CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

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

---

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 11, 2026

V. Adoption of Agenda

VI. Correspondence

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

c. Required Architectural Review Cost Discussion

VIII. Committee Reports

IX. Old Business

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

X. New Business

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, August 11, 2026 at 4:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

---

I. Call to Order

Acting Chair Dufina called the meeting to order at 4:02 PM.

II. Roll Call

PRESENT
Trish Martin
Jim Pettit
Mary McCourt Dufina
Brian Bailey

ABSENT
Michael Straus
Lee Finkel
Chuck Pereny

Staff: David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. July 14, 2026

Motion to approve as written.

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

V. Adoption of Agenda

Motion to approve as presented.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

White summarized the August 11, 2026, HDC meeting.

b. DPW Update

There was no DPW update due to internet connection issues.

VIII. Committee Reports

None.

IX. Old Business

a. C26-013-025(H) Ryba Properties Deck on Flat Roof

Lipovsky stated he found a print from 1988 which shows how the deck was built. Lipovksy recommended setting a limit of people to be out at one time. 25 was recommended. Structurally, Lipovsky has no concerns. Motion to approve contingent on a maximum load of 25 people and Lipovsky's final building permit approval.

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

X. New Business

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

Daniel Lumbrezer introduced himself. He asked for any input from the Planning Commission. Pettit asked about a variance being needed. Lipovsky stated based on the septic question and the property questions, it should be tabled until Evashevski has a chance to comment on it. Lumbrezer stated he wasn't sure the variance would be needed and back in 2011 it was thought to be buildable. Lumbrezer wasn't aware that a septic was going to be a topic. He believed he was going to be required to connect to the City sewer. The nearest sewer point is further than 200' but still may be an option. Martin clarified it was the old cutting garden. Pettit asked about his timeframe. Lumbrezer stated they had no timeframe but didn't expect to break ground this winter. The home will be stick built or panelized walls for construction. No HOA approval is required. Martin asked him to straighten out the map. Bailey asked if it was a walkout basement. Lumbrezer stated no, there will be no basement. Motion to table until HDC has approved, perc test done and clarity from Evashevski about the lot buildability.

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

b. R326-007-036 Hoban Hill Storage Shed

Roy Shryock stated they would like to build a 20x12 storage shed for pumps, generators and lawn equipment. The shed will be stick built. There will be no electric service. Dufina asked about freight hauling and trash. Shryock stated they will have a 2-footer for trash. It should only take about 3 days. Drays will bring up the materials. Grading will be done by hand by Aaron Winberg as soon as he can. Motion to approve.

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

XI. Public Comment

None.

XII. Adjournment

With no further business the meeting was adjourned at 4:23 PM.

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

_____ _____

Mary McCourt Dufina, Acting Chair Katie Pereny, Secretary

RECEIVED
AUG 10 2026

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

5 August 2026

INVOICE

David Lipovski, Zoning Administrator
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: MACKINAC ISLAND PLANNING COMMISSION
Architectural Review Consultation

For architectural services July 2026

TIME:

Neelis Residence AR	= 3.0	
	3.0 hours @ $ 130.00	= $ 390.00
EXPENSES:		= -0-
Total Amount Due:		$ 390.00

Thank you.

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

Due 15 days from invoice date; 1.5% per month charge on overdue accounts.

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
____ Appeal of Planning Commission
____ Ordinance Amendment/Rezoning
____ Ordinance Interpretation
____ Other ____

Revised October 2023

C. If Vacant:

Previous Use: Vacant land

Proposed Use: Single-family dwelling

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.

SIGNATURES

Signature | Signature

Daniel Lumbrezer | Sophia Afridi

Please Print Name | 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.

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.	☐	☐
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:

