

Legend:

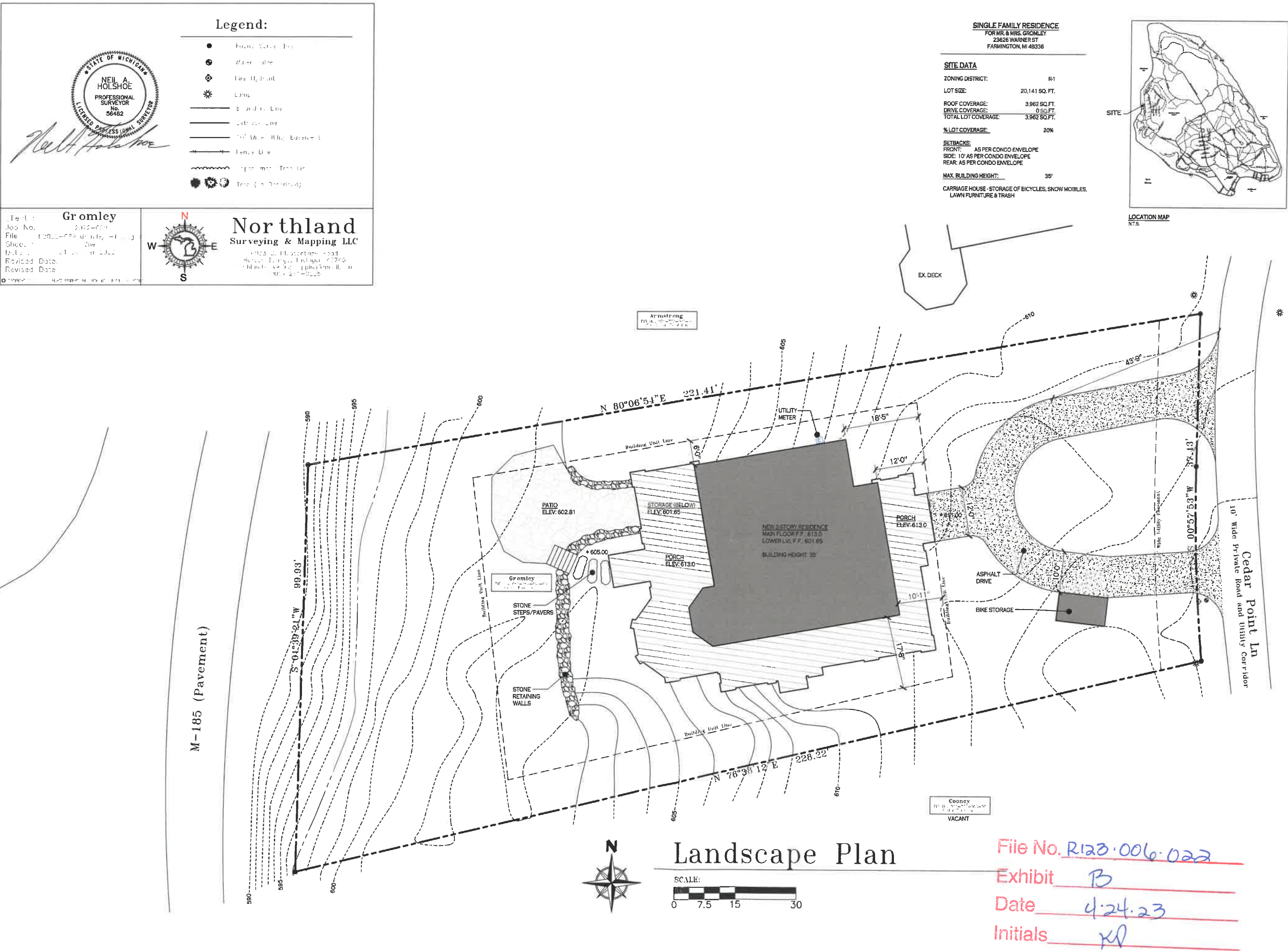
- Found Survey Peg
- Meter Value
- ⊙ Fire Hydrant
- ⊛ Lamp
- Boundary Line
- Easement Line
- 10' Wide Utility Easement
- Fence Line
- Approximate Tree Line
- ⊙ Tree (in Parenthesis)

Gromley

Job No. 2023-006
 File: 2023-006-Gromley-11-11-23
 Sheet: 1 of 2
 Date: 11/11/23
 Revised Date: 11/11/23
 Revised Date: 11/11/23

Northland
 Surveying & Mapping LLC

1923 S. Hesperian Road
 Harbor Springs, Michigan 49740
 Phone: 231-326-1111
 Fax: 231-326-1112



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 architects

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ISSUED

DATE	DESCRIPTION
12.06.22	REVIEW
09.10.23	APPROVAL SET

JOB NO. **2136**

DRAWN BY: SDJ
 CHECK BY: NAL

GROMLEY RESIDENCE
 MACKINAC ISLAND, MI

SITE PLAN

SHEET NO. **A1.1**

APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 6, 2025

Neal K. Dent

DRAWING INDEX

CONTRACTOR

CONTRACTOR
ADDRESS
CITY, STATE, ZIP
PHONE
EMAIL

INT. DESIGN

INTERIOR DESIGNER
ADDRESS
CITY, STATE, ZIP
PHONE
EMAIL

CIVIL ENGINEERING

CIVIL ENGINEER
ADDRESS
CITY, STATE, ZIP
PHONE
EMAIL

AUDIO/VISUAL

AUDIO / VISUAL
ADDRESS
CITY, STATE, ZIP
PHONE
EMAIL

SECURITY

SECURITY
ADDRESS
CITY, STATE, ZIP
PHONE
EMAIL

[illegible]

01	ISSUED/REVISED FOR:	MM-DD-Y
02	REVIEW SET	12-09-23
03	STONEBROOK APPROVAL SET	03-10-23
04	File No. Rb3.006.022	
05	Exhibit C	
06	Date 11-2-1	
07		
08		
09		
10		

File No. R63.006.022

Exhibit

Date 4.24.23

Initials Kd

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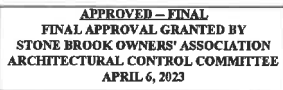
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GROMLEY RESIDENCE
MACKINAC ISLAND, MI

COVER SHEET

SHEET NO.
AO.1

PLOT DATE-4/6/23



Wm. H. Loomis

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[illegible]

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GROMLEY RESIDENCE
MACKINAC ISLAND, MI

MACKINAC ISLAND, MI

FOUNDATION PLAN

SHEET NO.

A2.1

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



Wesley H. Linnert

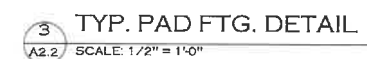
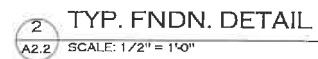
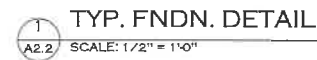
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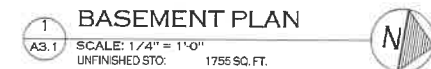
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FOUNDATION DETAILS

SHEET NO.

A2.2





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2136

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BASEMENT PLAN

SHEET NO.

A3.1

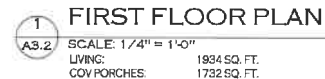
Wm. H. Loomis

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JOB NO. 2136

FIRST FLOOR PLAN

A3.2



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SECOND FLOOR PLAN

SHEET NO.



