dimensions of the fence? Also please note if you are painting the fence. Thank you.
>> Katie Pereny
>> City of Mackinac Island
>> Building, Zoning, Planning and Historic District
>> 906-847-6190
>>
>> -----Original Message-----
>> From: Alexandra Callewaert <jjstuart976@icloud.com>
>> Sent: Friday, September 4, 2026 10:01 AM
>> To: Katie Pereny <kep@cityofmi.org>
>> Subject: 2771 fence
>>

RECEIVED
JUL - 2 2026

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org **906-847-6190** **PO Box 455 Mackinac Island, MI 49757**

APPLICANT NAME & CONTACT INFORMATION:

Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Daniel Lumbrezer and Sophia Afridi
508 W. Front St. Perrysburg, OH 43551
513 407-0794
Phone Number Email Address

File No. CD26-028-035(H)
Exhibit A
Date 7.2.26
Initials KP

Property Owner & Mailing Address (If Different From Applicant)

Is The Proposed Project Part of a Condominium Association?
No

Is The Proposed Project Within a Historic Preservation District?
Yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):
Owner

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?
No

Is a Variance Required?
Yes

Are REU's Required? How Many?
No /

Type of Action Requested:

X Standard Zoning Permit
Decision
___ Special Land Use
___ Planned Unit Development
___ Other

___ Appeal of Planning Commission
___ Ordinance Amendment/Rezoning
___ Ordinance Interpretation

Revised October 2023

C. If Vacant:

Previous Use: Vacant land

Proposed Use: Single-family dwelling

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

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notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

SIGNATURES

Signature

Signature

Daniel Lumbrezer

Please Print Name

Sophia Afridi

Please Print Name

Signed and sworn to before me on the 26 day of June, 2026.

ZACKERY ROYAL
Notary Public
State of Ohio
My Comm. Expires
September 7, 2030

Notary Public

Wood County, ~~Michigan~~ Ohio

My commission expires: 09-07-30

FOR OFFICE USE ONLY

Zoning Permit Issued:_____

Inspection Record:

Inspection	Date	Inspector	Comments
1.			
2.			
3.			

Occupancy Permit Issued_____

OFFICE USE ONLY

FILE NUMBER: CD26-028-035(H) **FEE:** $150-

DATE: 7-2-26 **CHECK NO:** 1429 **INITIALS:** KP Revised October 2023

October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

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Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	X	

Site Plan Informational Requirements (Section 20.04, B and C)

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	X	
2. Name and address of the individual or firm preparing the site plan	X	
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	X	
4. Legend, north arrow, scale, and date of preparation	X	
5. Legal description of the subject parcel of land	X	
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	X	
7. Area of the subject parcel of land	X	
8. Present zoning classification of the subject parcel	X	
9. Written description of the proposed development operations	X	
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	X	
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	X	
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	X	

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

~~13.~~ Proposed construction start date and estimated duration of construction.	☐	☒
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	☒	☐

Natural Features	Provided	Not Provided or Applicable
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	☒	☐
16. Topography of the site with at least two- to five-foot contour intervals	☐	☒
17. Proposed alterations to topography or other natural features	☐	☒
18. Earth-change plans, if any, as required by state law	☐	☒

Physical Features	Provided	Not Provided or Applicable
19. Location of existing manmade features on the site and within 100 feet of the site	☒	☐
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	☒	☐
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	☐	☒

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	X	
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)		X
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)		X
25. Description of Existing and proposed on-site lighting (see also Section 4.27)		X

Utility Information	Provided	Not Provided or Applicable
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand		X
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)		X
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)		X
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.		X

Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	☐
2. Copy of asbestos survey if required by EGLE or other state department.	☐	☐
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	☐
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	☐	☐
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	☐	☐
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	☐	☐

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	X	
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	X	

Daniel Lumbrezer
508 W. Front St.
Perrysburg, OH 43551
513 407-0794
lumbredj@gmail.com

June 25, 2026

City of Mackinac Island
Planning Commission and Building Department
7358 Market St.
PO Box 455
Mackinac Island, MI 49757

Please find the additional supplemental information pertaining to the site plan checklist.

Site Plan Informational Requirements, Section 20.04, B and C

General Information

1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership:
   Daniel Lumbrezer
   508 W. Front St.
   Perrysburg, OH 43551
2. Name and address of the individual or firm preparing the site plan:
   Architect: Aaron Christy
   1080 Farnsworth Road
   Waterville, OH 43566
   Surveyor: Neil Hill, PS
   Mackinac Country Land Surveys
   429 Ellsworth St.
   St. Ignace, MI 49781
5. Legal description of the subject parcel of land:
   Record Description Liber 502 page 594, Lots 1 & 2 of Block 9, of Hubbard's Annex according to the recorded plat recorded thereof in Liber 1 of Plats, page 14 Mackinac County Records; AND: a portion of Lot 3, Block 8 of Hubbards Annex according to the recorded plan thereof, recorded in Liber 1 of Plats, Page 14, Mackinac County Records, described as: Commencing at a point on the Easterly

line of Hubbard's Avenue where the Southerly line of Block 9, produced, will intersect same; thence N 51◦30' W 110 feet; thence S 9◦E 129 feet; thence S 61◦E 21 7/12 feet; thence N 35◦E 86 7/12 feet to the point of beginning

7. Area of the subject parcel of land:
   27,782 feet (0.62ac)
8. Present zoning classification of the subject parcel:
   "CD" Cottage
9. Written description of the proposed development operations:

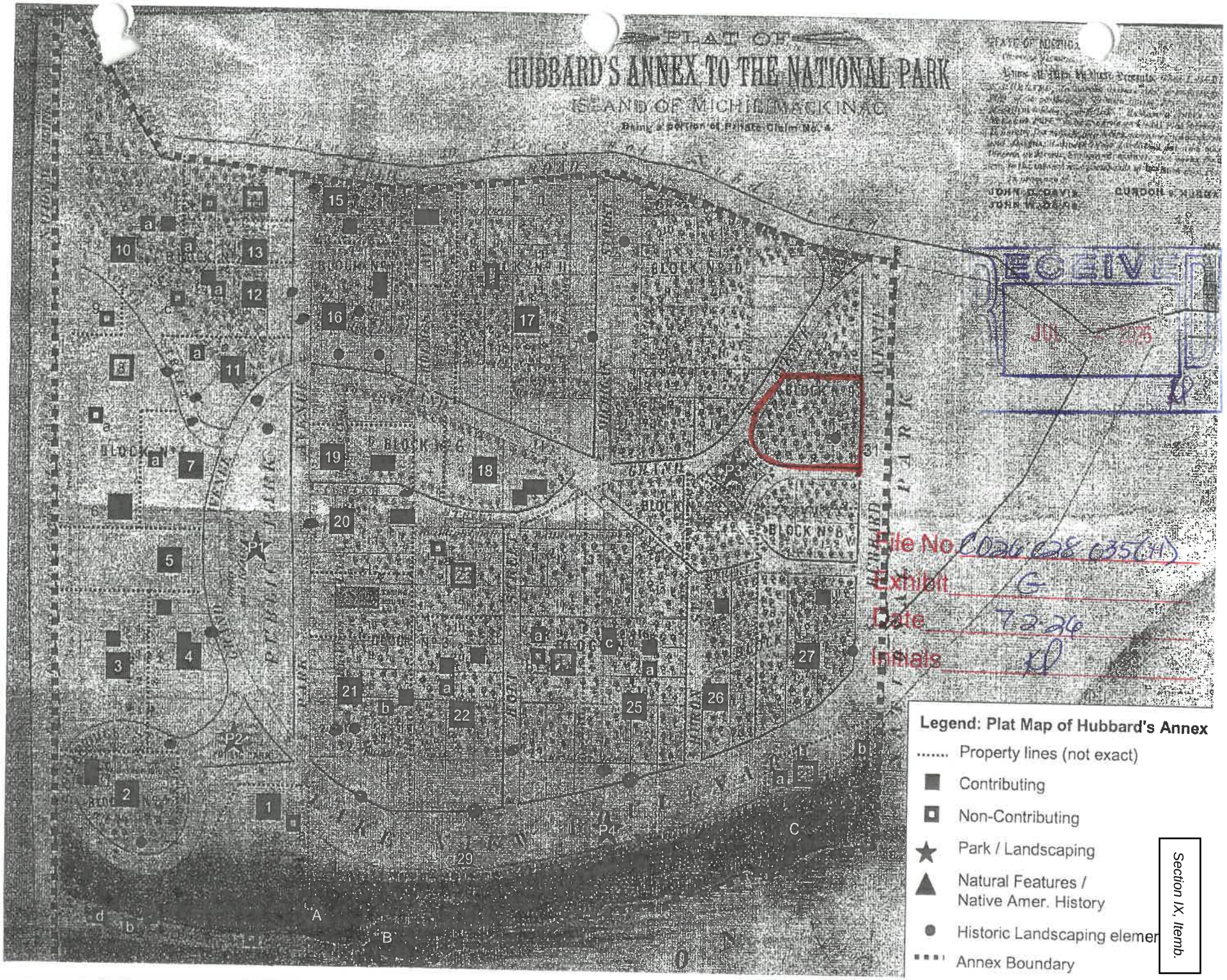
- Establish a graded entrance at the southwest border of Lot 1 to intersect Grand Ave.
- Construct a 3310 square foot, 2-story wood-framed cottage sited according to accompanying site plan (enclosure, page #)

10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants:
    No significant effect is anticipated. Nearest occupied structures lie >100ft from the proposed footprint. The site and surrounding environs are wooded, effectively screening sight lines. Additional benefit is provided by wide adjacent easements (50' along the SE lot line, 30' along the NW).
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project:
    Freight would arrive by ferry at the Coal Dock, then proceed by dray along Astor-Market-Cadotte-Annex Rd-Grand Ave and enter the site from Grand Ave. Waste removal would follow the same route in reverse. Motor vehicles are expected to be needed for the groundworks and foundations. No transport of heavy materials is to occur during peak season.
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction:
    Staging would occur in two places: at the Coal Dock and at the building site. Prior to framing completion, any outdoor storage of materials or waste to be located as indicated on the site plan in respect to required setbacks. Following "dry-in", no further outdoor storage will occur. In the interest in limiting waste created on-site, all materials are to be pre-cut and/or assembled wherever possible prior to transport.

14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission:
    Approval of this zoning request requires a variance to the Mackinac Island Code of Ordinances, Appendix A, Article 11, Section 11.03, Item A, which requires the lot size in this district not be less than one acre. We maintain that a variance to this requirement is appropriate for the following:
    - The boundaries of the building site, being Lots 1 and 2 of Block 9 of Hubbard's Annex to the National Park, stand today as they did on the original plat of Hubbard's Annex in 1882. (enclosure, page 5) The boundaries have not been modified nor have lots been subdivided from this initial plat. The present owners, including immediate family, do not now own, nor have ever owned adjacent property that could be included as part of this lot.
    - The proposed structures will meet all remaining setback, height, lot coverage, and density requirements as outlined in Article 11.
    - For the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. Numerous nearby properties stand on lots smaller than 1 acre, ie:
      8219 Grand Ave (0.5ac)
      8290 Holt Ave (0.5ac)
      8309 Park Ave (0.4ac)
      8287 Park Ave (0.48ac)
      8268 Grand Ave (0.47ac).
      Additionally, permits for new construction have been issued for properties within the same zoning district since the time of adoption of this ordinance, ie:
      6880 Huron Rd (0.36ac)
      2468 Annex Rd (0.31ac)
    - The applicants have previously obtained written assurance from the Planning Commission as to the buildability of the lot, dated September 9, 2020 (enclosure, page 6)
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features:
    Natural features on the site amount to a short plateau with small areas of exposed rock along the northwest, numerous mature cedar trees scattered mostly around the perimeter, and a central clearing.
16. Topography of the site with at least two- to five-foot contour intervals:

Topography was not recorded as part of the property survey.

17. Proposed alterations to topography or other natural features:
    No alterations to the topography are proposed.
18. Proposed alterations to topography or other natural features:
    There are no earth-change plans.
19. Location of existing manmade features on the site and within 100 feet of the site:
    Existing man-made features amount to two lengths of rock wall that previously retained garden beds. These have been determined not to constitute an historic significance (enclosure, page #) and no special effort will be made to preserve them.


PLAT OF
HUBBARD'S ANNEX TO THE NATIONAL PARK
ISLAND OF MICHILIMACKINAC
Being a portion of Private Claim No. 4.
BLOCK No. 1
BLOCK No. 2
BLOCK No. 3
BLOCK No. 4
BLOCK No. 5
BLOCK No. 6
GRAND
P1
P2
P3
P4
A
B
C
RECEIVED
JUL 2025
File No. C026 GE 035(H)
Exhibit G
Date 7.2.26
Initials JD
Legend: Plat Map of Hubbard's Annex
Property lines (not exact)
Contributing
Non-Contributing
Park / Landscaping
Natural Features / Native Amer. History
Historic Landscaping elemer
Annex Boundary



MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



September 9, 2020

Bruce Goodwin
Lydia Pennock
328 Urie Road
Craftsbury Common, VT 05827

Dear Mr. Goodwin and Ms. Pennock,

At the regular meeting of the Historic District Commission, held September 8, 2020, a Motion was made stating that the Blodgett garden, located on lots 1 & 2, block 9 in the Hubbard's Annex, has not been maintained for many years and per Attorney, Gary Rentrop, proposed Motion: the historic characteristics of the garden do not justify the historic designation of a historic landscape element. The lot is buildable and any construction would be subject to the historic district guidelines. All Commission members were in favor and the Motion passed. The lot will continue to hold the historic designation of Historic Landscaping Element, assigned in 2000, and as shown on the Hubbard's Annex resource survey map.

File No. CD26-028-035(H)
Exhibit F
Date 7-2-26
Initials KP

Sincerely,

Lee Finkel/KP

Lee Finkel
Chairman, City of Mackinac Island Historic District Commission

CC: File
Daniel Lumbrezer
Bill Borst, Mackinac Island Realty

7358 Market Street, PO Box 455 • Mackinac Island, MI 49757-0455
(906) 847-4035 Office • (906) 847-6430 Fax



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JUL - 2 2026



Fig 1

File No. CD26-028-035(H)
Exhibit E
Date 7-2-26
Initials KP





Fig 2



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7

LP SmartSide®
TRIM & SIDING

540 Series Trim - Brushed Smooth

1" Nominal Thickness
Primed: 2" | 3" | 4" | 6" | 8" | 10" | 12"

TRIM

Brushed Smooth



Products:

LP® SmartSide® 540 Series Trim
LP® SmartSide® ExpertFinish® 540 Series Trim

DESIGNED & RATED FOR EXTERIOR USE

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

SMART GUARD

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

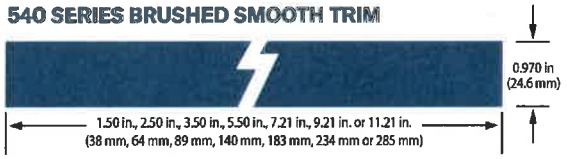
SUSTAINABLE FORESTRY INITIATIVE
SFI-00603

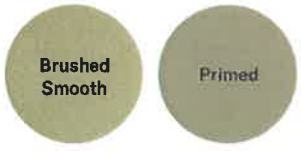
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

540 SERIES BRUSHED SMOOTH TRIM





PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
540 Series Brushed Smooth Trim	16 ft. (192 in.) (4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	3 PSF	46011
	16 ft. (192 in.) (4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	3 PSF	46010
	16 ft. (192 in.) (4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	3 PSF	45992
	16 ft. (192 in.) (4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	3 PSF	45993
	16 ft. (192 in.) (4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	3 PSF	45995
	16 ft. (192 in.) (4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	3 PSF	45997
	16 ft. (192 in.) (4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	3 PSF	45998

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot

LP SmartSide®
TRIM & SIDING

Vertical Siding - Brushed Smooth

3/8" Nominal Thickness
Primed: 16' x 16"

VERTICAL SIDING

Brushed Smooth



Products:

LP® SmartSide® 38 Series Vertical Siding
LP® SmartSide® ExpertFinish® 38 Series Vertical Siding

DESIGNED & RATED FOR EXTERIOR USE

Not rated for structural use. Sheathing-only attachment; see installation instructions for details

Pair with LP® SmartSide® trim for board & batten style applications

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

SMART GUARD

Application Instructions:
LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

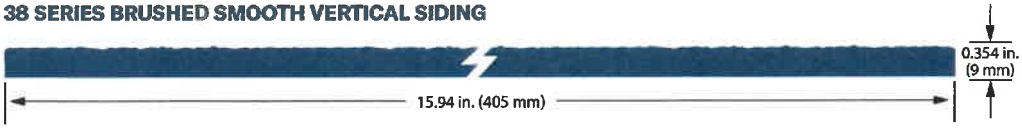
SUSTAINABLE FORESTRY INITIATIVE
SFI-00093

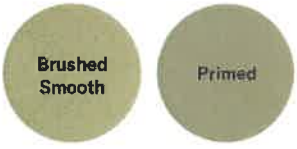
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH VERTICAL SIDING





PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
38 Series Brushed Smooth Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46007

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot

Product Specifications

Cedar Valley Shingle Siding



Handcrafted Cedar Valley products are perfect for your distinctive home.

A Custom Look For Your Custom Home.



Cedar is a timeless compliment to any architectural style, from traditional to contemporary.

The Cedar Valley system-shingle panels, corners, column wraps and more-comes in a variety of styles and shingle patterns to help you create the exact look you want for your home.

In addition, Cedar Valley provides custom-designed products for special needs and applications.

There's No Substitute For Real Cedar.

Cedar Valley products are made from 100 percent kiln-dried Western Red Cedar for a beautiful, warm look. Synthetic siding can't come close to the natural performance and appearance of real cedar. Cedar provides unsurpassed resistance to moisture, decay and damage. There's an additional bonus to natural cedar siding-energy savings. Cedar's unique cell structure traps tiny pockets of air to boost insulation and reduce home energy costs. Cedar is naturally low maintenance. Properly finished and installed, it could be the last siding your home ever needs.

Color and Factory Finished Choices.

Cedar Valley products are available in a "Rainbow of Colors" and range of factory finished options. Whether you're looking for the rustic warmth and beauty of natural cedar or the impact of color, you'll have many options to choose from. All applied by our nationwide network of machine stainers for a tough durable coating that adds protection and value to your home.

Backed By An Outstanding Warranty.

Cedar Valley has been the leader in the shingle panel industry for more than 25 years. We've built our reputation on an ongoing commitment to quality, innovation and performance. With warranties up to 50 years, our panel system is backed by one of the best warranties in the business.

Even Buttline Panels



Staggered Buttline Panels



Open Keyway Panels



CEDAR VALLEY
Handcrafted Shingle Panels

CVPS-103 Rev. 7/14

943 San Felipe Road Hollister, Ca 95023 T.800-521-9523 F.831-636-8109 www.cedar-valley.com

ACRE

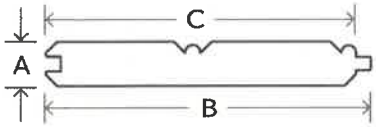
EDGE & CENTER BEAD/V-GROOVE REVERSIBLE SIDING

Suited for a wide range of applications, ACRE is the perfect medium for executing your ideas. This revolutionary material can be cut, curved, shaped and molded to fit countless applications, both exterior and interior.

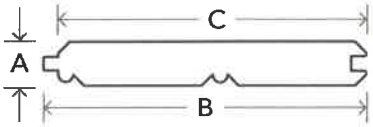


PROFILE DETAILS

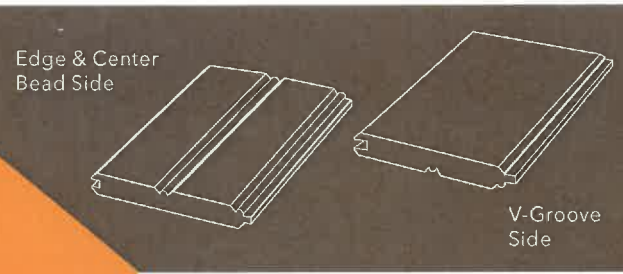
Edge & Center Bead Side



V-Groove Side



NOMINAL SIZE	ACTUAL THICKNESS (A)	ACTUAL WIDTH (B)	REVEAL (C)	LENGTHS
1"x6"	3/4", 5/8"	5-7/16"	5-3/16"	16'



Available in:



ACRE Grain

MODERN·MILL
BUILDING REVOLUTIONS

EcoStar LLC



Traditional Shake in Chestnut

Traditional Shake

EcoStar Shake roof tiles are custom crafted using real cedar shakes as a template to create an intricate texture that truly appears natural. These synthetic shake tiles are manufactured from up to 80% post-industrial recycled materials. Unlike real wood, EcoStar Shake provides superior protection from the most extreme elements such as rain, wind, hail, snow, fire, extreme temperature change and the sun's UV rays. Little-to-no maintenance combined with a 50-year warranty means a trouble-free roofing solution with lasting performance.

EcoStar Shake combines modern performance with the classic architectural detail of wood. This shake alternative offers endless possibilities for residential and commercial buildings. Our extensive color palette enhances the architectural detail of both historic and new construction projects.

Advantages

- The look of traditional cedar shake without extensive maintenance
- Easy application keeps installation costs down
- Factory pre-blended for color & width
- Designed with up to 6" headlap for installation integrity
- Significant property insurance discounts may be available when upgrading or building a roof to protect against the elements

Architectural Flexibility

- Packaged in a blend of 6", 9" and 12" widths
- Staggered and offset installations accentuate roof texture and depth

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include fire, wind, hail and wind driven rain
- 19" length provides 3" of headlap protection (Class C) and 20" length provides 2" of headlap protection (Class A) against wind-driven rain and ponding snow melt (at maximum reveal)
- Significant life cycle savings

Environmental Sustainability

- Manufactured with post-industrial recycled plastics and/or rubber (not tires)

Technical Information

- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
  - Miami-Dade Wind TAS100 & TAS125
  - UL listed Class C or Class A fire resistance (UL 790)
  - Prolonged UV Exposure (ASTM G155)
- Division 7 Building Codes per UL ER18920-01 / -02
- State of Florida Evaluation Report FL 30713-R1
- Texas Dept. of Insurance Evaluation (RC-135)
- Canadian Code Compliance Evaluation (CCMC-14174-R)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- Resistant to algae, fungus or mold growth
- Job lot control produces uniform roof tile weathering
- ISO 9001:2015 Quality Management Standards

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available

Traditional Shake Profiles:



12", 9", 6" Blend

Fire Rating	Class C	Class A
Recycled Material	80%	25%
Tile Width	12", 9", 6"	
Profile	Solid	
Tile Thickness	3/8"	
Maximum Reveal	8" (7")	9" (8", 7")
Weight/Sq at Max. Reveal	261 lbs.	277 lbs.
Impact Rating	Class 4	
Miami-Dade	No	Yes
Standard Colors	14 (12 available as Cool Colors)	
Factory Blends	Yes	

42 Edgewood Drive | Holland, NY 14080 | 800.211.7170 | www.ecostarllc.com

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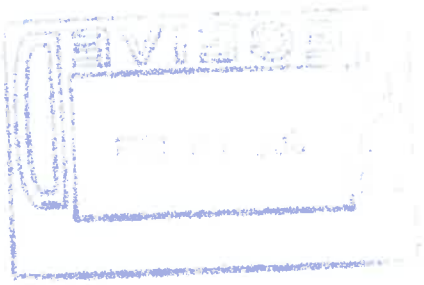
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8247 Lakeview Blvd, from Grand Ave, looking North

File No. CD26-028-035(H)
Exhibit K
Date 7-10-26
Initials KP

RECEIVED
JUL 10 2026



Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8200 Lakeview Blvd, from Grand Ave. looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



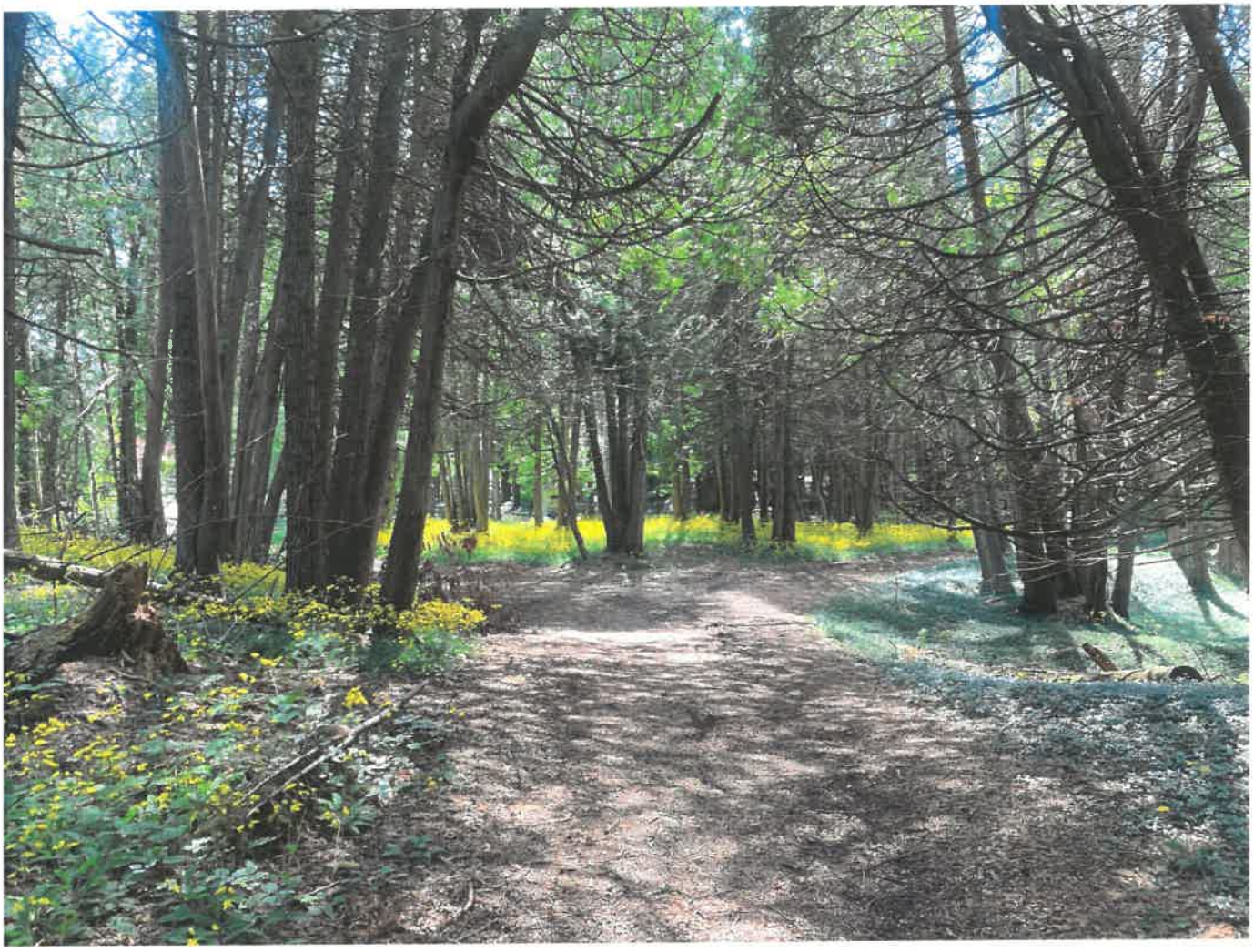
View from Grand Ave, looking East

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Grand Ave, looking Northwest