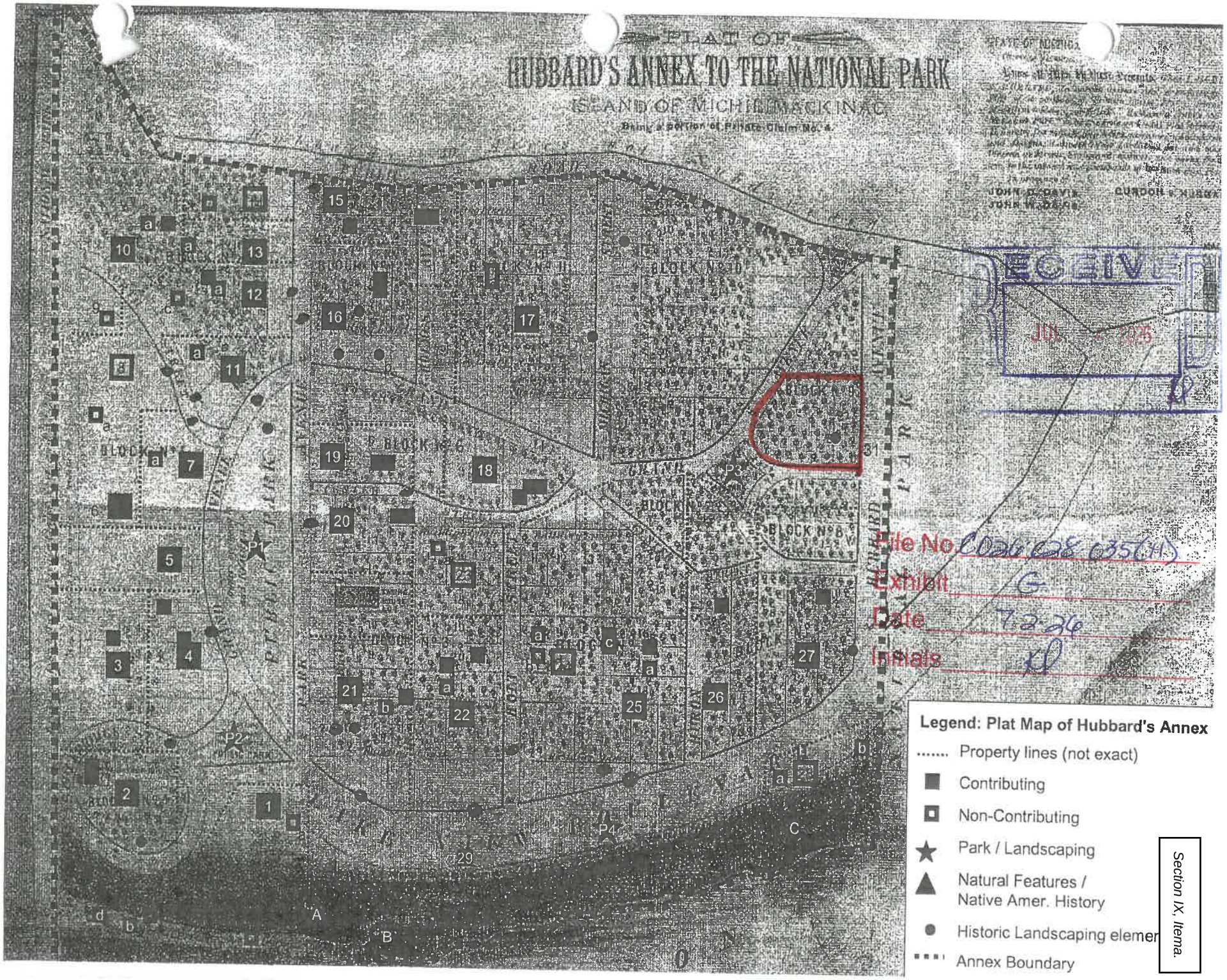
- Establish a graded entrance at the southwest border of Lot 1 to intersect Grand Ave.
- Construct a 3310 square foot, 2-story wood-framed cottage sited according to accompanying site plan (enclosure, page #)

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.



Section IX, Ttema.

MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

RECEIVED
JUL - 2 2026
KP

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

RECEIVED
JUL - 2

RECEIVED
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

TRIM

540 Series Trim - Brushed Smooth

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

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

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

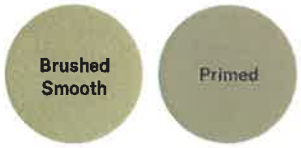
- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

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

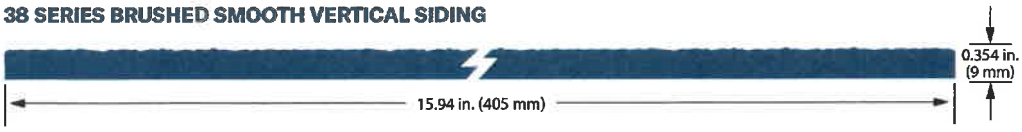
SUSTAINABLE FORESTRY INITIATIVE
SFI-00603

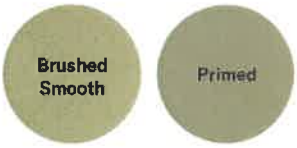
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

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

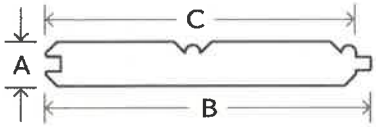
ACRE

EDGE & CENTER BEAD/V-GROOVE REVERSIBLE SIDING

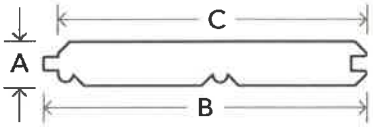
Suited for a wide range of applications, ACRE is the perfect medium for executing your ideas. This revolutionary material can be cut, curved, shaped and molded to fit countless applications, both exterior and interior.

PROFILE DETAILS

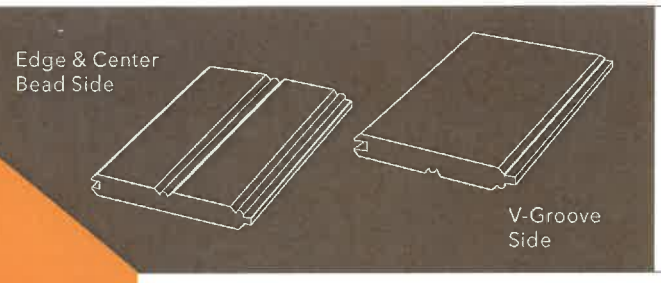
Edge & Center Bead Side



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

© 2026 by EcoStar, LLC. EcoStar is a trademark of EcoStar, LLC. P/N 605906. 05/15/2026.