Wesley H. Loring

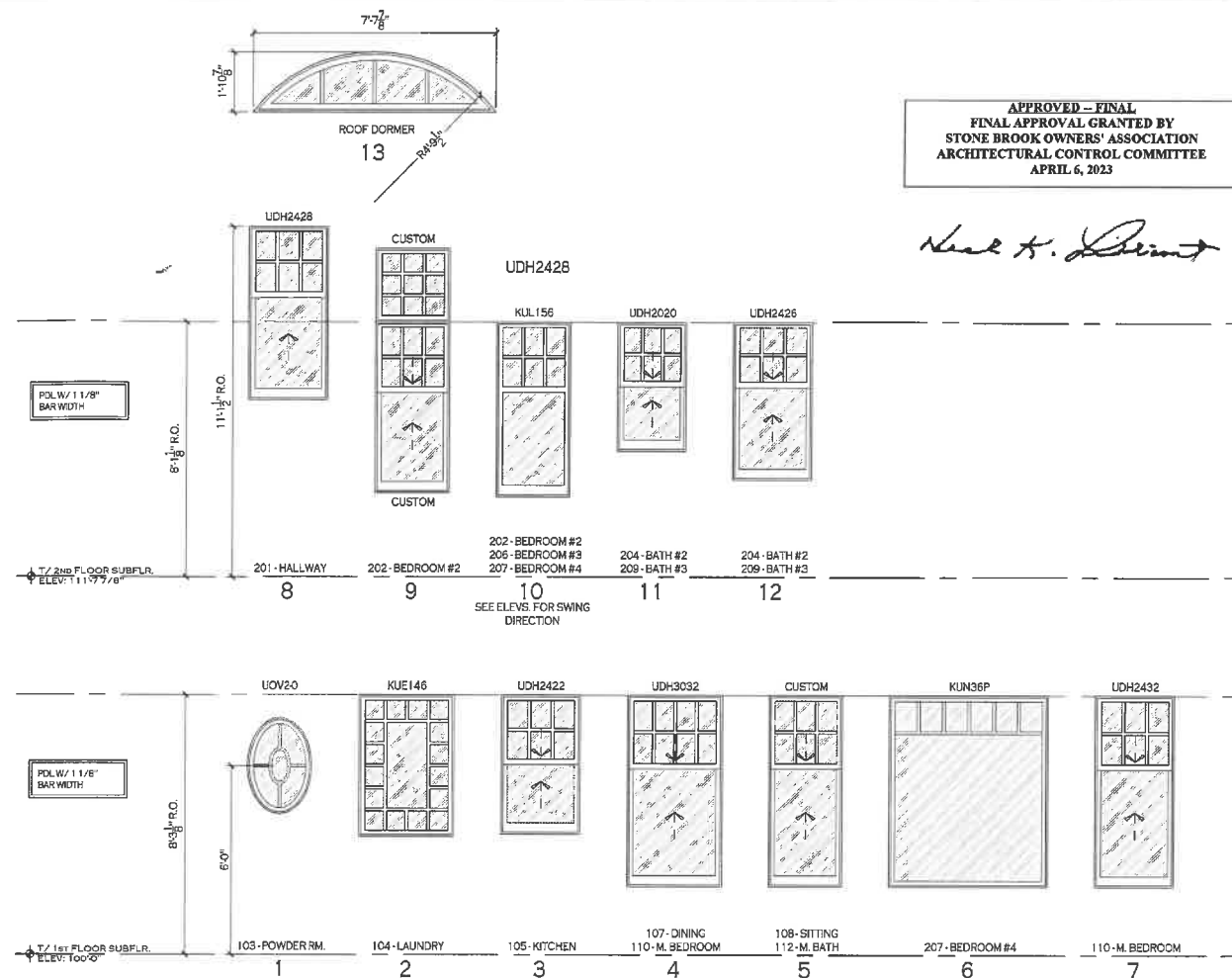
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1 ROOF PLAN
A3.4 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE									
UNIT	ROOM	MANUFACTURER'S # (NOLSE 8 NOLSE STERLING SERIES, COLOR: TBD)	UNIT DIMENSIONS W x H - VERIFY ROUGH OPENING w/ MANUF DETAILS	HEADER HEIGHT ABOVE SUB-FLOOR	UNIT TYPE	UNIT OPERATION	GLAZING REMARKS (ALL WINDOWS TO BE LOW E/ INSULATED / ARGON / U.N.O.)	ADDITIONAL REMARKS (SEE NOTE BELOW SCHEDULE FOR POLY / SPACER BAR SIZE)	
FIRST FLOOR	103A	103-POWDER ROOM	UDV20	2'-0 1/2" x 9'-0 1/2"	7'-8"	1	FIXED		
	104A	104-LAUNDRY	KUE146	3'-0 1/2" x 4'-6 1/2"	8'-3 3/32"	2	FIXED		
	105A	105-KITCHEN	UDH2428	2'-6" x 4'-6"	8'-3 3/32"	3	DOUBLE HUNG		
	107A	107-DINING	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	107B	107-DINING	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	107C	107-DINING	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	108A	108-SITTING	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	108B	108-SITTING	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	108C	108-SITTING	KUN36P	5'-1/2" x 6'-1"	8'-3 3/32"	6	FIXED		
	108D	108-SITTING	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	108E	108-SITTING	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	110A	110-M.BED	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	110B	110-M.BED	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	110C	110-M.BED	UDH2432	2'-6" x 6'-1"	8'-3 3/32"	7	COTTAGE		
	110D	110-M.BED	UDH2432	2'-6" x 6'-1"	8'-3 3/32"	7	COTTAGE		
	112A	112-M.BATH	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	112B	112-M.BATH	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
	112C	112-M.BATH	CUSTOM-SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
SECOND FLOOR	201A	201-UPPER HALL	UDH2428	2'-6" x 5'-8"	11'-1 1/2"	8	COTTAGE		
	201B	201-UPPER HALL	UDH2428	2'-6" x 5'-8"	11'-1 1/2"	8	COTTAGE		
	201C	201-UPPER HALL	UDH2428	2'-6" x 5'-8"	11'-1 1/2"	8	COTTAGE		
	201D	201-UPPER HALL	UDH2428	2'-6" x 5'-8"	11'-1 1/2"	8	COTTAGE		
	201E	201-UPPER HALL	UDH2428	2'-6" x 5'-8"	11'-1 1/2"	8	COTTAGE		
	202A	202-BED #2	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	202B	202-BED #2	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	202C	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202D	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202E	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202F	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202G	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202H	202-BED #2	CUSTOM-SEE DETAIL	2'-4" x 5'-6 1/2" x 2'-4"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	204A	204-BATH #2	UDH2020	2'-2" x 4'-1"	8'-1 1/8"	11	DOUBLE HUNG		
	204B	204-BATH #2	UDH2428	2'-6" x 5'-1"	8'-1 1/8"	12	COTTAGE		
	204C	204-BATH #2	UDH2428	2'-6" x 5'-1"	8'-1 1/8"	12	COTTAGE		
	206A	206-BED #3	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	206B	206-BED #3	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	206C	206-BED #3	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	207A	207-BED #4	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	207B	207-BED #4	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	207C	207-BED #4	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	207D	207-BED #4	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	207E	207-BED #4	KUL156	2'-4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT	EGRESS, 2 1/4" CHECK RAIL	
	208A	208-BATH #3	UDH2428	2'-6" x 5'-1"	8'-1 1/8"	12	COTTAGE		
	208B	208-BATH #3	UDH2428	2'-6" x 5'-1"	8'-1 1/8"	12	COTTAGE		
	209C	209-BATH #3	UDH2020	2'-2" x 4'-1"	8'-1 1/8"	11	DOUBLE HUNG		
	301A	ROOF DORMER	CUSTOM-SEE DETAIL	CUSTOM-SEE DETAIL	CUSTOM-SEE DETAIL	13	CUSTOM		

- NOTES:
- REFER TO FLOOR PLANS FOR SWING DIRECTION / ACTIVE/INACTIVE PANELS
 - POLY: 7/8" - BEVELED BEAD
 - HARDWARE SELECTIONS:
 - DOUBLE HUNG: TBD
 - CASEMENT / AWNING: TBD
 - SLIDING PATIO DOOR: TBD
 - EXTERIOR PATIO DOOR: TBD
 - LIFT & SLIDE POCKET DOOR: TBD
 - SCREEN COLOR: TBD



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ARCHITECTURAL CONTROL COMMITTEE
APRIL 6, 2023

Neal H. Liebler

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ISSUED	DESCRIPTION
DATE	REVIEW
12.09.22	REVIEW
03.10.23	APPROVAL SET

JOB NO.
2136

DRAWN BY: SDJ
CHECK BY: NAL

GROMLEY RESIDENCE
MACKINAC ISLAND, MI

WINDOW SCHEDULE

SHEET NO.
A4.2

WINDOW ROUGH OPENING HEIGHTS TO BE SET
BY EXTERIOR DOOR UNIT ROUGH OPENING
HEIGHT SO THAT INTERIOR HEAD TRIM IS AT
SAME HEIGHT TYPICAL.

	ROOM NUMBER	ROOM NAME	FLOOR		WALL			CEILING				REMARKS
			MATERIAL	FINISH	BASE MLDG.	MATERIAL	FINISH	MATERIAL	FINISH	CROWN MLDG.	HEIGHT	
FIRST FLOOR	101	ENTRY	SHLUETER	P.T.	B-1	DWFC	PTD.	DWFC	PTD.	CM-1	9'-11 3/4"	
	102	WALK-IN CLOSET	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.			
	103	POWDER ROOM	THINSET ON PLYWD	P.T.	B-1	DWFC	PTD.	DWFC	PTD.			
	104	LAUNDRY	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.			
	105	KITCHEN	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	106	PANTRY	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.			
	107	DINING	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	108	SITTING	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	109	LIVING	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	110	M. BED	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.			
	111	M. CLOS.	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.			
112	M. BATH	THINSET ON PLYWD	P.T.	B-1	DWFC	PTD.	DWFC	PTD.				
113	M. SHWR	SHLUETER	P.T.	-	SHLUETER	P.T.	SHLUETER	P.T.				
SECOND FLOOR	201	201-UPPER HALL	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	202	202-BED #2	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	203	203-CLOS #2	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	204	204-BATH #2	THINSET ON PLYWD	P.T.	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	205	205-SHOWER #2	SHLUETER	P.T.	-	SHLUETER	P.T.	SHLUETER	P.T.			
	206	206-BED #3	PLYWD	CPT	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	207	207-BED #4	PLYWD	CPT	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	208	208-WALK-IN CLOSET #3	PLYWD	CPT	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	209	209-BATH #3	THINSET ON PLYWD	P.T.	B-1	DWFC	PTD.	DWFC	PTD.	CM-1		
	210	210-SHOWER #3	SHLUETER	P.T.	-	SHLUETER	P.T.	SHLUETER	P.T.			
LOWER LEVEL	001	001-STORAGE	CONCRETE	SEALED		DWFC	PTD.	DWFC	PTD.			
	002	002-BIKE STORAGE	GRAVEL				STONE-1					
STAIRS	S1	STAR-1	HEWD	ST/V		DWFC	PTD.	DWFC	PTD.			
PORCHES	P1	ENTRY PORCH	TWBERTEX	-	-	CBW	PTD.	1x 8B	PTD.	CM-1		
	P2	SIDE PORCH	TWBERTEX	-	-	CBW	PTD.	1x 8B	PTD.	CM-1		
	P3	LAKE PORCH	TWBERTEX	-	-	CBW	PTD.	1x 8B	PTD.	CM-1		

