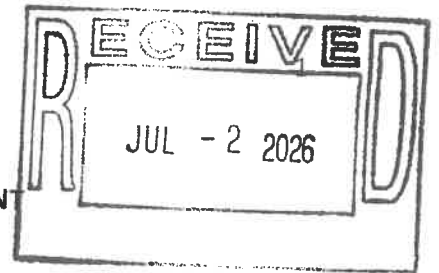


CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION



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(4)

Exhibit A

Date 7-2-26

Initials KL

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:

☒ Standard Zoning Permit
Decision

☐ Special Land Use
☐ Planned Unit Development

☐ Other _____

☐ Appeal of Planning Commission

☐ Ordinance Amendment/Rezoning
☐ Ordinance Interpretation

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.

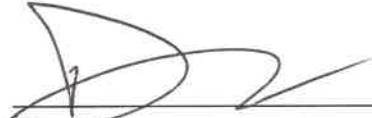
The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- 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.


Signature

Daniel Lumbrezer

Please Print Name

SIGNATURES



Signature

Sophia Afridi

Please Print Name

Signed and sworn to before me on the 26 day of June, 2024.



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


Notary Public

Wood County, Michigan
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

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)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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.	☒	☐

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.

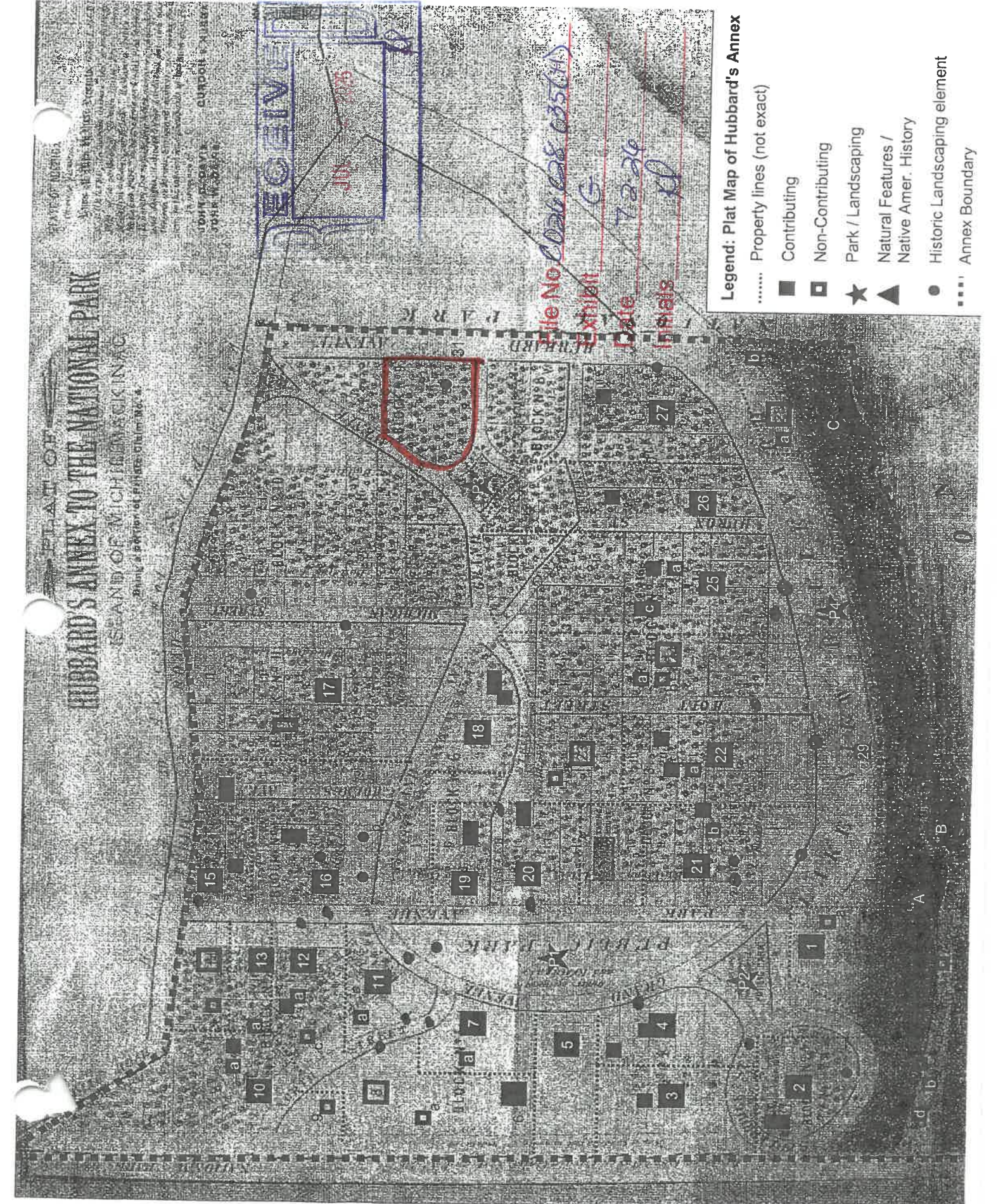
19. Location of existing manmade features on the site and within 100 feet of the site:

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 MICHIGAN
Being a portion of the State of Michigan

STATE OF MICHIGAN
JAMES H. HUBBARD
JAMES H. HUBBARD
JAMES H. HUBBARD



Legend: Plat Map of Hubbard's Annex

- Property lines (not exact)
- Contributing
- Non-Contributing
- ★ Park / Landscaping
- ▲ Natural Features / Native Amer. History
- Historic Landscaping element
- Annex Boundary

10. 10. 10.