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

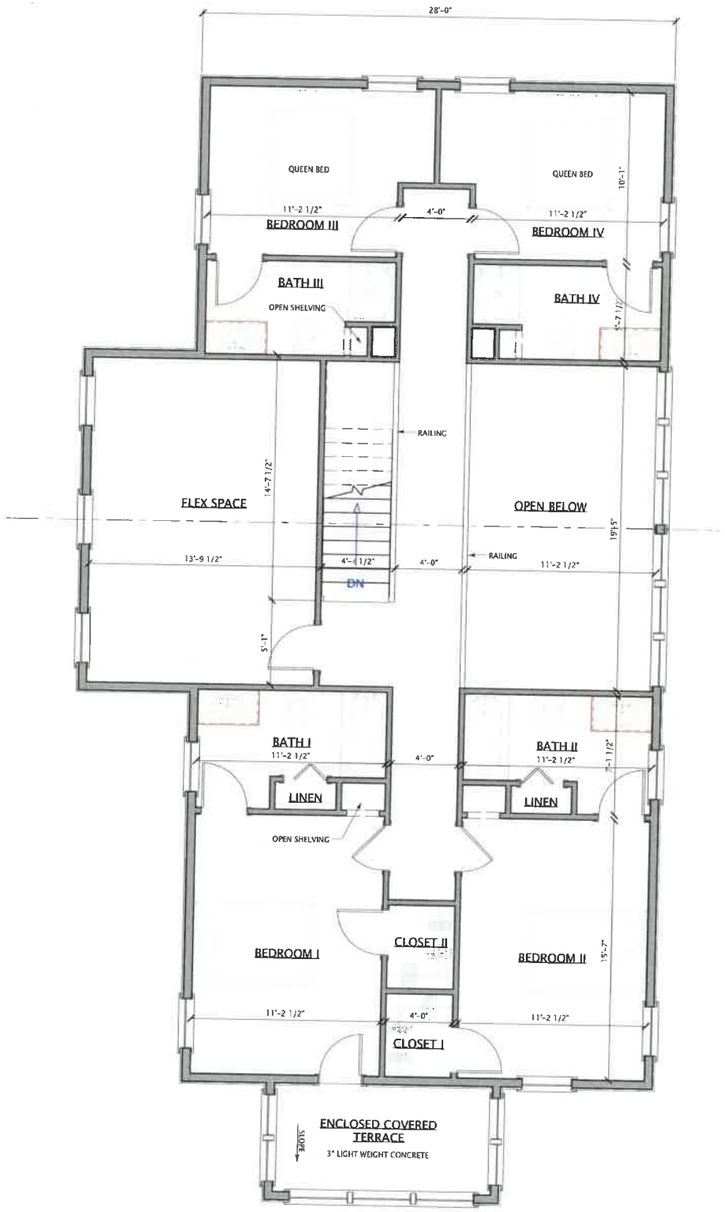


View from Valley Road, looking West

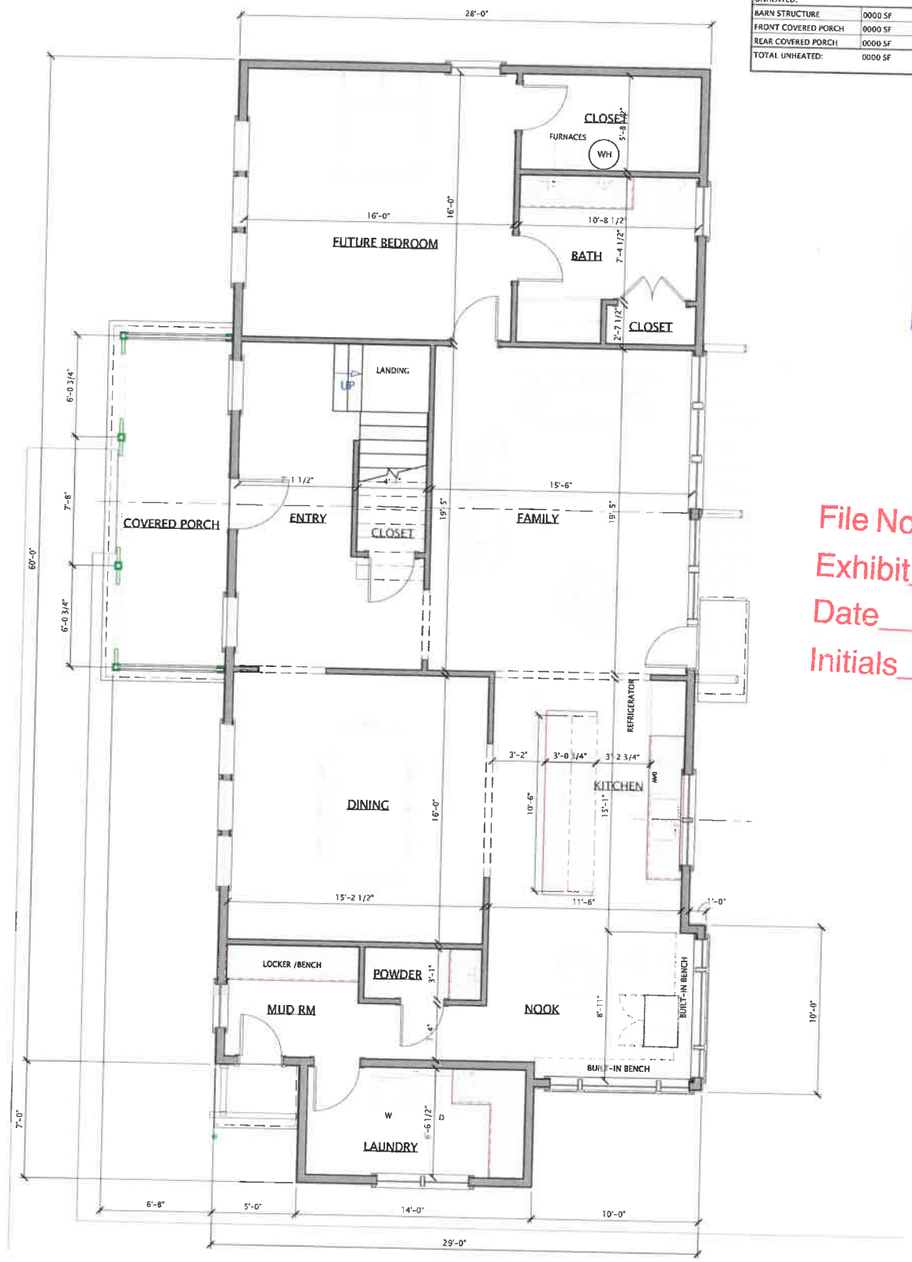
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent home, 2467 Annex Road, from Valley Road looking East



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

NORTH
TRUE NORTH

AREA CALCULATION	
BASED ON OUTSIDE FACE OF STUD OR CONCRETE / BLOCK	
HEATED:	
FIRST FLOOR	1788 SF
SECOND FLOOR	1522 SF
TOTAL HEATED:	3310 SF
UNHEATED:	
BARN STRUCTURE	0000 SF
FRONT COVERED PORCH	0000 SF
REAR COVERED PORCH	0000 SF
TOTAL UNHEATED:	0000 SF

1080
Water
419.450.0636 tel
archdesign419@gmail.com
www.facebook.com./ARCHDesign007

ARCH DESIGN, LLC

Designing
Planning
Remodeling

RECEIVED
JUL - 2 2026

PROJECT TITLE:

New Residence for Lumbrezer

GENERAL CONTRACTOR:

File No CO26-028-035(A)
Exhibit D
Date 7-2-26
Initials KP

REVISION:

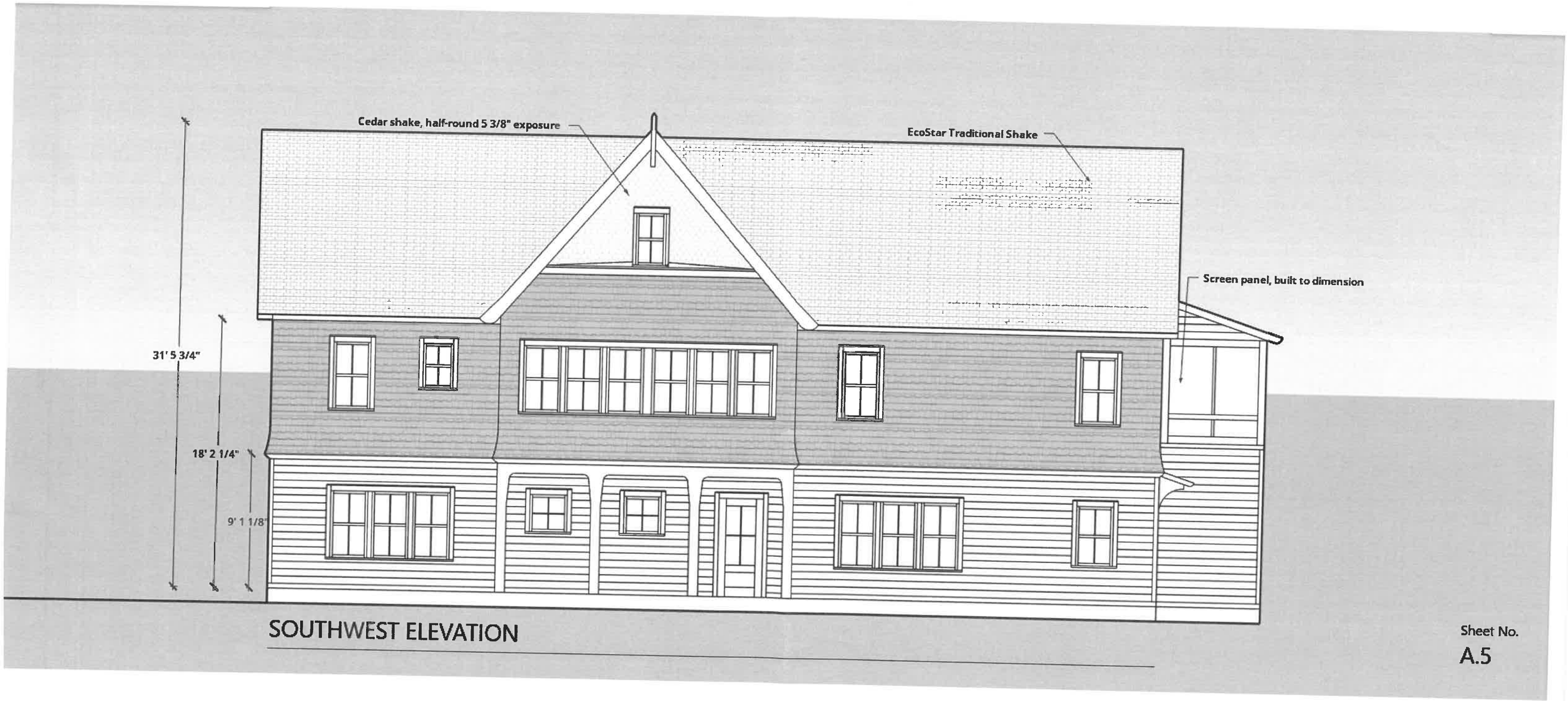
10.29.25	FOR APPROVAL

DESIGNER: AJC
APPROVED:

AD JOB NO. 0382-24

SHEET TITLE:
FLOOR PLANS

SHEET NO.
A1.0



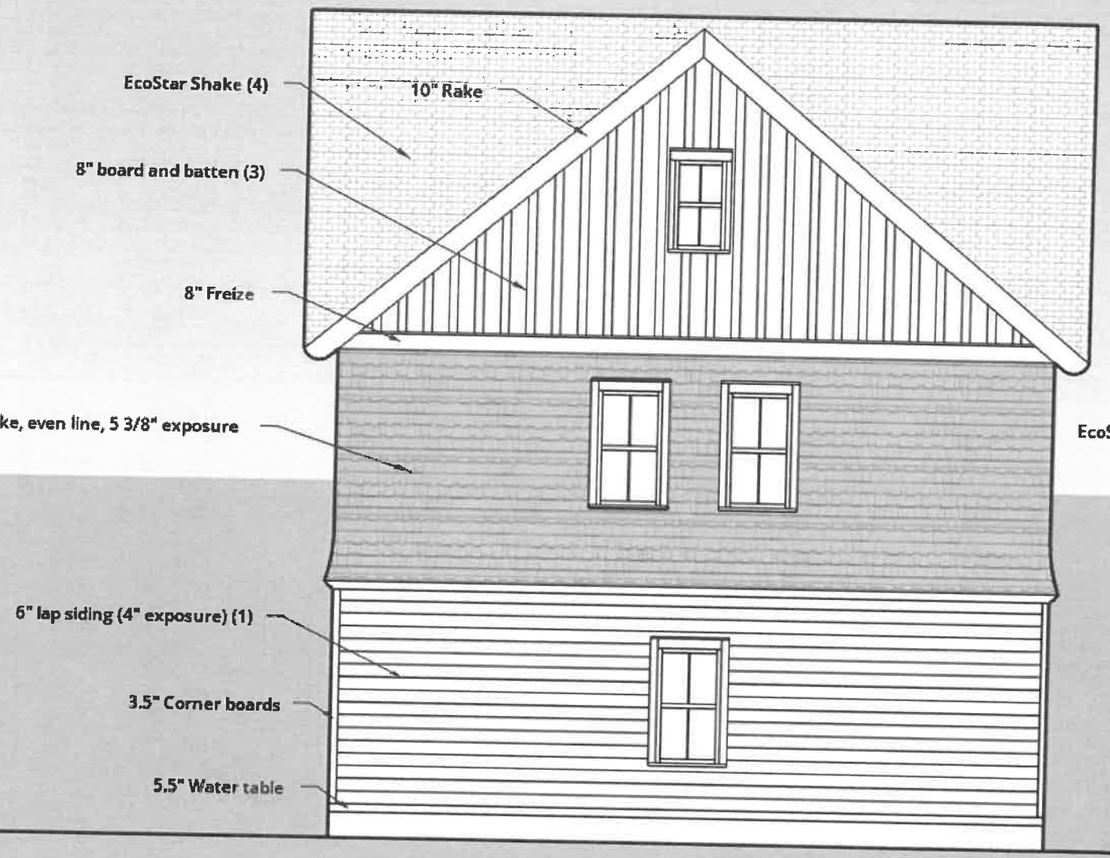
SOUTHWEST ELEVATION

Sheet No.
A.5

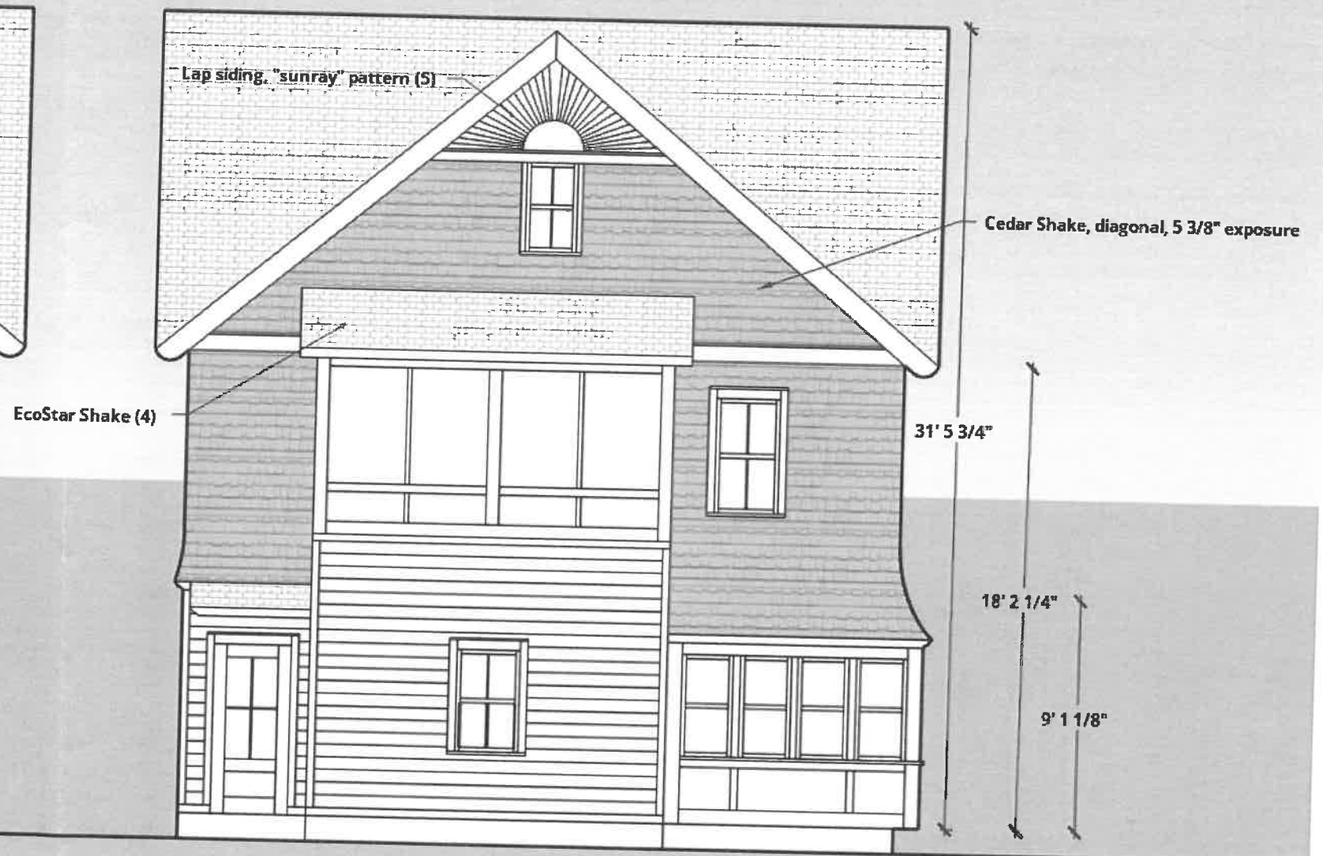


NORTHEAST ELEVATION

Sheet No.
A.4



NORTHWEST ELEVATION



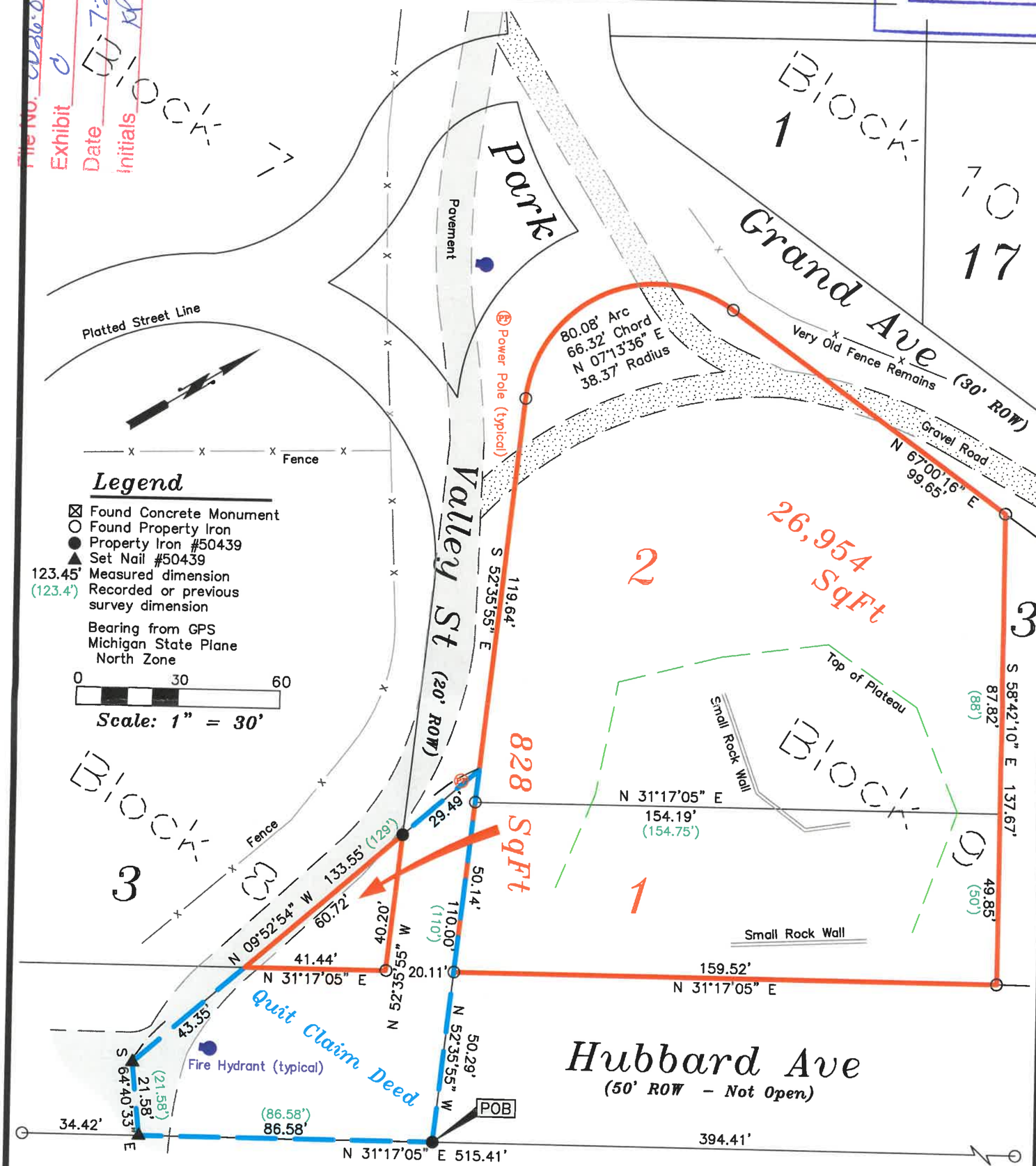
SOUTHWEST ELEVATION

Sheet No.
A.5

Boundary Survey

RECEIVED
JUL - 2 2026

File No. 0216-038-0354
Exhibit C
Date 7-7-26
Initials KP



Legend

- ☒ Found Concrete Monument
- ○ Found Property Iron
- ● Property Iron #50439
- ▲ Set Nail #50439
- 123.45' Measured dimension
- (123.4') Recorded or previous survey dimension

Bearing from GPS Michigan State Plane North Zone

0 30 60

Scale: 1" = 30'

Record Description Liber 502 Page 594

Lots 1 & 2, Block 9, of Hubbard's Annex according to the recorded plat thereof recorded in Liber 1 of Plats, page 14, Mackinac County Records; AND:

A portion of Lot 3, Block 8 of Hubbard's Annex accordning to the recorded plat thereof, recorded in Liber 1 of Plats, Page 14, Mackinac County Records, described as: Commencing at a point on the Easterly line of Hubbard's Avenue where the Southerly line of Block 9, produced, will intersect same; thence N 51°30' W 110 feet; thence S 9° E 129 feet; thence S 61° E 21 7/12 feet; thence N 35° E 86 7/12 feet to the Point of Beginning; also described as: Commencing at the point on the Easterly line of Hubbard's Avenue where the Southerly line of Block 9, proudced, will intersect same; thence N 57°13' W 110 feet along said Southerly line of said Block 9; thence S 12°16' E 129 feet; thence S 66°12'45" E 21.58 feet; thence N 32°47' E 91.58 feet to the Place of Beginning,

EXCEPTING AND EXCLUDING THEREFROM any portion which may lie within a public street as shown on the recorded Plat of Hubbard's Annex, recorded in Liber 1 of Plats, Page 14, Mackinac County Records.

Subject to easements, and building and use restrictions of record, if any.

