

GROMLEY RESIDENCE



CONSULTANT INDEX

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"BID & PERMIT SET"- PRELIMINARY DOCUMENTS PREPARED FOR CONTRACTOR'S BID PURPOSES & BUILDING CODE OFFICIAL'S REVIEW, NOT FOR CONSTRUCTION.

"CONSTRUCTION SET"- CONSTRUCTION DOCUMENTS INCORPORATING THE BUILDING CODE OFFICIAL'S, ARCHITECT'S, OWNER'S AND CONTRACTOR'S REVISIONS FOR BUILDING CODE COMPLIANCE, DESIGN REVISIONS AND BUDGETARY REQUIREMENTS.

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SECURITY **ADDRESS** CITY, STATE, ZIP PHONE

DRAWING INDEX

RESIDENCE

BITT. NO.	SHEETTITLE	IS	SUE	-/ F	REV	ION	SN	10.		
		01	02	оз	04	05	06	07	08	OS
AO.1	TITLE SHEET/DRAWING INDEX	_	=						_	L
A0.2	SPECIFICATIONS & NOTES		=						_	L
E.0A	SPECIFICATIONS & NOTES		-			Н			_	Ļ
A1.1	ARCHITECTURAL SITE PLAN		m							Ė
A2.1	FOUNDATION PLAN	-				Н	-		-	H
A2.2	FOUNDATION PLAN	_								
A3.1	BASEMENT PLAN	1				Н			_	L
A3.2	FIRST FLOOR PLAN		=	-	-	Н	-		-	\vdash
A3.3	SECOND FLOOR PLAN	\rightarrow	Ц	-	-	Н	-		_	-
			Д		-				-	L
A3.4	ROOF PLAN	-								
A3.5	BASEMENT REFLECTED CEILING PLAN	_				Ш			_	┕
A3.6	FIRST FLOOR REFLECTED CEILING PLAN								_	╙
A3.7	SECOND FLOOR REFLECTED CEILING PLAN	+		Н		Н	-		_	Ŀ
A4.1	DOOR SCHEDULE & NOTES	1	5			Н	T		_	_
A4.2	WINDOW SCHEDULE & NOTES						П			П
A4.3	ROOM FINISH SCHEDULE								Ξ	Ī
A5.1	INTERIOR DETAILS					Н			_	-
A5.2	INTERIOR ELEVATIONS		a			Н	+	\rightarrow	-	Н
A5.3	INTERIOR ELEVATIONS	+	ī			Н			Н	_
A6.1 A6.2	TYPICAL WALL SECTION & DETAILS BUILDING DETAILS		_	-	Н	Н	-	-	Н	-
A6.3	BUILDING SECTIONS		-	-	Н		Н		Н	\dashv
A6.4	BUILDING SECTIONS		-	-	Н	-	Н	-	\dashv	_
A6.5	BUILDING SECTIONS	-		-	-	-	Н		\dashv	\dashv
A6.6	BUILDING SECTIONS		듸	-	-	+	\dashv	-	-	-
A6.7	BUILDING SECTIONS			-		-	-	-	+	\dashv
AG. 7	BUILDING SECTIONS		-	-		+		+	+	\dashv
A7.1	EXTERIOR ELEVATIONS			T					П	\exists
A7.2	EXTERIOR ELEVATIONS				П	П	П		П	П
A7.3	EXTERIOR ELEVATIONS						П		П	П
A7.4	EXTERIOR ELEVATIONS		=			1	4	I		
S1.1	FIRST FLOOR FRAMING PLAN			+	+	+	+	-	\dashv	\dashv
S1.2	SECOND FLOOR FRAMING PLAN		-	1			+		\forall	\dashv
S2.1	LOW ROOF FRAMING PLAN		-	1			+		+	\dashv
S2.2	HIGH ROOF FRAMING PLAN			1		1	1			
E1.1	BASEMENT ELECTRICAL PLAN		-	4		4	-	-	\perp	4
E1.2	FIRST FLOOR ELECTRICAL PLAN		-	+		+	+	+	-	\dashv
E1.3	SECOND FLOOR ELECTRICAL PLAN	+	-	\dashv	+	+	+	+	\forall	Н
	SECOND! LOOK ELECTRICAL! DAIN	+	7	+	1	+	+	+	\pm	\exists
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-		+	-	+	4	-	1	4	4	
			+	+	+	+	+	+	+	\dashv
			1	1	I	1	1		I	
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GROMLEY RESIDENCE

GENERAL NOTES

- 1. ARCHITECT SHALL REVIEW ALL SHOP DRAWINGS AND PRODUCT SUBMISSIONS.
- 2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES
- 3. CONTRACTOR SHALL NOT SCALE DRAWINGS, CONSULT ARCHITECT W/ALL QUESTIONS.
- 4. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR HIS/HER EMPLOYEES, SUBCONTRACTORS, SUPPLIERS & THE PUBLIC.
- INSULATION SCHEDULE: ALL SPRAY FOAM INSULATION SHALL BE APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS ESPECIALLY REGARDING APPLICATION THICKNESS.
- EXTERIOR WALLS 2" CLOSED CELL EXPANDABLE FOAM (R-6 PER IN.) ON INSIDE FACE OF EXTERIOR SHEATHING W/3 1/2" FIBERGLASS BATT INSULATION (R-3 PER IN.) TOTAL R22.5 OR BLOWN & NETTED CELLULOSE INSULATION (R-3.7 PER IN.) (R-2.1 MIN. REQ'D.) RIM JOIST - 3" CLOSED CELL EXPANDABLE FOAM (R-6 PER IN.)

- RIM JOIST: 9" CLOSED CELL EXPANDABLE FOAM (R6 PER IN.)
 SILL SEALER- FOAM STRIP TYPE: TIGHT JOINT.
 BEDROOMS & BATHROOMS 51/4" ROXUL ACOUSTICAL WOOL INSULATION IN WALLS, 6" ACOUSTICAL BATT IN FLOORS ABOVE OCCUPIED SPACES.
 FIRST OR SECOND FLOOR CEILING 12" NETTED FIBERGLASS OR 12" MINERAL OR FIBERGLASS ACOUSTIC INSULATION.
 GARAGE WALLS 5 1/2" HIGH DENSITY FIBERGLASS BATT (R-21)
 SECOND FLOOR CEILING 18" BLOWN & NETTED CELLULOSE INSULATION, CAVITY FULLY FILLED (R-3.7 PER IN.) TOTAL R-59.2 MIN.
 ATTICS, LOPED 8, 25" CLOSED CELL EXPANDABLE SPRAY POLYURETHANE FOAM (R-6 PER IN.) ON INSIDE FACE OF ROOF SHEATHING, TOTAL R-49.5.
- WRAP EXTERIOR WALL SHEATHING WITH TYVEK SHEET, TAPE JOINTS, AND LAP SILL PLATE. LAP TYVEK <u>OVER</u> WINDOW HEAD & JAMB FLASHING AND NAILING FLANGES; TAPE TIGHTLY. TYVEK SHALL BE WRAPPED OVER SILL FRAMING WITH WINDOW NAILING FIN EXPOSED.
- 7. FOR SHINGLE SIDING PROVIDE BENJAMIN OBDYKE HOME SLICKER RAINSCREEN OVER TYVEK, INSTALL, FLASH AND VENT AS PER MANUFACTURER
- 8. WINDOWS ARE BASED UPON <u>KOLBE ULTRA SERIES. COLOR-CLOUD</u>, LOW E GLAZING WITH SCREENS AND PERMANENT 1 178" SDL GRILLES WHERE SHOWN.
 A. WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- 8. RUN 2 CONTINUOUS BEADS OF SEALANT UNDER ALL SILL PLATES, AT RIM JOIST AND TOP PLATE JUNCTIONS.
- 9. TYPICAL WALL FRAMING:

 EXTERIOR WALLS = 5 1/s." U.N.O.

 INTERIOR WALLS = 5 1/s." U.N.O.

 WOOD FRAMING BETWEEN GRO

- UPED WINDOWS = 3" U.N.O., LVL OR PSL STUDS R.O. FOR DOORS = 6" OFF WALL OR CENTERED AS REQUIRED U.N.O.
- 10. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR R.O(S) WITH SELECTED
- MANUFACTURER AND SUBMIT WINDOW AND DOOR SHOPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACING FABRICATION ORDER. 11. USE METAL STUDS/FURRING @ F.P. & CHIMNEY MASSES (NON-COMBUSTIBLE MATERIAL PER
- 12. PROVIDE WALL FIRESTOPPING AS REQUIRED BY BUILDING CODE.

ROOFING NOTES

- 1. ALL CRICKETS, SADDLES AND FLASHINGS SHALL BE 'ATAS' METAL, COLOR-SLATE GREY.
- 2. UNDERLAY ALL FLASHINGS WITH ONE LAYER GRACE ICE AND WATER SHIELD, ALL DRIP EDGES SHALL BE PRE-FORMED, 'ATAS' METAL, COLOR - SLATE GREY.
- 3. ALL EAVES & VALLEYS SHALL HAVE ONE LAYER OF 36" BITUTHENE APPLIED DIRECTLY TO PLYWOOD. EAVE APPLICATION SHALL EXTEND UP 66" FROM THE EAVE
- 4. ALL CHIMNEYS AND DORMERS SHALL BE STEP FLASHED AND COUNTERFLASHED.
- ROOF VENTS SHALL BE CERTAINTEED SHINGLE VENT II, INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- GUTTERS AS DRAWN SHALL BE K-STYLE GUTTERS, WHITE W/ DOWNSPOUTS TBD. MOUNT @ 36° O.C. MIN. SPACING.
- 7. ROOF SLOPES, CRICKETS AND SADDLES UNDER 3:12 PITCH, OR AS NOTED, SHALL BE COLORKLAD STANDING SEAM WITH 12" WIDE PANELS AND 1" ROLLED RIBS OVER (1) LAYER ICE AND WATER SHIELD.
- 8. ROOF SHINGLES SHALL BE CERTAINTEED LANDMARK PRO, GEORGETOWN GRAY OR PRAIRIE WOOD COLOR OVER (1) LAYER GAF DECK ARMOR OR EQUAL.