VERIFY ALL FINISHES WITH OWNER
PRIOR TO PLACING FINAL ORDERS

B-1	BASEBOARD, POPLAR U.N.O. - DETAIL ON SHEET A5.1
BEAM	BEAM PROFILE- DETAIL ON SHEET A5.1
CBW	COTTAGE BOARD 5" EXPOSURE
CONC.	CONCRETE
CPT-1	CARPET
CM-1	1-PIECE CROWN - DETAIL ON SHEET A5.1
CM-2	2-PIECE CROWN - DETAIL ON SHEET A5.1
C.T.	CERAMIC TILE
DWFC	5/8" DRYWALL, FIRECODE
DWMR	5/8" DRYWALL, MOISTURE RESISTANT
EPOXY	INDUSTRIAL FLOOR FINISH
HDWD(A)	HARDWOOD FLOORING, SPEC TBD
HDWD(B)	HARDWOOD FLOORING, SPEC TBD
P.T.	PORCELAIN TILE
PTD	PAINTED, SEE SHEET A0.2
PLYWD	3/4" T 8-6 PLYWOOD (U.N.O.)
SIDING	SEE EXTERIOR ELEVATIONS
ST./VAR.	STAIN AND VARNISH, SEE SHEET A0.2
STONE-1	STONE FINISHED SURFACE, THICKNESS TBD, SEALER TBD
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
W.T.	WALLPAPER / GRASS CLOTH - SEE INTERIOR DESIGNER
WD	WOOD
1x_BB	T&G BEAD BOARD, POPLAR U.N.O.
1x_MV	MINI V-GROOVE, POPLAR U.N.O.
1x_V	V-GROOVE, POPLAR U.N.O.
1x_NS	NICKEL SLOT, POPLAR U.N.O.
1x_PANEL	RECESSED PANELING w/ 1x TRIM, WD SPECIES U.N.O.

Wm. H. L. L. L.

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[illegible]

JOB NO. 2136

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GROMLEY RESIDENCE
MACKINAC ISLAND, MI

FINISH SCHEDULE

SHEET NO.
A4.3

Neal K. Lohmeyer

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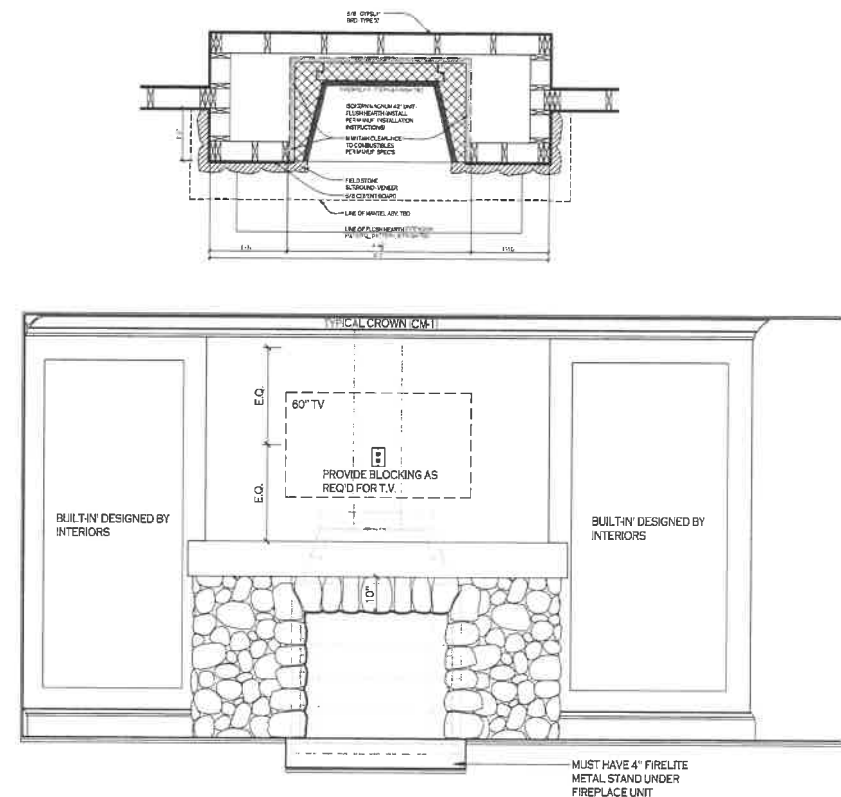
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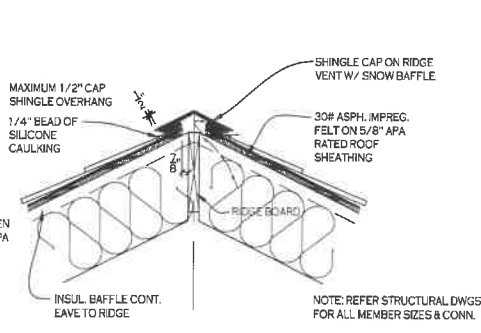
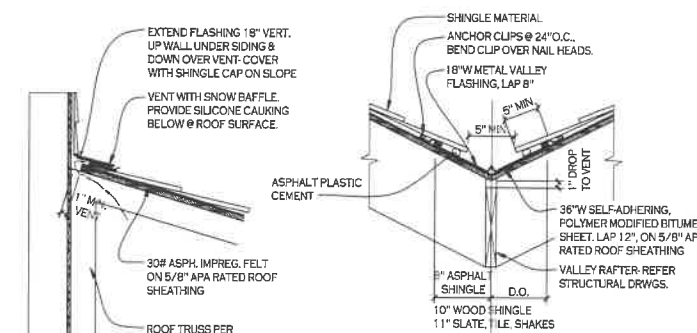
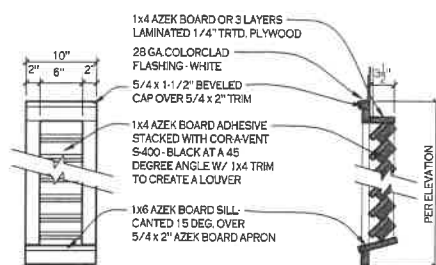
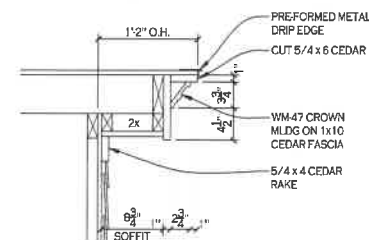
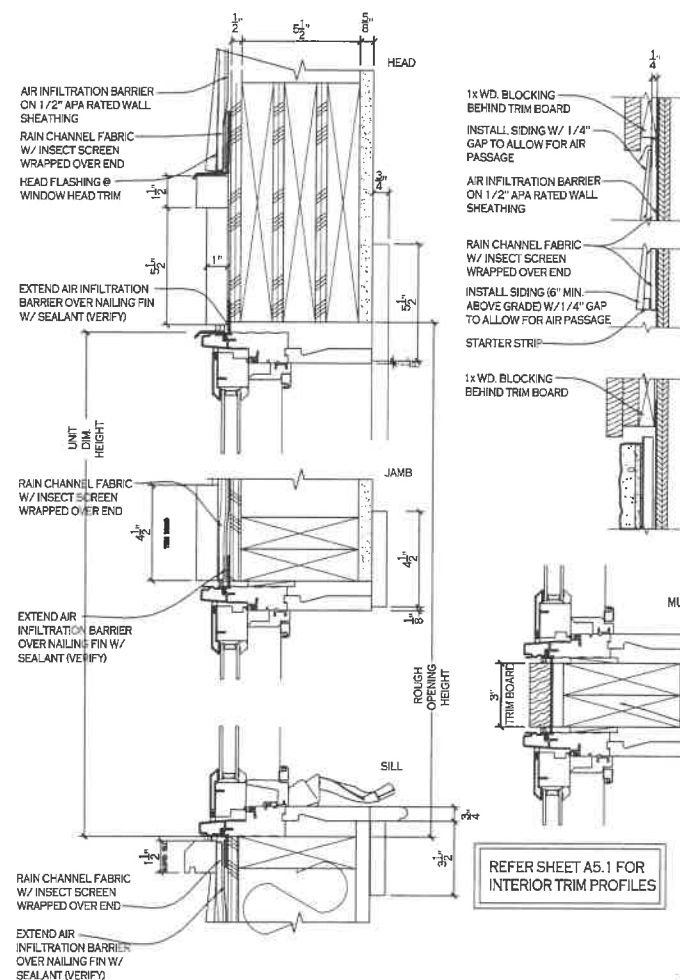
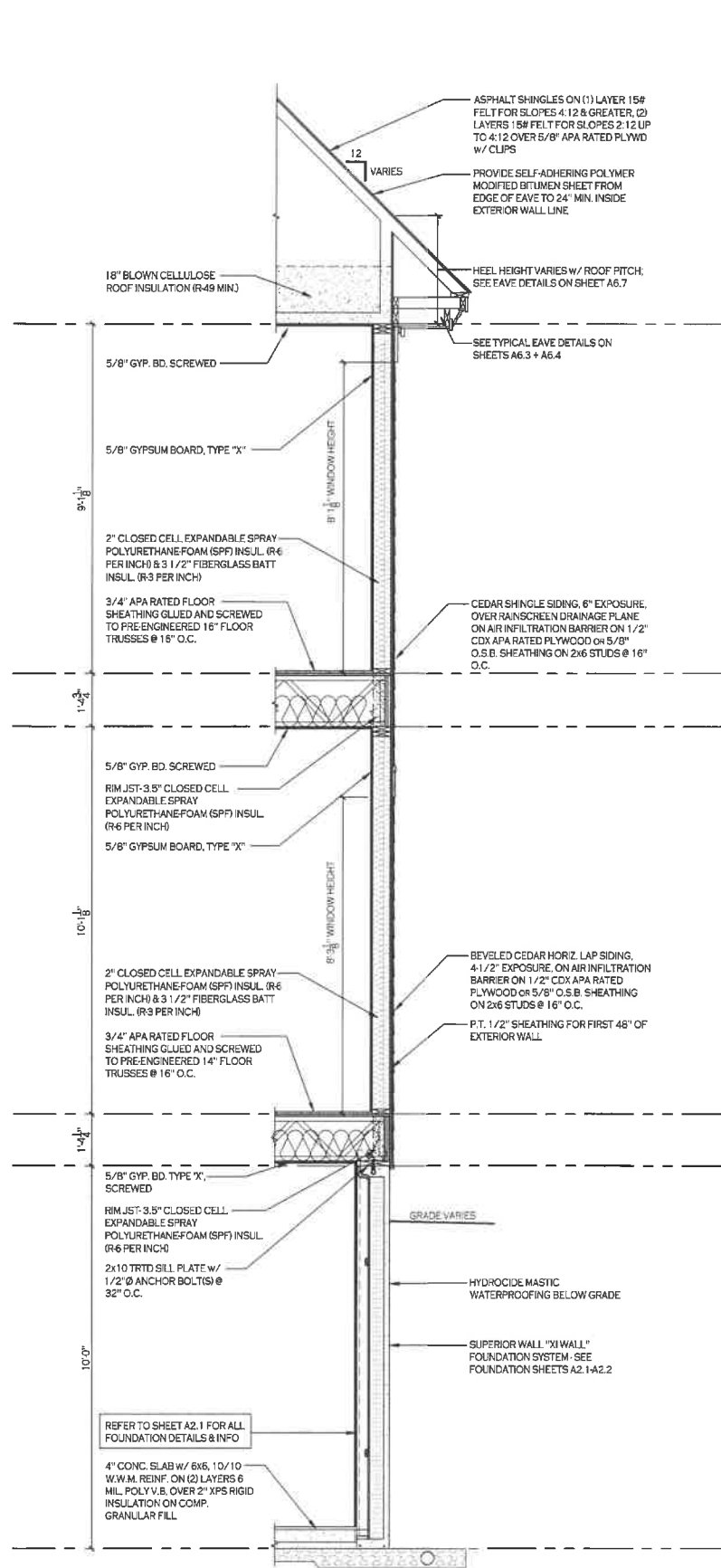
WILEY RESIDENCE JACKINAC ISLAND MI