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, 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

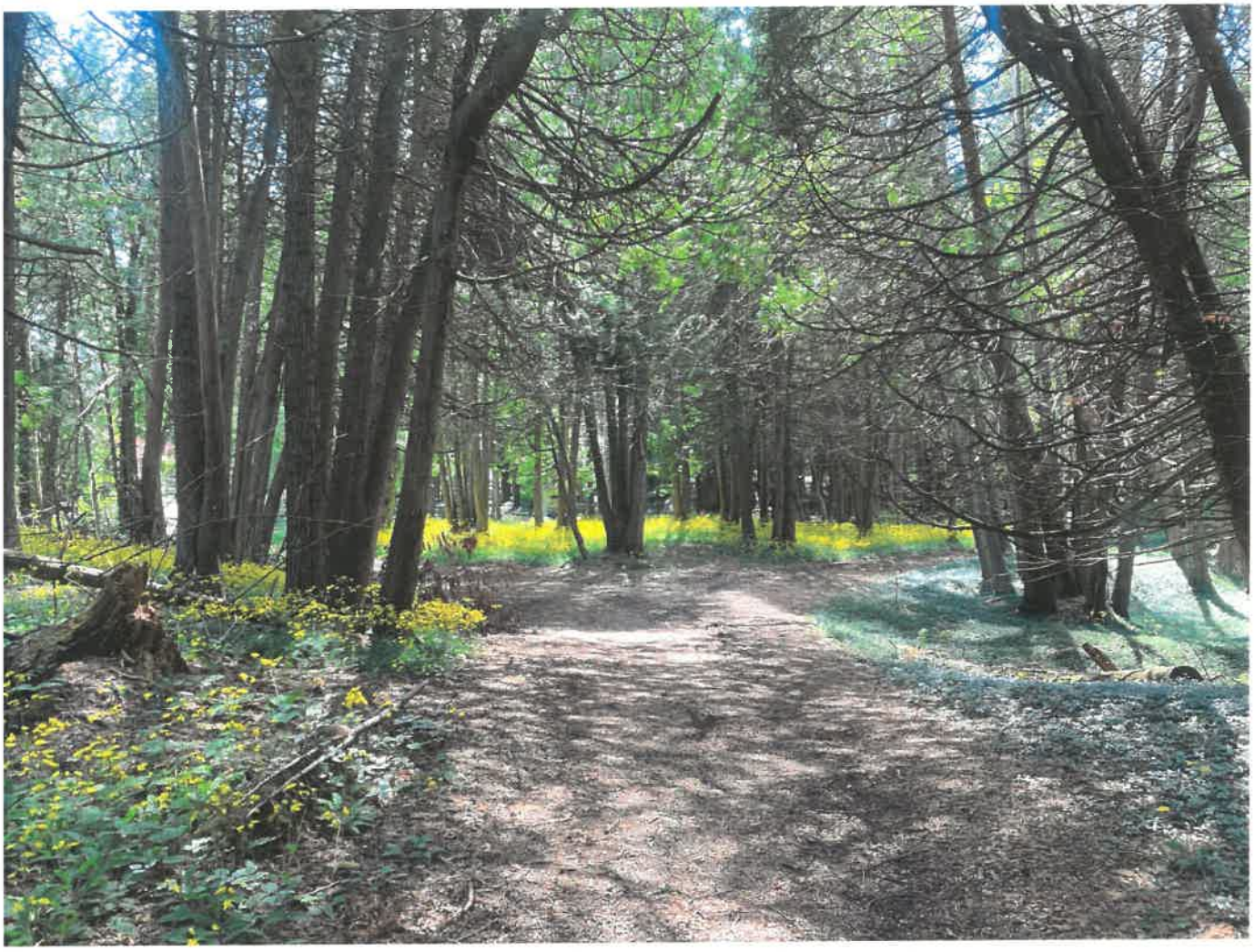
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

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

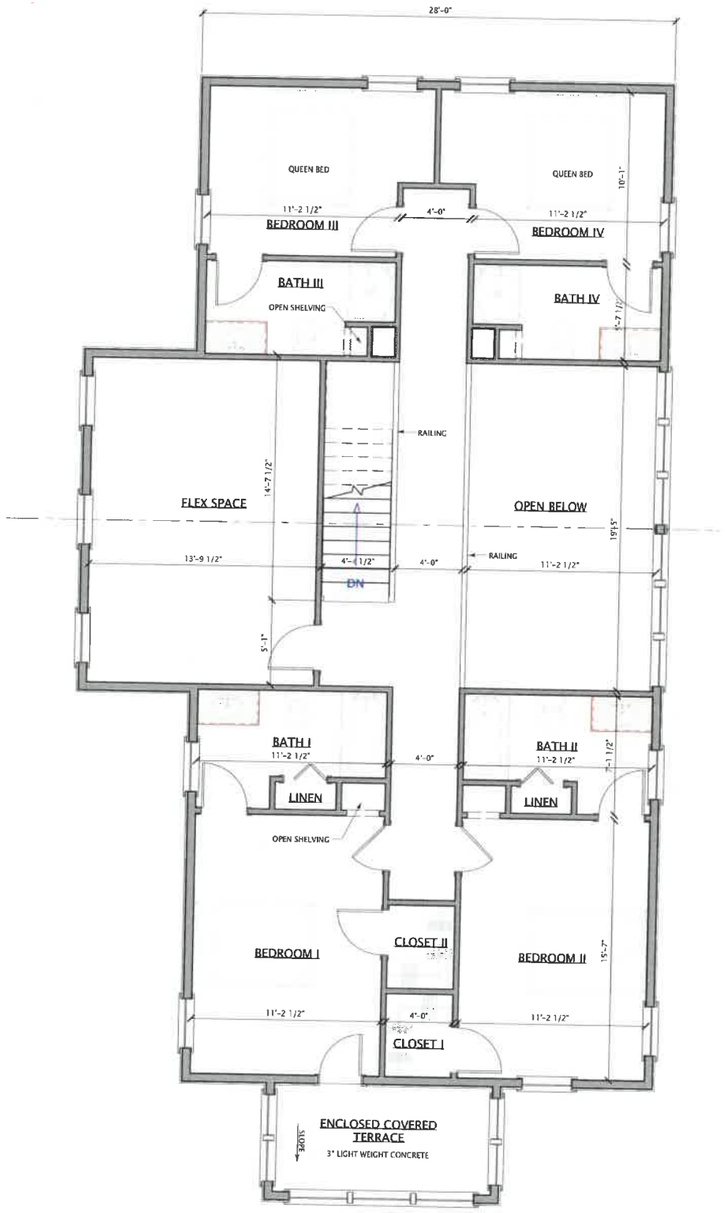
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