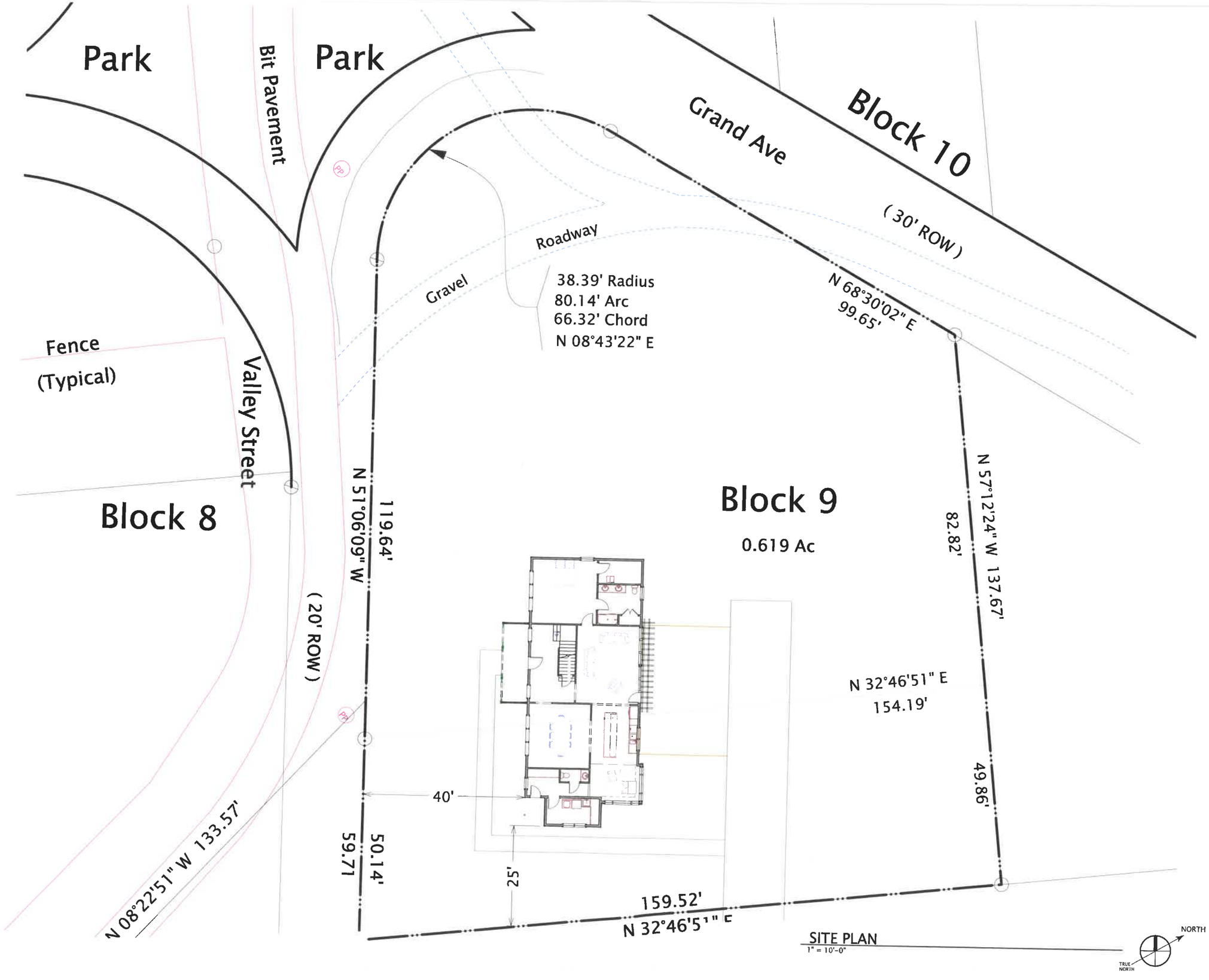
Neil W. Hill P.S.
Professional Surveyor #50439

STATE OF MICHIGAN
NEIL W. HILL
PROFESSIONAL SURVEYOR
No. 50439
LICENSED PROFESSIONAL SURVEYOR

Page # 1 of 1
Date : October 8, 2020
Client : Dan Lumbrezer
Order No. : 20123-L1/2-B9-HA
Drawn By : Neil W. Hill P.S.

MACKINAC COUNTRY LAND SURVEYS

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



1080 Farnsworth Rd.
Waterville, OH 43566
419.450.0636 tel
archdesign419@gmail.com
www.facebook.com/ARCHDesign007

ARCH DESIGN, LLC

Designing
Planning
Remodeling

PROJECT TITLE:

New Residence for Lumbrezer

GENERAL CONTRACTOR:

REVISION:

10.29.25	FOR APPROVAL

DESIGNER: AJC

APPROVED:

AD JOB NO. 0382-24

SHEET TITLE:

SITE PLAN

SHEET NO.

A0.1

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8247 Lakeview Blvd, from Grand Ave, looking North

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8200 Lakeview Blvd, from Grand Ave. looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Grand Ave, looking East

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Grand Ave, looking Northwest

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Valley Road, looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent home, 2467 Annex Road, from Valley Road looking East

1.Sponsor

Name:	Daniel Lumbrezer
Attn of:	Daniel Lumbrezer
Address:	508 West Front Street
City:	Perrysburg
State:	OH
Zip:	43551
Country:	US
Phone:	+1-513-407-0794
Fax:	

2.Sponsor's Representative

Name:	Daniel Lumbrezer
Attn of:	Daniel Lumbrezer
Address:	508 West Front Street
City:	Perrysburg
State:	OH
Zip:	43551
Country:	US
Phone:	+1-513-407-0794
Fax:	

3.Notice of: New Construction

4.Duration:

Permanent (Months:0 Days:0)

5.Work Schedule:

6.Type: House

7.Marking/Lighting: None

8.FCC Antenna Registration Number:
(if applicable)

9.Latitude: 45°51' 11.62" N

10.Longitude: 84°37' 58.27" W

12.Nearest
State: MI
County: Mackinac

13.Nearest Public Use Airport: MCD
(or Military Airport/Heliport)

14.Distance from Airport to Structure: 4421 ft

15.Direction from Airport to Structure: 166°

16.Site Elevation *(SE)*: 734 ft

17.Structure Height *(AGL)*: 32 ft

18.Overall Height *(AMSL)*: 766 ft

19.Prior ASN *(if applicable)*:

20.Description of Location:
0.63 acre site at 734 feet maximum elevation at the eastern intersection of Grand Ave and Valley Road

21.Description of Proposal:
Construction of a single-family dwelling of total height 32'2" at elevation 734 feet. Notice is required by local zoning.

Frequencies:

Low Freq	High Freq	Unit	ERP

Letters:

Processed 7460-2 Forms:

Supplemental Form 7460-2:
Please login to add a Supplemental Form 7460-2

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.

Failure to Provide All Requested Information May Delay Processing of your Notice

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number
2026-AGL-11854-OE

Status: Evaluating

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical St
2026-AGL-118

Issued Date: 08/03/2026

DANIEL LUMBREZER
DANIEL LUMBREZER
508 West Front Street
Perrysburg, OH 43551

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: House Cottage
County, State: Mackinac, Michigan

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	45-51-11.62N	84-37-58.27W	734 Ft	32 Ft	766 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordi regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-405-954-6544, or glendle.r-ctr.rains@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AGL-11854-OE.

Signature Control No: 715896291-717472640 (DNE)
Glendle Rains
Technician

Attachment(s)
Map(s)

TOPO Map for ASN 2026-AGL-11854-OE



LP SmartSide®
TRIM & SIDING

38 Series Lap - Brushe

3/8" Nominal Thickness
Primed Lap: 6" | 8" | 12"

LAP SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Lap Siding
LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

TREATED WITH SMART GUARD ZINC BORATE-BASED PROCESS

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

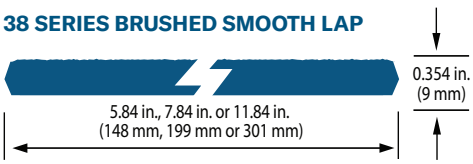
SUSTAINABLE FORESTRY INITIATIVE SFI-00003

LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH LAP



Brushed Smooth

Primed

PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Brushed Smooth Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45989
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45990
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45991

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot

LP SmartSide®
ExpertFinish® TRIM & SIDING

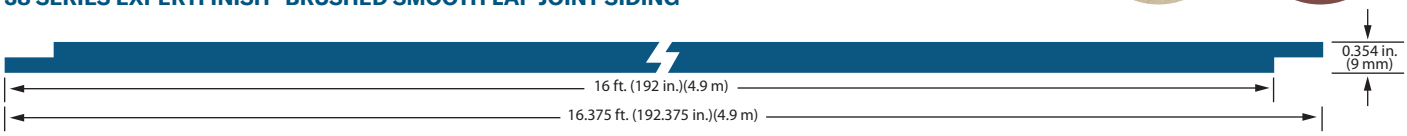
38 Series Lap - Brushe

3/8" Nominal Thickness
ExpertFinish® Core Collection Lap: 6" | 8"
NATURALS COLLECTION™ Lap: 8"

ExpertFinish® Color Specifications and PIDs:



38 SERIES EXPERTFINISH® BRUSHED SMOOTH LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45683
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45667
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45682
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45666
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45674
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45658
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45679
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45663
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45678
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45662
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45685
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45669
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45676
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45660
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45686
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45670
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45675
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45659
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45681
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45665
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45687
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45671
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45684
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45668
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45680
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45664
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45673
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45657
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45677
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45661
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45672
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45656
NEW NATURALS COLLECTION™ LAP						
Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46725
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46724
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46723
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46722
Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

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TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

Section IX, Itemb.

SureNail® Technology



Driftwood[1]

STREAKGUARD® ALGAE PROTECTION 100

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*/‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty3/§
- Rated Class 3 for Impact Resistance6 and may qualify for a homeowner insurance discount7

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*/‡ mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas 3/§
- Clasificación nominal 3 para resistencia a los impactos6 y puede ser aplicable a descuento por seguro del propietario7

STREAKGUARD
ALGAE PROTECTION

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

6 Duration® Shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

6 Duration® Shingles se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

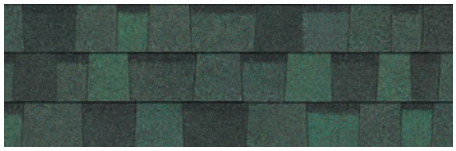
TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood[1]



Chateau Green[1]



Colonial Slate[1]



Desert Rose[1]



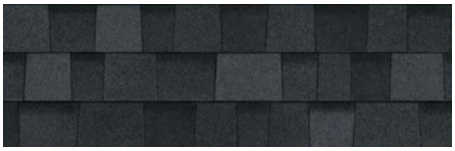
Driftwood[1]



Estate Gray[1]



Midnight Plum[1/4]



Onyx Black[1]



Peppercorn[1]



Sand Castle[1]



Sierra Gray[1]



Slatestone Gray[1]



Teak[1]



Terra Cotta[1]



Williamsburg Gray[1]

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

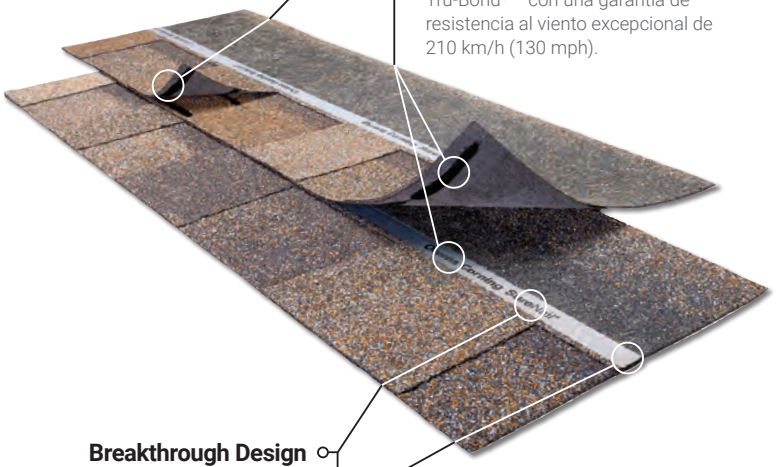
SureNail® Technology

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).



Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

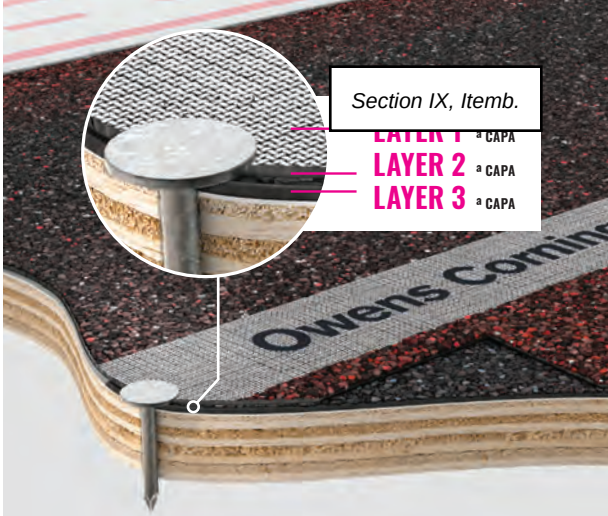
Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5X MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9X MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2X MEJOR** RESISTENCIA A LA DELAMINACIÓ

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

SEAL. SELLAR.

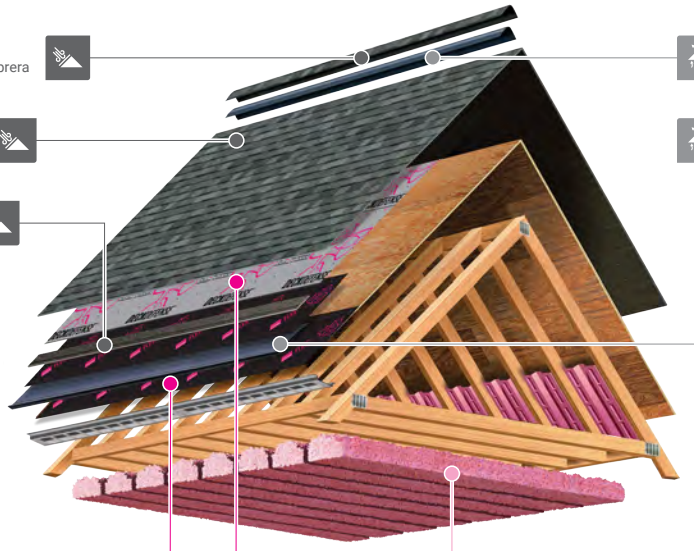
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements
Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation
Para una ventilación equilibrada del ático



§§ For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.

§§ Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de sofito. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

Registering your Owens Corning® limited warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

El registro de su garantía limitada de Owens Corning® le garantiza que la pueda consultar fácilmente en caso de que necesite tener acceso a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

Product Attributes

Warranty Length*/‡

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- UL 2218 (Class 3 Impact Resistance)6
- FM 4473 (Class 3 Impact Resistance)6
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval2

Características del producto

Período de garantía*/‡

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtectioN®*

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- UL 2218 (Resistencia a impactos de clase 3)6
- FM 4473 (Resistencia a impactos de clase 3)6
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade2

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

\+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

\# International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

4 Owens Corning® shingles include a patented design.

6 Duration® Shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

7 Homeowners should check with their insurance company to see if they qualify.
SureNail® Technology is not a guarantee of performance in all weather conditions.
For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

\+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

\# Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

4 Las tejas de Owens Corning® incluye un diseño patentado.

6 Duration® Shingles se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

7 Los propietarios deben verificar con su aseguradora para saber si califican.
La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.
Para información sobre la patente, visite www.owenscorning.com/patents.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

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(Brookville, Medina, Minneapolis, Summit)

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On Grand Ave., looking south



On Grand Ave., looking north



From Grand Ave. at Valley, looking east



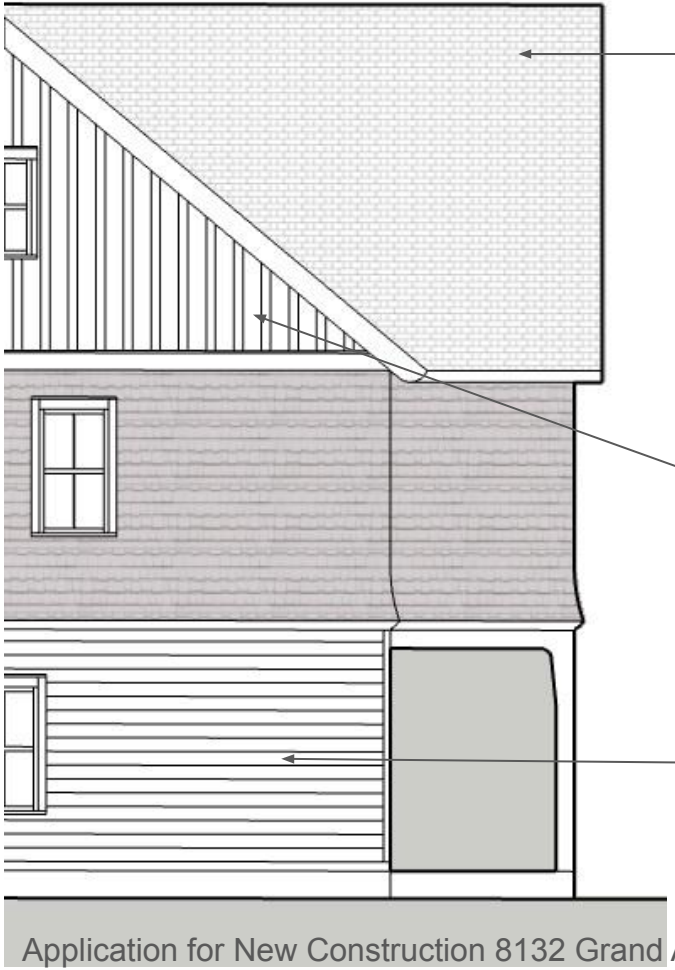
From Grand Ave. at Valley looking east

109











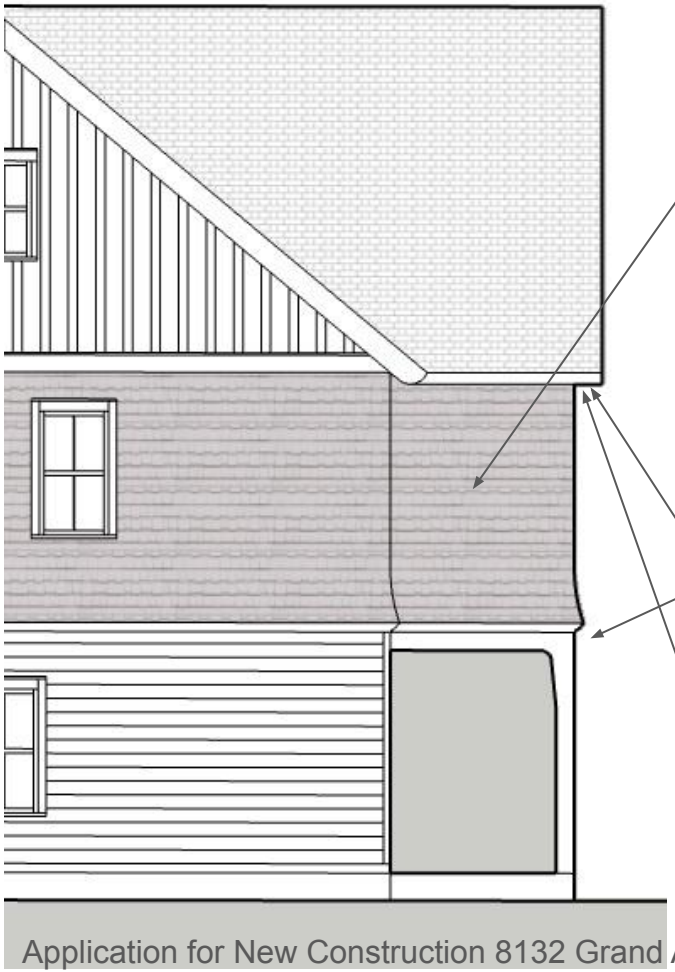


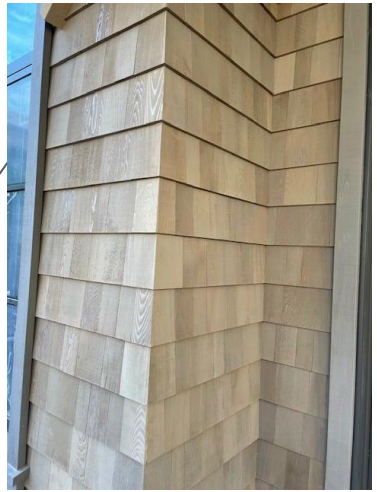
Roofing:
Owens Corning Duration
Estate Gray OR Midnight Plum



Cladding:
LP SmartSide, “Brushed Smooth” finish
Trim: 4”, 10”
- Corner boards
- Rake
- Water Table

Vertical siding: 16”
Lap siding: 6” (4” reveal)





Cladding:
Cedar Valley Shingle Panels



Soffit undersides and porch ceiling:
Modern Mill ACRE Edge- and Center-bead siding



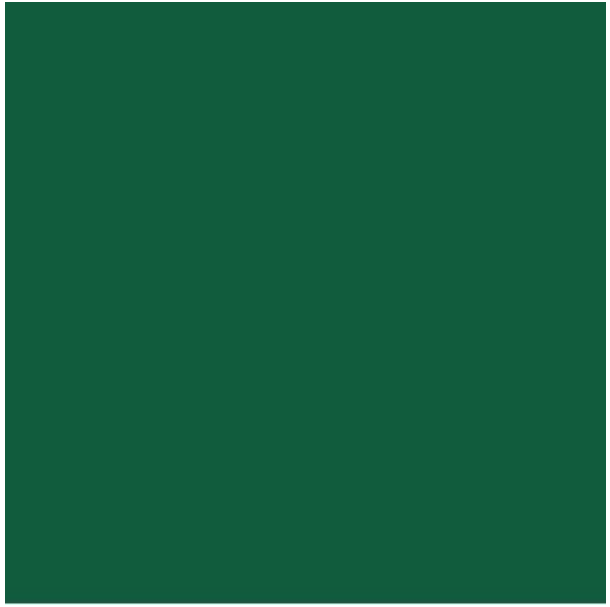
Rafter Tails:
Custom Mill
Western Red Cedar

Paint colors

All Cladding
Benjamin Moore Floral White OC-24

Porch Ceilings
Benjamin Moore Antiguan Sky 2040-60

Window Frames
Benjamin Moore Rainforest Foliage 2040-10



September 29, 2026

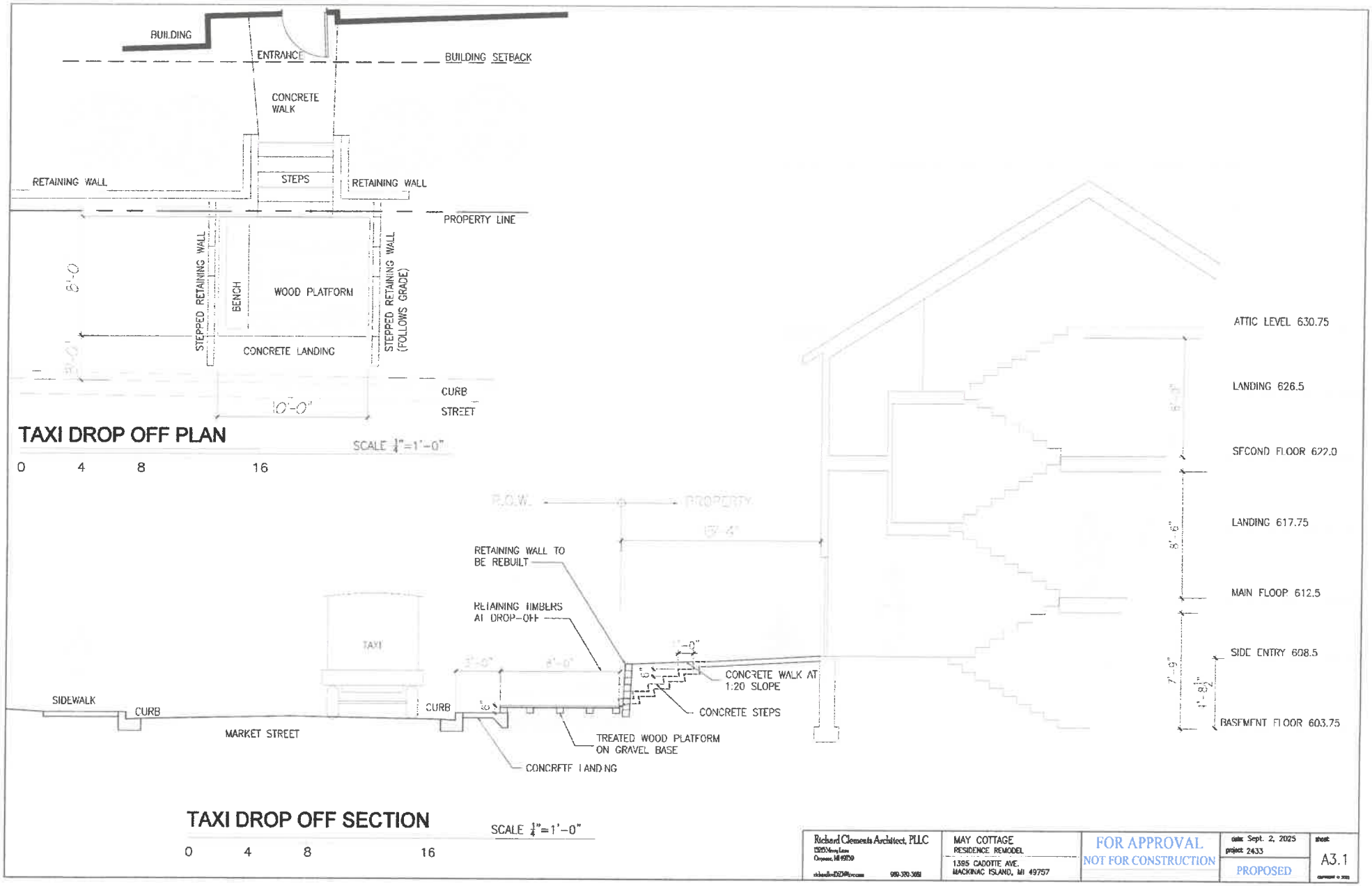
To The Mackinac Island Historic District:

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	MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	FOR APPROVAL NOT FOR CONSTRUCTION	date: Sept. 2, 2025 project: 2433 PROPOSED	sheet: A3.1

Approved Plan

STORMWATER PLAN:

DESIGN CRITERIA:

10 YEAR 24 HOUR RAINFALL = 3.0"
(SOURCE: MDOT MSA REPORT)
= (6.0IN) x 0.011" / hour

INFILTRATION RATE OF SOIL = 0.5"/hr
(SOURCE: USDA) = (3.0"/hr) x 20% Imp. +
80% = 0.25" / storm event

DESIGN STORM VOLUME = 4,063 s.f.
IMPERVIOUS x 0.02' = 1,192 cu. ft.