INTERIOR DETAILS

A5.2



1 FIREPLACE DETAIL/ELEVATION
A5.2 SCALE: 1/2" = 1'-0"



NAIL SELECTION INFORMATION

WOOD SIDING

ALL NAILS ARE REQUIRED TO MEET THE FOLLOWING CONDITIONS:

- SIDING OR BOX NAIL
- BLUNT-TIPPED TO REDUCE SPLITTING
- RING OR SPIRAL-THREADED SHANKS TO PROVIDE INCREASED HOLDING POWER
- STAINLESS STEEL, HOT-DIPPED GALVANIZED, OR ALUMINUM FOR CORROSION RESISTANCE
- MINIMUM 1 1/4" PENETRATION INTO STUDS

PNEUMATIC NAIL GUNS CAN BE USED IF COLLATED NAILS MEET PRIOR RECOMMENDATIONS AND THE AIR PRESSURE AND DEPTH GAUGE IS SET SO THAT NAIL IS DRIVEN SNUG WITH THE SURFACE.
(DO NOT OVERDRIVE NAILS)

FOR FURTHER INFORMATION, CONSULT THE WESTERN RED CEDAR LUMBER ASSOCIATION (WRCLA) OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).

NOTE: TO PREVENT BLEEDING AND CORROSIVE STAINING, USE ONLY STAINLESS STEEL NAILS IN THE FOLLOWING SITUATIONS: NO STAIN ON SIDING, CLEAR OR SEMITRANSSPARENT STAIN ON SIDING, OR AN APPLICATION THAT IS SUBJECT TO SEACOAST EXPOSURE.

WOOD SHINGLES / SHAKES

ALL NAILS ARE REQUIRED TO MEET THE FOLLOWING CONDITIONS:

- SIDING OR BOX NAIL
 - BLUNT-TIPPED TO REDUCE SPLITTING
 - RING OR SPIRAL-THREADED SHANKS TO PROVIDE INCREASED HOLDING POWER
 - HOT-DIPPED, ZINC-COATED, STAINLESS STEEL, OR ALUMINUM FOR CORROSION RESISTANCE
- PENETRATE INTO SHEATHING 1/2" TO 3/4"

PNEUMATIC NAIL GUNS CAN BE USED IF COLLATED NAILS MEET PRIOR RECOMMENDATIONS AND THE AIR PRESSURE AND DEPTH GAUGE IS SET SO THAT NAIL IS DRIVEN SNUG WITH THE SURFACE.
(DO NOT OVERDRIVE NAILS)

FOR FURTHER INFORMATION, CONSULT THE CEDAR SHAKE AND SHINGLE BUREAU (CSSB).

NOTE: TO PREVENT BLEEDING AND CORROSIVE STAINING, USE ONLY STAINLESS STEEL NAILS IN THE FOLLOWING SITUATIONS: NO STAIN ON SIDING, CLEAR OR SEMI-TRANSPARENT STAIN ON SIDING, OR AN APPLICATION THAT IS SUBJECT TO SEACOAST EXPOSURE.

FIBER-CEMENT PLANK & PANEL

ALL NAILS ARE REQUIRED TO MEET THE FOLLOWING CONDITIONS:

- SIDING OR ROOFING NAIL
- HOT-DIPPED GALVANIZED OR STAINLESS STEEL FOR CORROSION RESISTANCE
- MINIMUM 1 1/4" PENETRATION INTO STUDS

NOTE: THE USE OF A SIDING OR ROOFING NAIL MAY NOT BE APPLICABLE TO ALL INSTALLATIONS WHERE GREATER WINDLOADS OR WIND RESISTANCE IS REQUIRED BY THE LOCAL BUILDING CODE. REFER TO THE APPLICABLE BUILDING CODE COMPLIANCE REPORT OR FIBRECEMENT SIDING MANUFACTURER FOR MORE INFORMATION.

PNEUMATIC NAIL GUNS CAN BE USED IF COLLATED NAILS MEET PRIOR RECOMMENDATIONS AND THE AIR PRESSURE AND DEPTH GAUGE IS SET SO THAT NAIL IS DRIVEN SNUG WITH THE SURFACE.
(DO NOT OVERDRIVE NAILS)

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APRIL 6, 2023

Wm. H. L. L. L.

[illegible]

JOB NO. 2136

GROMLEY RESIDENCE
MACKINAC ISLAND, MI

EXTERIOR ELEVATIONS

SHEET NO.