INTERIOR FINISH NOTES

- 1. SAND SMOOTH ALL WOOD TRIM CORNERS, BOARD ENDS AND CUTS AND FILL OR REMOVE ALL CHATTERMARKS, CRACKS, GRAIN IRREGULARITIES AND MARKINGS

- INTERIOR TRIM WOOD SHALL BE:
 FIRST FLOOR POPLAR TRIM WITH FIR JAMB EXTENSIONS
 SECOND FLOOR. POPLAR TRIM PAINTED.
 ALL WOOD SHALL BE PROPERLY DRIED TO A MAXIMUM OF 8% MOISTURE CONTENT.
- WOOD FILLER OR PUTTY SHALL BE HARDENING TYPE (WOOD DOUGH OR PLASTIC WOOD)
 COLOR MATCHED; SANDED AND PRIMED BEFORE PAINTING.
- CERAMIC TILE-SCHLUETER SYSTEMS FOR TILE SETTING SHALL BE APPROVED BY ARCHITECT.
- 5. ALL DRYWALL SHALL BE 5/8" FIRECODE TYPE, SCREWED. CORNER BEADS SHALL BE
- 6. ALL WOOD T & G FLOORING SHALL BE AS NOTED IN THE ROOM FINISH LEGEND WITH RANDOM LENGTH (36" LENGTH MINIMUM) PREMIUM QUALITY. BLIND NAIL AND SET ON 15 LB. FELT CUSHION OVER %." PLYWOOD FLOOR RUN PERPENDICULAR TO JOISTS. ALL END MATCHES SHALL BE FLUSH.
- STAIR TREAD AND HANDRAIL SHALL BE HARDWOOD, STAIR RISERS SHALL BE PAINTED TBD. STAIR BALLUSTERS SHALL BE PAINTED TBD.
- 8. ALL HEAT REGISTERS IN WOOD FLOORS SHALL BE HARDWOOD REGISTERS; OVERSIZE BY 1" EACH WAY TO SET ON SUBFLOOR, BY AMERICAN WOOD VENTS OR EQUAL.
- 9. HEAT REGISTERS, IN CARPET AND TILE FLOORS SHALL HAVE 2 CT. ALKYD ENAMEL SEMI-GLOSS (MATCH SURROUNDING SURFACE).
- 10. SEAL EDGE OF TUB, SHOWER DOOR AND SINKS WITH SILICONE SEALANT, COLOR TO
- 11. PRIME ALL T & G PANELING PRIOR TO INSTALLATION, ESPECIALLY TONGUES. PRIME ALL SIDES.
- 12. PAINT STRUCTURE BEHIND HEAT REGISTERS FLAT BLACK
- 13. CARPET AND VINYL (INCLUDING INSTALLATION) SHALL BE PROVIDED BY OWNER.

INTERIOR PAINT SCHEDULE

- B. (2) CT. LATEX ENAMEL FLAT; SPRAY OR ROLLER ACCEPTABLE.
 C. BENJAMIN MOORE REGAL WALL SATIN.
- BUILTIN CABINETRY, DOORS AND WINDOW TRIM, BASE, BEAMS, STAIR BALUSTERS, STAIR RISERS, WOOD WALL PANELING AND ALL RUINNING TRIM

 A. (1) CT. OIL BASE WOOD PRIMER, SAND PRIOR TO INSTALLATION.

 B. (2) CT. ALKYD ENAMEL. BENJAMIN MOORE SEMI-GLOSS IMPERVO.

 C. PRIME AND PANELING PRIOR TO INSTALLATION ESPECIALLY TONGUES.

 D. ALL COATS BRUSH APPLIED.

 E. SPRAY APPLICATION ACCEPTABLE ONLY WITH OWNER OR ARCHITECT'S APPROVAL.
- 3. WOOD FLOORING, WOOD HANDRAILS, STAIR TREADS, WOOD HEAT REGISTERS
- A. (1) CT. FILLER, SQUEEGEED AND SANDED
- B. (1) CT. STAIN, WIPELJ.
 C. (1) CT. 50/50 POLYURETHANE/THINNER.
 D. (2) CT. POLYURETHANE VARNISH; GLOSS RAILS, SEMIGLOSS TREADS AND FLOORS.
 E. LIGHTLY SAND BETWEEN COATS WITH 220 GRIT PAPER.
- STAINED WOOD PANELING A. (1) CT. SEALER STAIN (SOFTWOODS SHALL BE SEALED FOR NON-BLOTCHY STAIN APPREARANCE).
- B. (3) CT. POLYURETHANE VARNISH, SATIN, LIGHTLY SAND BETWEEN COATS WITH 220

EXTERIOR FINISH NOTES

- 1. ALL EXTERIOR TRIM SHALL BE CLEAR CEDAR OR REDWOOD, SMOOTH, PAINTED (FINGER JOINT LUMBER IS ACCEPTABLE WHERE TRIM IS TO BE PAINTED. NO SPLITS OR CHATTER MARKS TO BE ALLOWED. SAND SMOOTH ALL END CUTS AND SPLICES. ALL SIDES OF ALL TRIM TO BE PRE-PRIMED PRIOR TO INSTALLATION. A. AZEK TRIM IS NOT ACCEPTABLE.
- 2. FILL ALL CONSTRUCTION DENTS AND SPLITS WITH AUTO BODY COMPOUND (2 PARTS AND SAND SMOOTH.
- EXTERIOR CEDAR BEVELED LAP SIDING SHALL BE <u>6" EXPOSURE</u>; PRE-FINISHED WITH ONE COAT OF SOLID FLAT ON ALL SIDES. ADDITIONAL COAT TO BE APPLIED IN THE FIELD. CEDAR SHINGLES SHALL BE <u>6" EXPOSURE</u>, WHITE CEDAR SELECT RB&B PREFINISHED ALL SIDES.
- PORCH CEILINGS SHALL BE 1X6 FIR 'V-GROOVE' BOARD T & G PAINTED COLOR: BENJAMIN MOORE SIMPLY WHITE

 4. NAILED THROUGH TONGUES. ALL EAVES SHALL BE 1X4 FIR OR CEDAR T&G, PAINTED.
- 5. BACK PRIME ALL SOFFITS, PORCH CEILINGS, EAVE, DOOR, WINDOW AND COLUMN TRIM WITH 1 CT. PRIMER OR VARNISH PRIOR TO INSTALLATION. SEAL ALL FIELD CUTS,
- 6. PROVIDE BENJAMIN MOORE PAINTS OR SHERWIN WILLIAMS (BEST QUALITY) FOR ALL
- EXTERIOR SEALANT SHALL BE POLYURETHANE OR URETHANE BASE. APPLY BEAD OF SEALANT @ ALL JOINTS IN SIDING AND TRIM (DOORS, WINDOWS, CORNER, MUDSILL)

EXTERIOR PAINT SCHEDULE

- BACKPRIME ALL SIDING, EAVE, DOOR, WINDOW AND COLUMN TRIM WITH 1 CT. PRIMER. MAY BE FACTORY PRE-PRIMED. PRIME ALL CUT ENDS.
- ALL PAINT TO BE BRUSH APPLIED.
 A PAINT SHALL BE APPLIED TO FULLY COVER ALL WOOD DISCOLORATION WITHOUT RUNS OR SAGS. PRIME AND SEAL DISCOLORATIONS.
 B. ALL PAINT SHALL BE BENJAMIN MOORE OR PRATT AND LAMBERT PAINTS (BEST QUALITY FOR ALL EXTERIOR FINISHES.)
- 3. POLYURETHANE EXTERIOR VARNISH SHALL BE PETTIT'S MARINE SPAR VARNISH OR EQUAL.
- 4. DOOR, WINDOW, COLUMNS, RAILS, BALUSTERS, MUDSILL, EAVES, BRACKET TRIM. A. (1) CT. OIL BASE PRIMER
- B. (2) CT. LATEX EXTERIOR ENAMEL, SEMI-GLOSS. 5. WOOD ENTRY DOORS - STAINED AND VARNISHED
- A. (1) CT. OIL BASE PRIMER(3) CT. POLYURETHANE U.V. VARNISH (SAND BETWEEN COATS), SEMI-GLOSS.
- 6. LAKESIDE PORCH, BREEZEWAY AND ENTRY PORCH CEILINGS STAIN & VARNISH B. (3) CT. SPAR VARNISH, GLOSS
- 7. EXTERIOR STONEWORK AND CHIMNEY CAPS

- 8. SIDING CEDAR LAP & SHINGLE
 A. (2) CT. LATEX SOLID COLOR, FLAT.
 B. PRE-FINISH ALL SIDES OF LAP SIDING & SHINGLES WITH 1 COAT (MAY BE FACTORY APPLIED) PRIOR TO INSTALLATION.
 C. CEDAR LAP COLOR. BENJAMIN MOORE. SIMPLY WHITE
 D. CEDAR SHINGLE COLOR: CABOT. SEACOAST GRAY
 E. CEDAR/MDO BOARD & BATTEN COLOR: BENJAMIN MOORE SIMPLY WHITE

CABINETRY HARDWARE

- KNOBS SEE INTERIOR DESIGNER
- 2. HINGES SEE INTERIOR DESIGNER
- 3. GLIDES BALL BEARING TYPE, SELF-CLOSING (BLUMOTION OR EQUAL)
- 4. SHELF SUPPORTS V4" DRILLED HOLES @ 1" O.C. WITH BRASS "L" PEGS
- 5. TV BRACKET HARWARE TO BE PROVIDED BY AV INSTALLER

STAIR SPECIFICATIONS

- 1. TREADS -SEE INTERIOR DESIGNER 2. RISERS -SEE INTERIOR DESIGNER
- 3. BALUSTERS -SEE INTERIOR DESIGNER
- 4. NEWEL -SEE INTERIOR DESIGNER

NOTES |

- STAIR SUPPLIER SHALL PROVIDE ALL FITTINGS REQUIRED FOR AN "OVER-THE-POST" DESIGN.
- 2. PROVIDE SHOP DRAWINGS FOR ALL INTERIOR STAIRS
- 3. HARDWOOD FOR RAILINGS SHALL BE SELECT, GRAIN AND COLOR MATCHED.