ABSORPTION AREA OF 10' STRIP AROUND
PERIMETER OF BUILDING = ADDTL 20' REAR
(LIN) YARD = 4,375 s.f.

STORMWATER ABSORPTION = 5,721 s.f. x
0.25' = 1,218 cu. ft.

STORM VOLUME (minus ABSORPTION =
REQUIRED DETENTION)
1,192 cu. ft. - 1,218 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 (12 TOTAL w/ 2 ELECTRIC CHARGING STATIONS)
2. TRASH TO BE HELD WITHIN THE BASEMENT AND TRASH HUTCH & SET CURBSIDE ON COLLECTION DAYS
3. LIGHTING - NO AREA LIGHTING. SHIELDED PORCH LIGHTING PROVIDED AT BUILDING ENTRANCES & DIRECTED TO CONFINE LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET

ZONING:

TAX I.D. #051-575-069-01

LOT 16 EXCEPT PART OF LOT 16 BLOCK 5
ASSESSORS PLAT NUMBER 4
TOWNSHIP 40 N, RANGE 3 W, SECTION 36

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

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

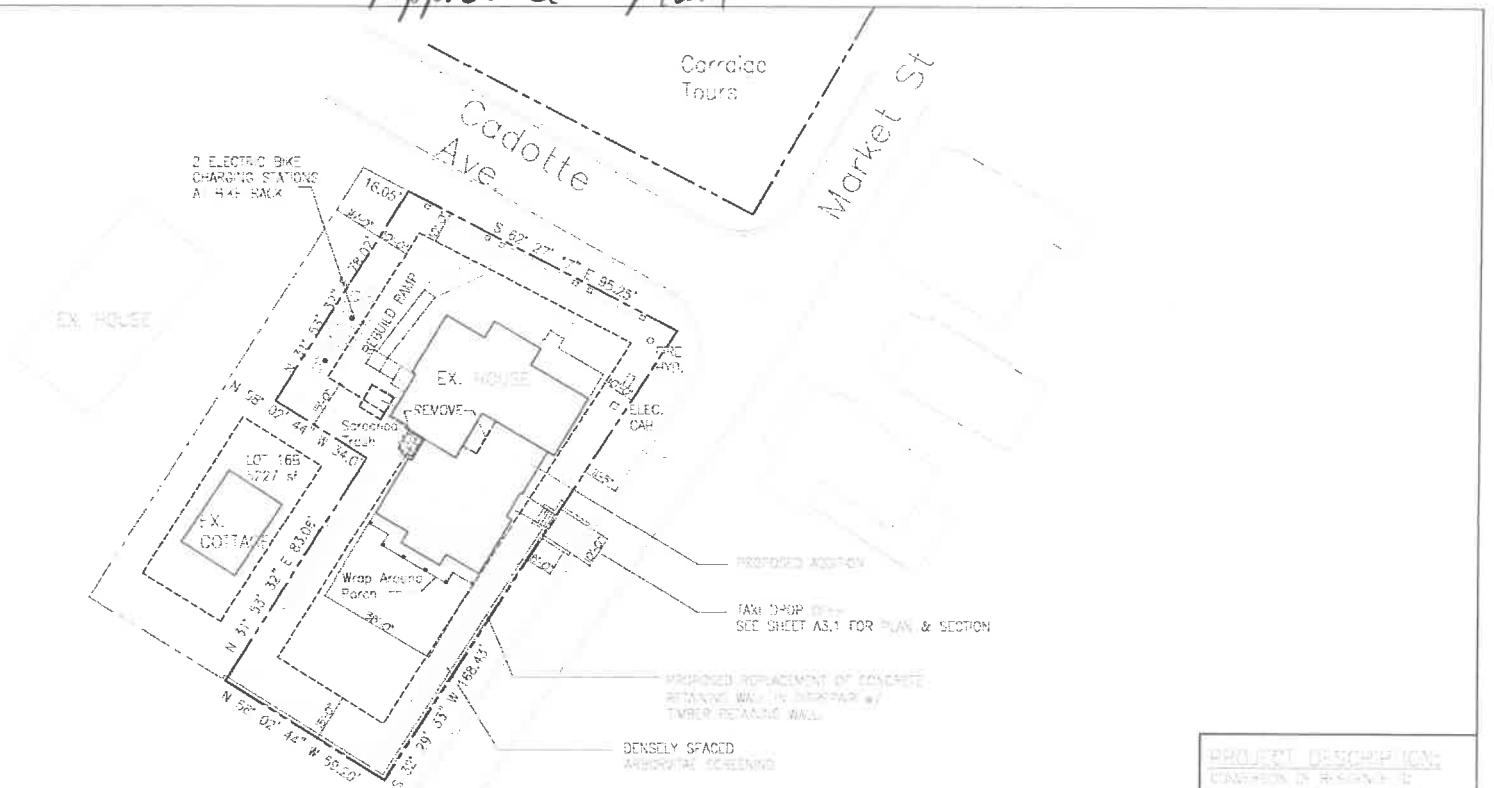
ALLOWABLE LOT COVERAGE 12,632.4 sf x 35% =
= 4,421 sf

EX. HOUSE, PORCH, RAMP: +2,049 sf
EXIST. WOOD FENCE: +300 sf
EXIST. RETAIL WALL: +160 sf
REMOVE LIVING: -748 sf
PROPOSED ADDITION: +1490 sf
PROP. DECKS & WALK: +200 sf
TOTAL SF: 4043 sf = 32%

DENSITY:

HOTEL INTERIOR
ZONED RESIDENTIAL USE
7 UNITS PER ACRE: 43,560 sf / 7 = 6,223 s
IN ONE ACRE = 2 ALLOWED, 1 ACTUAL
1 GUESTROOM PER 1,000 sf OF BUILDING AREA
DEVOTED TO HOTEL USE.

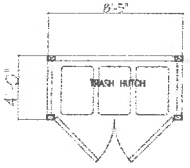
NOTE: RELATED BUILDING AREAS:
7911 sf / 450 = 17.5 ALLOWED
= 17 ACTUAL



N

SITE PLAN SCALE 1"=20'-0"

0 20 40 60 100





Trash Elevation

Trash Plan

PROJECT DESCRIPTION:
CONVERSION OF RESIDENCE TO HOTEL USE w/ SOUTHWEST INFILL AND ADDITION

Richard Clements Architect, PLLC
1925 Merry Lane
Onaway, MI 49759
richardlee1923@live.com 989-370-3681

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

FOR APPROVAL
NOT FOR CONSTRUCTION

rev: 8.15.25 rev: 9.2.25
date: July 24, 2025
project: 2433
sheet: A1.0
PROPOSED

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New Plan

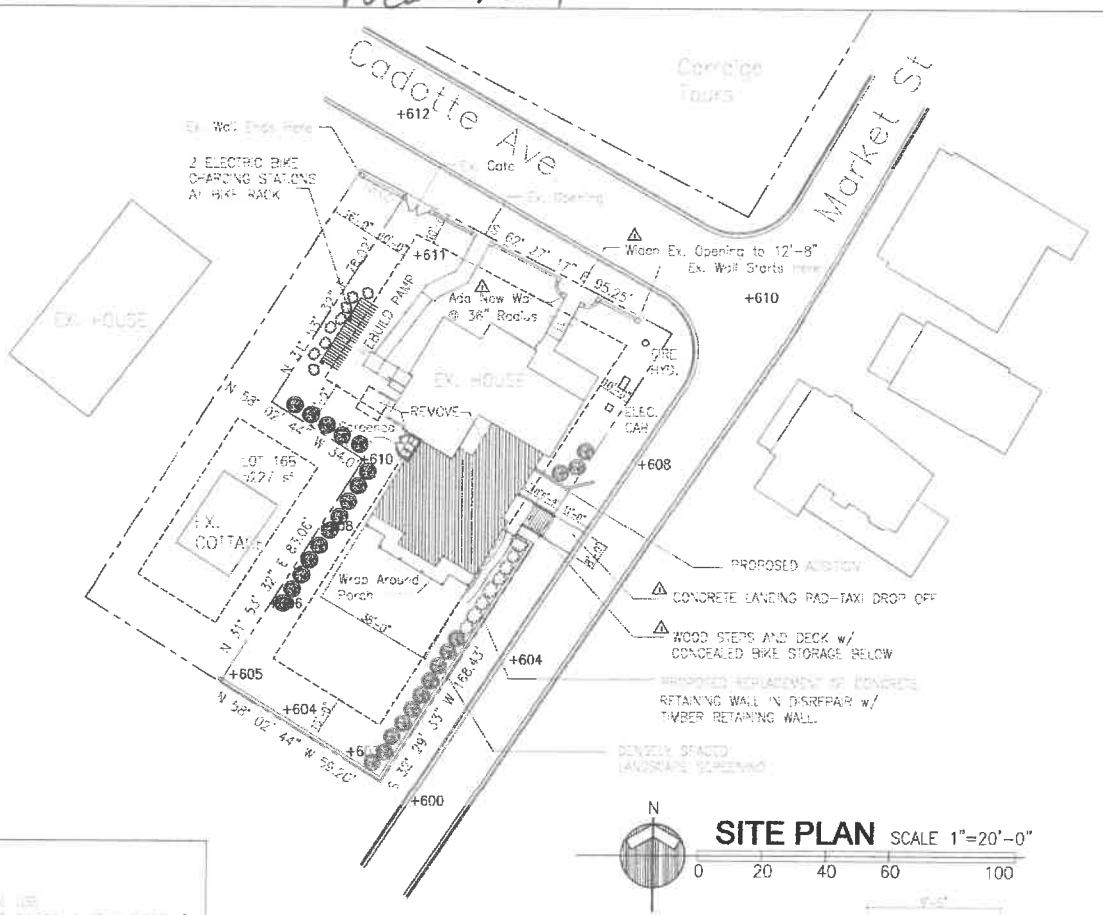
STORMWATER PLAN:

(SW) YARD = 9,273 s.f.

ABSORPTION AREA EXCEEDS STORM VOLUME. NO STORM DETENTION REQUIRED.

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER CLASSROOM + 1 (5+1 TOTAL w/ 2 ELECTRIC CHARGING STATION)
2. TRASH TO BE HELD WITHIN THE BUILDING AND TAKEN OUT TO CURBSIDE ON COLLECTION DAYS
3. LIGHTING - NO AREA LIGHTING PROPOSED. DOWN LIGHTING PROVIDED AT BUILDING ENTRANCES DIRECTED TO CONTAIN LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET.

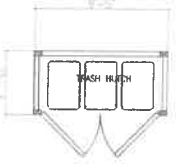


N

SITE PLAN SCALE 1"=20'-0"

0 20 40 60 100





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MAY COTTAGE
RENOVATION & ADDITION

1395 CADOTTE
MACKINAC ISLAND, MI 49757

FOR APPROVAL AND CONSTRUCTION

rev: 8.15.25 rev: 9.24.25
date: Nov. 12, 2025
project2433

SITE PLAN

sheet: A1.0







Richard Clemens Architect, PLLC 15215 Mary Lane Ocqueoc, MI 49759 989-370-3683	MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	FOR REVIEW AND APPROVAL rev. Sept. 23, 2026	date: Nov. 12, 2025 project2433 SOUTH ELEV	sheet: A2.2


MAIN HOUSE
PORCH
RAMP
PRIVATE BRICK SIDEWALK
PRIVATE CONCRETE SIDEWALK
3'-10"
5'-0"
3'-10"
NEW EXISTING CONCRETE WALL AND 2 PIERS w/ POST LIGHTS
SAWCUT WALL & REPLACE 2 IDENTICAL CONCRETE PIERS
REMOVE 2 PIERS
WIDEN EXISTING CONCRETE WALL OPENING
12'-8"
PUBLIC SIDEWALK
PUBLIC SIDEWALK
EXISTING GATE
EXISTING CONCRETE WALL 18" WIDE x10" WIDE TO REMAIN
EXISTING PIERS 13½"x13½"
Existing fence on Cadotte
Google Earth
6'-8"
3'-6"
WOOD STEPS AND DECK w/ CONCEALED BIKE STORAGE BELOW
BIKE STORAGE BELOW LANDING, SCREEN w/ HINGED DOORS
SIDEWALK
STREET
ELEV. @ PORCH BEYOND
0 4 8 16
WOOD PORCH & STEPS BEYOND
CURB
MARKET STREET
RET WALL BEYOND
EXISTING FENCE
5'-0"
12'-8"
NEW EXISTING CONCRETE WALL AND 2 PIERS w/ POST LIGHTS
EXISTING
ENLARGE EXISTING WALL OPENING BY 5 FEET AND ADD MATCHING WALL AT A 3 FOOT RADIUS ARC TO NEW MATCHING PIERS LOCATED 5 FEET BEHIND EXISTING WALL
OPENING
EXISTING FENCE
EXISTING GATE
EXISTING FENCE
EXISTING CONCRETE WALL 18" WIDE x10" WIDE TO REMAIN
EXISTING PIERS 13½"x13½"
EXISTING GATE
Existing fence on Cadotte
MAIN HOUSE EAST ELEVATION
SCALE 1/4"=1'-0"
0 4 8 16
Richard Clements Architect, PLLC
15215 Merry Lane
Onaway, MI 49759
MAY COTTAGE
RENOVATION & ADDITION
1395 CADOTTE AVE.
MACKINAC ISLAND, MI 49757
FOR REVIEW AND APPROVAL
date: Sept. 24, 2025
project:2433
Fence ELEV.
sheet:
A2.4

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

10 October 2026

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: **DOUD / MAY HOUSE HOTEL ENTRY CHANGES**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed changes and additions to the Doud / May House Hotel in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

c. Andrew Doud, Owner and Applicant
Richard Clements, Richard Clements Architect
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

10 October 2016

DESIGN REVIEW

DOUD / MAY HOUSE HOTEL ENTRY CHANGES
1395 Cadotte Avenue

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

Several exterior changes to the building and site are being proposed for the previously approved Doud / May House Hotel, at 1395 Cadotte Avenue in the West End Historic District. The May House is a Contributing structure in the historic district.

On the north / Cadotte Avenue front, the existing low concrete fence is proposed to be altered at the sidewalk entry to the house, by widening the opening along the property line to create a small entry plaza with curved edges. Two new sections of fence, matching the existing, would be extended along the new curves, culminating with a lamp post on either side of the walk to the front porch.

On the east / Market Street side, where the grade change between the main floor and the street is actually more than originally envisioned, a larger wood porch with more steps (9 risers instead of 4) is proposed to be added outside the entry door. To the south edge of the steps, a door would access space under the porch for bike storage.

And on the west side of the property, additional hedge plantings along two property lines is proposed to be added.

Materials submitted for Review consist of existing construction photos and drawings of proposed changes by Richard Clements Architect, dated 24 September 2026.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The historic character of the property, as previously approved, would be preserved. The proposed alteration of the historic fence feature would be appropriate, and even enhance its effect. The proposed alteration of the east side entry porch and steps would be to a new feature on the property, not an alteration of a historic feature. And the same may be said for the proposed new addition of hedges along the west side.

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

While the proposed change to the front concrete fence would destroy some historic materials that characterize the property, new sections of replicated fence would be added, extending the visual effect of the historic fence, and compensating for the removal of a small amount. The addition of two lamp posts would help differentiate the new. The proposed new east side porch and steps would be compatible with the architectural and site features of the property, protecting its historic integrity. The proposed new hedges would also be compatible.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(1) - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The historic and architectural value of the May House would be maintained, as would its relationship to the historic value of the West End Historic District.

(2) - *"The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."*

The proposed entry changes would have appropriate relationships with the architectural character of the building.

(3) - *"The general compatibility of the design, arrangement, texture and materials proposed to be used."*

The proposed changes / additions would be compatible with the historic May House building.

(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

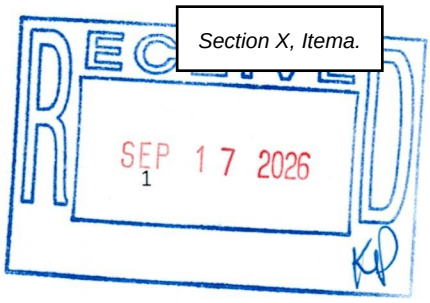
The aesthetic value of the building would be retained, and arguably enhanced.

CONCLUSION

The proposed two entry changes and landscape additions to the Doud / May House Hotel would meet the Standards for review.

END OF REVIEW

File No. C26-051-058(H)
Exhibit E
Date 9-17-26
Initials KP



CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Roy Shryock

231-881-6860 maintman1971@live.com
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
VB Mackinac L.L.C. P.O. Box 475 Gaylord, MI 49734

Is The Proposed Project Part of a Condominium Association?
No

Is The Proposed Project Within a Historic Preservation District?
Yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):
Head of maintenance

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?
No

Is a Variance Required?
No

Are REU's Required? How Many?
No /____

Type of Action Requested:

#___ Standard Zoning Permit
___ Special Land Use
___ Planned Unit Development
___ Other_____
___ Appeal of Planning Commission Decision
___ Ordinance Amendment/Rezoning
___ Ordinance Interpretation

Revised October 2023

Property Information:

A. Property Number (From Tax Statement):_____

B. Legal Description of Property:_____

C. Address of Property: 7331 Main Street

D. Zoning District:_____

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance)_____

G. Sketch Plan Attached:_____

H. Architectural Plan Attached:_____

I. Association Documents Attached (Approval of project, etc.):_____

J. FAA Approval Documents Attached:_____

K. Photographs of Existing and Adjacent Structures Attached:_____

Proposed Construction/Use:

A. Proposed Construction:

____ New Building # ____Alteration/Addition to Existing Building

____Other, Specify_____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

_____

_____

Proposed Use: Retail

_____

Revised October 2023

C. If Vacant:

Previous Use:_____

Proposed Use:_____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.

B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.

C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Maintenance **(specify: owner, Lessee, Architect/Engineer,Contractor or other type of interest)** involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a**

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

SIGNATURES

Signature _____ Signature _____

Roy Shryock

Please Print Name _____ Please Print Name _____

Signed and sworn to before me on the 17 day of September, 2026.

Kathryn Pereny
Notary Public State of Michigan
Mackinac County
My Commission Expires 8/7/2030
Acting in the County of _____

Kathryn Pereny
Notary Public

Mackinac County, Michigan
My commission expires: 8.7.30

FOR OFFICE USE ONLY

Zoning Permit Issued:_____

Inspection Record:

Inspection	Date	Inspector	Comments
1.			
2.			
3.			

Occupancy Permit Issued_____

OFFICE USE ONLY

FILE NUMBER:_____ **FEE:**_____

DATE:_____ **CHECK NO:**_____ **INITIALS:**_____ Revised October 2023

October 2023

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	#	
2. Legal description of the property		#
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development		#

Revised October 2023

Site Plan Informational Requirements (Section 20.04, B and C)

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	#	
2. Name and address of the individual or firm preparing the site plan		#
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres		#
4. Legend, north arrow, scale, and date of preparation		#
5. Legal description of the subject parcel of land		#
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property		#
7. Area of the subject parcel of land		#
8. Present zoning classification of the subject parcel		#
9. Written description of the proposed development operations		#
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants		#
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).		#
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,		#

Revised October 2023

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

~~13.~~ Proposed construction start date and estimated duration of construction. ☐ #

14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission ☐ #

Natural Features	Provided	Not Provided or Applicable
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	☐	#
16. Topography of the site with at least two- to five-foot contour intervals	☐	#
17. Proposed alterations to topography or other natural features	☐	#
18. Earth-change plans, if any, as required by state law	☐	#

Physical Features	Provided	Not Provided or Applicable
19. Location of existing manmade features on the site and within 100 feet of the site	☐	#
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	☐	#
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	☐	#

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	☐	#
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	☐	#
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	☐	#
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	☐	#

Utility Information	Provided	Not Provided or Applicable
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	☐	#
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	☐	#
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	☐	#
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	☐	#

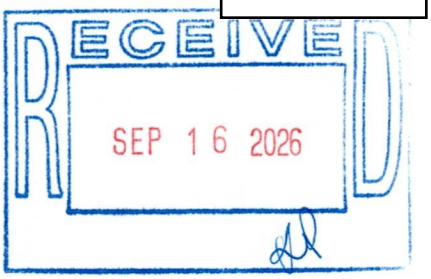
Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	#
2. Copy of asbestos survey if required by EGLE or other state department.	☐	#
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	#
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	☐	#
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	☐	#
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	☐	#

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	#	☐
2. Legal description of the property	☐	#
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	#	☐
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	#	☐

Revised October 2023



VB Mackinac L.L.C.

Hoodie Building

Mackinac Island HDC,

We will be installing a new fire suppression system at 7331 Main Street (Hoodies Building) Starting this fall of 2026. This new system will require a warm room around the main riser for the system so we will be asking for your permission to add a new exterior entry door in place of an existing window. The new door and trim will match all existing doors currently in place at this location.

File No. C26-051-058(H)
Exhibit B
Date 9-16-26
Initials KP

Thank you for your time!

Roy Shryock



File No. C26-051-058(H)
Exhibit C
Date 9.16.26
Initials KP

RECEIVED
SEP 16 2026

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Vincent and Leslie Warczak
3933 Pine Cove Ln
414-399-7520 Leslie.Warczak@marquette.edu
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
Vincent and Leslie Warczak
7128 W. Lloyd St
Wauwatosa, WI 53213

Is The Proposed Project Part of a Condominium Association?
No, it is disbanded.
Is The Proposed Project Within a Historic Preservation District?
No
Applicant's Interest in the Project (If not the Fee-Simple Owner):
Owner
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?
Yes
Is a Variance Required?
No
Are REU's Required? How Many?
No /

Type of Action Requested:

X Standard Zoning Permit
____ Special Land Use
____ Planned Unit Development
____ Other
____ Appeal of Planning Commission Decision
____ Ordinance Amendment/Rezoning
____ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-771-002-00

B. Legal Description of Property: Forest Brook Unit 2

C. Address of Property: 3933 Pine Cove Ln

D. Zoning District: R-1

E. Site Plan Checklist Completed & Attached: Yes

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes

G. Sketch Plan Attached: Yes

H. Architectural Plan Attached: Yes

I. Association Documents Attached (Approval of project, etc.): N/A - Association Legally Disbanded

J. FAA Approval Documents Attached: Yes

K. Photographs of Existing and Adjacent Structures Attached: N/A- no structures present

Proposed Construction/Use:

A. Proposed Construction:

X New Building ____Alteration/Addition to Existing Building

____Other, Specify_____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Vacant Land

Proposed Use: Residential Single Family

C. If Vacant:

Previous Use: Vacant

Proposed Use: Residential Single Family

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

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The undersigned affirms that he/she or they is (are) the applicant and the Owner **(specify: owner, Lessee, Architect/Engineer,Contractor or other type of interest)** involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a**

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

_____SIGNATURES_____

Signature Signature

Vincent R. Warczak _____ Leslie C. Warczak _____

Please Print Name Please Print Name

Signed and sworn to before me on the _____day of_____,_____.