A6.1

Neal H. Brint



GROMLEY RESIDENCE
MACKINAC ISLAND, MI

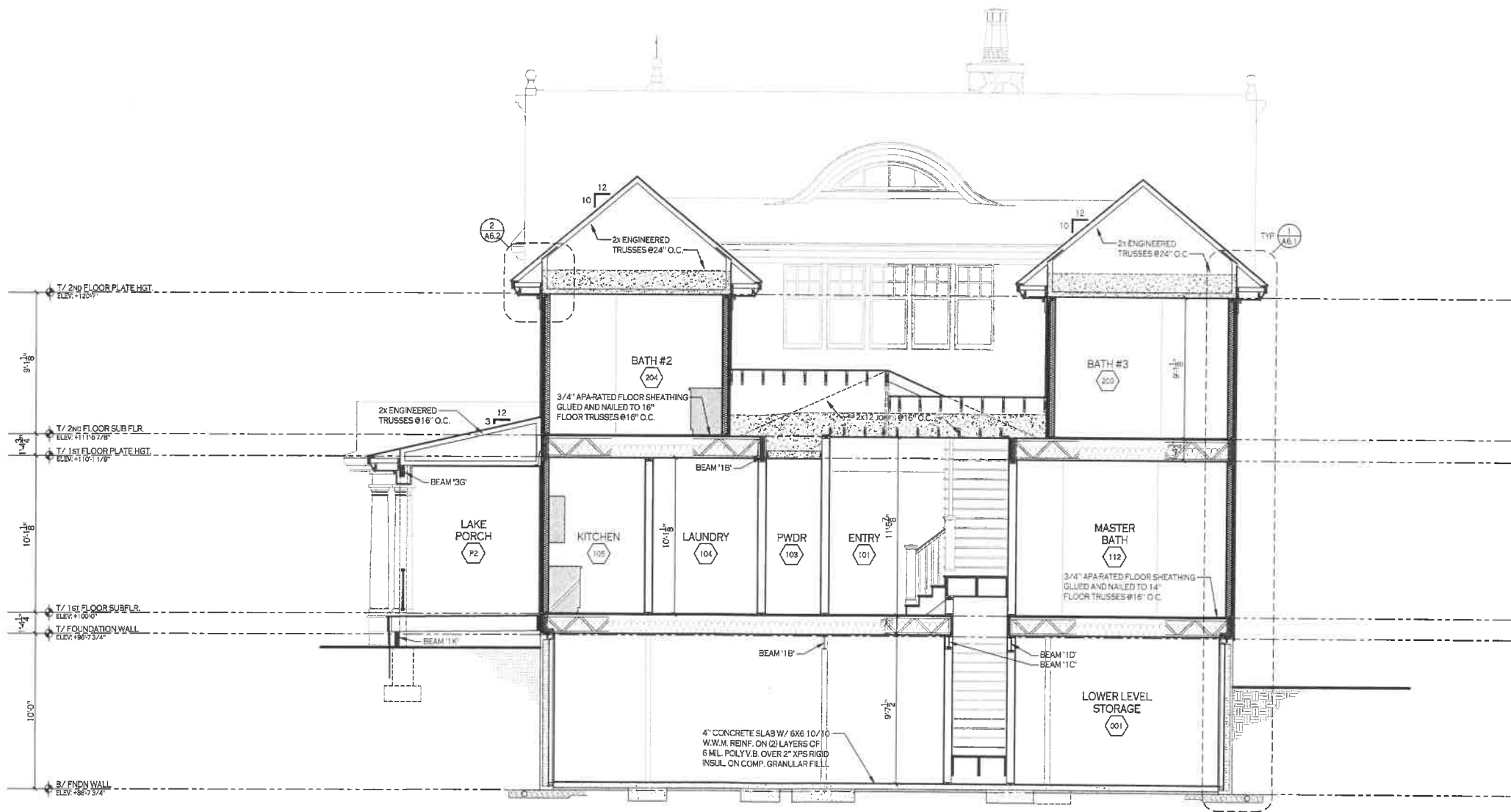
BUILDING DETAILS

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A6.2

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Neal H. Liebler



1
A6.3 BUILDING SECTION 'A'
SCALE: 1/4" = 1'-0"

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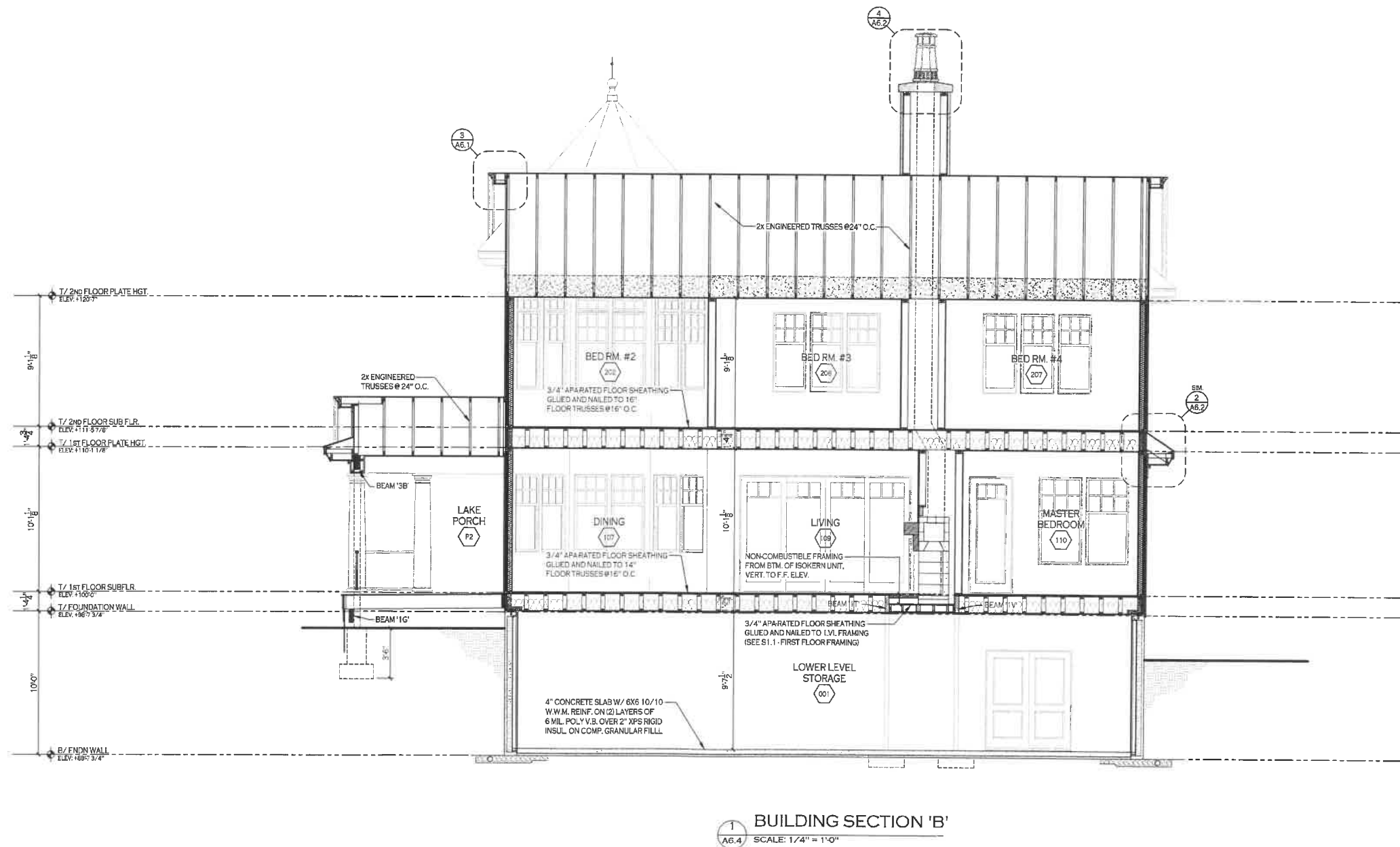
GROMLEY RESIDENCE
MACKINAC ISLAND, MI

BUILDING SECTIONS

SHEET NO.
A6.3

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Neil H. Smith



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GROMLEY RESIDENCE
MACKINAC ISLAND, MI

BUILDING SECTIONS

SHEET NO.
A6.4

Neal K. Shinn

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BUILDING SECTIONS

SHEET NO.
A6.5



Wm. H. Lunt

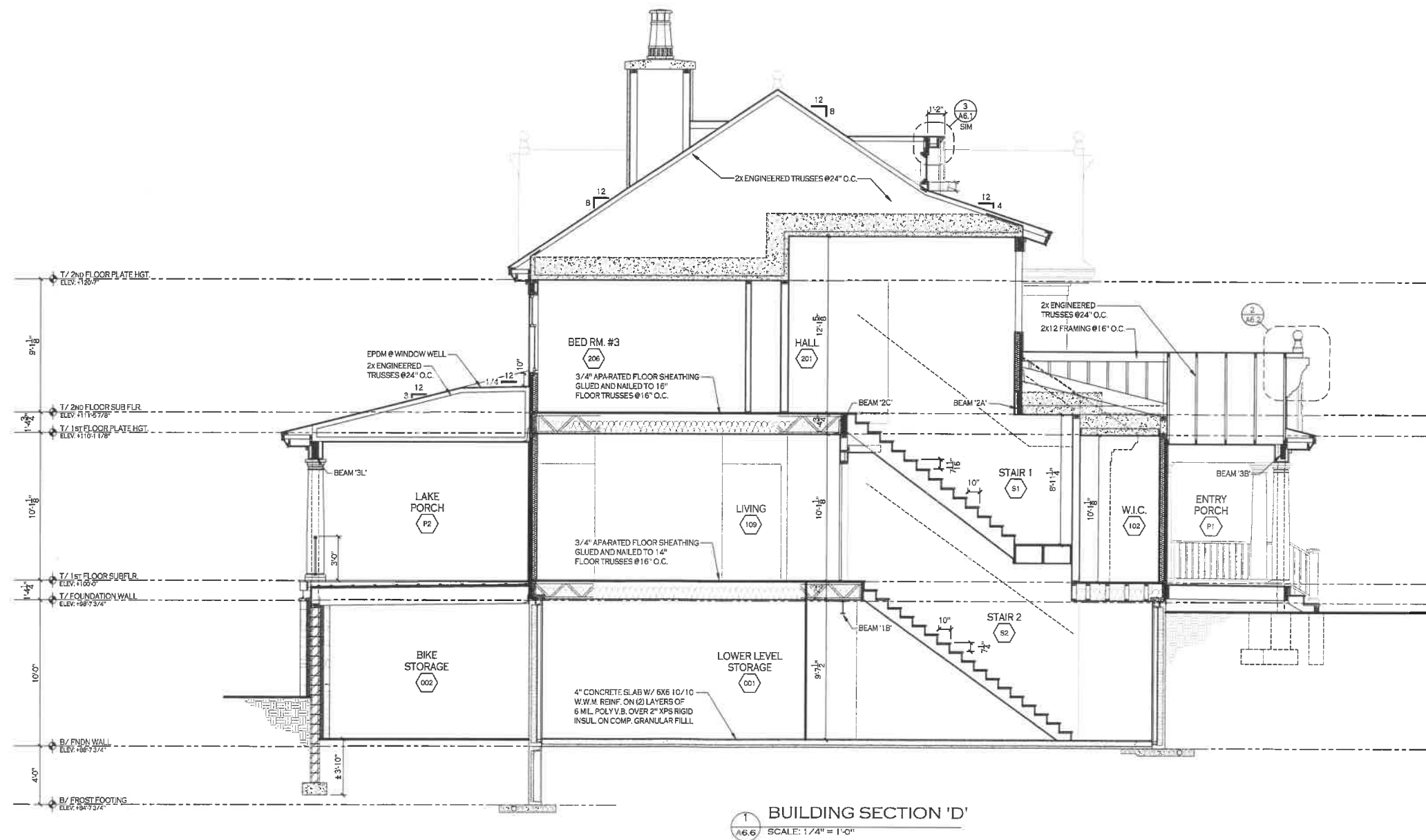
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BUILDING SECTIONS