DOOR NOTES

- 1. ALL WOOD DOORS SHALL BE SEALED AT ALL OUT EDGES IMMEDIATELY AFTER TRIMMING.
- 2. ALL HARDWARE SHALL BE TBD, VERIFY W/ INT. DESIGNER
- 3. HINGES SHALL BE BALL TIP, 4 "X 4" OR APPROVED EQUAL, 4 PER 8 FT. DOOR, 3 PER 7FT.
- EXTEND STRIKE PLATES WITH SOLID BRASS TRIM WORK PROTECTORS AT DOORS IN 5 ½"
 THICK EXTERIOR WALLS.
- 5. KEY LOCKSETS TO A MASTER KEY SYSTEM
- 6. KEY ALL EXTERIOR DOORS TO SCHLAGE CYLINDERS.
- ALL HARDWARE SHALL BE TIGHTLY FIT WITH MINIMAL (1/32") GAP BETWEEN THE STRIKES, LATCHES, HINGES, AND THE MORTISE OPENING.
- 8. ALL INTERIOR DOORS TO BE 1-3/4" THICKNESS MDF
- 9. WOOD ENTRY DOORS TO BE 2-1/4" THICKNESS MIN

LOCATION OF SAFETY GLAZING

- 1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING AND BIFOLD DOORS.
- 2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- ELAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

 A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.; AND

 B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND

 C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36"-ABOVE THE FLOOR; AND

 D. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZ, AND IN A STRIAGHT LINE OF THE GLAZING. STRAIGHT LINE OF THE GLAZING
- 4. ALL GLAZING IN RAILINGS.
- 5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING
- 6. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE OF THE WATER'S EDGE.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZ OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60° ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- 8. GLAZING ADJACENTTO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

REFER TO THE 2015 MICHIGAN RESIDENTIAL CODE FOR EXCEPTIONS TO THE REQUIREMENTS ABOVE. NO EXCEPTIONS WERE TAKEN FOR THIS PROJECT.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH IRC, MICHIGAN RESIDENTIAL CODE AND NEC REQUIREMENTS.
- 2. ELECTRICAL CONTRACTOR SHALL PROVIDE 300 A. UNDERGROUND SERVICE TO METER AND DISCONNECT: 100A, GARAGE, 200A, MAIN HOUSE
- 3. REFER TO RISER DIAGRAM AND ELECTRICAL FLOOR PLANS FOR DISTRIBUTION OF
- 4. ELECTRICAL CONTRACTOR SHALL VERIFY ALL MECHANICAL AND KITCHEN EQUIPMENT; A.C. UNITS, HUMIDIFIERS, EXHAUST FANS, ETC., AND PROVIDE SERVICE AS REQUIRED.
- ELECTRICAL CONTRACTOR SHALL, PROVIDE LAUNDRY, KITCHEN & BATH EXHAUST FANS AND WIRING, MECHANICAL CONTRACTOR SHALL PROVIDE DUCTING AND EXTERIOR WALL GRILLS.
- ALL INTERIOR WIRING SHALL BE 14-2 WITH GROUND MINIMUM SIZE. ALL CONDUIT, IF REQUIRED, SHALL BE THIN WALL METAL TYPE.
- 7. TELEPHONE SERVICE SHALL BE (2 LINE OR MULTI-LINE) TYPE WITH ALL LINES ORIGINATING FROM CENTRAL TERMINAL (NO DAISY CHAIN), CATEGORY 5 WIRING
- 8. SECURITY, CABLE TV. INTERNET AND AV WIRING SHALL BE PROVIDED BY OWNER.
- 9. TELEPHONE SYSTEM SHALL BE CONTRACTED BY OWNER 10. ALL EXTERIOR, GARAGE, KITCHEN SINK AREA AND BATH OUTLETS SHALL BE GFI
- 12. ALL INTERIOR SWITCHES, RECEPTACLES AND PLATES SHALL BE PURE WHITE IN COLOR DECORA STYLE WITH DIMMERS AS NOTED.
- 13. PROVIDE 2" PVC CONDUIT UNDER ALL HARD SURFACES. DO NOT DIRECT BURY WIRES UNDER DRIVE, WALKS OR PATIOS.
- 14. ELECTRICAL CONTRACTOR SHALL INSTALL ALL FIXTURES LISTED AND SHALL STORE AND INSTALL FIXTURES "SUPPLIED BY OWNER" (SBO) AS NOTED ON FIXTURE SCHEDULE.
- 15. PROVIDE EXTERIOR LIGHT POSTS (LP) AND A 15 AMP CIRCUIT TO THE SITE LIGHTING AS 16. SEAL ALL EXTERIOR WALL OUTLET AND SWITCH BOXES WITH FOAM SEALER OR FLEXIBLE BOOT. TAPE VISQUEEN @ BOX

PLUMBING NOTES

- 1. ALL PLUMBING SHALL COMPLY WITH ALL APPLICABLE CODES.
- 2. REFER TO SITE PLAN FOR SEPTIC SYSTEM LAYOUT
- SUPPLY PIPING SHALL BE TYPE L COPPER-LEAD-FREE SOLDER SHALL BE PROVIDED AS PER PLUMBING CODE. SUPPORT PIPING WITH CUSHONED HANGARS 6 60 7. C. MIN. A. PEX SUPPLY PIPING SHALL BE APPROVED ONLY AFTER REVIEW BY THE ARCHITECT.
- 4. ALL VERTICAL WASTE PIPING ABOVE THE FIRST FLOOR SHALL BE CAST IRON NO HUB TYPE. ALL WASTE PIPING BELOW FIRST FLOOR SHALL BE SCHED. 40 P.V.C. INSULATE TRAP OF ALL TOILETS WITH 6" FIBERGLASS BATT.
- 5. INSULATE ALL HOT AND COLD WATER PIPES WITH FOAM TYPE INSULATION: TAPE JOINTS.
- 6. NO WATER SUPPLY SHALL BE RUN OVERHEAD IN UNHEATED ATTIC AREAS.
- WATER HEATER SHALL BE 50 GAL. MIN. ELECTRIC LOWBOY STYLE WITH GRUNDFOS NO. UP 25-64 SF RECIRCULATION PUMP AND TIMER SERIES HOOK-UP.
- ALL HOT AND COLD WATER SUPPLY SHALL BE SLOPED TO DRAIN AT SILLCOCKS IN BASEMENT MECHANICAL ROOM.
- PROVIDE WATER SUPPLY AND SHUTOFF FOR FURNACE HUMIDIFIERS AND ICE MAKER FOR THE KITCHEN REFRIGERATOR. KITCHEN FIXTURES, FITTINGS AND APPLIANCES TO BE PART OF KITCHEN ALLOWANCE; CONTRACTOR TO INSTALL.
- 11. ALL HOSE BIBS (SYMBOL HB) SHALL BE FROST PROOF TYPE. NO "SHORTY" TYPE HOSEBIBS ALLOWED. SEE (FLOOR/MECH) PLAN FOR LOCATION.
- 12. FLOOR DRAINS ON ALL FLOORS SHALL HAVE CHROME PLATED BRASS COVERS AND ADJUSTABLE HUBS.
- 13. PROVIDE GAS PIPING AND SHUTOFFS FOR ALL GAS APPLIANCES INCLUDING GAS RANGE GAS DRYER AND FIREPLACE. 14. PLUMBING CONTRACTOR SHALL COORDINATE WITH THE EXCAVATOR FOR CONNECTING
- BUILDING DRAIN WITH THE SANITARY SEWER. 15. CATCH BASINS IN GARAGE SHALL HAVE SEDIMENT TRAPS. PREFAB DRAINS ARE ACCEPTABLE: COORDINATE INSTALLATION WITH CONCRETE CONTRACTOR. DRAIN TO SANITARY SEWER SYSTEM.
- 16. WASHERS SHALL BE SET IN A DRAINAGE PAN; DURAPAN OR EQUAL
- 17. EXTERIOR CATCH BASINS SHALL BE BY EXCAVATION CONTRACTOR.
- 18. PROVIDE WATER SOFTENER HOOK-LIP AND BY-PASS VALVING IN MECH. ROOM (EQUIPMENT BY OTHERS). ALL WATER SHALL BE SOFTENED EXCEPT HOSE BIBS, KITCHEN AND BAR COLD & ICE MACHINES.
- 19. PROVIDE LAWN IRRIGATION HOOK-UP AND CONTROLS IN GARAGE: DRAINABLE.
- 20. WATER TO ALL TOILETS SHALL BE TEMPERED VIA TEMPERING VALVES.

MECHANICAL NOTES

- ALL DUCTWORK FOR TRUNK LINES SHALL BE GALVANIZED METAL ACCORDING TO SMACNA STANDARDS. DUCT SIZES ARE CLEAR DIMENSIONS.
- 2. FURNACE OR BOILER AND DUCT LOCATIONS ARE GENERAL LOCATIONS, FINAL LOCATION TO BE 3. ALL SUPPLY AIR DUCTS TO BE INSULATED ON THE EXTERIOR WITH 1" VINYL FACED FIBERGLASS. FLEXIBLE DUCTS SHALL BE PERMITTED FOR LENGTH'S OF 14" OR LESS.
- . ALL RETURN AIR DUCTS AT FURNACE PLENUM SHALL BE INSULATED ON THE INTERIOR WITH 1" ACQUISTIC DUCT LINER GLUED AND NAILEO OR PIN SPOT. INSULATE RETURN AIR BAJ DUCT ONLY WITHIN 8" OF FURNACE FOR ACQUISTICAL CONTROL. ALL FURNACE PLENUM CONNECTORS SHALL BE FLEXIBLE TYPE.
- TURNING VANES TO BE INSTALLED IN ALL TURNS OF DUCTWORK, BALANCE DAMPERS TO BE INSTALLED A
 ALL BRANCHES, DAMPERS IN LATERAL SUPPLIES TO BE INSTALLED AT REGISTER OPENINGS IN DUCT
 SYSTEM ALONE WITH DAMPER ON REGISTER.
- 6. DUCTS IN EXTERIOR WALLS SHALL HAVE RIGID INSULATION BEHIND DUCTS: 2" THERMAX MINIMUM
- 7. ALL REGISTERS SHALL HAVE BUTTERFLY TYPE DAMPERS
- 8. ALL PANNING METAL TO BE 24 GA. AND BRACED TO PREVENT RATTLE.
- 9. OUTSIDE FRESH AIR DUCT SHALL BE INSULATED AND TIED INTO AIR TO AIR EXCHANGER OF FURNACES 10. COMBUSTION AIR DUCTS IF REQUIRED SHALL HAVE AUTOMATIC DAMPER CONTROL
- 11. CHIMNEY LOCATION THROUGH ROOF SHALL BE APPROVED BY ARCHITECT IN FIELD 12. CHIMNEYS TO BE 3" PVC SCH 40 PIPE. VENT FOR ANY GAS FIRED WATER HEATER TO BE METALBESTOS OR HART & COOLEY INSULATED TYPE. PAINT FLAT GRAY ABOVE ROOF.
- 13. THERMOSTAT WIRING TO BE #18 GA., 8 CONDUCTOR, WIRING BY MECHANICAL CONTRACTOR 14. AIR CONDITION PIPING TO BE RIGID PIPE SIZED FOR LENGTH TO BE SOLDERED WITH "SIL-PHOS", SOLDER AND LINES INSULATED WITH ARMAFLEX "3/6" WALL THICKNESS. LIQUID LINE TO BE REFRIGERATION SOF CAP. 1-1/4" SUCTION LINE, 3/6" LIQUID LINE.
- 15. PADS FOR A/C CONDENSER BY MECHANICAL CONTRACTOR- 4" CONCRETE WITH 12" TURN DOWN LIP.
- 16 GAS SERVICES SHALL BE RUN INTO MECHANICAL ROOM BY PLUMBING CONTRACTOR. ALL GAS PIPING TO BE SCH. 40 BLACK IRON WITH ROD AND CLEAVIS HANGERS. 17. VENT ALL BATH AND RANGE HOOD EXHAUST FANS DIRECTLY TO THE OUTDOORS, FAN UNITS BY OTHERS.
- 18. SYSTEM TO BE CLEANED, MOTORS OILED, NEW FILTERS INSTALLED AND CUSTOMER INSTRUCTED ON PROPER OPERATION AT COMPLETION OF JOB. ALL WARRANTIES AND INSTRUCTION MANUALS SHALL BE GIVEN TO GENERAL CONTRACTOR FOR SUBMISSION TO OWNER.