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

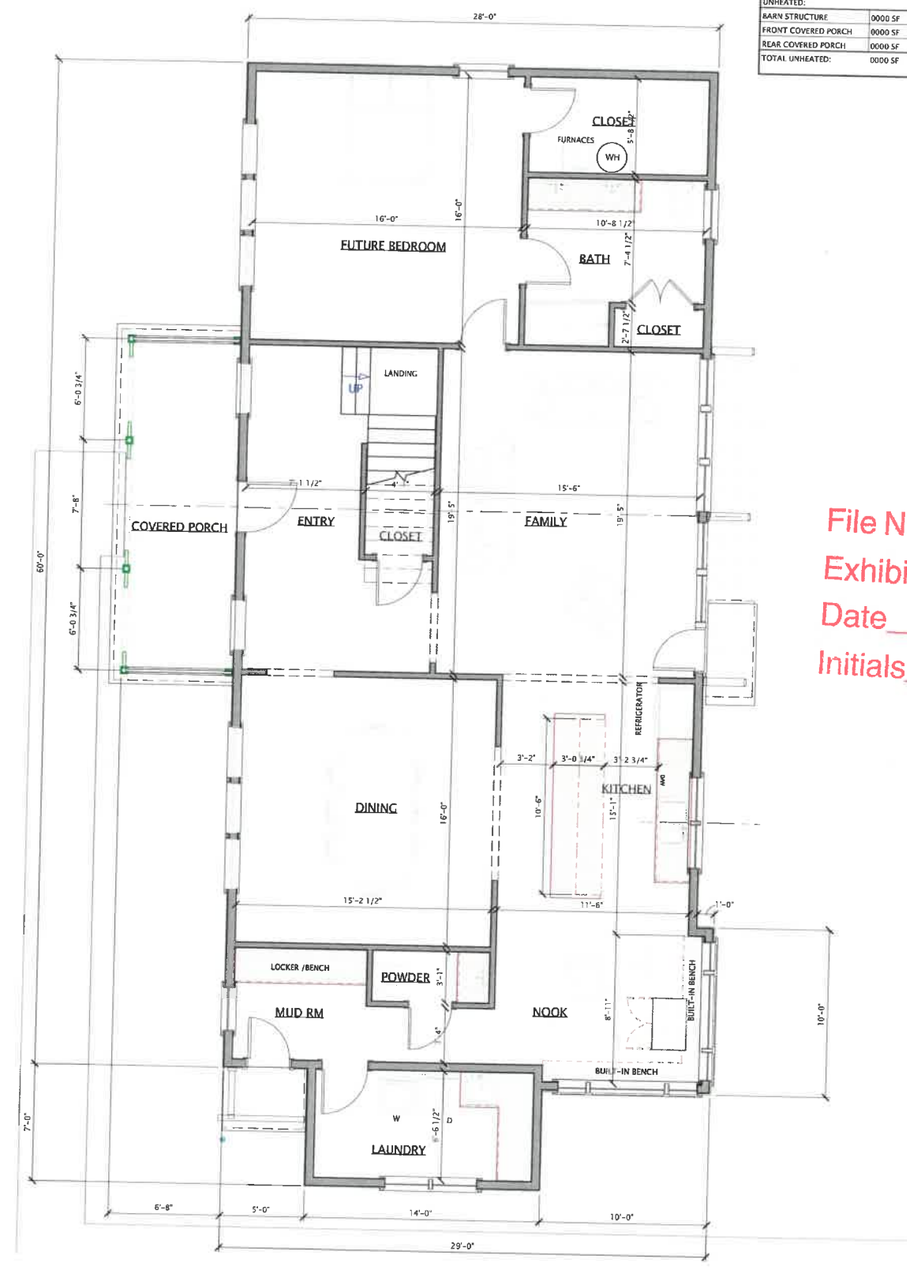
Adjacent home, 2467 Annex Road, from Valley Road looking East



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH
TRUE NORTH



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 CU26-028-035(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