SHEET NO.

A6.6



Wm. H. Loomis

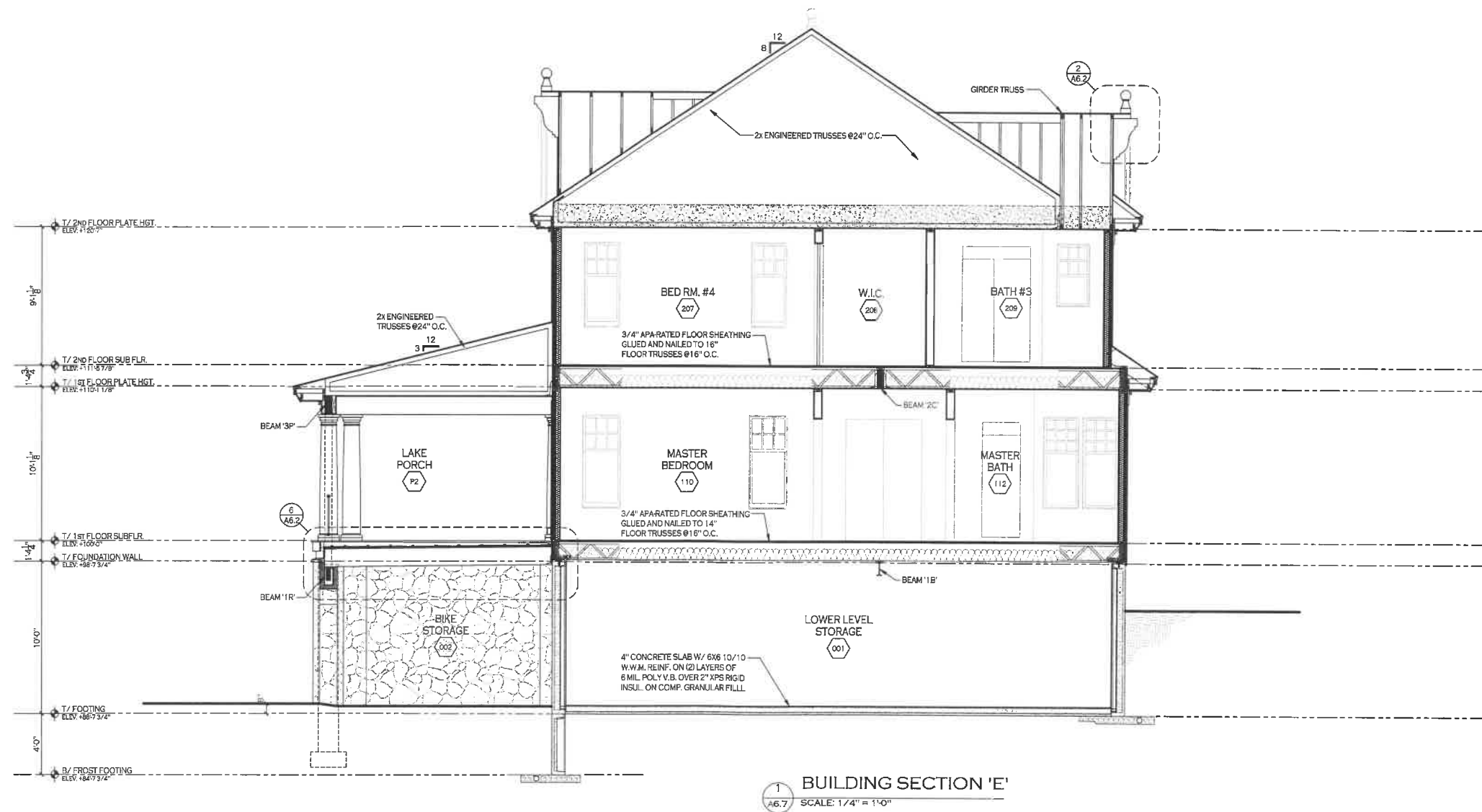
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BUILDING SECTIONS

SHEET NO.
A6.7



Wm. H. Linn



EXTERIOR FINISH NOTES:
PROVIDE EXTERIOR FINISH MOCK-UP FOR CLIENT APPROVAL PRIOR TO FINAL ORDER

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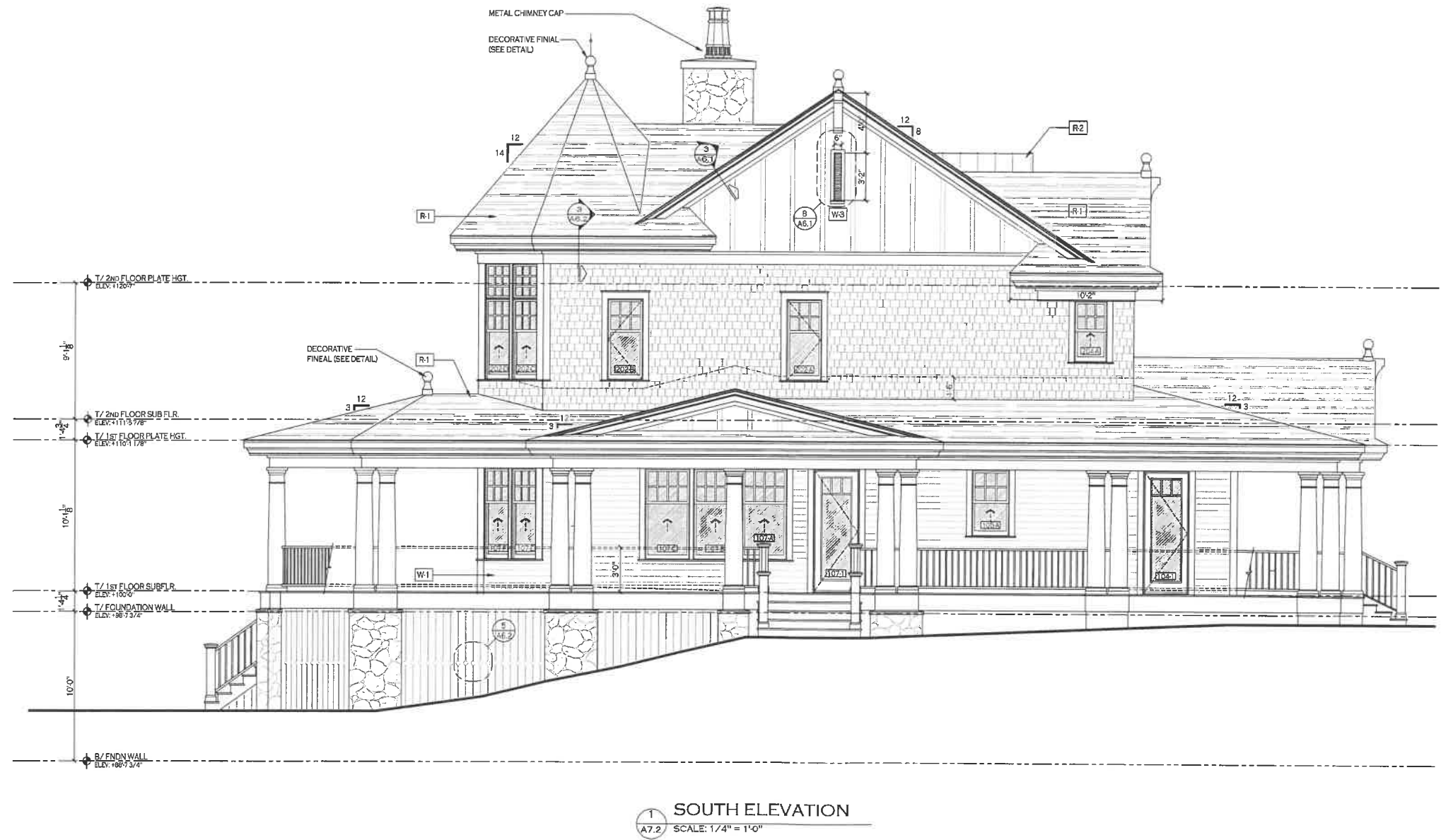
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EXTERIOR ELEVATIONS