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APPROVED - FINAL

FINAL APPROVAL GRANTED BY

STONE BROOK OWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE APRIL 6, 2023

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FOUNDATION NOTES

- ALLOWABLE SOIL BEARING PRESSURE:
 SPREAD FOOTING = 2000PSI (ASSUMED SANDY CLAY)
- 2. CRAWL SPACE WALL ACTIVE LATERAL SOIL PRESSURE = 40PSF/FT.
- 3. FILL SOIL SHOULD BE SPREAD IN SHALLOW LIFTS, 6" TO 8" MAXIMUM, AND COMPACTED
- 4. WHERE FOUNDATION WALLS ARE TO HAVE FILL PLACED ON EACH SIDE. PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE
- 5. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL MECHANICAL LINES BEFORE CASTING FOUNDATIONS AND PROVIDE SLEEVES, LOWER FOUNDATIONS, OR CAST PROTECTION AROUND LINES AS REQUIRED.
- 6. NO BOND BREAKER OR COMPRESSIBLE JOINT FILLER SHALL BE PLACES IN JOINT BETWEEN SLAB IN GRADE AND FOUNDATION WALLS OR FOOTINGS.

CONCRETE NOTES

- STEEL REINFORCEMENTS A. REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED.
 B. WELDABLE LOWALLOY RE-BARS: ASTM A706, GRADE 60, DEFORMED.
 C. PLAIN-STEEL WIRE: ASTM A82, AS DRAWN
 D. STEEL WELDED WIRE REINF., PLAIN, FOR CONC., ASTM A185 FY=75KSI
 E. COMPLY WITH CRSI "MANUAL OF STANDARD PRACTICE" FOR REINFORCEMENT
- 2. CONCRETE MATERIALS
- A. PORTLAND CEMENT: ASTM C 150, TYPE I/II
- B. FLY ASH: ASTM C618, CLASS C OR F. MAX 15% CEMENT REPLACEMENT C. NORMAL-WEIGHT AGGREGATE: ASTM C33, UNIFORMLY GRADED, NOT LESS THAN 3S, NOMINAL MAXIMUM AGGREAGE SIZE - 1 INCH.
- NOMINGAL MANIOM AGGREGAGE SIZE I INCH.

 D. WATER FOTABLE AND COMPLYING WITH ASTM C94.

 E. GROUND GRANULATED BLAST FURNACE SLAG CEMENT, NEUTRAL SET, MAX 15% REPLACEMENT. GBEFSC SHALL NOT BE INCLUDED IN EXTERIOR FLATWORK
- 3. ADMIXTURES -ADMIXTURES CERTIFIED BY MANUFACTUREER TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OF CEMENTIOUS MATERIAL AND TO BE COMPATIBLE WITH OTHER ADMIXTURES AND CEMENTITIOUS MATERIALS. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE. FIBER MESH SHALL CONFORM TO ASTM CTIE, TYPE III AND SHALL BE PROPORTIONED ACCORDING TO MANUFACTURES REQUIREMENTS BUT NOT LESS THAN ILB. PER CUBIC YARD IN SLAB ON GRAPP CHEENT GRADE CEMENT
- 4. WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A.
- 5. CONCRETE MIXES PROPORTION CONCRETE ACCORDING TO ACI 211.1 AND ACI 301. A. ICF FOUNDATION WALLS: COMPRESSIVE STRENGTH (28-DAYS): 4,000 PSI, WATER TO CEMENT RATIO: 0.45 MAX, MAX SLUMP-5 INCHES, MAXIMUM SLUMP FOR CONCRETE CONTAINING HIGHRANGE WATER-REDUCING A OMIXTURE IS INCHES AFTER ADMIXTURE IS ADDED TO CONCRETE WITH 2-TO 4-INCH SLUMP. LARGE AGGREGATE MAX. 3/8"
- SIZE.

 B. FOOTINGS & INTERIOR SLABONGRADE: COMPRESSIVE STRENGTH (28-DAYS) 3,500
 PSI. MAXIMUM SLUMP: 5 INCHES. MAXIMUM WATER-CEMENT RATIO 0.45 FOR
 CONCRETE EXPOSED TO FREEZING AND THAWING, AIR CONTENT: 6% 4/-1.5% LIMIT
 WATER SOLUBLE CHLORIDE: ON CONTENT IN HARDENED CONCRETE TO 0.15%, USE
 ADMIXTURES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 6. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL COMPACT BOTTOM OF FOOTING EXCAVATION W/ VIBRATING PLATE COMPACTOR AND WATER
- 7. ANCHOR TREATED SILL PLATE TO BLOCK W/ ½" DIA. THREADED ROD ANCHOR BOLTS @ 48" O.C. FOR 8" WALLS AND @ 32" O.C. FOR 12" WALLS. SET PLATE ON NEOPRENE SILL,
- 8. CONCRÈTE MASONRY SEALANTS SHALL BE POLYURETHANE OR URETHANE TYPE VUL-KEM OR SIKA FLEX BRAND OR EQUAL. MATCH ADJACENT MASONRY COLOR.
- 9. COAT BELOW GRADE WITH 2 COATS BRUSH-ON SONNEBORN HYDROCIDE MASTIC A. PROVIDE CONC. CANT AT ALL EXTERIOR FOOTINGS; RUN WATERPROOFING OVER
- CONCRETE GARAGE SLAB SHALL HAVE STEEL TROWELLED FINISH WITH NO SEALER HARDENER, FOR LATER 2 PART EPOXY TREATMENT.
- 11. UNDER SLAB VAPOR BARRIER SHALL BE 2 LAYERS 6 MIL VIS-QUEEN LAPPED 12" MIN.
- 12. ALL EXTERIOR CONCRETE SLABS AND STONE UNDERLAYMENT SLABS SHALL HAVE FROSTPROOF AGGREGATE.
- FOOTING DRAIN SHALL BE 4" DIA. FABRIC WRAPPED CORRUGATED PVC IN BED OF 1 1/2" DRAIN STONE. BACKFILL WITH DRAIN STONE AGAINST FOUNDATION WALL. DRAIN TO LOWER ELEV.
- 14. DO NOT BACKFILL ANY WALLS UNTIL 1ST FLOOR FRAMING HAS BEEN COMPLETED.

CAST-IN-PLACE CONCRETE WALL NOTES

CONCRETE REINFORCING PATTERN SHALL BE NO.5 BARS @ 24"O.C. EA, WAY SET @ 3" FROM INSIDE FACE OF WALL. TIED TO NO.5 FOOTING DOWELS @ 24"O.C.

MASONRY WALL NOTES

- 1. ALL CONCRETE BLOCK SHALL BE STANDARD WEIGHT.
- 2. MASONRY MORTAR SHALL BE TYPE M.
- 3. VERTICAL WALL REINFORCING (MASONRY)
- 3.1. 12" EXTERIOR WALLS NO. 5 BAR IN GROUTED CORE AT 32" O.C.; SET AT 3" FROM INSIDE FACE OF WALL.

 9.2. 8" EXTERIOR WALLS - NO. 4 BAR IN GROUTED CORE AT 48" O.C.; SET AT 3" FROM
- INSIDE FACE OF WALL

 3.3 DOWEL UP FROM FOOTING WITH "L" DOWELS; 16" MINIMUM HEIGHT ABOVE FOOTING FOR ALL VERTICAL BARS, TIE TO CORE REINFORCEMENT
- GROUT FOR BLOCK CORE FILLING SHALL BE FINE TYPE PEA GRAVEL AGGREGATE; ROD GROUT INTO CORES TO FILL SOLIDLY AROUND REINFORCEMENT; DO NOT USE CONCRETE OR MORTAR.
- HORIZONTAL JOINT REINFORCEMENT SHALL BE SET AT 16" O.C. (EVERY OTHER COURSE);
 USE DUR-OWAL TRUSS TYPE NO. 8 OR NO. 12 WITH PRE-FABRICATED CORNERS AND "TS"
- 6. CONTROL JOINTS SHALL BE "MICHIGAN TYPE" OR DUR-O-WAL "RAPID" NO. 8.