_____

Notary Public

_____County, Michigan

My commission expires:_____

_____

FOR OFFICE USE ONLY

Zoning Permit Issued:_____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued_____

OFFICE USE ONLY

FILE NUMBER:_____ **FEE:_____**

DATE:_____ **CHECK NO:_____** **INITIALS:_____** Revised October 2023

October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	X	

Site Plan Informational Requirements (Section 20.04, B and C)

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	X	
2. Name and address of the individual or firm preparing the site plan	X	
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	X	
4. Legend, north arrow, scale, and date of preparation	X	
5. Legal description of the subject parcel of land	X	
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	X	
7. Area of the subject parcel of land	X	
8. Present zoning classification of the subject parcel	X	
9. Written description of the proposed development operations	X	
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	X	
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	X	
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	X	

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

~~13.~~ Proposed construction start date and estimated duration of construction.	X	
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	X	

Natural Features	Provided	Not Provided or Applicable
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	X	
16. Topography of the site with at least two- to five-foot contour intervals	X	
17. Proposed alterations to topography or other natural features		X
18. Earth-change plans, if any, as required by state law		X

Physical Features	Provided	Not Provided or Applicable
19. Location of existing manmade features on the site and within 100 feet of the site		X
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site		X
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units		X

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	X	
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)		X
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)		X
25. Description of Existing and proposed on-site lighting (see also Section 4.27)		X

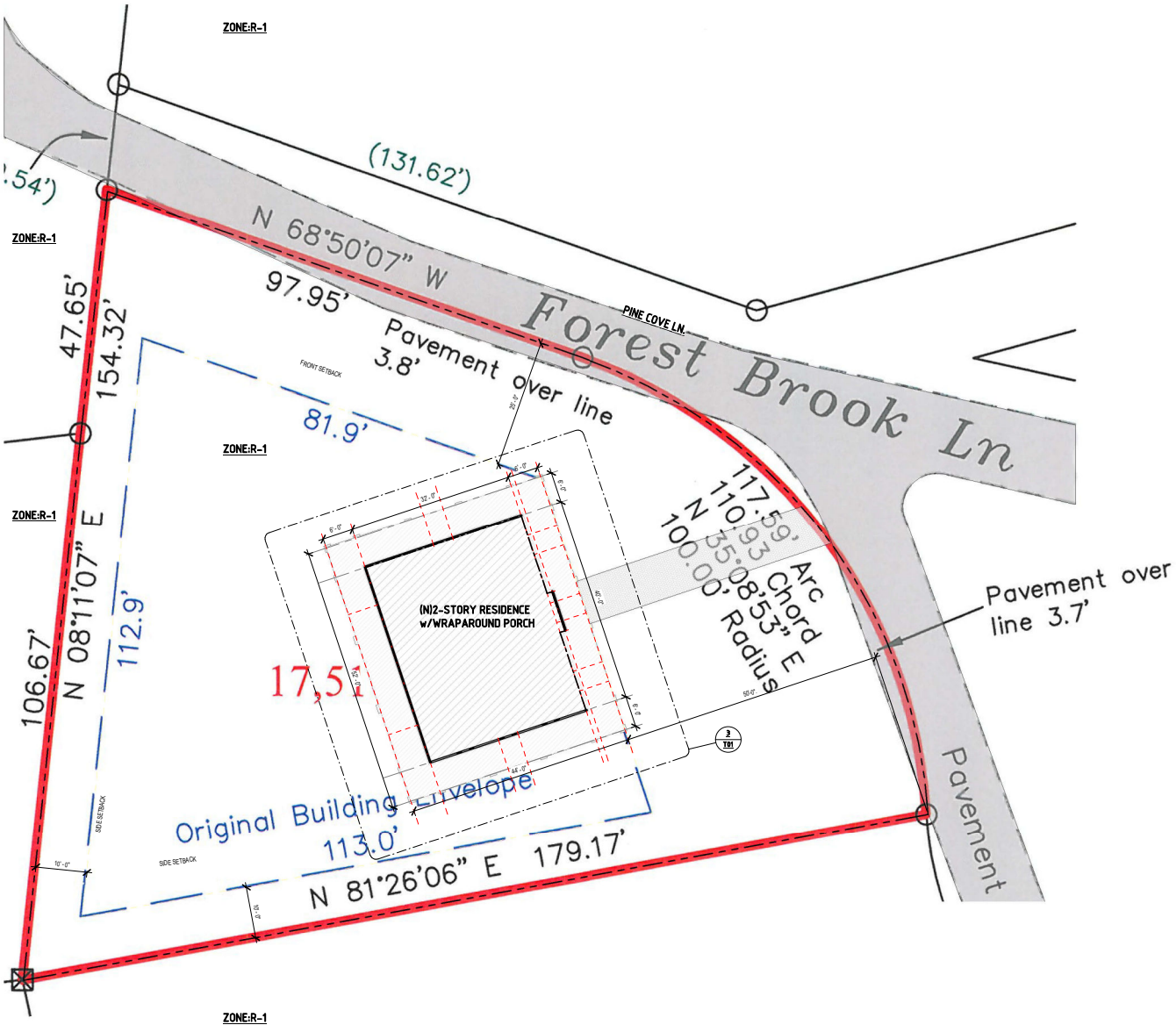
Utility Information	Provided	Not Provided or Applicable
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand		X
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)		X
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)		X
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.		X

Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

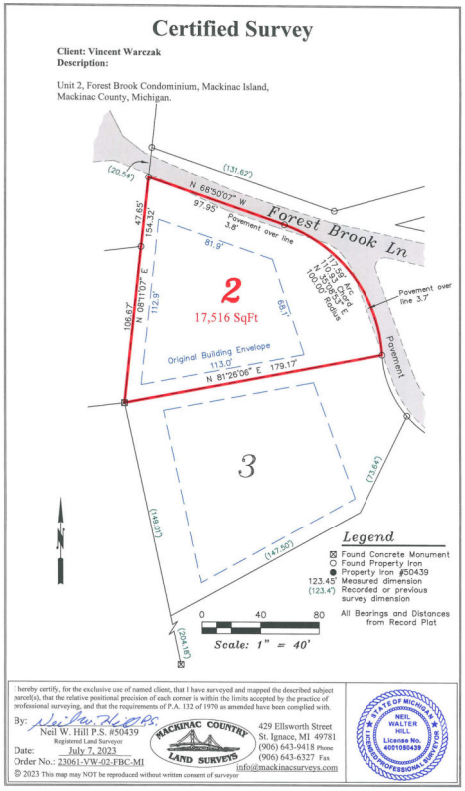
Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	X
2. Copy of asbestos survey if required by EGLE or other state department.	☐	X
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	X
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	☐	X
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	☐	X
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	☐	X

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	X	
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	X	



2 ARCHITECTURAL SITE PLAN
1" = 10'-0"



1 SURVEY
1" = 40'-0"

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE A LEGAL SURVEY.

NOTES

- DO NOT SCALE PLANS
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN AFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
- COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- SEPARATION OF SHEETS IS NOT PERMITTED.
- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURE'S SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2024 BIGGDESIGNS, LLC

REQUESTS FOR INFORMATION (RFI)

- ALL RFI'S SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXT/CALL RFI'S WILL NOT BE ACCEPTED.
- SUBSTITUTIONS/ALTERNATES MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL AND MAY REQUIRE A MIN. $150.00 PAYMENT UNLESS OTHERWISE APPROVED IN CLIENT SERVICE AGREEMENT.

DEFERRED SUBMITTALS

- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

ARCHITECTURE + INTERIOR + DIGITIZATION
BIGGDESIGNS, LLC
WWW.BIGGARCHITECTURE.COM
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460

PROJECT

24112
FORT WARSHAW

3933 PINE COVE LN.
MACKINAC ISLAND, MI 49757

PERMITS

SURVEY & SITE PLAN
05.14.2024

REV

REV	NOTE	DATE

PD-SUV

5/13/2024 2:47:54 PM

Phase 1: Pre-Logistics & City Compliance

Secure specialized trailer permits from the City of Mackinac Island. [1]

- **Hard Dimension Restrictions**: Individual modular home sections **will not exceed 14 feet wide by 44 feet long**, including all overhangs and eaves. [1]
- **Temporary Trailer Permit**: An Application for Temporary Trailer Permit for the modular chassis will be filed.
- **Emergency Road Escort**: Will be applied for while all modular house sections traversing the island and will be escorted by a heavy support vehicle (such as a backhoe or loader) capable of clearing road blockages immediately if the transport chassis breaks down. [1]
- **Construction Staging Plan**: File a plan detailing exactly where the heavy crane and modules will sit, ensuring public right-of-ways remain clear.
- **Public Right-of-Way:** No staging, structural components, or equipment will spill onto public streets or city bike paths
- **Access Point:** A singular, designated entrance/exit gate optimized for horse teams or permitted escort loaders to pull trailers directly into the lot footprint without reversing on narrow public roads is available on the lot.
- **2. Equipment Staging & Crane Positioning**
- Modular sections will not sit on trailers long-term on public property.
- **Crane Outrigger Pad Staging:** The leased mobile crane will be positioned within the property lines. Outrigger pads will rest entirely on stable, reinforced ground within the property lines, away from underground city water or sewer mains.
- **Chassis Queue Zone:** Designate a maximum of two "On-Deck" chassis parking slots inside your fenced perimeter. All other modular section trailers must remain staged at the mainland Arnold Freight Company terminal in St. Ignace until their exact drop window.
- **Temporary Vehicle Storage:** All permitted motorized assistance vehicles (such as a backhoe or loader escort) will be parked completely inside the lot boundary overnight. No motorized vehicles may be left on city roads after active work hours. [1]
- **3. Material Storage & Environmental Controls**

- **Weatherproof Wrap Zones:** Map a designated material area for smaller factory-delivered sub-components (roofing bundles, marriage-line siding, utility hookups). All items must be elevated on wood pallets and bound in heavy-duty weatherproof tarps.
- **Erosion Control Bales:** Install silt fencing and straw wattles down-gradient of the staging zone to prevent construction-related dirt runoff from entering neighbor lots or the island's protected shoreline watersheds. [1]
- **4. Waste & Debris Management**
- Per city guidelines, you must maintain a highly pristine, litter-free site to protect local horses and tourists. [1]
- **Contained Dumpster Footprint:** Modular builds produce less waste than stick-built projects, but a dedicated, covered roll-off dumpster must be positioned on-site for packing material, plastic wrap, and marriage-line scrap.
- **Daily Debris Sweeps:** The site supervisor must conduct an end-of-day debris cleanup. Loose plastic strapping or foam packaging must be bagged immediately to prevent it from blowing into roads and spooking carriage horses.
- **Hauling Schedule:** Coordinate with the Mackinac Island Service Company to swap out dumpsters via horse dray during off-peak hours (early morning) to minimize traffic conflicts on major arteries. [1]

Phase 2: Mainland Staging and Water Transit

Standard passenger ferries cannot accommodate home modules. All transit across the Straits of Mackinac must utilize heavy-freight watercraft. [1]

- **Mainland Port**: Route the transport trucks to the Arnold Freight Company terminal at Dock 3 in St. Ignace, Michigan. [1]
- **Barge Booking**: Coordinate with Arnold Freight Company or the Mackinac Island Ferry Company to schedule a dedicated flat-deck freight barge. [1, 2]
- **Engineering Requirements**: Ensure your modular manufacturer incorporates extra structural reinforcement and framing adhesives. Modules must withstand the unique dynamic twisting forces of being crane-lifted and rocked on open Great Lakes waters. [1]

[Mainland Factory] ➔ [Truck to St. Ignace Dock 3] ➔ [Crane onto Arnold Freight Barge] ➔ [British Landing]

Phase 3: Island Offloading and Drayage

Once the barge docks, the transition from water transport to the island's unique infrastructure takes place.

- **Arrival Hub**: The modules will land at the commercial **British landing** on Mackinac Island. [1, 2]
    - **Temporary Motorized Permit)**: The modules cannot safely be pulled by horses due to extreme weight, a high-tier temporary motorized vehicle permit ($250–$700) to bring a heavy-duty tractor or specialized transport machine on the barge to pull the units to the site. [1, 3]
- **On-Site Placement**: We will ensure a mobile crane service has been barged over and set up on your lot beforehand to lift and set the modules onto the permanent concrete pile foundation immediately upon arrival. [1, 2]

Modular Home Construction Proposal: Mackinac Island, MI

1. Project Overview

- **Project Location:** 3933 Pine Cove Ln, Mackinac Island, MI
- **Housing Type:** Custom Prefabricated Modular Home (Victorian / Vernacular Style compliant)
- **Square Footage:** 1280
- **Target Construction Start Date:** November 1st 2026
- **Estimated Completion Date:** May 1st 2027

2. Phase 1: Off-Site Factory Fabrication & Permitting

Timeline: November 2026 - February 2027

All structural modules are built in a controlled, climate-regulated factory on the mainland by Backcountry

- **Design & Engineering:** Finalize city-approved building plans matching strict Mackinac Island exterior design guidelines (e.g., pitched roofs, compatible Victorian aesthetics).
- **City Approvals:** Submit architectural designs, site plans, and temporary trailer permits to the City of Mackinac Island Planning Commission for approval.

3. Phase 2: Site Preparation & Foundation

Timeline: November 2026

Before the modules arrive, local licensed crews will perform on-site preparation.

- **Site Prep:** Clear the lot and install city water, sewer, and electric utilities.
- **Foundation Work:** Pour a concrete piles or Sono tube foundation suitable for Mackinac Island frost lines.
- **Heavy Hauling Prep:** Secure necessary backhoes or loaders to escort module transport trailers over the island's unpaved/brick roads if required.

4. Phase 3: Marine Transport & Module Setting

Timeline: November 1st 2026-May 1st 2027

5. Phase 4: On-Site Finishing & Final Inspections

Timeline:

- **Interior/Exterior Trades:** Licensed island-based subcontractors will finalize roof trusses, siding, electrical/plumbing connections, and drywall seams.
- **Final Inspections:** Conduct final building, zoning, and safety inspections with the City of Mackinac Island Zoning and Building Department to issue the Certificate of Occupancy.

Project Index:

Number	Sheet Name
A-0.0	COVER PAGE
A-1.0	SITE SURVEY
A-1.1	FOUNDATION PLAN
A-1.2	1ST FLOOR PLAN
A-1.3	ROOF PLAN
A-1.4	WINDOW / DOOR SCHEDULE
A-1.5	CABINET ELEVATIONS
A-1.6	SECTIONS / DETAILS
A-2.0	EXT. ELEVATIONS (NORTH & WEST)
A-2.1	EXT. ELEVATIONS (SOUTH & EAST)
E-1.0	ELECTRICAL PLAN
P-1.0	PLUMBING PLAN
S-1.0	STRUCTURAL DETAILS
S-2.0	TYP. STEEL DETAILS
S-2.1	TYP. STEEL DETAILS
S-2.2	TYP. STEEL DETAILS

Modular Manufacturer:
Backcountry Containers, LLC
1409 N River Street Spooner, WI 54801
Phone: 888-508-6556

Third Party Inspection Agency:
Twinning Consulting, Inc. (RADCO)
18071 Mount Washington St., Unit A, Fountain Valley, CA 92708
Phone : 949-553-0370

Energy Modeling Agency
Ken Ashcom
Gilbertsville, PA 19525
Phone: 610-420-6799
Email: Charlie@energymodelingagency.com

GENERAL NOTES: CODES APPLIED TO DESIGN:
2015 MRC MICHIGAN RESIDENTIAL CODE

ISO CONTAINER DESIGN SPECS:
FLOOR LIVE LOAD 250 PSF
LATERAL LOADS: SHORT DIRECTION 33.75 KIPS
LONG DIRECTION 16.87 KIPS

TOTAL AREA CALCS:
1ST FLOOR SQ. FT. 1,280 (EXTERIOR)

DESIGN CRITERIA:
LIVE LOAD: 40 PSF
ROOF SNOW LOAD: 100 PSF GROUND
FROST DEPTH: 42"
WIND LOAD: EXPOSURE B 105 MPH
SEISMIC DESIGN: CATEGORY A
CONSTRUCTION CLASSIFICATION VB



NOTE: 3D Image is for reference only of fully finished project including future Site Work By Others that is outside of the BCC scope including the following-
Work By Others: Foundation Work, Roof, Deck & Porch System's, Site Work & Utility Connections, etc.....



1 LOCATION MAP
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 VICINITY MAP
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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SPOONER, WI 54801
888.508.6556

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PLAN NOTES: DO NOT SCALE PLANS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS SUBJECT TO A TOLERANCE OF +/- 1" DUE TO SHIPPING CONTAINER MFG VARIATIONS

CLIENT / PROJECT INFO:
Lesile & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michgan 49757

DATE:
9/23/2026

Drawn By:
JP

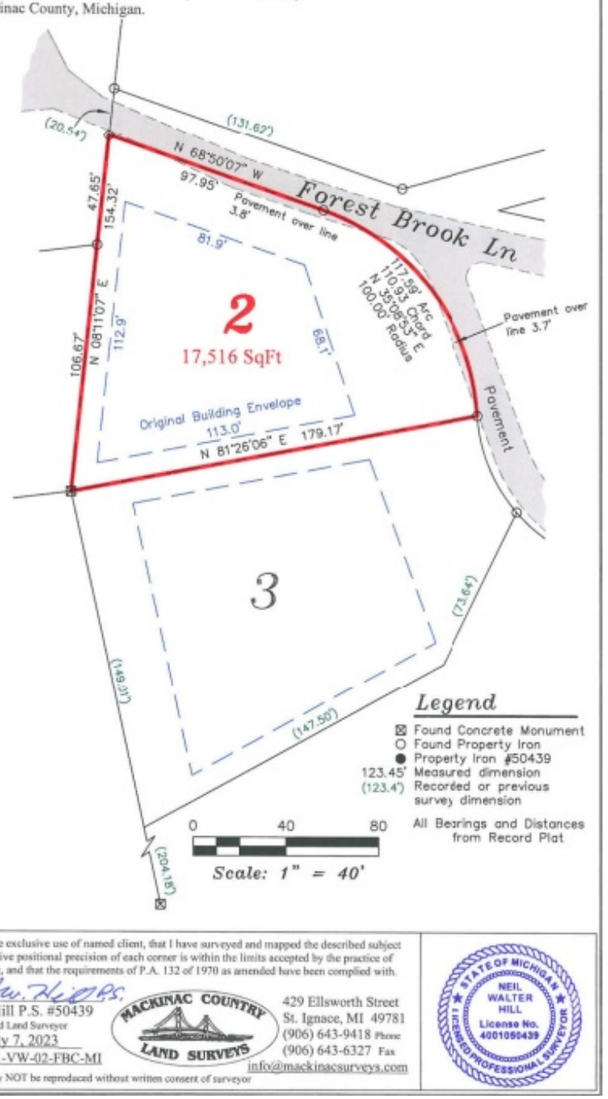
FOR CONSTRUCTION
COVER PAGE

A-0

Certified Survey

Client: Vincent Warczak
Description:

Unit 2, Forest Brook Condominium, Mackinac Island,
Mackinac County, Michigan.



I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: Neil W. Hill P.S.
Neil W. Hill P.S. #50439
Registered Land Surveyor
Date: July 7, 2023
Order No.: 23061-VW-02-FBC-MI

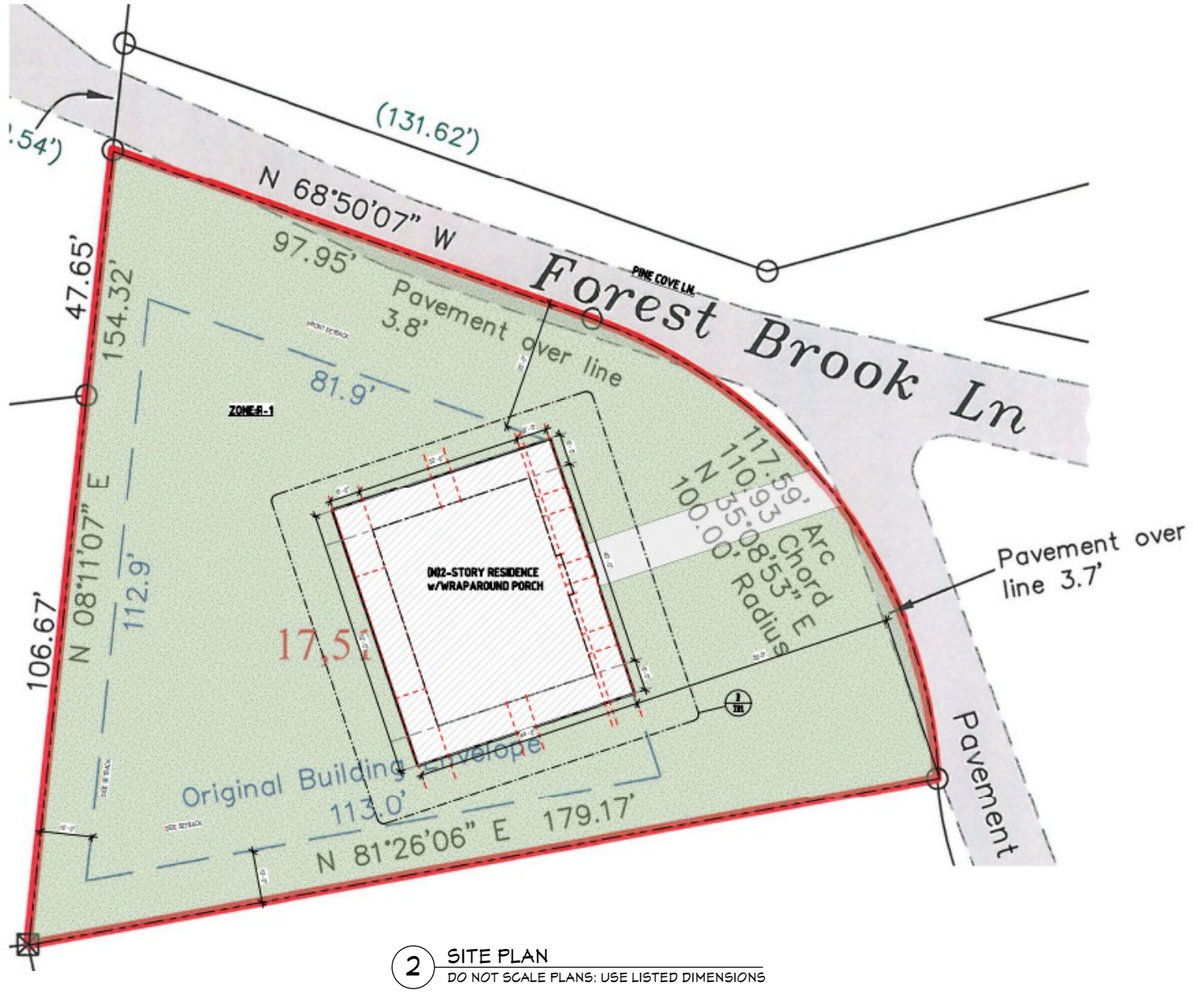
MACKINAC COUNTRY LAND SURVEYS

429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
(906) 643-6327 Fax
info@mackinacsurveys.com

STATE OF MICHIGAN · NEIL WALTER HILL · License No. 4001050439 · PROFESSIONAL SURVEYOR

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1 SITE SURVEY
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 SITE PLAN
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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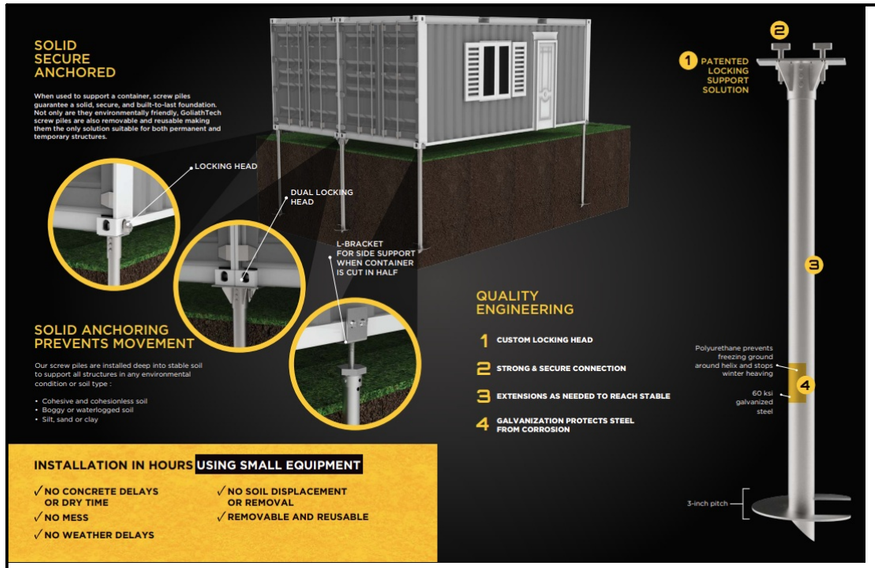
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FOR CONSTRUCTION
SITE SURVEY

A-1



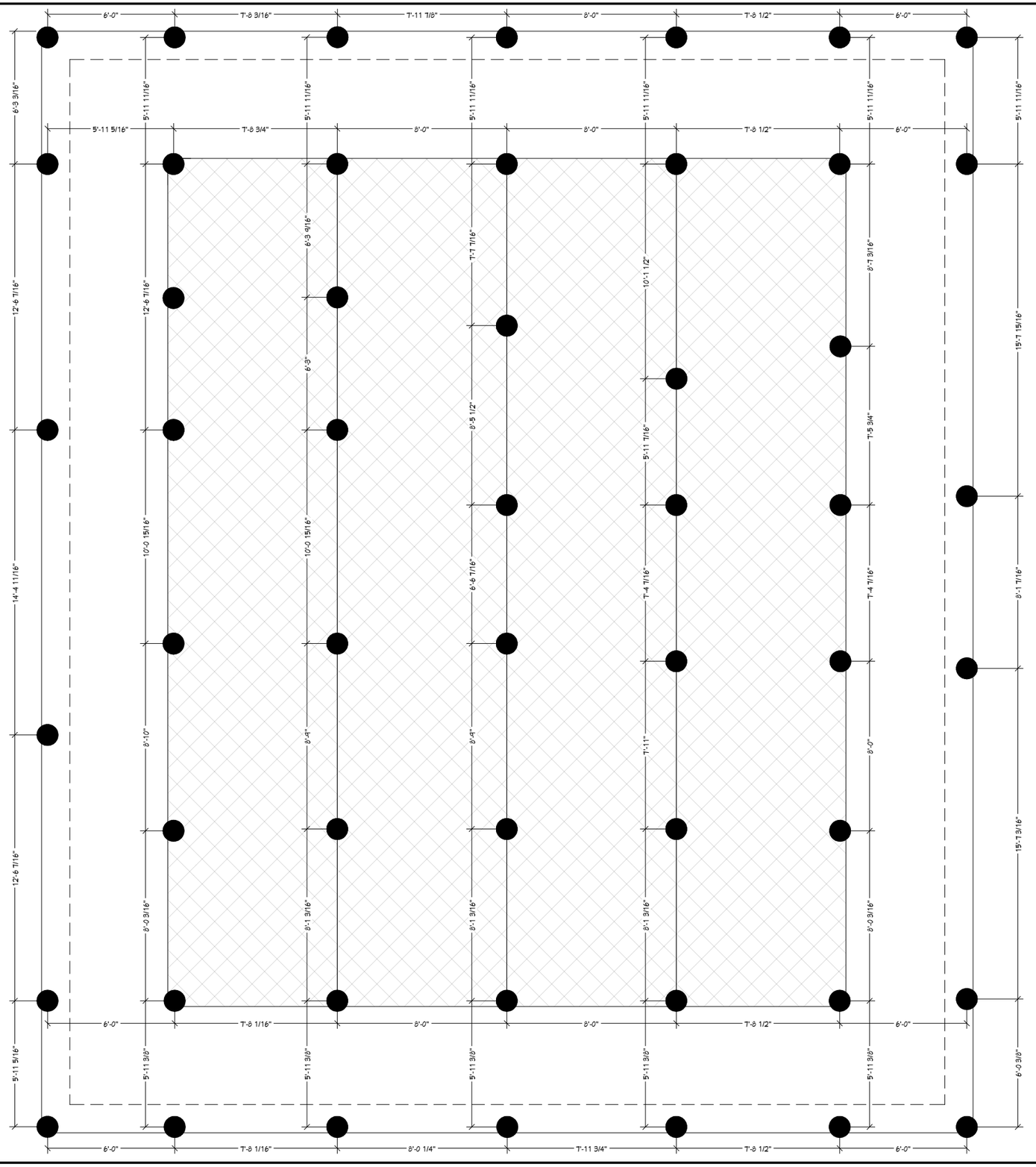
FOUNDATION PREPARATION AND GENERAL NOTES:
SEE HELICAL INSTALLER / ENGINEERING NOTES FOR FINAL DETAILS.

SOIL BEARING TO BE FIELD VERIFIED AS REQUIRED, HELICAL PILES TO BE ENGINEERED TO ALL LOCAL SITE CONDITIONS INCLUDING: LOAD OF CONTAINER STRUCTURE, LIVE LOADS AND DEAD LOADS CREATING A COMBINED MINIMUM SUPPORT LOAD.