SHEET NO. **A7.**

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MACQUINAC ISLAND, MI

EXTERIOR ELEVATIONS

SHEET NO.
A7.2

Neal H. Linn

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EXTERIOR ELEVATIONS

SHEET NO.
A7.3



Wm. H. Loomis

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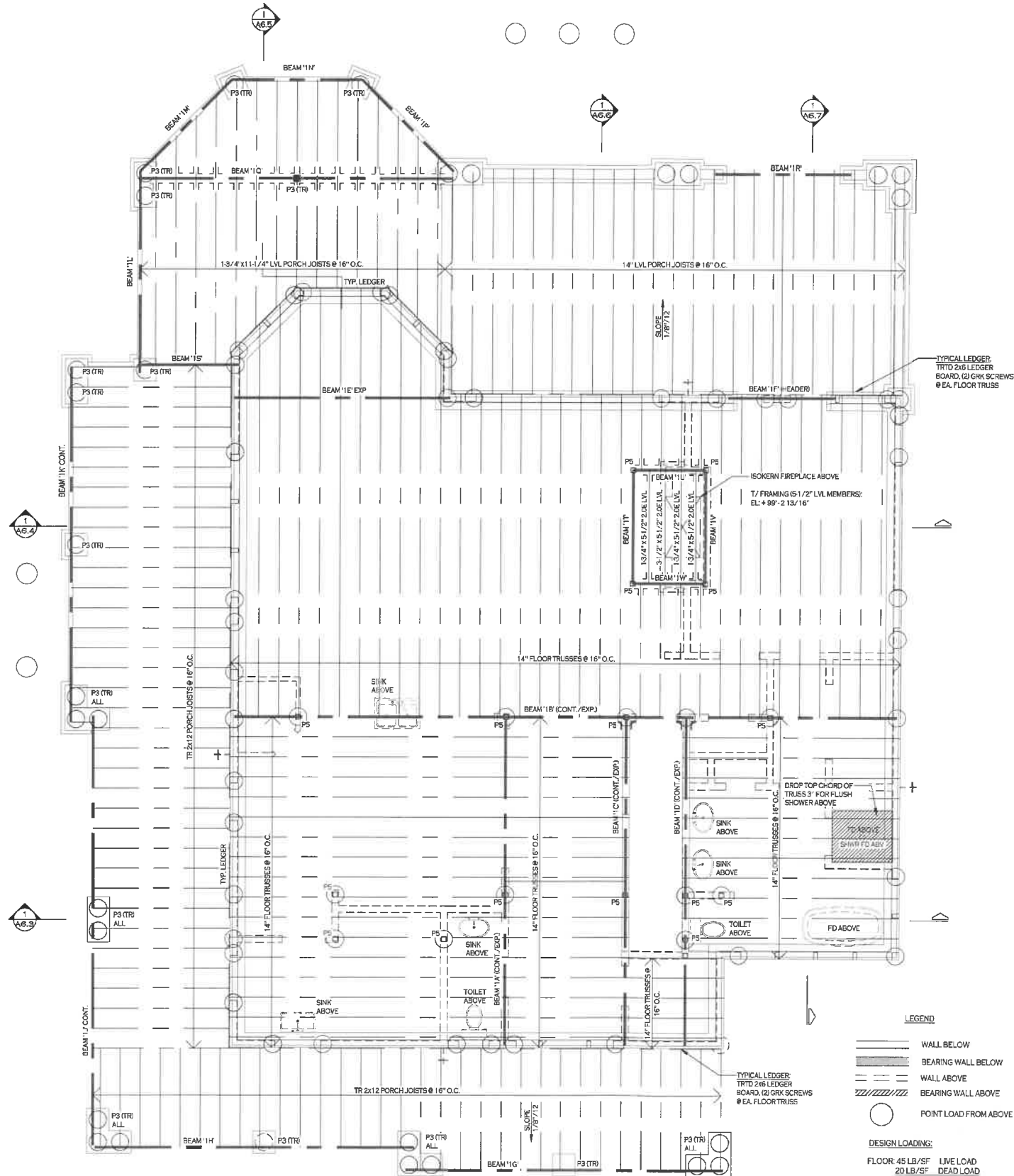
EXTERIOR ELEVATIONS

SHEET NO.



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APRIL 6, 2023

Neal K. Liebler



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

COLUMN SCHEDULE

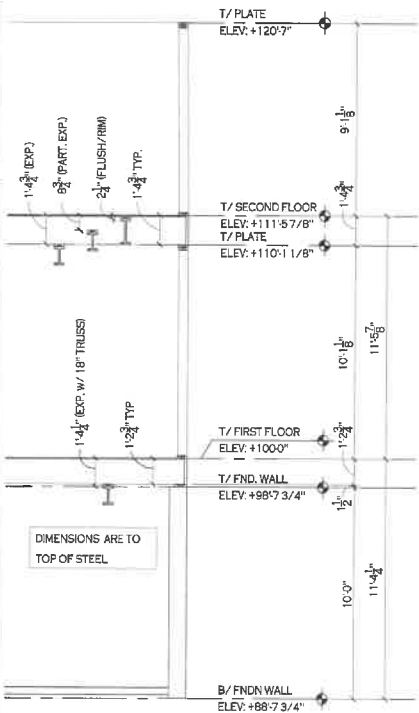
ALL COLUMNS UNDER STEEL ARE PS UNLESS NOTED OTHERWISE.

P1-	3 1/2" x 3 1/2" PSL COL
P2-	3 1/2" x 5 1/4" PSL COL (TRTD AS NOTED)
P3-	5 1/4" x 5 1/4" PSL COL (TRTD AS NOTED)
P4-	4" x 4" x 1/4" STL TUBE COL
P5-	5" x 5" x 1/4" STL TUBE COL (CONTINUOUS)
P6-	(2) 2x6 NAIL BUILT UP COL
P7-	(3) 2x6 NAIL BUILT UP COL

BEAM SCHEDULE

1"1" SERIES FIRST FLOOR FRAMING
ALL EXT. HDRS & LOAD BRG. INT. HDRS TO BE 3 1/2" x 7 1/4" 2.0E PSL TYPICAL U.N.O.

1A-	W10x15 (EXPOSED)
1B-	W10x15 (EXPOSED)
1C-	W8x10 (EXPOSED)
1D-	W10x15 (EXPOSED)
1E-	W12x16 (EXPOSED)
1F-	W8x13 (HEADER)
1G-	1-3/4"x9-1/4" 2.0E LP SSLVL (FLUSH)
1H-	1-3/4"x9-1/4" 2.0E LP SS LVL (FLUSH)
1J-	(2) 1-3/4"x11-7/8" 2.0E LP SS LVL (FLUSH)
1K-	1-3/4"x11-1/4" 2.0E LP SS LVL (FLUSH)
1L-	(2) 1-3/4"x11-1/4" 2.0E LP SS LVL (FLUSH)
1M-	(2) 1-3/4"x11-1/4" 2.0E LP SS LVL (FLUSH)
1N-	(2) 1-3/4"x11-1/4" 2.0E LP SS LVL (FLUSH)
1P-	(2) 1-3/4"x11-1/4" 2.0E LP SS LVL (FLUSH)
1Q-	(2) 1-3/4"x11-1/4" 2.0E LP SS LVL (CONT.)
1R-	1-3/4"x9-1/4" 2.0E LP SS LVL (HEADER)
1S-	1-3/4"x9-1/4" 2.0E LP SS LVL
1T-	3-1/2"x14" 2.0E LP SS LVL
1U-	3-1/2"x14" 2.0E LP SS LVL
1V-	3-1/2"x14" 2.0E LP SS LVL
1W-	3-1/2"x14" 2.0E LP SS LVL



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GROMLEY RESIDENCE
MACKINAC ISLAND, MI
FIRST FLOOR FRAMING PLAN

SHEET NO. S1.1

Neal K. Brint

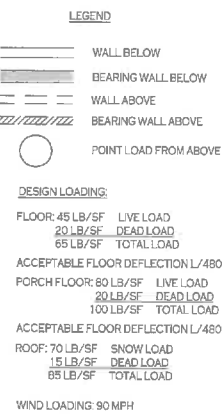
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SECOND FLOOR FRAMING PLAN

SHEET NO. 51.2



SCALE: 1/4" = 1'-0"

1/4" (EXP.)
 3/8" (PART. EXP.)
 2 1/4" (FLUSH/RIM)
 1-3/8" TYP.

T/ PLATE
 ELEV. +123'-7"

T/ SECOND FLOOR
 ELEV. +111'5 7/8"
 T/ PLATE
 ELEV. +110'-1 1/8"

1'-3/4" (EXP. W/ 1" TRUSSES)
 1'-3/8" TYP.