GENERAL STRUCTURAL NOTES

DESIGN CODE: 2015 MICHIGAN RESIDENTIAL CODE - CONSTRUCTION TYPE 5B

- MISCELLANEOUS NOTES:
 1. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
- DIAGRAM
- 3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- 4. FLOOR OPENINGS 1'0" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED 20°PSF.
- 6. ALL SHOP DRAWINGS WHICH REQUIRE ENGINEERS APPROVAL SHALL BE SUBMITTED IN THREE COPIES THROUGH THE ARCHITECT OR CONTRACTOR, ONE SHALL BE REPRODUCIBLE AND TWO SHALL BE HARD PRINTS; ONE OF WHICH WILL BE KEPT FOR THE ENGINEERS RECORD. SUBMITTALS AND SHOP DRAWINGS ARE REQUIRED FOR CONCRETE MIX DESIGNS, CONCRETE REINFORCEMENT, STRUCTURAL STEEL, FLOOR AND ROOF TRUSSES.
- 7. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE THE STRUCT URLE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

 UNLESS OTHERWISE NOTES, FIRE PROOFING METHODS AND MATERIALS FOR STRUCTURAL MEMBERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND SECIFICATIONS FOR FIRE RATING REQUIREMENTS, FIRE PROOFING METHODS AND MATERIALS.
- 9. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS AS DRAWN AND CONSULT WITH
- 10. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT/ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

FRAMING NOTES

- ALL COMPOSITE WOOD PRODUCTS DESIGNATED AS LVL OR PSL. FOLLOW ALL REQUIREMENTS AND RECOMMENDATIONS OF MANUFACTURER. LVL = 1.9E, FB=2600PSI, LAMINATED VENEER LUMBER PSI. = 2.0E, FB=2900PSI PARALLEL STRAND LUMBER
- 2. GLUE LAMINATED STRUCTURAL BEAMS SHALL BE DOUG-FIR GRADE 24F
- DIMENSION WALL STUD LUMBER, INTERIOR PARTITION WALL PLATES, LINTELS AND FLOOR FRAMING SHALL BE GRADE S-P-F NO. 2 OR BETTER. HORIZONTAL WALL SILL PLATES, SOLE PLATES, AND DOUBLE TOP PLATES, SHALL BE GRADE SOUTHERN YELLOW PINE, SYP #2 OR BETTER.
- 4. ALL WOOD CONNECTORS SHOWN ARE SIMPSON STRONG TIE; ALTERNATIVES SHALL BE APPROVED BY ARCHITECT/ENGINEER.
- 5. ALL WOOD EXPOSED TO MOISTURE OR IN CONTACT WITH CONCRETE OR STRUCTURAL STEEL SHALL BE PRESERVATIVE TREATED.
- 6. ALL PLYWOOD OR ORIENTED STRAND BOARD (OSB) SHALL BE APA RATED SHEATHING.
- 7. EXTERIOR WALL SHEATHING: ALL EXTERIOR WOOD WALLS ARE TO BE SHEATHED WITH 1/2" 32/16 CDX PLYWOOD MINIMUM WITH 8D NAILS SPACED 6" O.C., AROUND PANEL EDGES AND 12" O.C. ON INTERMEDIATE STUDS, UNO, SHEAR WALLS INDICATED ARE TO HAVE SHEATHING SPECIFIED ON 2X STUDS AT 16" O.C. WITH NAILING AND HOLD DOWN INDICATED. HOLD DOWNS ARE TO BE LOCATED AT EACH END OF THE SEGMENT OF WALL
- LOORS ARE TO BE SHEATHED WITH 3/4" T&G PLYWOOD GLUED & SCREWED. SPACED 6" O.C. AROUND PANEL EDGES AND 12" O.C. ON INTERMEDIATE STUDS. UNO
- ROOF FRAMING: ROOF FRAMING TO BE SHEATHED WITH 5/8" PLYWOOD MINIMUM WITH 8D NAILS SPACED 6" O.C. AROUND EDGES AND 12" O.C. ON INTERMEDIATE STUDS, UNO. ROOF TRUSS LATERAL BRACING TO BE 8" O.C. AND LATERAL WEB BRACING SHALL BE LATERALLY BRACED AT 20" O.C. MAXIMUM, UNO.
- 10. ALL PRE-ENGINEERED WOOD TRUSSES TO BE DESIGNED FOR THE LOADS INDICATED AND IN ACCORDANCE WITH TPI AND WTCA STANDARDS. TRUSS SUPPLIER TO SUPPLY A HANGER, CLIPS, AND ACCESSORIES REQUIRED. ENGINEER AND ARCHITECT TO AP TRUSS SHOP DRAWINGS PRIOR TO FABRICATION. FLOOR LIVE LOAD DEFLECTION SHALL BE LESS THAN L/480. ROOF SNOW LOAD DEFLECTION SHALL BE LESS THAN L/480.
- OVIDE PERMANENT AND TEMPORARY BRACING AS REQUIRED BY TRUSS NUFACTURER.
- 12. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS OR LADDER BETWEEN JOIST @ 16° O.C.: PROVIDE SOLID BRIDGING UNDER PERPENDICULAR PARTITIONS; BRIDGE @ 1/3 PT. OF SPAN OR 6' O.C., (METAL BRIDGING ALLOWED), REFER TO B.C.I. OR TRUSS-JOIST JOIST TECHNICAL SPECIFICATIONS IF PREFAB JOISTS ARE UTILIZED.
- 13. ALL COMPOSITE HEADERS AND BEAMS SHALL HAVE MINIMUM 1 1/2" BEARING AND BE GLUED AND NAILED @ 8" O.C. DIAGONAL PATTERN
- 14. ALL RAFTER/COLLAR TIE CONNECTIONS SHALL BE GLUED AND NAIL FD.
- 15. ALL EXTERIOR WALL HEADERS SHALL BE (3) 2 X 12 OR 5 1/4" X 11 1/4" LVL WITH 1" STYROPOAM INSULATION BETWEEN FULL WALL THICKNESS; ALL INTERIOR HEADERS SHALL BE (3) 2 X 8"S WITH 1/2" P.V.D. UNLESS NOTED OTHERWISE.
- 16. LAMINATED OR PREFABRICATED WOOD BEAMS SHALL BEAR DIRECTLY ONTO THE VERTICAL BEARING STUDS OR POST, NO DOUBLE PLATES BETWEEN BEAM AND POST. WOOD COMPOSITE OR LAMINATED POSTS SHALL BEAR DIRECTLY ONTO THE SILL PLATE, BE
- 17. ALL NAILS SHALL BE ANNULAR RING, SPIRAL SHANK (ARDOX) TYPE, OR COATED
- 18. ALL JOISTS ABOVE BASEMENT AREA SHALL BE TOENAILED INTO SILLS WITH 4, 10D NAILS
- 19. FLOOR TRUSS SYSTEM SHALL BE INSTALLED, BRACED, CUT AND PENETRATED AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SHOP DRAWINGS OF TRUSS SYSTEMS TO ARCHITECT FOR APPROVAL.
- 20. FASTEN ALL FLUSH JOISTS TO BEAMS WITH SIMPSON <u>TOP CHORD HUNG</u> JOIST HANGERS, HUSTF SERIES

DESIGN LOADING

- 1. ROOF: SNOW LOAD: DEAD LOAD: TOTAL LOAD:
- 2. FLOOR: LIVE LOAD: 45 LB/SF DEAD LOAD: 20 LF/SF TOTAL LOAD: 65 LB/SF
- 3. WIND LOADING: ASCE-7-10, EXPOSURE-FM CLASS

APPROVED - FINAL FINAL APPROVAL GRANTED BY STONE BROOK OWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE APRIL 6, 2023

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STEEL FRAMING NOTES

- 1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES: A992 GRADE 50 (FY=50 KSI)A500 GR. B (FY=46 KSI)
- ALL STRUCTURAL STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 14TH EDITION, EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS, PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED; REMOVE WHEN FINAL CONNECTIONS PLACED
- 3. SHOP DRAWINGS SHOW COMPLETE DETAILS AND SCHEDULES (IF REQUIRED) FOR RICATION, ASSEMBLY, AND ERECTION, FURNISH ANCHOR INSTALLATION IN OTHER WORK, FURNISH TEMPLATES FOR BOLT INSTALLATION
- 4. CONNECTIONS MAY BE BOLTED OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS, GENERALLY, CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. DESIGN CONNECTIONS FOR BEAM END SHEAR REACTIONS SHOWN ON DRAWINGS. SEE SPECIFICATIONS.
- WHEN NOT SHOWN ON THE PLAN, BEAM REACTIONS SHALL BE COMPUTED BY THE METHOD ON PAGE 224 OF AISC MANUAL FOR STEEL CONSTRUCTION, STHE LIDITION, USE EC VALUES AS TABULATED ON PAGES 227 TO 239 FOR REACTION = WC/ZL.
- 6. THE MINIMUM PLATE THICKNESS SHALL BE 3/8", THE MINIMUM BOLT DIAMETER SHALL BE 5/8", THE MINIMUM WELD SHALL BE 1/4" AND THE MINIMUM DESIGN LOAD ON ANY CONNECTION SHALL BE 6K.
- 7. SET BASE PLATES ON CLEANED BEARING SURFACES, USING WEDGES OR OTHER ADJUSTMENTS AS REQUIRED. SOLIDLY PACK OPEN SPACES WITH BEDDING MORTAR. CONSISTING OF 1 PART PORTLAND CEMENT TO 3 PARTS SAND AND ONLY ENOUGH WATER FOR PACKING AND HYDRATION, OR USE COMMERCIAL NON-SHRINK GROUT MATERIAL AT ERECTOR'S OPTION.
- 8. BOLTED CONNECTIONS SOLTED CONNECTIONS.

 A. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE USING A325N OR A490N BOLTS.

 OVERSIZED HOLES AND LONG-SLOTTED HOLES ARE NOT ALLOWED UNLESS SHOWN
- B. ALL BOLTED CONNECTIONS SHALL CONTAIN A MINIMUM OR TWO (2) BOLTS.
- 9. WELDED CONNECTIONS ALL ELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING LAW" (AWS D1.1) PUBLISHED BY THE AMERICAN WELDING SOCIETY. FLECTRO SHALL COMLY WITH THE REQUIREMENTS OF TABLE 4.1 OR (AWS D1.1) WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- 10. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- 11. PROVISIONS FOR OTHER WORK FABRICATE STRUCTURAL STEEL MEMBERS TO PROVIDE HOLES FOR SECURING OTHER WORK AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING AS INDICATED.
- 12. NO CHANGE IN SIZE OR POSITION OF THE STRUCTURAL ELEMENTS SHALL BE MADE AND HOLES, SLOTS, CUTS, ETC., ARE NOT PERMITTED THROUGH ANY MEMBER UNLESS THEY ARE APPROVED BY ENGINEER/ARCHITECT.
- 13. FABRICATE ALL BEAMS WITH MILL CAMBER UP.
- 14. ALL STEEL SHALL BE SHOP PRIMED WITH 2 COATS RED OXIDE PRIMER.
- 15. TOUCHUP PRIME PAINT AFTER ERECTION. CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS AND APPLY SAME TYPE PAINT AS USED IN SHOP.

- VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR CONNECTION. CALL, MISS DIG-1-800-482-7171 OR 811.
- 2. ROUGH AND FINISH GRADING, FOUNDATION EXCAVATION, BACKETLL AND ASPHALT PAVING SHALL BE PROVIDED BY THE CONTRACTOR, BOULDER WALLS, WALKS AND LANDSCAPING SHALL BE PROVIDED BY THE LANDSCAPING CONTRACTOR
- 3. EXCESS SOIL FROM EXCAVATION SHALL BE STOCKPILED ON SITE.
- 4. ALL DISTURBED SOIL SHALL BE RE-GRADED WITH 4" TOPSOIL AND STRAW MULCH AND WILL BE LANDSCAPED BY LANDSCAPE CONTRACTOR.
- 5. LANDSCAPE DESIGN SHALL BE PROVIDED BY LANDSCAPE ARCHITECT
- 6. BURNING OF BRUSH AND DEBRIS SHALL BE DONE ONLY WITH PROPER PERMITS.
- SURROUND EXCAVATION WITH SNOW FENCE AND WARNING RIBBON TO PREVENT FALLING INTO EXCAVATION.
- 8. PROVIDE SILTATION BARRIER AS REQUIRED BY SOIL EROSION PERMIT.
- 9. PROVIDE TEMPORARY SLOPE PROTECTION IN AREA INDICATED UNTIL BACKFILL IS
- DRIVEWAY SHALL BE 2" ASPHALT OVER 5" TOTAL COMPACTED 22-A BASE, INSTALL IN (2)
 1-1/2" LIFTS (VERIFY W/ LANDSCAPE DESIGNER)
- 11. UNDERGROUND WATER AND SEWER LINES SHALL BE SET ON A BED OF 4" COMPACTED SAND FILL. 12. WALKWAYS AND PATIOS SHALL BE PERMEABLE PAVERS - SELECTED BY OWNER - VERIFY
- 13. SLEEVE ALL UTILITIES UNDER DRIVEWAYS IN 4" P.V.C. CONDUIT. PROVIDE 2" STYROFOAM INSULATION OVER WATER AND PRESSURE SEWER LINES.
- 14. WIRING FOR EXTERIOR LIGHT POSTS SHALL BE RUN IN PVC CONDUIT.
- 15. WATER SUPPLY TO BE DETERMINED BY CONTRACTOR; PROVIDE 1 1/2" TAP AND LINE

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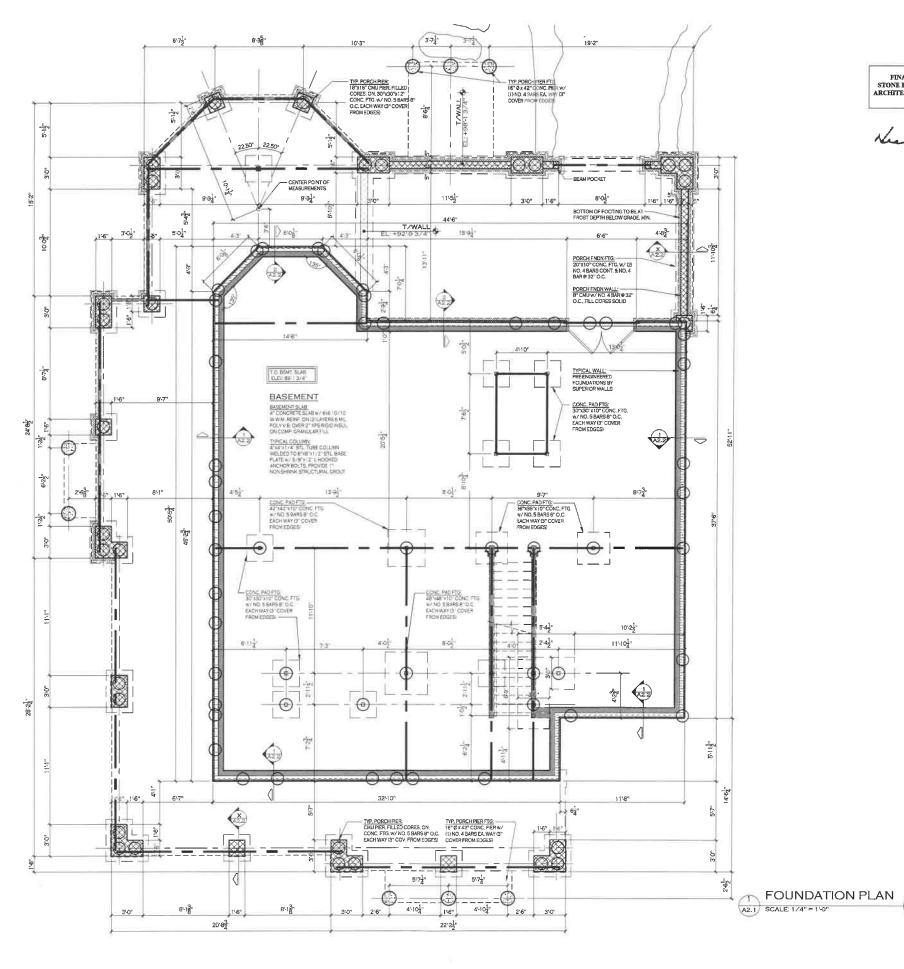
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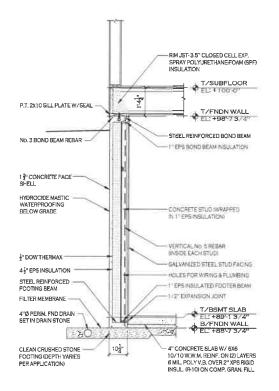
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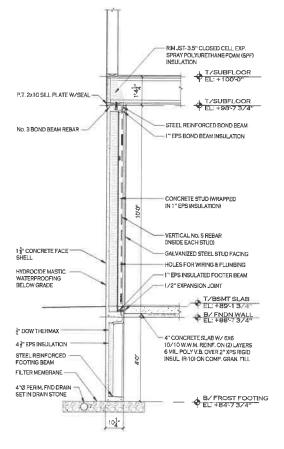
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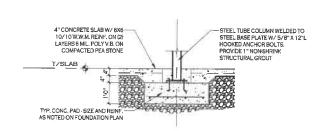


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A2.2 SCALE: 1/2" = 1'0"