(13) HELICAL PIERS EXTENDED ABOVE GRADE TO DESIRED FINISHED ELEVATION OF CONTAINER. ON-SITE WELDING OF LATERAL SUPPORTS SHOULD SHALL BE INSTALLED WHEN DEEMED NECESSARY BY ENGINEERING REPORT / INSTALLER FINDINGS. PIERS SHALL EXTEND BELOW GRADE PAST FROST DEPTH AS REQUIRED PER LOCAL BUILDING CODE (WHERE APPLICABLE).

(13) PIERS SHALL HAVE (1) 8"X8" 1/2" STEEL PLATE FIELD WELDED FOR CONTAINER TO BE WELDED TO THE FOUNDATION. PIERS SHALL SUFFICIENT HELIX PLATE AND BE OF SUFFICIENT DEPTH (DETERMINED ON SITE) TO ACHIEVE SPECIFIED PER LOCAL SOIL / ENGINEERING REQUIREMENTS AND PER LOCAL BUILDING CODE. FOUNDATION SYSTEM REQUIRED TO HAVE DISTURBED SUPPORT FOR A MINIMUM 30,000 LBS LOAD OF CONTAINER, CONTENTS ETC.

IF INSTALLING IN A AREA WITH ANY SNOWLOAD, THAT WEIGHT FACTOR IS TO BE ADDED.



1 FOUNDATION PLAN
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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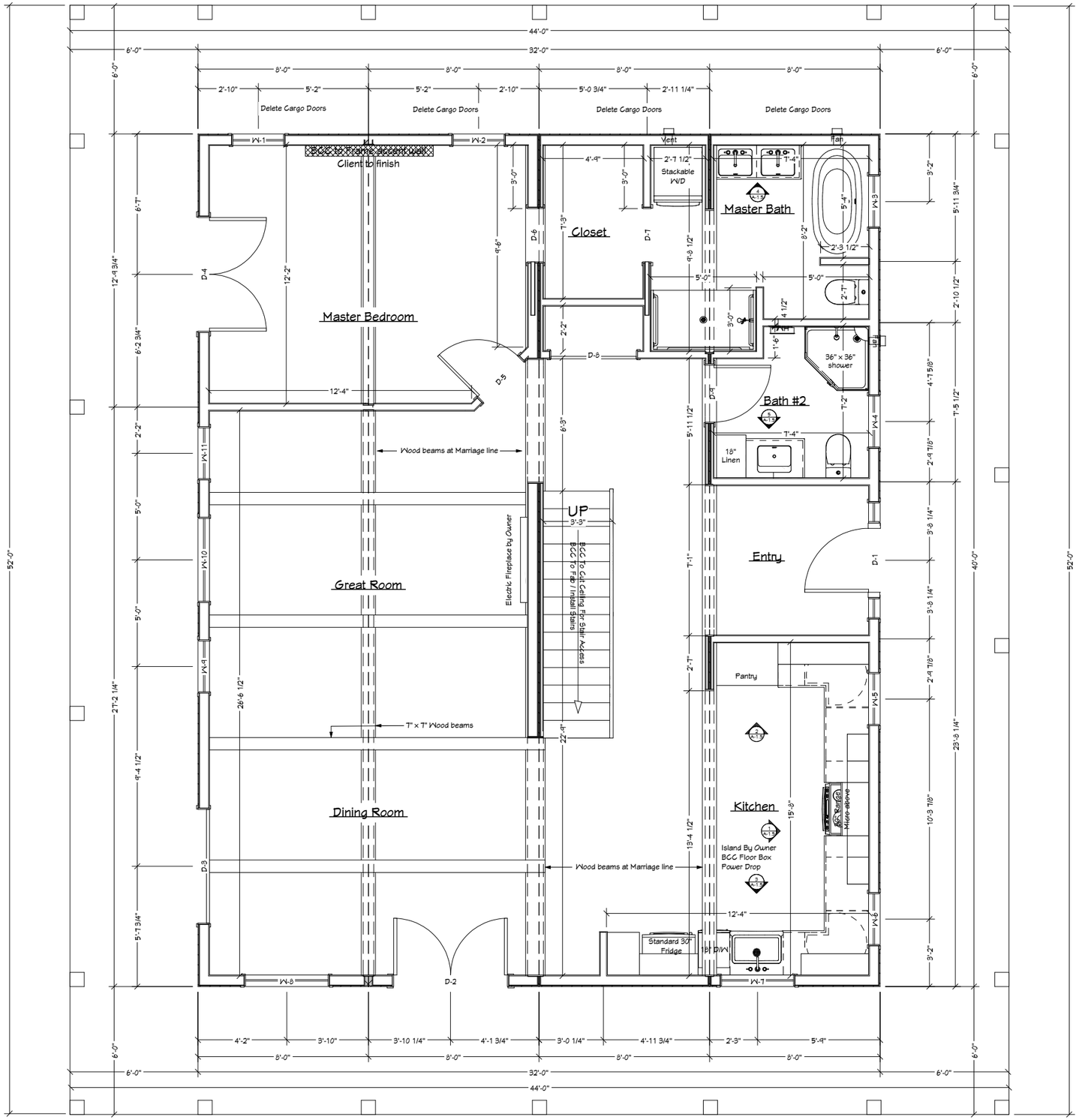
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JP

FOR CONSTRUCTION
FOUNDATION PLAN

A-1

Notes: UNIT IS NOT TO BE INSTALLED IN A FLOOD PLAIN

1. First Floor Nominal Ceiling Heights of 8'-3"
2. All Heights Measured from Finished Floor
3. All Window / Door Header Heights @ 80" U.N.O.
4. All Perimeter Walls Framed with 2x4 Studs
5. Partition Walls Framed with 2x4 or 2x6
6. Walls have Double Sole / Top Plates
7. Additional Framing Details ON Sheet A-1.3
8. Bedroom Windows to Meet Egress Requirements for Net Opening and Max Sill Elevation.
9. All Windows / Exterior Doors to have Sufficient weatherstripping.
10. Smoke / CO Detectors Per 2025 RCNYS Requirements Hardwired 120v, Battery Backup, Voice Alert, with Interconnect.



1 1ST FLOOR PLAN

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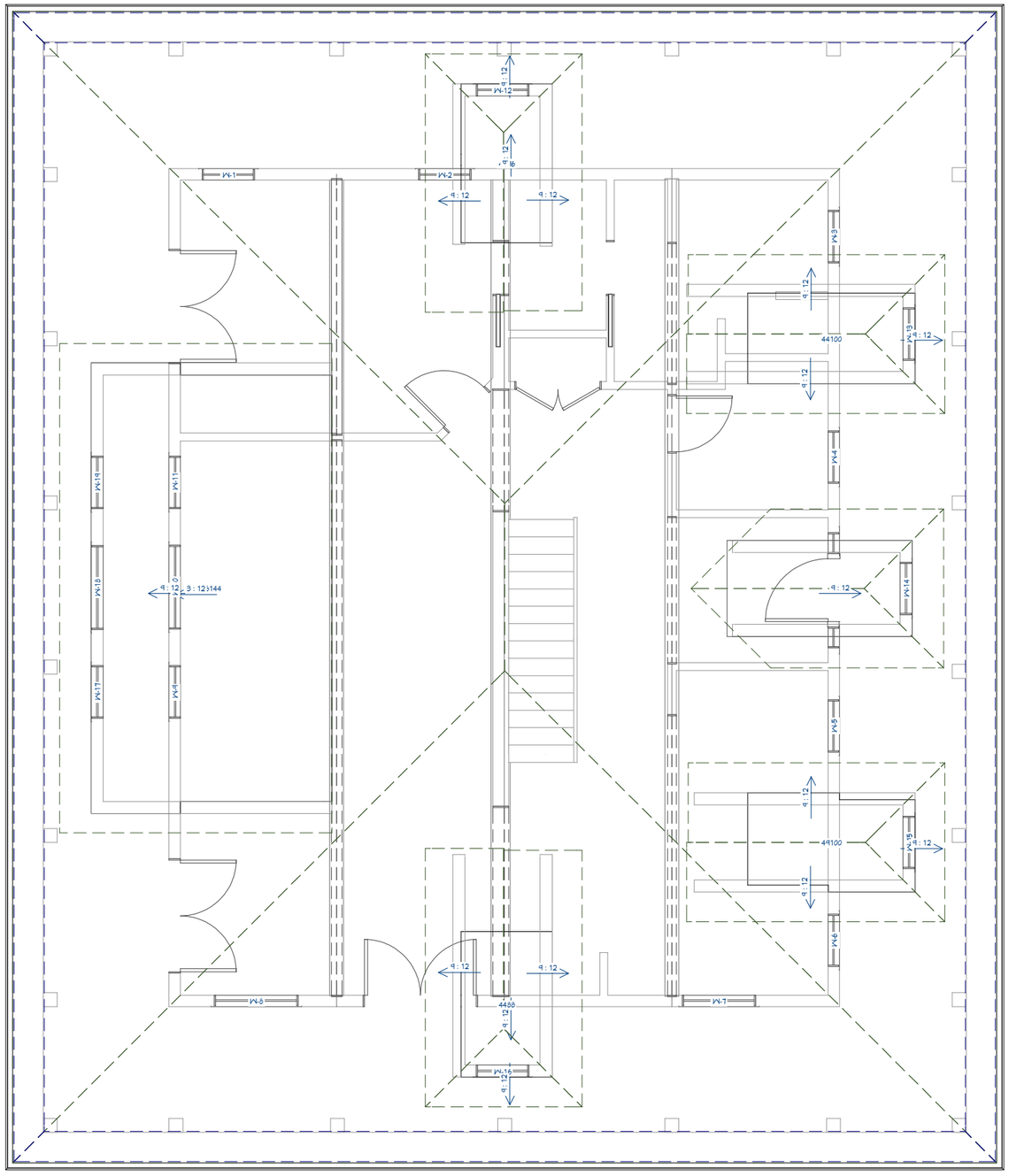
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1ST FLOOR PLAN

A-1



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1 ROOF PLAN
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Mackinac Island, Michgan 49757

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FOR CONSTRUCTION
ROOF PLAN

A-1

Window Schedule

Callout	Width	Height	T.O.F	Style	Location	Notes:	R/O Width	R/O Height	U-Factor	SHGC	P.G.R / D.P.
W-1	29.5"	34.5"	80"	Awning	Master Bedroom N Wall	n/a	2'-6"	3'-4"	0.26	0.28	FG50 DP+50/-55
W-2	29.5"	34.5"	80"	Awning	Master Bedroom N Wall	n/a	2'-6"	3'-4"	0.26	0.28	FG50 DP+50/-55
W-3	29.5"	41.5"	80"	Casement RH	Master Bath E Wall	Tempered	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-4	29.5"	41.5"	80"	Casement RH	Guest Bath E Wall	Tempered	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-5	29.5"	41.5"	80"	Casement LH	Kitchen E Wall L	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-6	29.5"	41.5"	80"	Casement RH	Kitchen E Wall R	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-7	41.5"	41.5"	80"	Casement L/R	Kitchen S Wall	Egress	3'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-8	47.5"	53.5"	80"	Casement L/R	Dining Room S Wall	Egress	4'-0"	4'-6"	0.26	0.28	FG50 DP+50/-55
W-9	29.5"	71.5"	80"	Casement RH	Living Room W Wall L	Egress	2'-6"	6'-0"	0.26	0.28	FG50 DP+50/-55
W-10	47.5"	71.5"	80"	Casement L/R	Living Room W Wall C	Egress	4'-0"	6'-0"	0.26	0.28	FG50 DP+50/-55
W-11	29.5"	71.5"	80"	Casement RH	Living Room W Wall R	Egress	2'-6"	6'-0"	0.26	0.28	FG50 DP+50/-55
W-12	29.5"	41.5"	80"	Casement LH	Loft N Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-13	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-14	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-15	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-16	29.5"	41.5"	80"	Casement LH	Loft S Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-17	29.5"	41.5"	80"	Casement RH	Loft W Wall	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-18	47.5	41.5"	80"	Picture	Loft W Wall	n/a	4'-0"	3'-6"	0.26	0.28	FG50 DP+50/-55
W-19	29.5"	41.5"	80"	Casement LH	Loft W WAll	Egress	2'-6"	3'-6"	0.26	0.28	FG50 DP+50/-55

Door Schedule

Callout	Width	Height	T.O.F	Style	Location	Notes:	R/O Width	R/O Height	U-Factor	SHGC	
D-1	67"	82.75"	80"	Hinged Exterior Door LH	Front Entry	2 Panel	5'-5 1/4"	6'-10"	n/a	n/a	
D-2	64"	80"	80"	Hinged Exterior Door	Dining Room S Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-3	64"	80"	80"	Hinged Exterior Door	Dining Room W Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-4	64"	80"	80"	Hinged Exterior Door	Master Bedroom W Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-5	2'-8"	6'-8"	80"	Hinged Door LH	Master Bedroom	1 Panel	34"	6'-10"	n/a	n/a	
D-6	2'-6"	6'-8"	80"	Pocket Door	Master Bedroom	1 Panel	32"	6'-10"	n/a	n/a	
D-7	2'-6"	6'-8"	80"	Pocket Door	Master Bath	1 Panel	32"	6'-10"	n/a	n/a	
D-8	4'-0"	6'-8"	80"	Hinged Door	Hallway	1 Panel	50"	6'-10"	n/a	n/a	
D-9	2'-8"	6'-8"	80"	Hinged Door LH	Guest Bath	1 Panel	34"	6'-10"	n/a	n/a	

1 WINDOW & DOOR SCHEDULE
DO NOT SCALE PLANS: USE LISTED DIMENSIONS

AIR LEAKAGE NOTES: THE SHIPPING CONTAINER IS A FULLY SEALED STRUCTURE BEFORE ANY MODIFICATIONS ARE PERFORMED. ALL MODIFICATIONS TO STEEL ENVELOPE ARE FULLY WELED IN AND SEALED UP. WINDOWS AND DOORS ARE SEALED PER MFG REQUIREMENTS INCLUDING THE ADDITION OF SEALANTS, POLYURETHANE SPRAY FOAM.
OVERALL STRUCTURE TO BE SEALED UP AT THE MARRIAGE LINE AREAS FOR ENERGY SEALING AND WEATHERPROOFING UTILIZING A COMBINATION OF POLYURETHANE SEALANT AND SPRAY FOAM SEALANTS BEHIND TRIM COMPONENTS. ONCE STRUCTURE IS ASSEMBLED ON-SITE. BLOWER DOOR TESTING SHALL BE PERFORMED PER 2025 ECCCNYS SECTION R402.5.1.2.



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ALL DIMENSIONS SUBJECT TO A TOLERANCE OF +/- 1" DUE TO SHIPPING CONTAINER MFG VARIATIONS

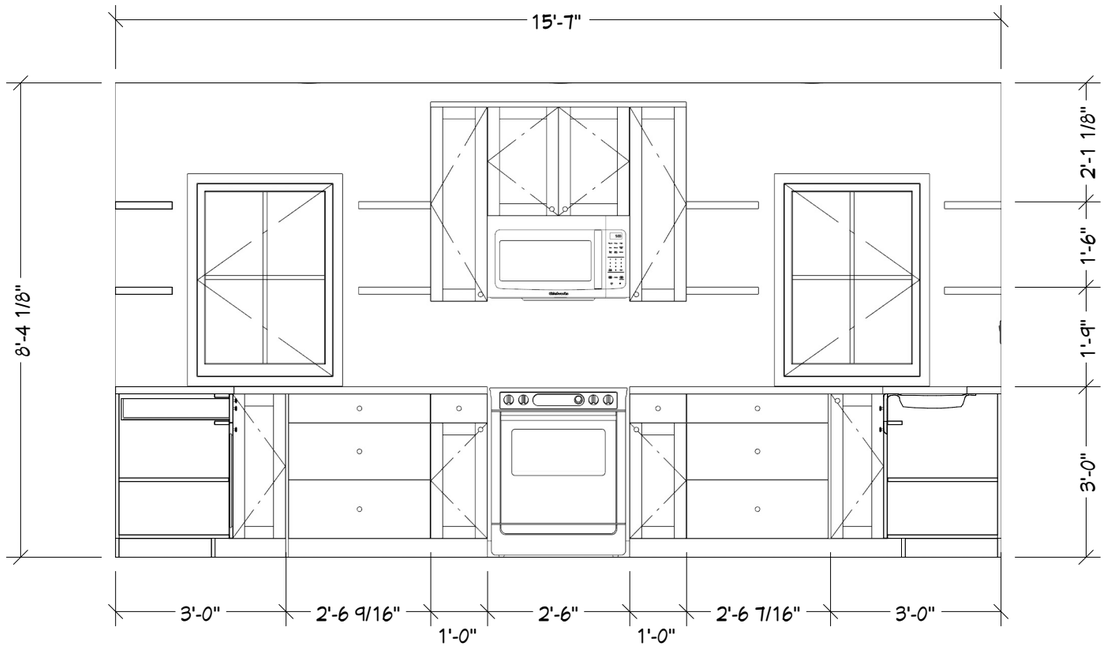
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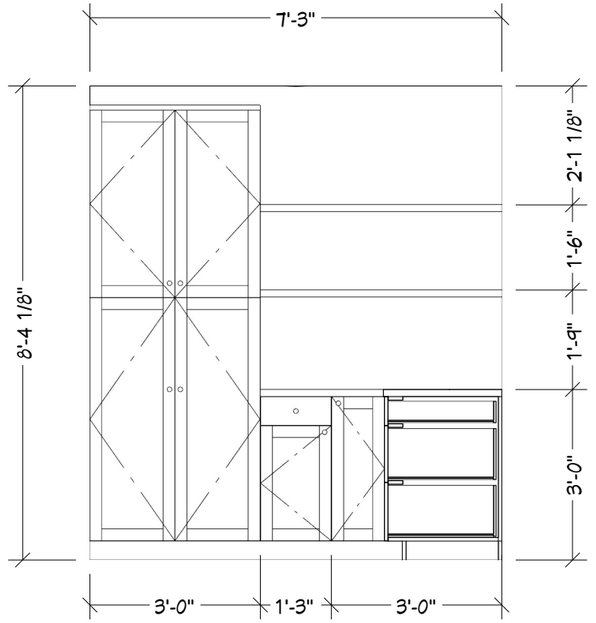
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FOR CONSTRUCTION
WDW / DR SCHEDULE

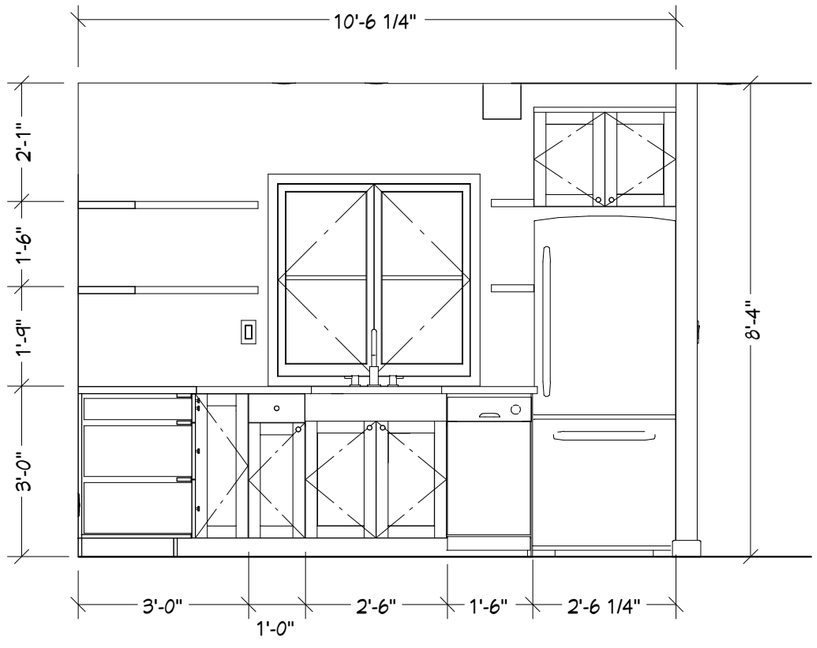
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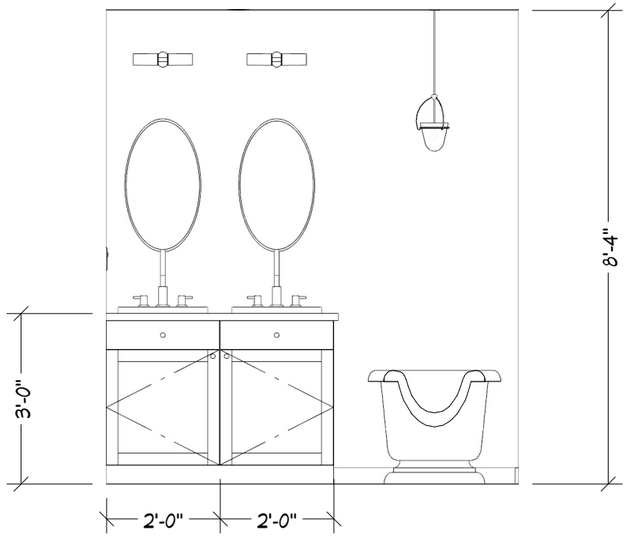
1 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



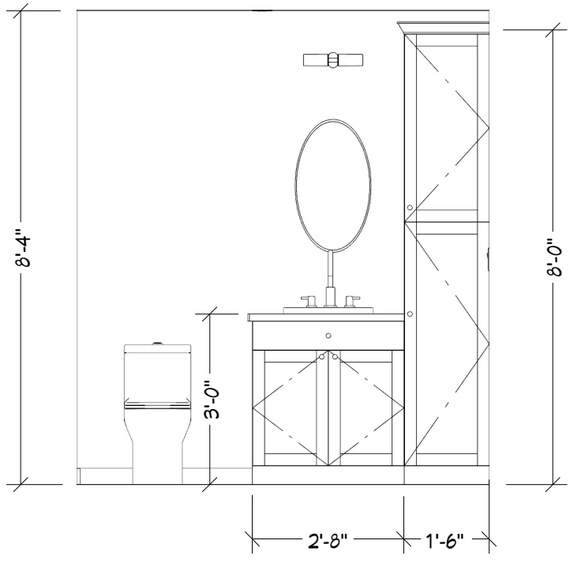
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DO NOT SCALE PLANS: USE LISTED DIMENSIONS



3 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



4 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



5 CABINET ELEVATION
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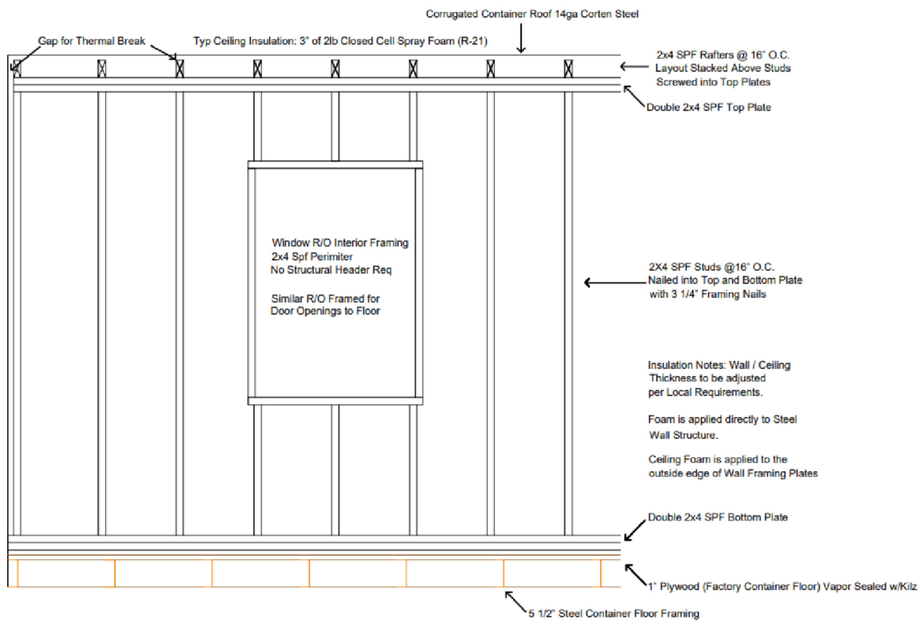
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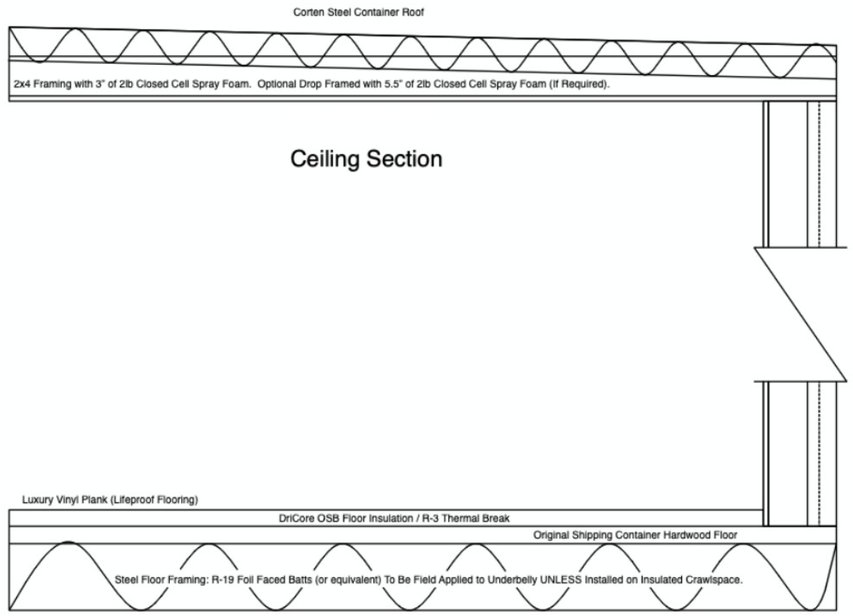
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FOR CONSTRUCTION
CABINET ELEVATIONS