11. 11. 11.

12. 12. 12.

13. 13. 13.

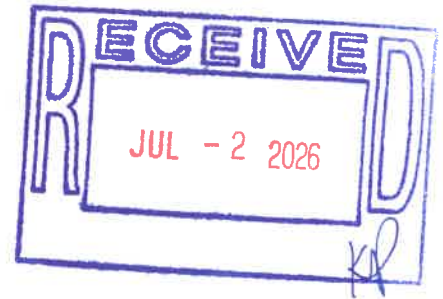


MACKINAC ISLAND

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.

Sincerely,

Lee Finkel

Lee Finkel

Chairman, City of Mackinac Island Historic District Commission

CC: File

Daniel Lumbrezer

Bill Borst, Mackinac Island Realty

File No. C026-028-035(H)
Exhibit F
Date 7.2.24
Initials JP



100-1000000
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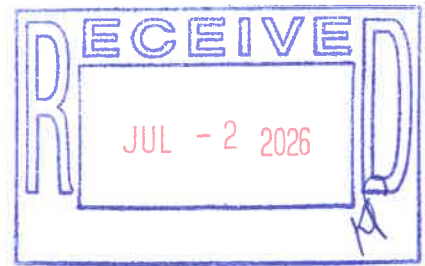


Fig 1

File No. CD26-028-03501
Exhibit E
Date 7-2-26
Initials KP



Fig 2



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7

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



Application Instructions:

LPCorp.com/Literature



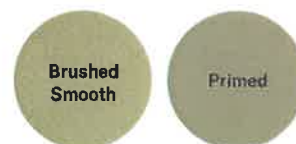
Sustainability Info:

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



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

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

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



Sustainability Info:

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



Application Instructions:

LPCorp.com/Literature



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

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



CVPS-103 Rev. 7/14

ACRE

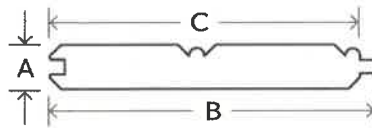
EDGE & CENTER BEAD/V-GROOVE REVERSIBLE SIDING

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.

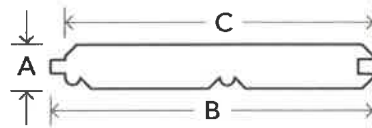


PROFILE DETAILS

Edge & Center Bead Side

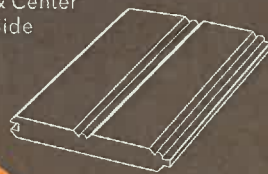


V-Groove Side

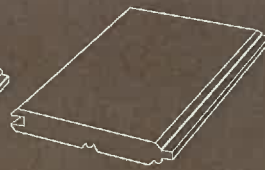


NOMINAL SIZE	ACTUAL THICKNESS (A)	ACTUAL WIDTH (B)	REVEAL (C)	LENGTHS
1"x6"	3/4", 5/8"	5-7/16"	5-3/16"	16'

Edge & Center
Bead Side



V-Groove
Side



Available in:



ACRE Grain

MODERN·MILL
BUILDING REVOLUTIONS



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

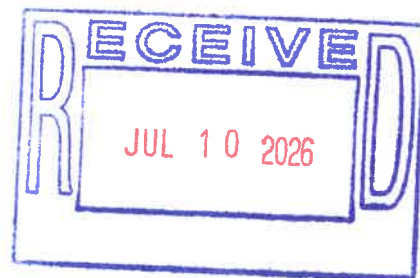
Fire Rating	Class C	Class A
Recycled Material	80%	25%
Tile Width	12", 9", 6"	
Profile	Solid	
Tile Thickness	3/8"	
Maximum Reveal	8" (7")	9" (8", 7")
Weight/Sq at Max. Reveal	261 lbs.	277 lbs.
Impact Rating	Class 4	
Miami-Dade	No	Yes
Standard Colors	14 (12 available as Cool Colors)	
Factory Blends	Yes	

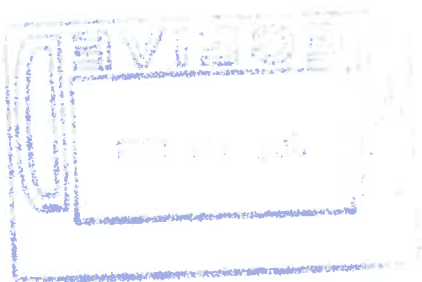
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of
Hubbard's Annex, Existing streetscapes and adjacent buildings



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

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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, 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