2 TYP. FNDN. DETAIL
A2.2 SCALE: 1/2" = 1'0"



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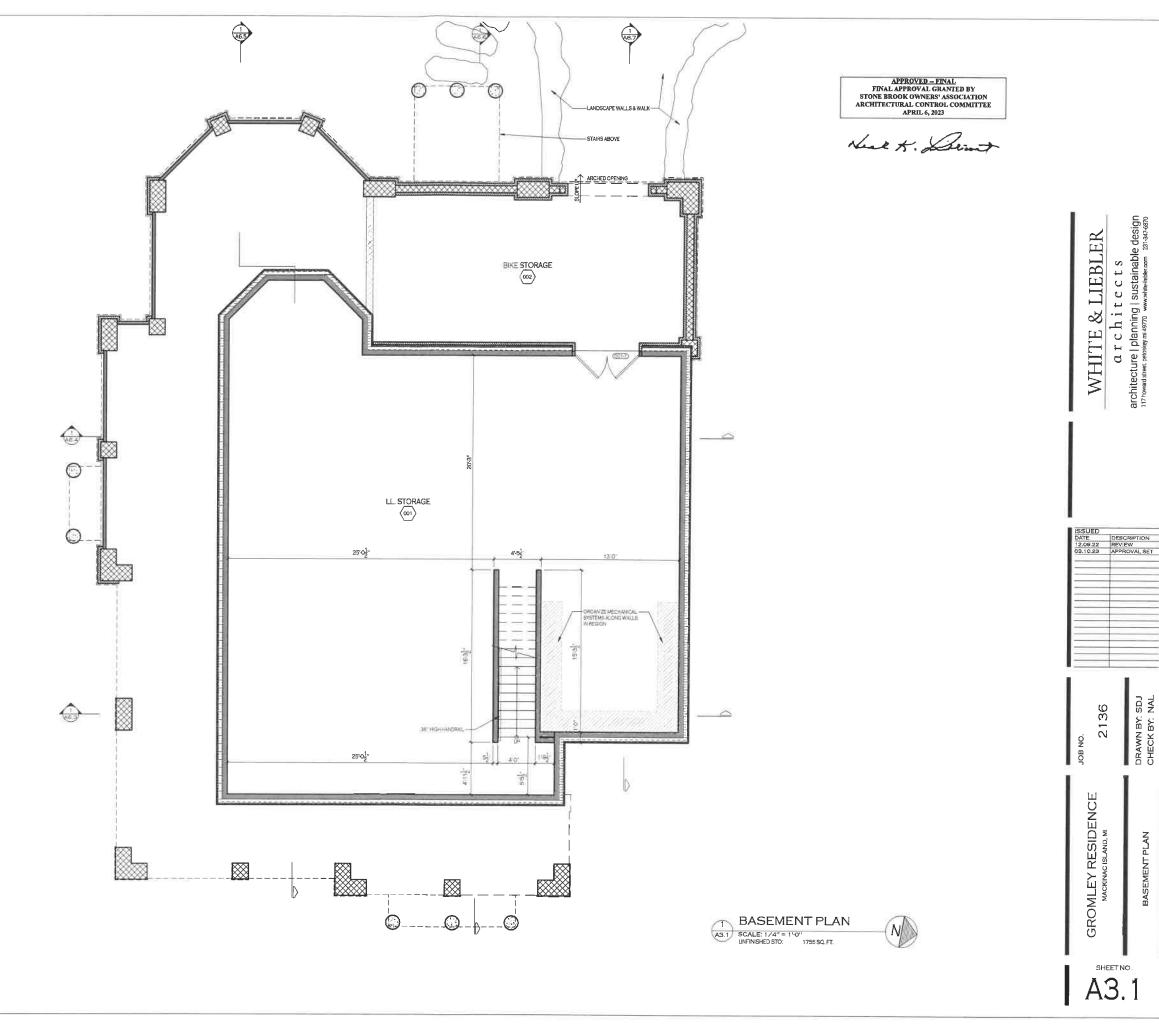
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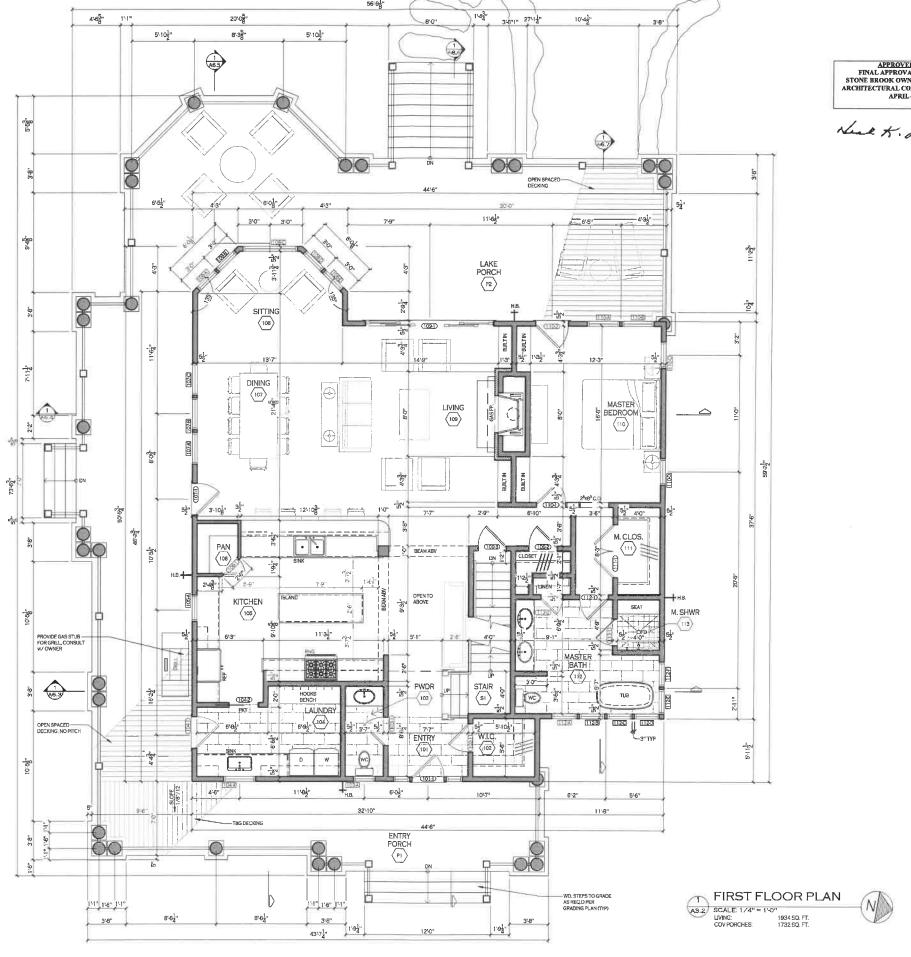
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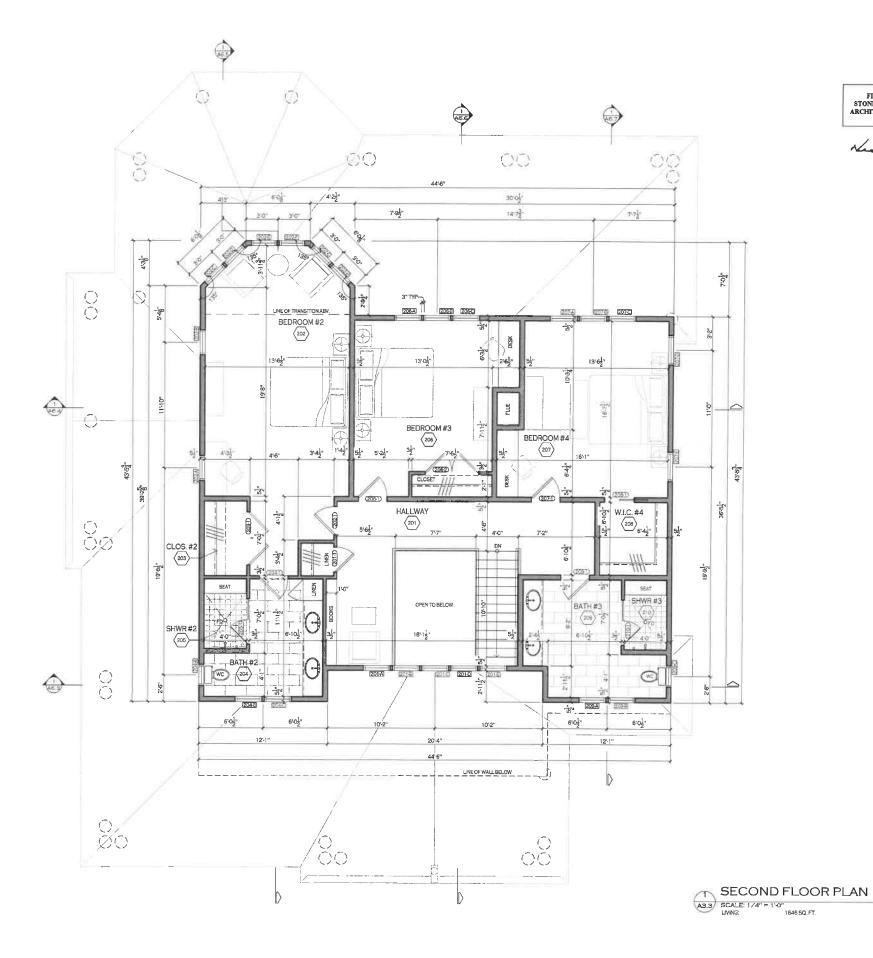
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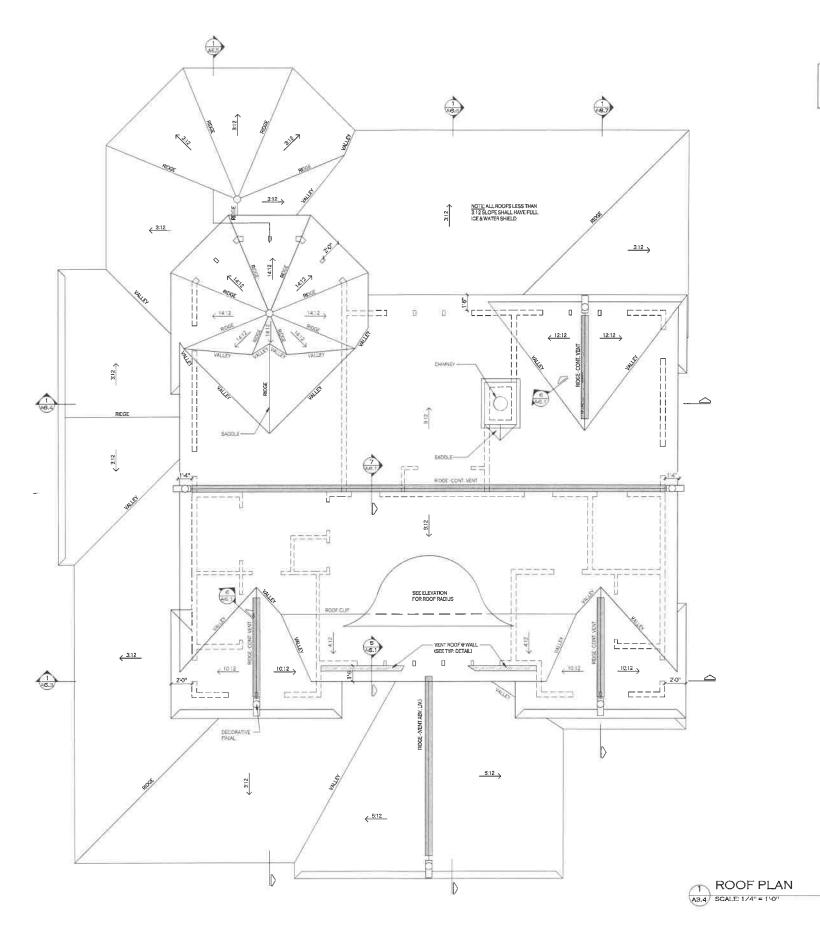
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A3.3



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MACKINACISLAND, MI
ROOF PLAN

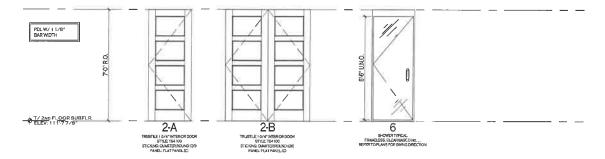
A3.4

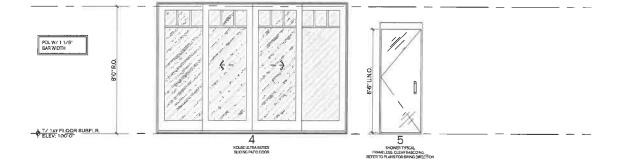
7LOOK	UNIT 101-1	ROOM							
200	101-1		DOOR OR UNIT SIZE		DOOR		FRAME	HARDWARE	REMARKS (ALL EXTERIOR DOORS GLAZING TO BE
F004	101-1		(WIDITA REIGHT)	TYPE	MATERIAL	FINISH			TEMPERED, INSULATED LOW E, ARGON U.N.O.
5		101 · ENTRY	3'-0" x 8-0"	2	WOOD	ST. / VAR.	WOOD		WD MULL COVERS / JAMBS / ELEC. KEYLESS ENTRY
3	102-1	102 - WALK-IN-CLOSET	2'-8" x #-0"	I-A	MOOD	PTD.	WOOD	PASS	
] ٽ	103-1	103 - POWDER ROOM	2'-8" x 6-0"	I-A	WOOD	PTD.	WOOD	PRIV.	
	104-1	104 - LAUNDRY	3'0" x8'0"	1-A	WOOD	ST. / VAR.	WOOD	MANUF. ENTRY	
	104-2	104 - LAUNDRY	2'-8" x 5-0	I-A	GOOM	PTD.	WOOD	PASS	POCKET DOOR
2	105-1	108 - PANTRY	2'-0" X 8'-0"	1-A	MOOD	PTD.	WOOD	PASS	
ī [107-1	107 - DINING	3.0.X8-0.	1-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
- 1	109-1	109 - LIVING	12'0"x8'33/32"	4	T/G	ST. / VAR.	MÓÓD	ENTRY	SLIDING GLASS DOOR (?)
Ī	109-2	109-LIVING	2'8"x8-0	1-A	GOOM	PTD.	WOOD	MANUF, ENTRY	
- 1	109-2	109 · LIVING	2'8"x@4"	1-A	WOOD	PTD,	WOOD	MANUF, ENTRY	
- 1	110-1	110-M, BED	2'8" x 0 -0"	1-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
- 1	110-2	110-M. BED	3'0" x 8'4"	3	WOOD	ST. / VAR.	WOOD	MANUF. ENTRY	
- 1	1114	111-M. CLOSET	5'-0" x 8 -0"	2-A	DOOM	ST. / VAR.	WOOD	MANUF, ENTRY	
- 1	112-1	112-M, BATH	2'-8" x 8'-0"	I-A	WOOD	ST. / VAR.	WOOD	MANUF. ENTRY	
ı	112-2	112-M. BATH	2'0"x#0	1-A	WOOD	ST. / VAR.	COOM	MANUF, ENTRY	
- [113-1	113-M. SHOWER	2\2"x "\0"	5	T/G		P.N.		TEMPERED CLEAR GLASS
\dashv	201-1	201-UPPER HALL	2'6" x B 0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
r I	201-2	201 - UPPER HALL	2'4" x 8'0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
	202-1	202-BEO#2	2'8" x 8'-0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
3 1	203-1	203-CLOS#2	2'-5" x 8'-0"	2-8	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
	204-1	204-BATH#2	2'8" x e'0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
ECOND	205-1	205-SHOWER#2	2'-2" X 7'-0"	5	T/G		P.N.		TEMPERED CLEAR GLASS
? 1	206-1	206-BED#3	2'8" x 6'0"	2-A	WOOD	51. / VAR.	WOOD	MANUF. ENTRY	
ž l	206-2	205-BED#3	2'-6" x 3-0"	2-B	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
" 1	207-1	207-BED#4	2'-8" x = -0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	
Ť	208-1	208 · WALK-INCLOSET #3	2'8"x#i0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF, ENTRY	POCKET DOOR
- 1	209-1	209-BATH#3	2'-8" x B'-0"	2-A	WOOD	ST. / VAR.	WOOD	MANUF. ENTRY	
- [210-1	210-SHOWER#3	2'-2" x 7'-0"	5	T/G		P.N.		TEMPERED CLEAR GLASS
\dashv	001-1	001-STORAGE	6'0"x7'0"	7	F/G	PTD.	WOOD	MANUF. ENTRY	
:									
LOWER LEVEL									
£				-					
3									