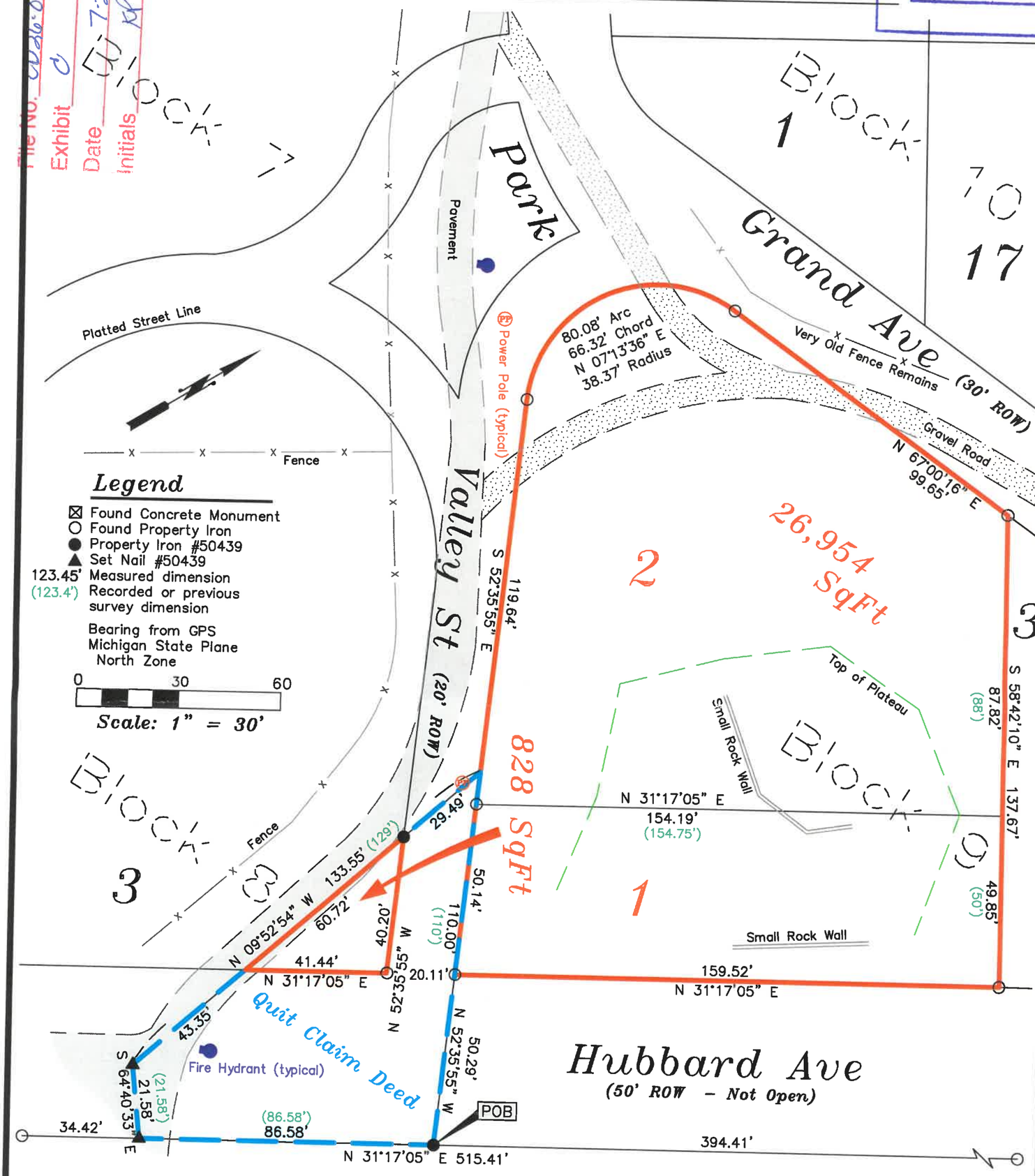
Sheet No.
A.4

EcoStar Shake (4)
10" Rake
8" board and batten (3)
8" Freize
Cedar shake, even line, 5 3/8" exposure (2)
6" lap siding (4" exposure) (1)
3.5" Corner boards
5.5" Water table
NORTHWEST ELEVATION
Lap siding, "sunray" pattern (5)
Cedar Shake, diagonal, 5 3/8" exposure
EcoStar Shake (4)
31' 5 3/4"
18' 2 1/4"
9' 1 1/8"
SOUTHWEST ELEVATION
Sheet No.
A.5

File No. 026-028-035(A)
Exhibit C
Date 7-2-26
Initials KP

Boundary Survey

RECEIVED JUL - 2 2026



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.