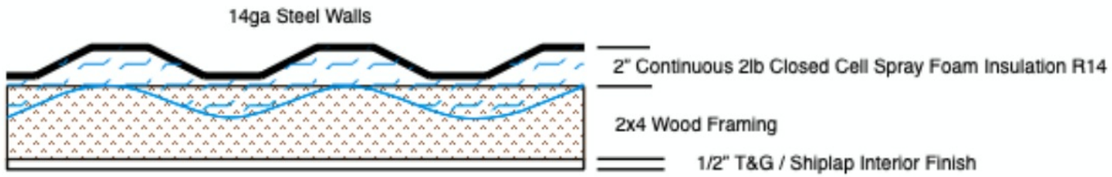
A-1



1 TYPICAL FRAMING DETAIL
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 TYPICAL CEILING / FLOOR DETAIL
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



3 TYPICAL WALL DETAIL
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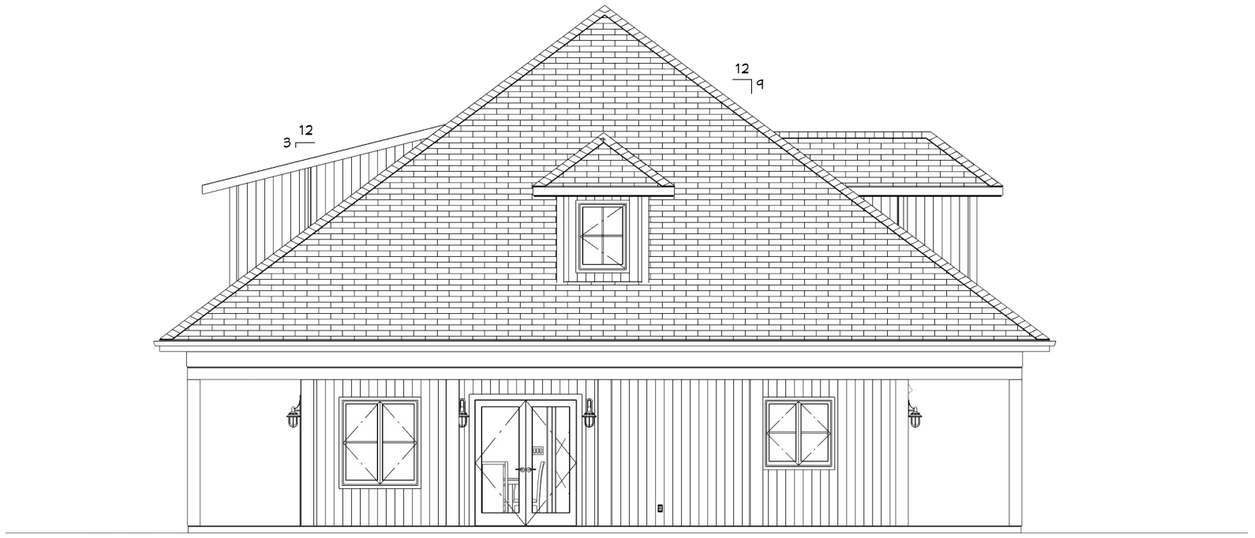
FOR CONSTRUCTION
SECTION / DETAILS

A-1

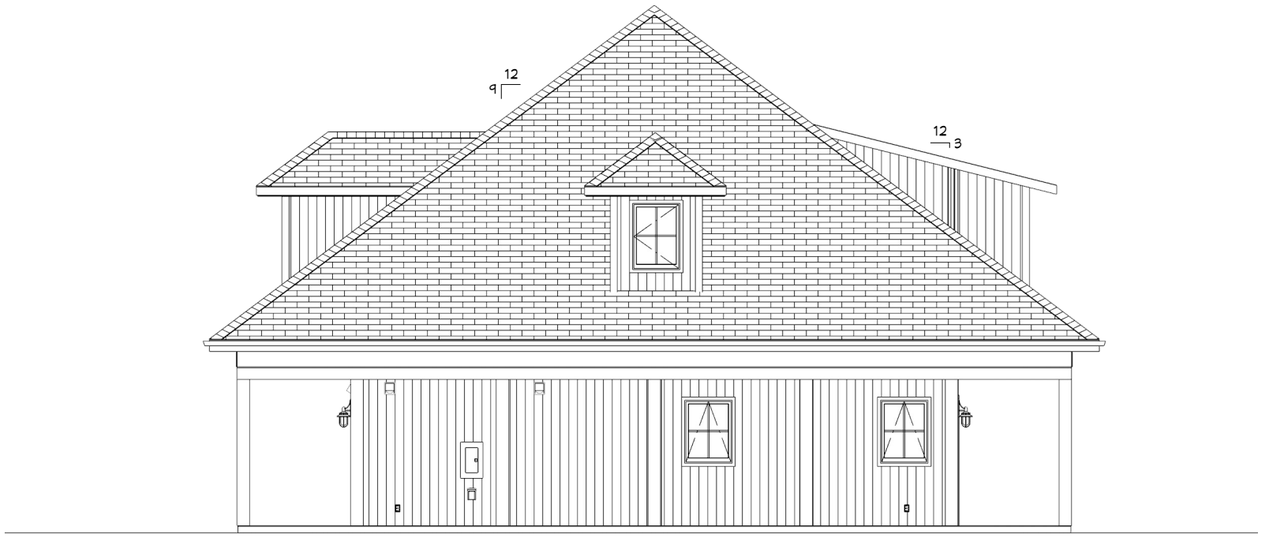


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1 NORTH ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 SOUTH ELEVATION
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FOR CONSTRUCTION
EXTERIOR ELEVATION

A-2

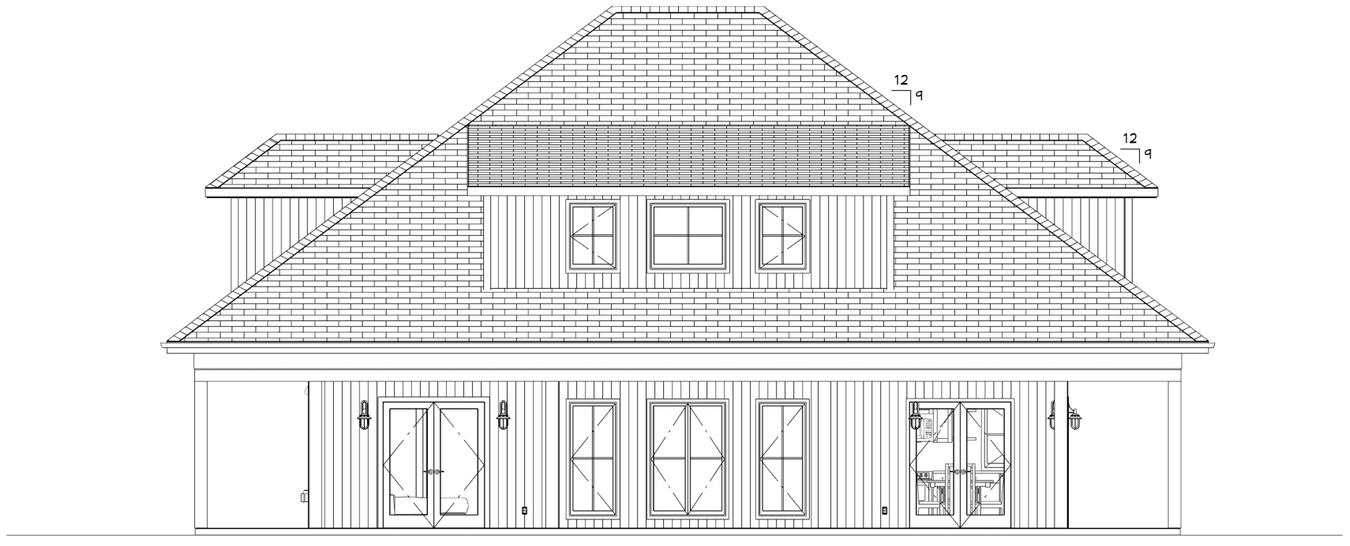


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1 EAST ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 WEST ELEVATION
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FOR CONSTRUCTION
EXTERIOR ELEVATION

A-2

Breaker / Outlet Notes: S / P (Single Pole Breaker) T / B (Thin Breaker) T.P. (Tamper Proof Outlet) W.P. (Weather Proof Outlet)

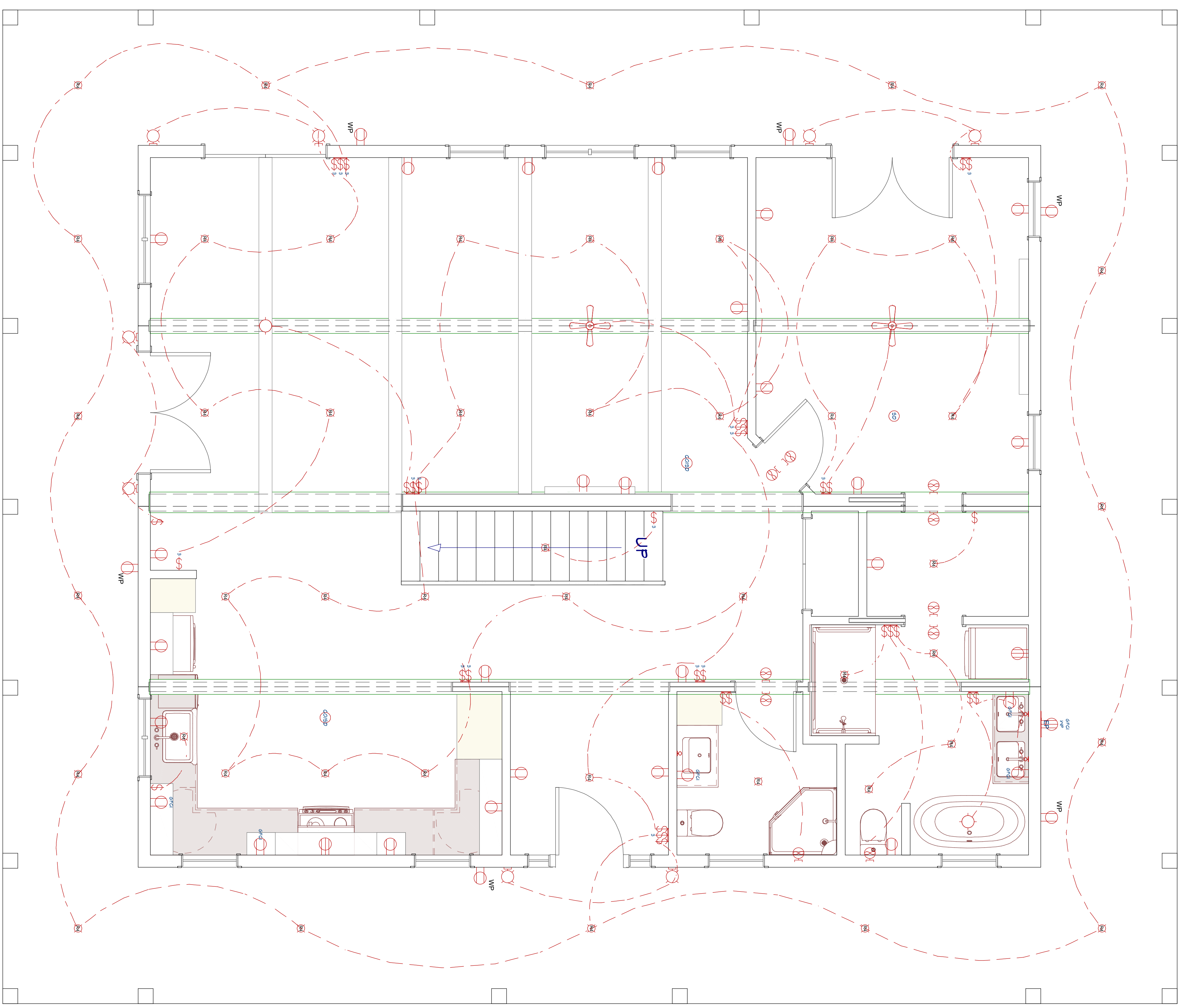
Generator inlet to Feed Panel: 50 Amp Box Under Main Panel 50 Amp breaker Panel Spot 2-4. Power interlock SHALL be attached by BCC and SHALL not be removed

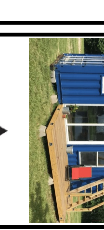
Notes:
Site Electrician SHALL Ground all containers according to the following 2023 NEC NFPA-70 Requirements.
Site Electrician SHALL install in use Covers at External Outlets per 2023 NEC NFPA-70 Requirements. BCC is unable to install prior to shipment and has Standard Covers Installed.

Site Electrician SHALL install ALL Grounding Requirements Listed Below and in accordance with the Requirements per 2023 NEC NFPA-70
Ground the Panel with a solid Bare #6 Cu. wire, Run the #6 ground to a 1/2" x 8' Cu. ground rod driven in the ground below the panel.
Install #6 Bare Solid Ground to Lugs on 2 opposite corners of the Container to 1/2" x 8' Ground Rod.
Run a second #6 ground to a ground lug bolted to the steel structure of the container below or on either side below the panel
Run a 3rd Ground to be buried 18" below grade for 20' around perimeter of the container. All of these grounds will tie back to the Ground bus on the panel.

Licensed Electrical Contractor doing the install, SHALL Supply a Service Load Calculation along with the drawing when they submit the permit application.
For Connecting to NEW SERVICE installed from the utility supplier: The bonding screw will need to be installed on the neutral bar in panel.
For Connecting Power fed from an EXISTING PANEL / POWER SOURCE: Do not install the factory bonding screw supplied with the panel.
Wire the sub feeder grounding wire to the ground bus.

1 ELECTRICAL PLAN
DO NOT SCALE PLANS: USE LISTED DIMENSIONS





Section X, Itemb.

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FOR CONSTRUCTION
ELECTRICAL PLAN

E-1



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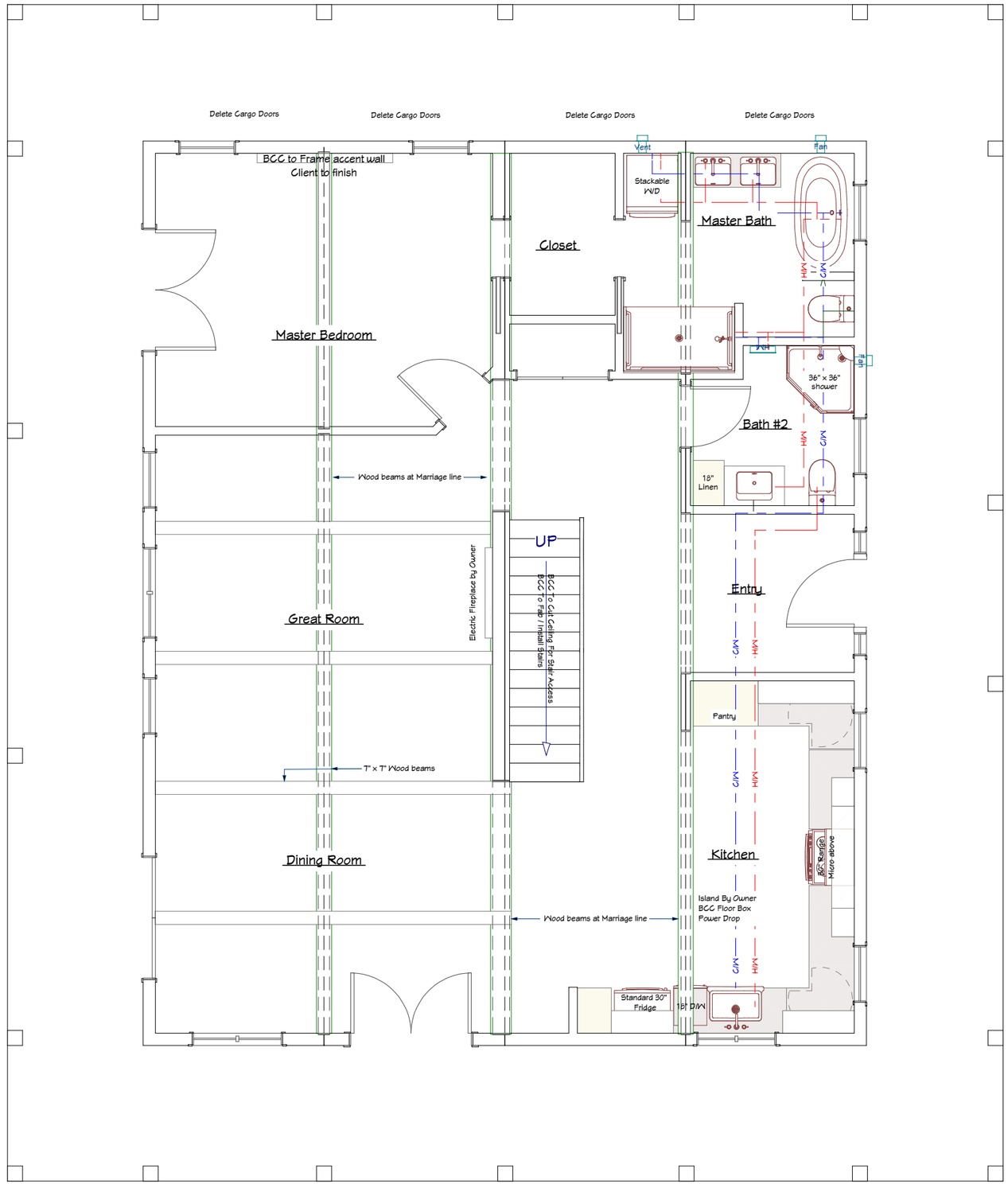
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FOR CONSTRUCTION
PLUMBING PLAN

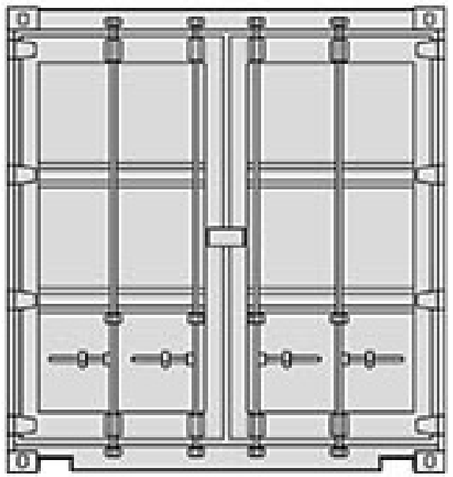
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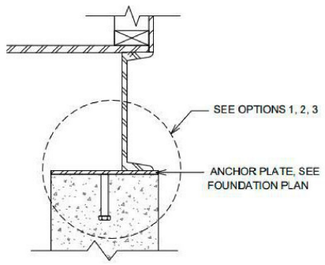
1 PLUMBING PLAN
DO NOT SCALE PLANS: USE LISTED DIMENSIONS

PLUMBING NOTES:

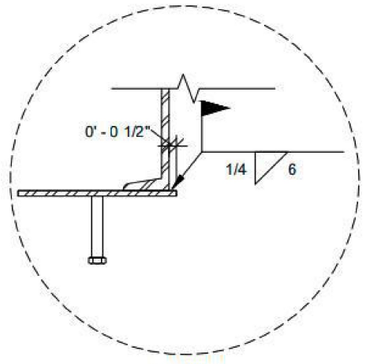
1. SUPPLY LINES (U.N.O.) ARE 3/4" PEX WITH BRASS OR STAINLESS STEEL FITTINGS.
2. LEAD CONTENT LESS THAN 8%.
3. ALL FIXTURES HAVE TYPICAL 1/4 TURN SHUTOFF VALVES WHERE APPLICABLE (TOILETS, SINKS, LAUNDRY ETC.)
4. SYSTEM IS TESTED AT 50 PSI FOR NORMAL DESIGN CONDITIONS.
5. SUPPLY AND WASTE PIPING SUPPORTS THROUGH FRAMING @ 16" O.C. TYP.
6. SHOWER AND SINKS TO HAVE ANTI-SCALD PROTECTION.
7. QUICK CLOSING VALVES TO HAVE HAMMER ARRESTORS (CLOTHS WASHER).
8. WASTE LINES SYSTEM AND STUB OUT'S ARE PVC, SOLVENT WELDED AND TESTED UNDER PRESSURE @ 5 PSI. TYPICAL NOMINAL DIAMETERS: 2" FOR LAVATORY CONNECTIONS, 2" FOR LAUNDRY CONNECTIONS, 2" FOR SHOWER CONNECTIONS, 3" FOR TOILET CONNECTIONS.
9. BCC SCOPE DOES NOT MAKE A UNIFIED DRAIN CONNECTION OUTSIDE OF CONTAINER STRUCTURE DUE TO SHIPPING LIMITATIONS / IS OUTSIDE OF BCC SCOPE OF WORK. SHOWER P-TRAP TO BE ADDED INTO SYSTEM ONSITE ONCE STRUCTURE IS PLACED ON FOUNDATION. ALL DRAINS SHALL HAVE FINAL TIE-IN CONNECTIONS TO A 4" DRAIN RUN (WITH CLEANOUT) TERMINATING TO SANITARY WASTE SYSTEM (SITE BUILT BY LICENSED PLUMBER IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND CODES / PERMITS NECESSARY AS DEEMED BY THE LOCAL AUTHORITIES HAVING JURISDICTION). EXTERIOR VENTING STACK IS TYPICALLY REQUIRED IN ACCORDANCE WITH MOST LOCAL APPLICABLE CODES AS BCC DOES NOT USE VENTS THROUGH THE ROOF TO VENT A TOILET OR SHOWER SYSTEM.
10. AAV VENTS (2018 P3114) UTILIZED WITHIN THE INTERIOR PLUMBING BRANCH SYSTEM FOR SINKS AND WASHER DRAIN. TYPICAL PLUMBING EXITS LOCATED AT UNDERSIDE OF STRUCTURE (DIRECTLY STUBBED THOUGHT THE FLOOR). AT SPECIAL REQUEST, PLUMBING EXITS CAN BE VIA SIDE EXIT AT BOTTOM RAIL OF CONTAINER STRUCTURE.



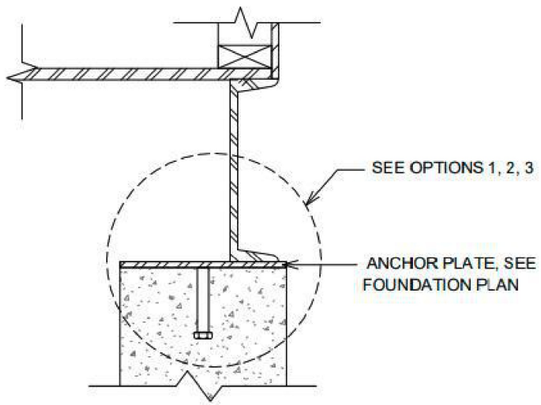
1 **DOOR WELDING**
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



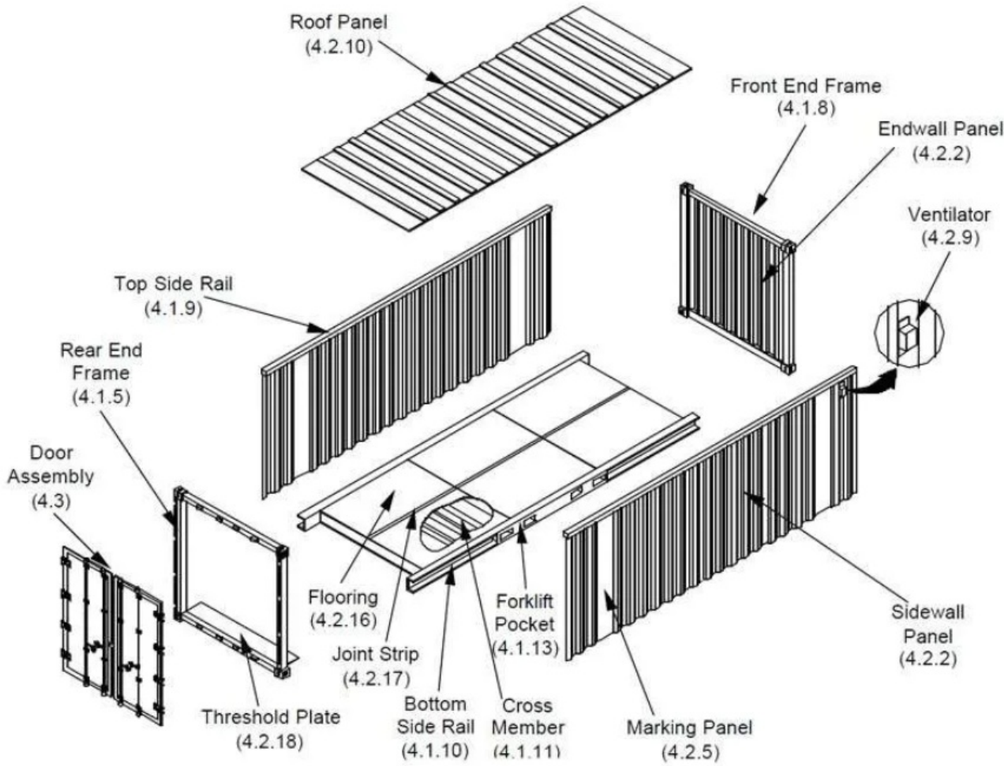
FOUNDATION - WELDED
1 1/2" = 1'-0"



OPTION 1



2 **CONTAINER WELD TO FOUNDATION**
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



3 **ISO CONTAINER STRUCTURE (FOR GENERAL REFERENCE)**
DO NOT SCALE PLANS: USE LISTED DIMENSIONS

GENERAL NOTES: ISO CONTAINER SOURCED FOR PROJECT IS 3RD PARTY MANUFACTURED AND DEEMED 1 TRIP, SAFE, PRIOR USE.
ISO CONTAINER SPECS AND STRUCTURAL ANALYSIS CAN BE FOUND IN DOCUMENTS ISO 1496-1 AND 49 CFR173.411(b)(6)(iii)

SEE PAGE S1.0 FOUNDATION PLAN FOR CONTAINER CONNECTION DETAILS
ALL FABRICATION / WELDING COMPLETED AT BCC FACTORY. SEE PAGES S-5.0-5.3 FOR TYPICAL WELDING DETAILS, HSS POST, HEADERS ETC. SITE WORK (IF REQUIRED) TO SECURE STRUCTURE TO FOUNDATION TO BE PERFORMED BY A QUALIFIED WELDER.