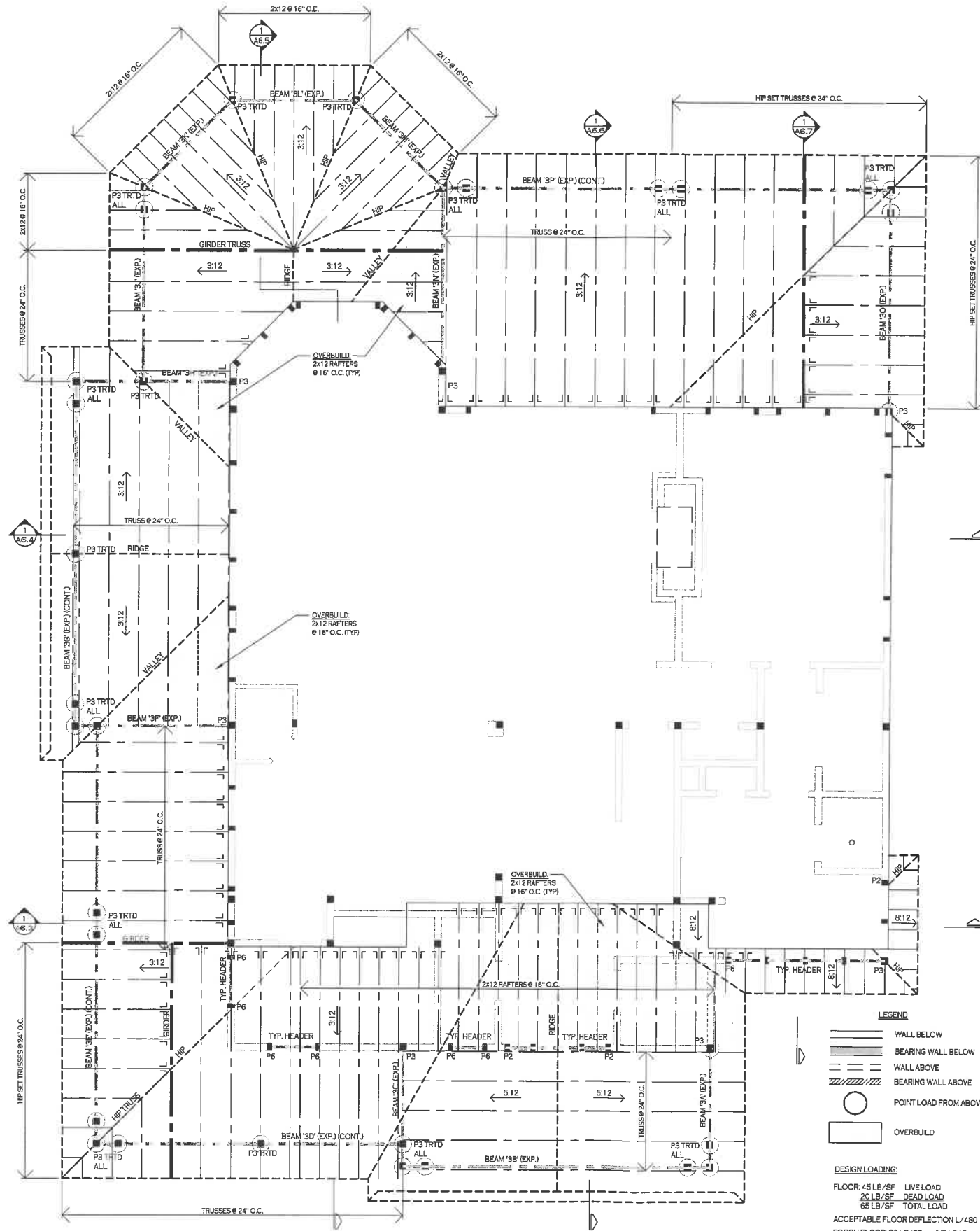
T/ FIRST FLOOR
 ELEV. +100'-0"

T/ FND. WALL
 ELEV. +98'-7 3/4"

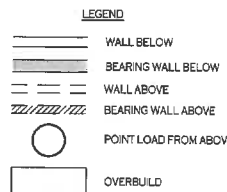
B/ FNDN WALL
 ELEV. +98'-7 3/4"

DIMENSIONS ARE TO TOP OF STEEL

10'-0"
 11'-4 1/4"
 10'-1 1/8"
 11'-5 1/8"
 5'-1 1/8"
 1'-3/4"
 1'-3/8"
 1'-3/4"
 1'-3/8"



1 LOW ROOF FRAMING PLAN
S2.1 SCALE: 1/4" = 1'-0"



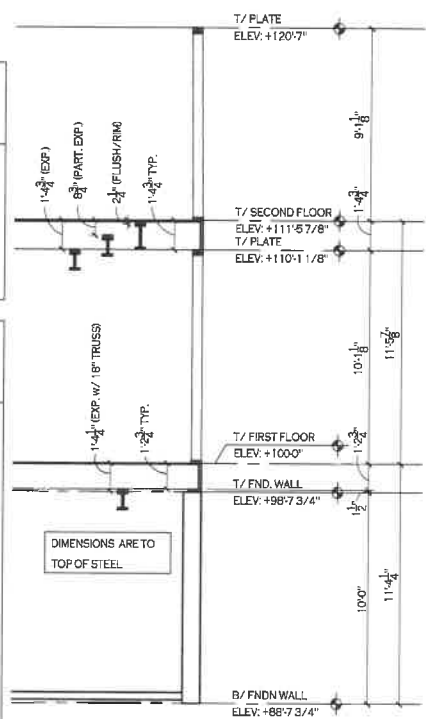
DESIGN LOADING:
FLOOR: 45 LB/SF LIVE LOAD
20 LB/SF DEAD LOAD
65 LB/SF TOTAL LOAD
ACCEPTABLE FLOOR DEFLECTION L/480
PORCH FLOOR: 80 LB/SF LIVE LOAD
20 LB/SF DEAD LOAD
100 LB/SF TOTAL LOAD
ACCEPTABLE FLOOR DEFLECTION L/480
ROOF: 70 LB/SF SNOW LOAD
15 LB/SF DEAD LOAD
85 LB/SF TOTAL LOAD
WIND LOADING: 90 MPH

COLUMN SCHEDULE
ALL COLUMNS UNDER STEEL ARE PS UNLESS NOTED OTHERWISE.

P1-	3 1/2" x 3 1/2" PSL COL.
P2-	3 1/2" x 5 1/4" PSL COL. (TRTD. AS NOTED)
P3-	5 1/4" x 5 1/4" PSL COL. (TRTD. AS NOTED)
P4-	4" x 4" x 1/4" STL. TUBE COL.
P5-	5" x 5" x 1/4" STL. TUBE COL. (CONTINUOUS)
P6-	(2) 2x6 NAIL BUILT UP COL.
P7-	(3) 2x6 NAIL BUILT UP COL.

BEAM SCHEDULE
"3" SERIES- LOW ROOF FRAMING
ALL EXT. HDS IN LOAD BRG. INT. HDS TO BE 3/12" x 7/16" 2.0E PSL TYPICAL U.N.O.

3A-	1 3/4" x 11 7/8" 2.0E LP LVL
3B-	5 1/4" x 11 7/8" 2.0E PSL
3C-	1 3/4" x 11 7/8" 2.0E LP LVL
3D-	1 3/4" x 11 7/8" 2.0E LP LVL
3E-	(3) 1 3/4" x 11 7/8" 2.0E LP LVL
3F-	3 1/2" x 11 7/8" 2.0E PSL
3G-	(2) 1 3/4" x 7 1/4" 2.0E LVL
3H-	3 1/2" x 11 7/8" 2.0E PSL
3J-	3 1/2" x 11 7/8" 2.0E PSL
3K-	3 1/2" x 11 7/8" 2.0E PSL
3L-	3 1/2" x 11 7/8" 2.0E PSL
3M-	3 1/2" x 11 7/8" 2.0E PSL
3N-	3 1/2" x 11 7/8" 2.0E PSL
3P-	5 1/4" x 14" 2.0E PSL
3Q-	5 1/4" x 14" 2.0E PSL



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GROMLEY RESIDENCE
MACKINAC ISLAND, MI
LOW ROOF FRAMING PLAN

SHEET NO. S2.1

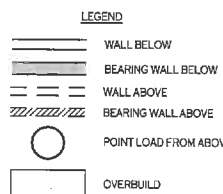
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JOB NO. 2

HIGH ROOF FRAMING PLAN

SHEET NO



DESIGN LOADING:

FLOOR: 45 LB/SF LIVE LOAD
20 LB/SF DEAD LOAD
65 LB/SF TOTAL LOAD

ACCEPTABLE FLOOR DEFLECTION L/480

PORCH FLOOR: 80 LB/SF LIVE LOAD
20 LB/SF DEAD LOAD
100 LB/SF TOTAL LOAD

ACCEPTABLE FLOOR DEFLECTION L/480

ROOF: 70 LB/SF SNOW LOAD
15 LB/SF DEAD LOAD
85 LB/SF TOTAL LOAD

WIND LOADING: 90 MPH

BEAM SCHEDULE
 "4" SERIES- HIGH ROOF FRAMING
 ALL EXT. HDRS & LOAD BRG. INT. HDRS TO B
 3-1/2"x7-1/4" 2.OE PSL TYPICAL U.N.O.

4A
4B
4C
4D
4E
4F