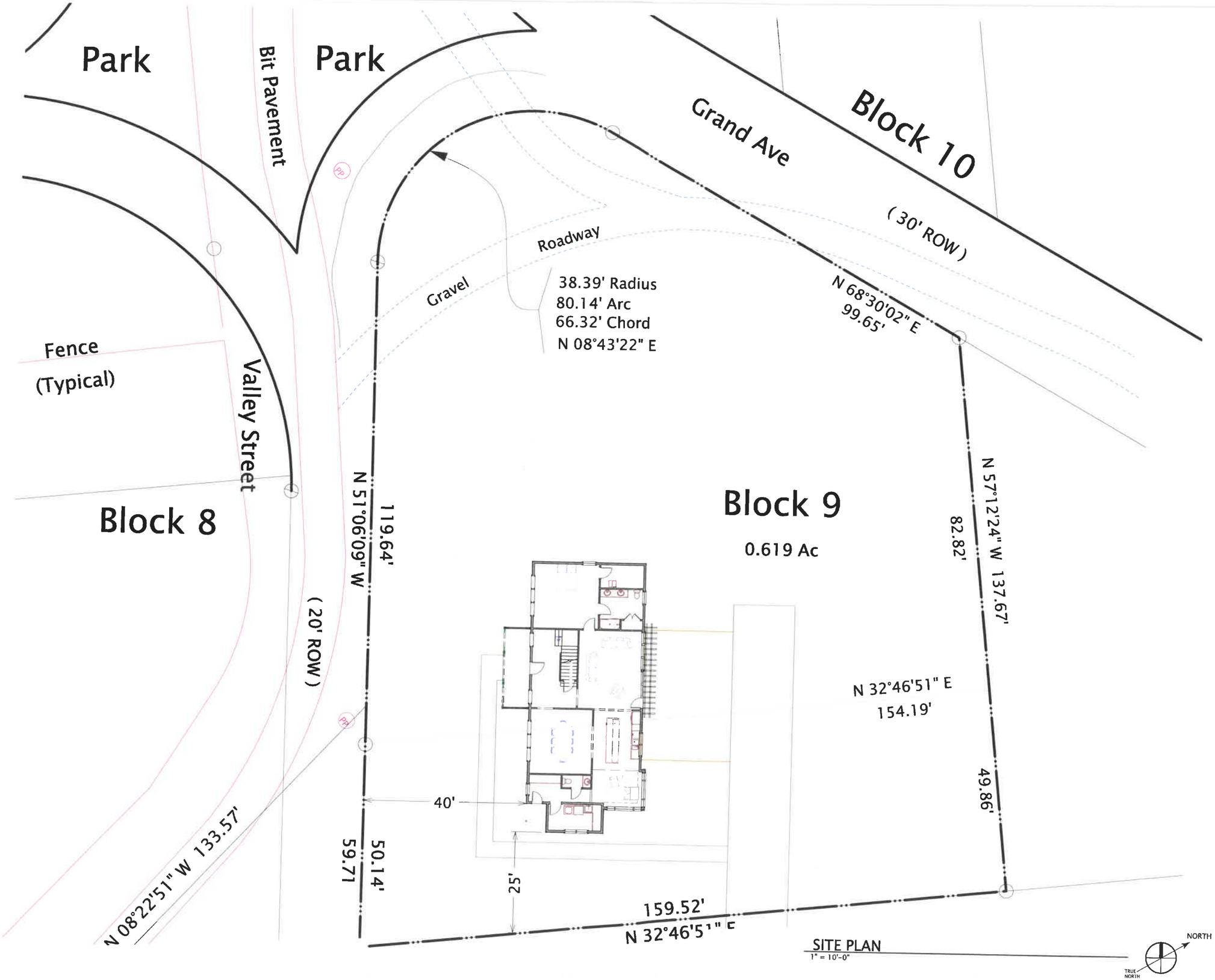
Neil W. Hill P.S.
Professional Surveyor #50439

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



SITE PLAN
1" = 10'-0"

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 - Brushed

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

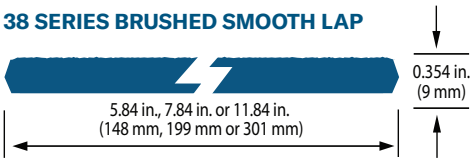
SUSTAINABLE FORESTRY INITIATIVE SFI-00003

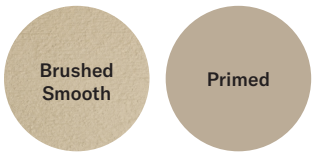
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

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

Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH LAP





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 - Brushed

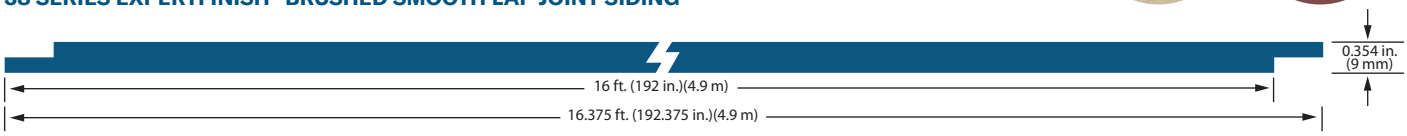
3/8" Nominal Thickness
ExpertFinish® Core Collection Lap: 6" | 8"
NATURALS COLLECTION™ Lap: 8"

Brushed Smooth

ExpertFinish® Colors

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.

For more information, contact your LP Sales Rep or visit LPCorp.com

© 2025 Louisiana-Pacific Corporation. Sustainable Forestry Initiative, SFI, and associated logo are registered trademarks of the Sustainable Forestry Initiative, Inc.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

Driftwood

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 Warranty[3/§]
- Rated Class 3 for Impact Resistance[6] and may qualify for a homeowner insurance discount[7]

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 impactos[6] y puede ser aplicable a descuento por seguro del propietario[7]

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.

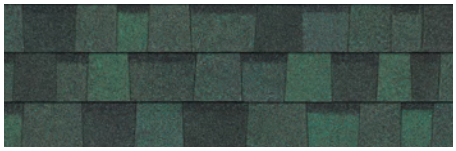
6 Duration® Shingles se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura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

TruDefinition®

DURATION®

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

Brownwood[1]



Chateau Green[1]

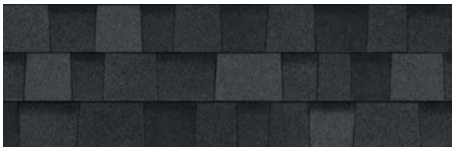
Colonial Slate[1]

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.