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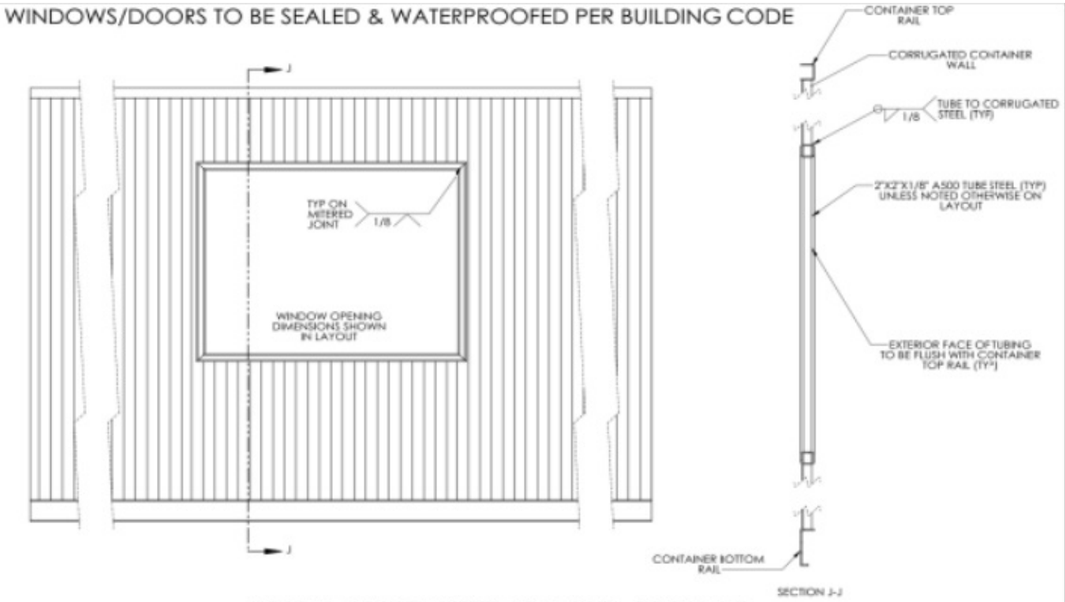
DATE:
9/23/2026

Drawn By:
JP

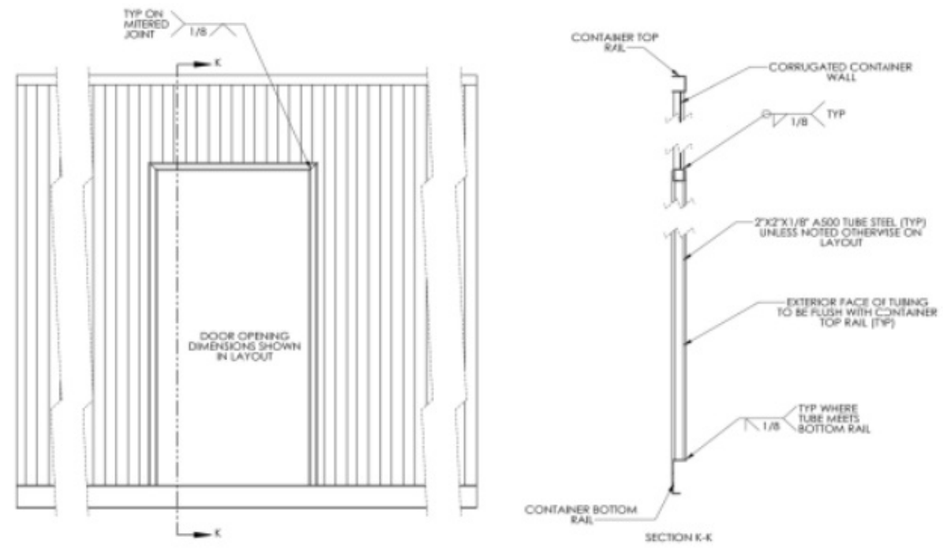
FOR CONSTRUCTION
STRUCTURAL DETAILS

S-1

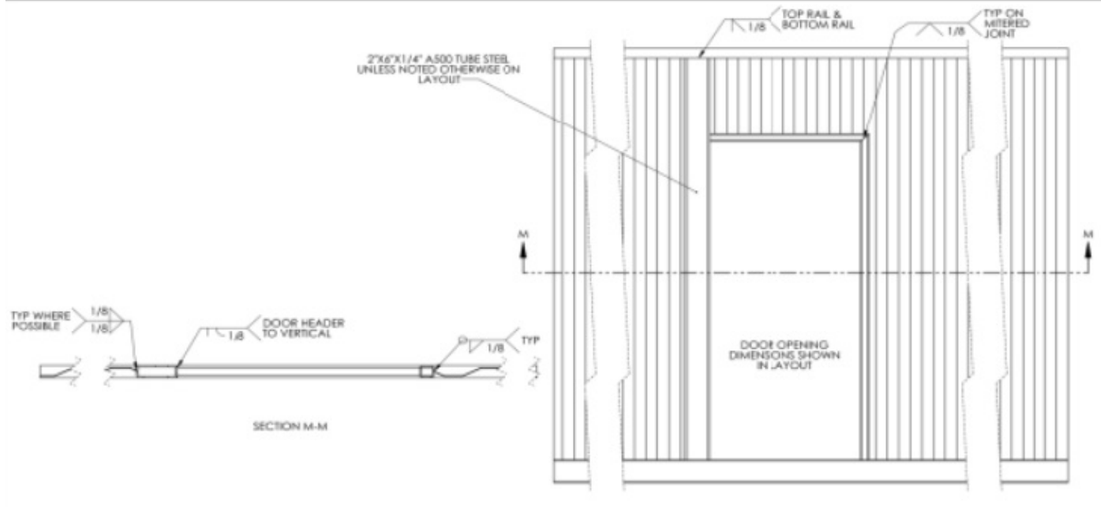
ALL WINDOWS/DOORS TO BE SEALED & WATERPROOFED PER BUILDING CODE



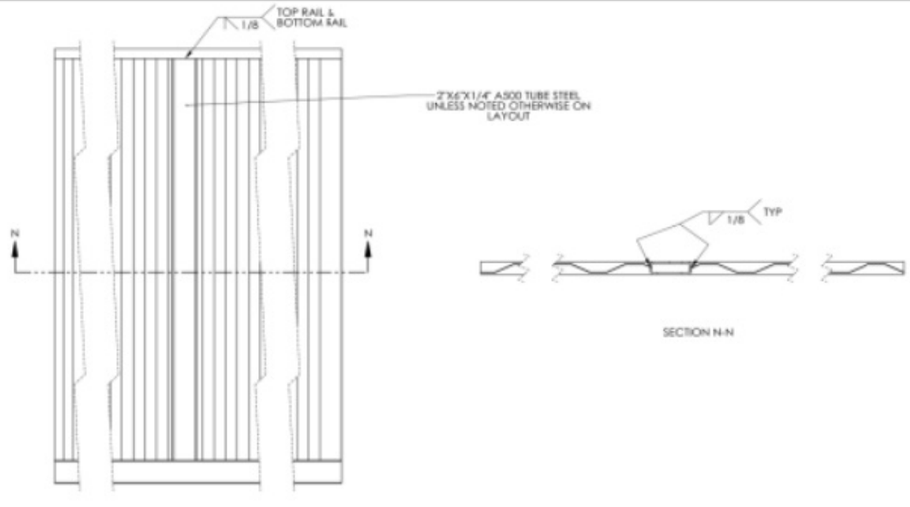
① TYPICAL WINDOW STEEL FRAMING - SIDEWALLS
NOT TO SCALE



② TYPICAL DOORWAY STEEL FRAMING - SIDEWALLS
NOT TO SCALE



③ DOORWAY STEEL FRAMING IN LOAD PATH - SIDEWALLS
NOT TO SCALE



④ VERTICAL LOAD SUPPORT STEEL FRAMING - SIDEWALLS
NOT TO SCALE



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NOTICE: EVERY EFFORT IS MADE TO PRODUCE QUALITY PLANS. WHEN THESE PLANS ARE REFERENCED FOR THE PURPOSE OF BUILDING, OWNER AND OR BUILDER ASSUMES FULL AND SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS, ACQUIRE NECESSARY ENGINEERING, COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES, ADHERE TO PERMIT REQUIREMENTS AND TO INFORM BACKCOUNTRY CONTAINERS OF ANY MODIFICATIONS TO THE PLANS AS NEEDED.

PLAN NOTES: DO NOT SCALE PLANS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS SUBJECT TO A TOLERANCE OF +/- 1" DUE TO SHIPPING CONTAINER MFG VARIATIONS

CLIENT / PROJECT INFO:
Lesile & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michgan 49757

DATE:
9/23/2026

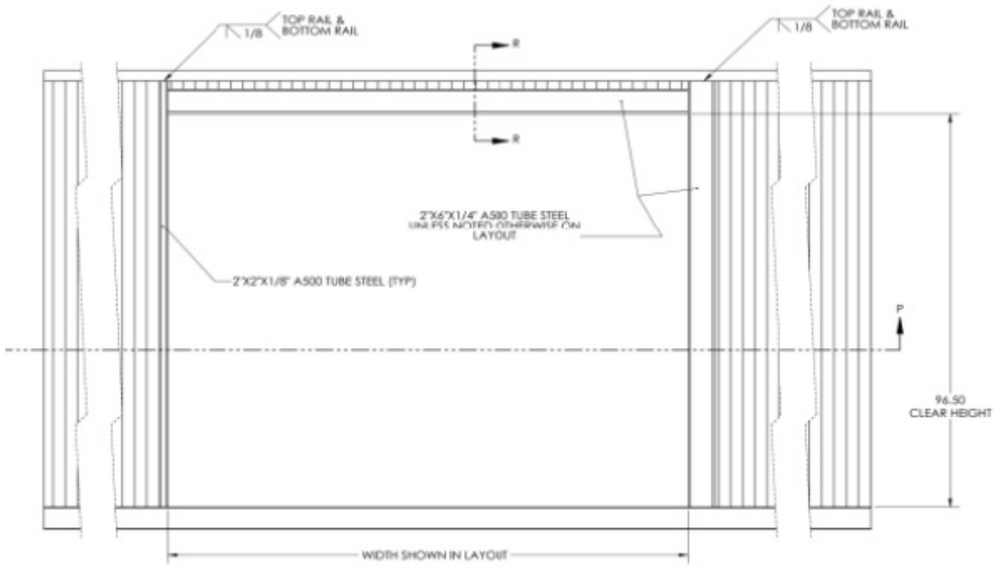
Drawn By:
JP

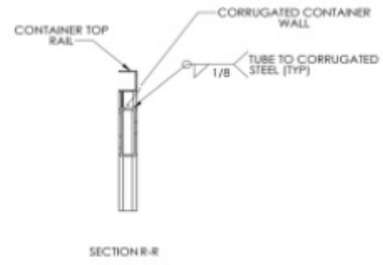
FOR CONSTRUCTION
TYP. STEEL DETAILS

S-2



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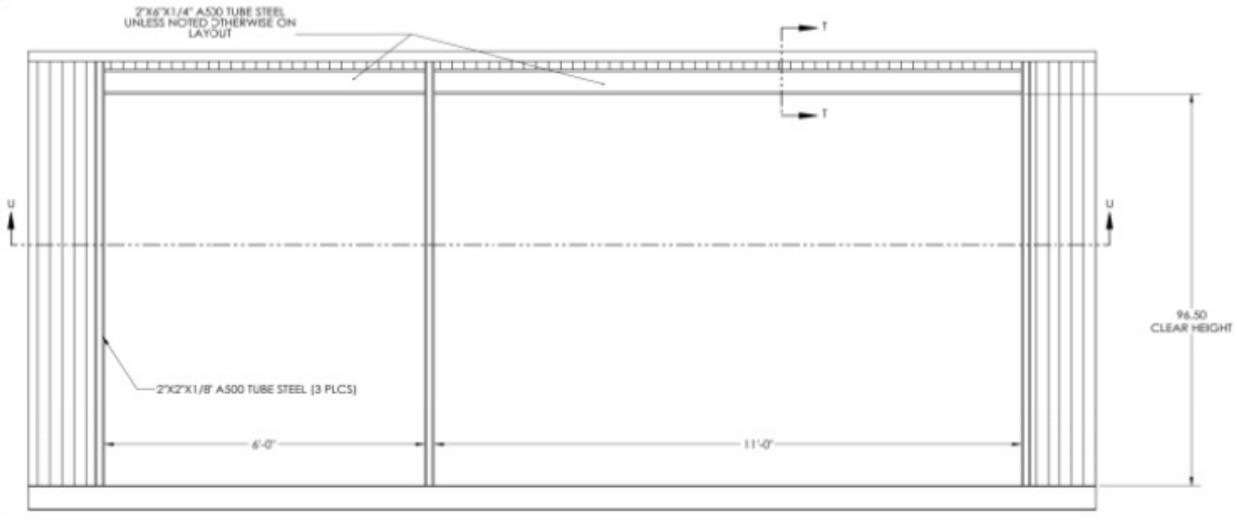
SECTION R-R

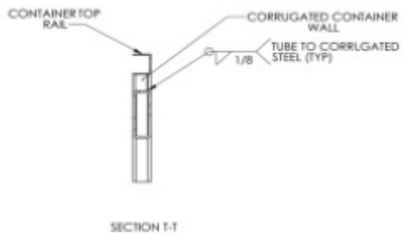


SECTION P-P

⑤ LARGE CUTOUT STEEL FRAMING : LOCATIONS (A) (B) (C) (D)

NOT TO SCALE





SECTION T-T



SECTION U-U

⑥ LARGE CUTOUT STEEL FRAMING - MULTI-POST: LOCATION (E)

NOTICE: EVERY EFFORT IS MADE TO PRODUCE QUALITY PLANS. WHEN THESE PLANS ARE REFERENCED FOR THE PURPOSE OF BUILDING, OWNER AND OR BUILDER ASSUMES FULL AND SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS, ACQUIRE NECESSARY ENGINEERING, COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES, ADHERE TO PERMIT REQUIREMENTS AND TO INFORM BACKCOUNTRY CONTAINERS OF ANY MODIFICATIONS TO THE PLANS AS NEEDED.

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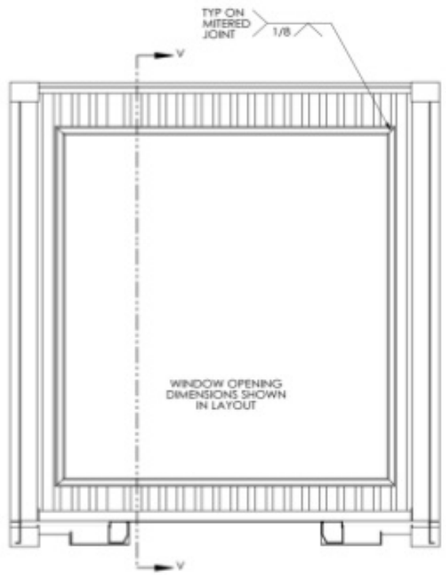
CLIENT / PROJECT INFO:
Lesile & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michigan 49757

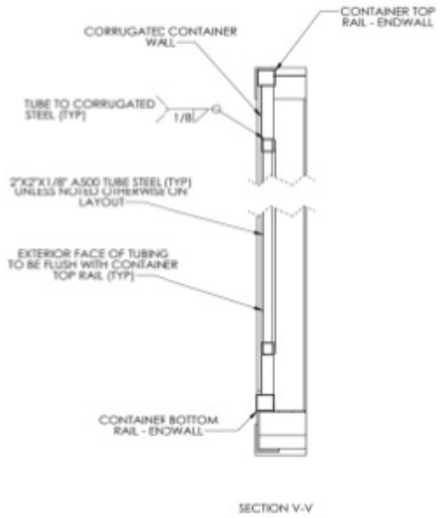
DATE:
9/23/2026

Drawn By:
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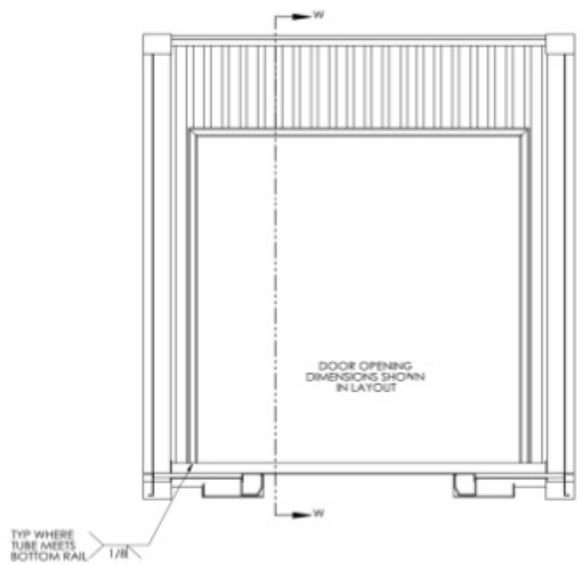
FOR CONSTRUCTION
TYP. STEEL DETAILS

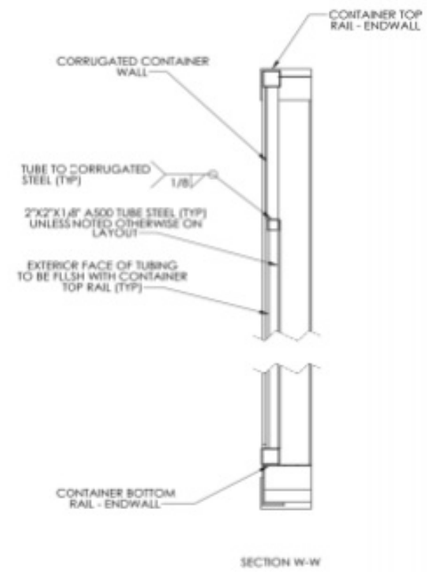
S-2



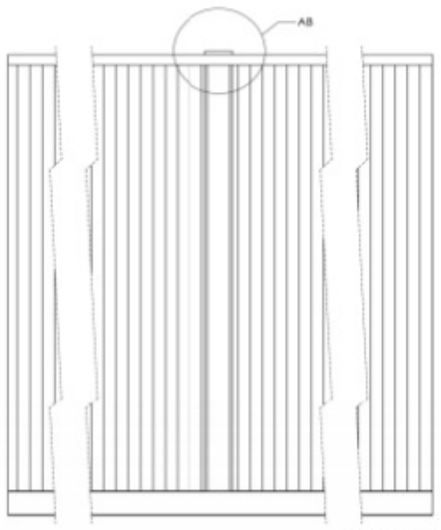


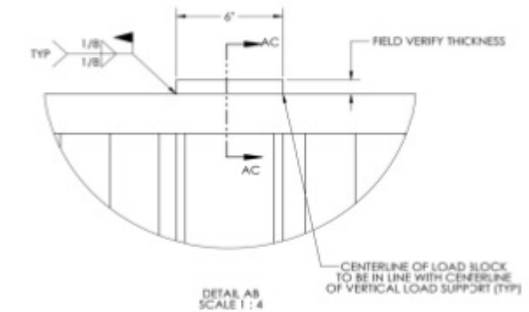
⑦ TYPICAL WINDOW STEEL FRAMING - ENDWALL
NOT TO SCALE

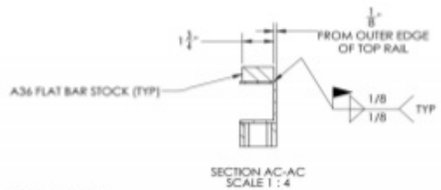




⑧ TYPICAL PATIO DOORWAY STEEL FRAMING - ENDWALL
NOT TO SCALE







⑨ LOAD BLOCK SPACER DETAIL
NOT TO SCALE

PROPRIETARY AND CONFIDENTIAL



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CLIENT / PROJECT INFO:
Lesile & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michgan 49757

DATE:
9/23/2026

Drawn By:
JP

FOR CONSTRUCTION
TYP. STEEL DETAILS

S-2

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Stu
2025-AGL-1444

Issued Date: 02/21/2025

Michael Nachazel
Wade Trim
4241 Old Us 27 S
Suite 1
Gaylord, MI 49734

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	House House GSU6896-01G
Location:	Mackinac Island, MI
Latitude:	45-51-46.79N NAD 83
Longitude:	84-38-56.05W
Heights:	612 feet site elevation (SE)
	31 feet above ground level (AGL)
	643 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 08/21/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies th

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

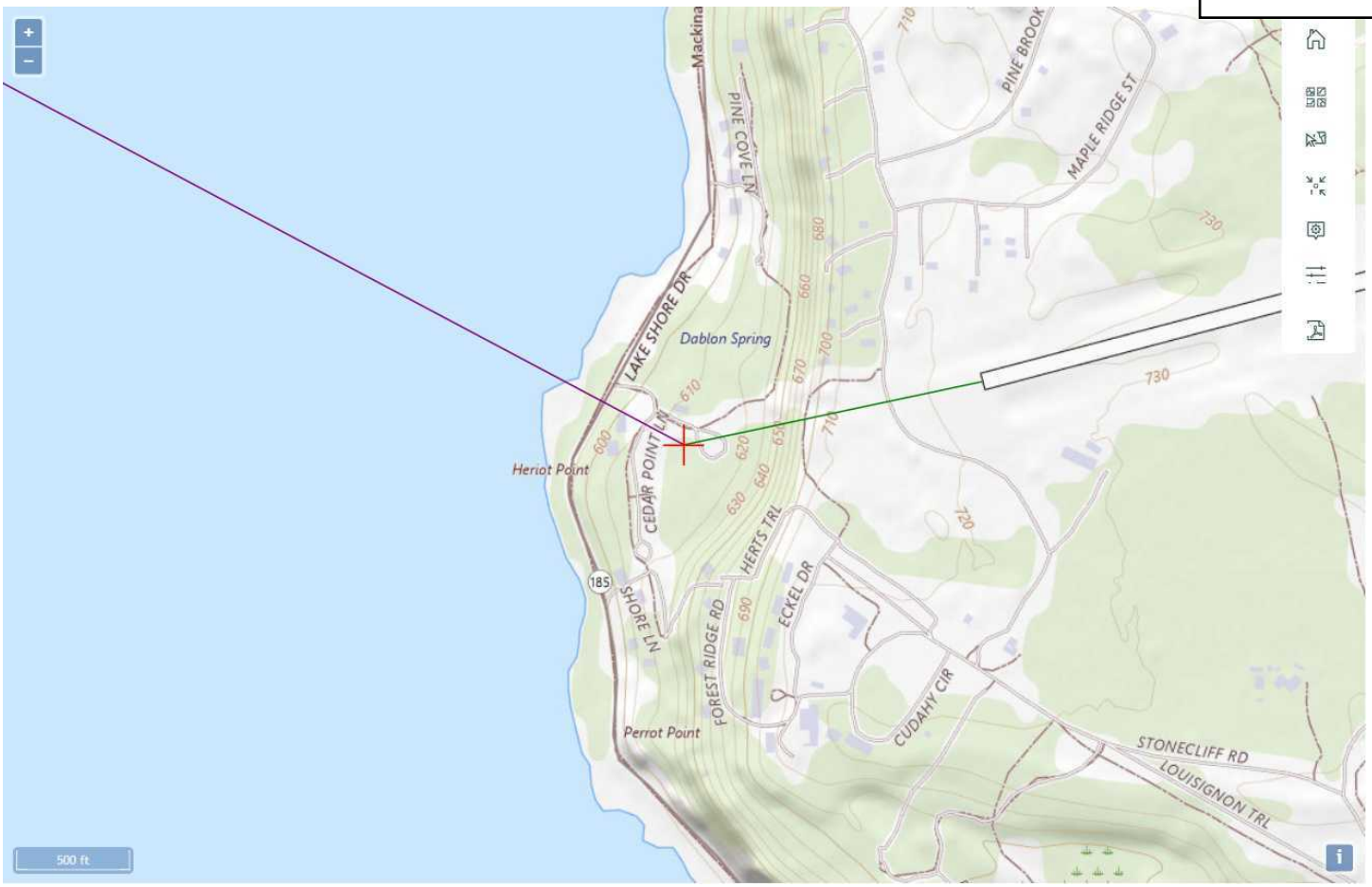
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AGL-1444-OE.

Signature Control No: 645896872-648197108 (DNE)
Natalie Schmalbeck
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2025-AGL-1444-OE



Backcountry Containers, LLC
1409 North River Street
Spooner, WI 54801
backcountrycontainers.com

RE: Information for Leslie and Vincent Warczak Modular Home Project

Owner:

Owner: Leslie and Vincent Warczak
Project Site Address: 3933 Pine Cove Ln, Mackinac Island, MI 49757
Contact Name: Leslie and Vincent Warczak

- **Email:** lshaw712@hotmail.com
- **Cell:** 414-399-7520

Modular Home Manufacturer:

Company: Backcountry Containers, LLC
Address: 1409 N River Street, Spooner, WI 54801
Website: www.backcountrycontainers.com
Contact Name: Brant Flowers

- **Email:** bflowers@backcountrycontainers.com
- **Office:** 888-508-6556
- **Cell:** 713-962-4165

Owners:

- Brant Flowers
- Jon Meier
- George Flowers

EIN #: 88-3867574
Entity Type: Wisconsin Limited Liability Company

Third Party Design Review / Inspector:

Company: Twining Consulting Inc. dba RADCO
Address: 18071 Mt. Washington St, Unit A, Fountain Valley, CA 92708
Website: www.twiningconsulting.com
Contact Name: Jacob Jones

- **Email:** jjones@radcoinc.com
- **Office:** 562-512-9861

Michigan Licensed Engineer:

Company: Blazer Engineering
Address: 1309 W. South Jordan Pkwy, Suite 200, #6, South Jordan, UT 84095
Website: www.blazerengineering.com
Engineer Name: Thomas Layne Draper

- **Michigan Professional Engineer License Number:** 6201311735
- **License Expiration Date:** 10/20/2026
- **Email:** tdraper@blazerengineering.com
- **Office:** 801-448-3615