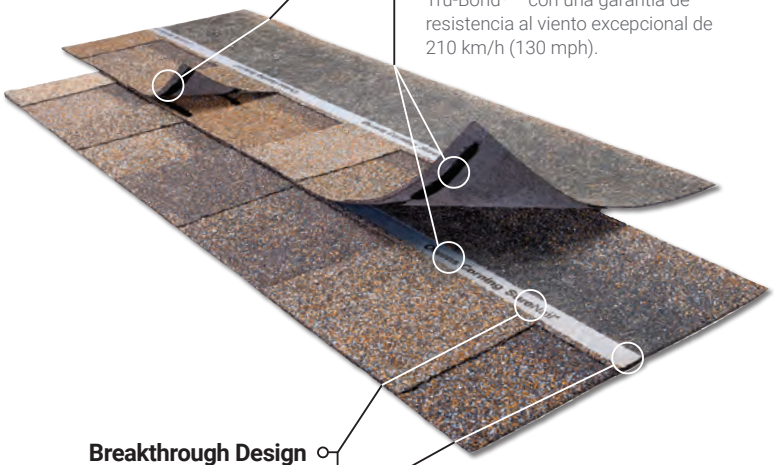
SureNail® Technology

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.

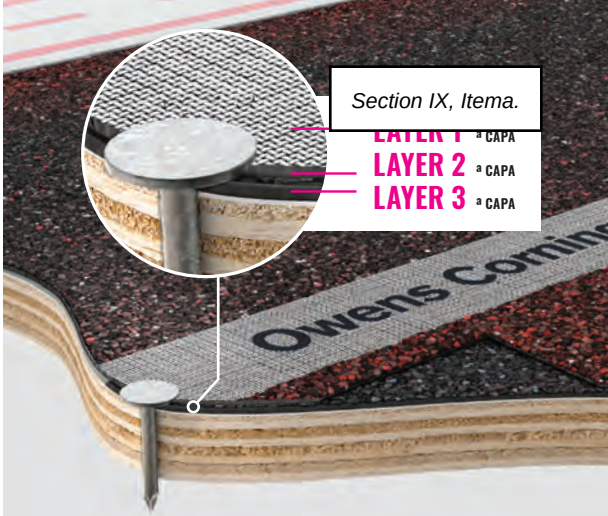
Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

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 DELAMINACIÓN

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.

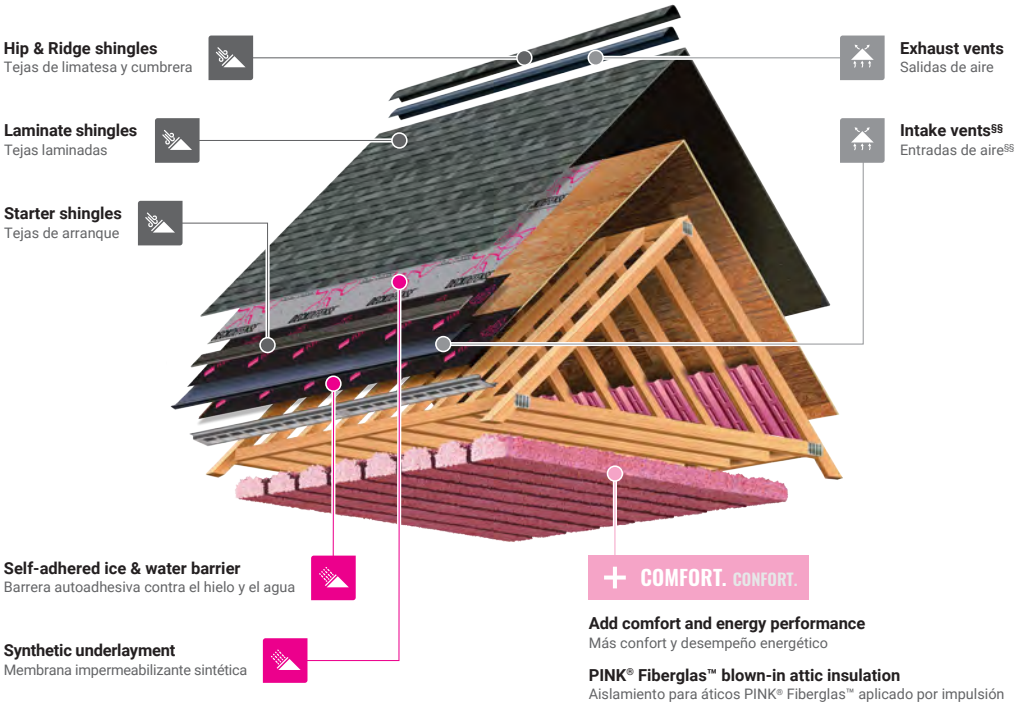
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

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

Pub. No. 10024200-C. Printed in U.S.A. June 2026.
THE PINK PANTHER™ & © 1964–2026 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
© 2026 Owens Corning. All Rights Reserved.

(Brookville, Medina, Minneapolis, Summit)

Pub. N.º 10024200-C. Impreso en EE.UU. Junio de 2026.
THE PINK PANTHER™ y © 1964–2026 Metro-Goldwyn-Mayer Studios Inc.
Todos los derechos reservados. El color PINK es una marca registrada de Owens Corning. © 2026 Owens Corning. Todos los derechos reservados.

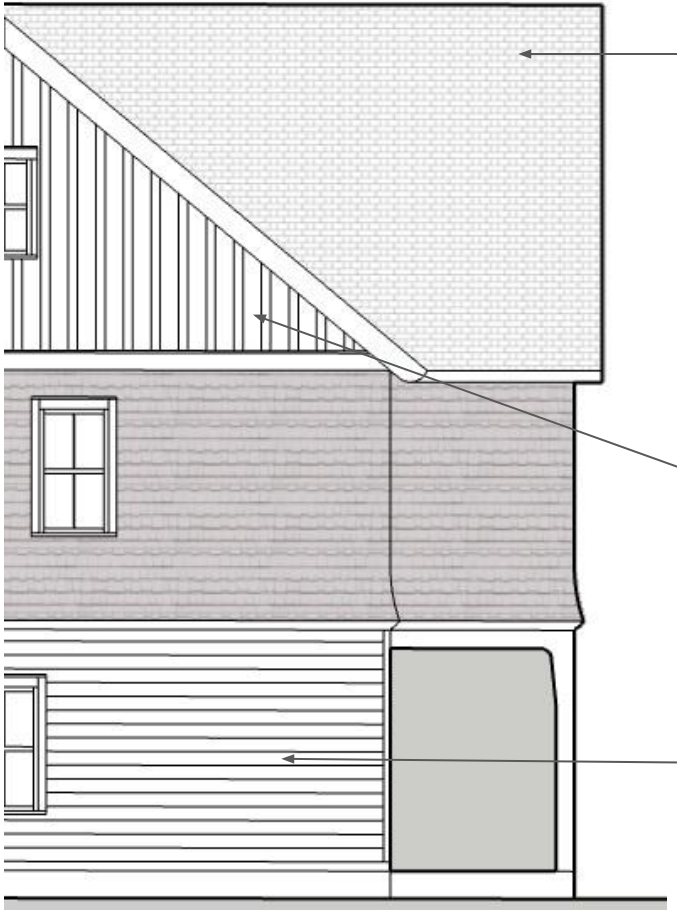
On Grand Ave., looking south

Application for New Construction 8132 Grand Ave

On Grand Ave., looking north

From Grand Ave. at Valley, looking east

From Grand Ave. at Valley looking east

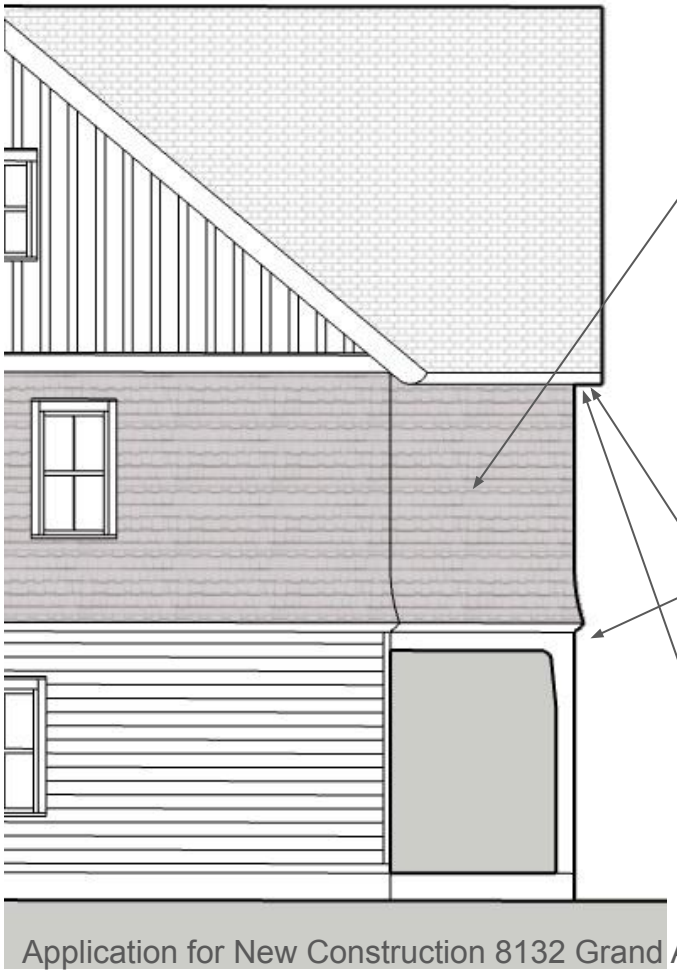


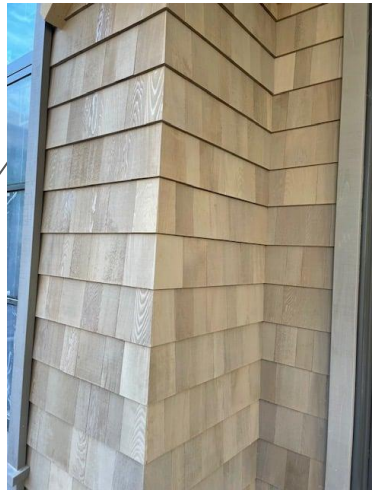
Roofing:
Owens Corning Duration
Estate Gray OR Midnight Plum

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

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

Application for New Construction 8132 Grand Ave





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