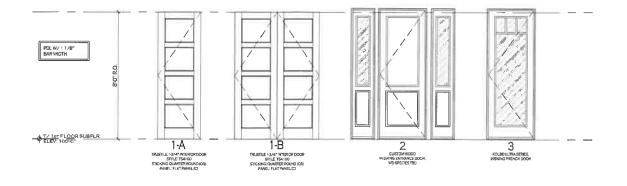
T/ LOWER SLAB THERMATRU DOUBLE EXTERIOR DOOR STYLE: 95F220



Nec X. Lent







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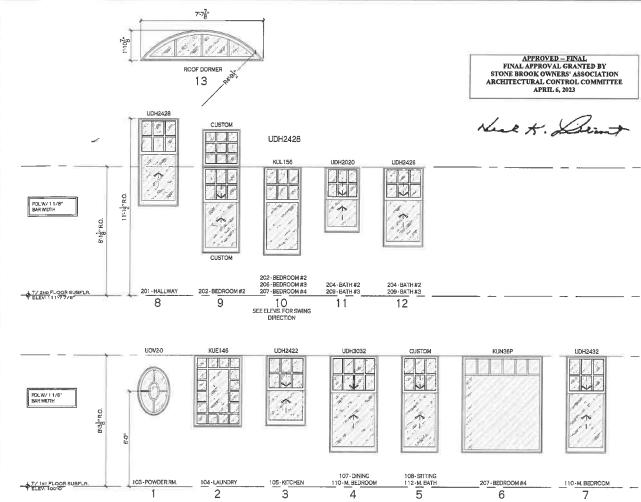
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GROMLEY RESIDENCE MACKINAC ISLAND, MI

SHEET NO.

	###-X			V	VINDOW S	CH	EDULE		
	UNIT	ROOM	MANUFACTURER'S # (KOLBE & KOLBE STERLING SERIES, COLOR-TBD)	UNIT DIMENSIONS Wx 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 (J.N.O.)	ADDITIONAL REMARKS GET NOTE BELOW SCHEDULE FOR PDL / SPACER SAR SIZE)
\neg	103-A	103-POWDER ROOM	UOV2-0	2'0 1/2" x 3'0 1/2"	7'-6"	ſ	FIXED		
, 1	104A	104 - LAUNDRY	KUE146	3'-0 1/2" x 4'-6 1/2"	8'-3 3/32"	2	FIXED		
E CONT	105-A	105-KITCHEN	UDH2.423	2'-6" x 4'-5"	8'-3 3/32"	3	DOUBLE HUNG		
3	107-A	107-DINING	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
	107-B	107-DINING	UDH3032	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
n I	107-C	107-DINING	UDH3032	3'0" x 6-1"	8'-3 3/32"	4	COTTAGE		
2	108-A	108-SOTING	CUSTOM SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
- 1	1088	IOB - STITING	CUSTOM - SEE DETAIL	2'-4" x 6'-1"	8'-3'3/32"	5	COTTAGE		
- 1	108C	108-SITTING	KUN36P	5'-1/2" x 6'-1"	8'-3 3/32"	6	FIXED		
- 1	108D	108-SITTING	CUSTOM- SEE DETAIL	2'-4" x 6'-1"	8'-3 3/32"	5	COTTAGE		
- 1	108E	LOB - SITTING	CUSTOM-SEE DETAIL	2'4"x6'1"	8'3 3/32"	5	COTTAGE		
- 1	110A	LIO-M.BED	UDH3032	3'0" x 6'-1"	B'-3 3/32"	4	COTTAGE	 	
- 1	110B	110-M.BED	UDH3031	3'-0" x 6'-1"	8'-3 3/32"	4	COTTAGE		
- 1	110C	I I O - M. BED	UDH2432	2'S"x6'-1"	B'-3 3/32"	7	COTTAGE	1	
- 1	110D	I I O · M. BED	UDH2432	261611	B'3 3/32"	7	COTTAGE		
- 1	112-A	112 · M. BATH	CUSTOM-SEE DETAIL	2'4"x6'1"	6'-3 3/32"	5	COTTAGE		
- 1	112-B	112-M. BATH	CUSTOM SEE DETAIL	2 4 26-1	6'-3 3/32"	5	COTTAGE		
- 1	112C	112-M. BATH	CUSTOM-SEE DETAIL	2 4 * 6-1"	8'-3 3/32"	5	COTTAGE	 	
- 1	112-D	112-M. BATH	CUSTOM SEE DETAIL	2'4"x6'.1"	6'-3 3/32"	5	COTTAGE		
- 1	112-D		CUSTOM-SEEDETAL	2-4" x 6-1"	6'-3 3/32"	5	COTTAGE		
- 1		112-M. BATH	CUSTOM-SEE DETAIL	2'4" x 6'-1"	8-3 3/32"	5	COTTAGE		
- 1	112-F	112-M. BATH	CUSTOM-SEE DETAIL	2-4 X0-1	6-5-37-32	v	COLLAGE		
_	0014	and improvide	UDH2428	26'15'5'	1151 1/2"	8	COTTAGE		
	201-A	201 - UPPER HALL	UDH2428	76'15'6'	H-1 1/2"	8	COTTAGE		
۲ ا ا	201-8	201 - UPPER HALL	UDH2428	26' (5'8'	11-11/2"	8	COTTAGE		
FLOOR	201-C	201 - UPPER HALL			11-11/2"	8	COTTAGE		
ď	201-D	201-UPPERHALL	UDH2426 UDH2428	26'156'	11-11/2"	8	COTTAGE		-
ا ب	201E	201 - UPPER HALL			8'-1 1/8"	10	CSMT		EGRESS, 2-1/4" CHECK RAIL
ECOND	202-A	202-BED#2	KUL18#	2-41/2" 3.5-6 1/2"	6'-1 1/6"	10	CSMT		EGRESS, 2-1/4" CHECK RAIL
Ö	202-8	202-BED#2	KUL196	241/21/561/21	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		EGRESS, 2174 CHECK RAIL
S	202-C	202-BED#2	CUSTOM: SEE DETAIL	24"155"/24"124"		_	COTTAGE/FIXED	1	
- 1	202-D	202 - BED #2	CUSTOM-SEE DETAIL	24"155"/24"174"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202E	202-BED#2	CUSTOM: SEE DETAIL	2-4" x 5"8"/2"4" x 2-4"	CUSTOM-SEE DETAIL	9		+	
- 1	202F	202 - BED #2	CUSTOM-SEE DETAIL	24"155"/24"124"	CUSTOM-SEE DETAIL	_	COTTAGE/FIXED		
- 1	202-G	202-BED#2	CUSTOM SEE DETAIL	24,189,154,854,	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	202·H	202-BED#2	CUSTOM SEE DETAIL	24"x86/24"x24"	CUSTOM-SEE DETAIL	9	COTTAGE/FIXED		
	204A	204-BATH#2	UDH2020	2.2° x4-1"	8'-1 1/8"	11	DOUBLE HUNG		
- 4	204B	204-BATH #2	UDH2426	2:6"15:1"	8-1 1/8"	12	COTTAGE		
- 3	204C	204-BATH#2	UDH2436	2411511	8'-1 1/8"	12	COTTAGE		
- 4	206-A	206-BED#3	KUL156	2-41/2" x 5-6 1/2"	8'-1 1/8"	10	CSMT		EGRESS 2-1/4" CHECK RAIL
	206B	206-BED#3	KUL156	2-41/21/561/21	8-1 1/8"	10	CSMT		EGRESS 2-1/4" CHECK RAIL
	206C	206-BEO#3	KUL156	241/2'1061/2'	8'-1 1/8"	10	CSMT		EGRESS 2 1/4" CHECK RAIL
	207-A	207 - BED #4	KUL156	241/21561/21	8'-1 1/8"	10	CSMT		EGRESS 2-1/4" CHECK RAIL
	207-B	207-BED#4	KUL156	241/271861/2"	8'-1 1/8"	10	CSMT		EGRESS: 21/4" CHECK RAIL
	207-C	207 · BED#4	KUL156	241/2"1561/2"	8'-1 1/8"	10	CSMT		EGRESS 2-1/4" CHECK RAIL
	207-D	207 · BED#4	KUL156	2-41/2" x56 1/2"	8'-1 1/8"	10	CSMT		EGRESS 2-1/4" CHECK RAIL
	207-E	207 · BED #4	KUL156	2'4 1/2" x 5'-6 1/2"	8'-1 1/8"	10	CSMT		EGRESS, 2-174" CHECK RAIL
	209-A	209 · BATH #3	UDH2.425	2'6" x 5'-1"	8'-1 1/8"	12	COTTAGE		
	209-8	209 · BATH #3	UDH249E	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		
			100000000000000000000000000000000000000						
- 1	301-A	ROOF DORMER	CUSTOM-SEE DETAIL	CUSTOM-SEE DETAIL	CUSTOM - SEE DETAIL	13	CUSTOM		



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2136

GROMLEY RESIDENCE MACKINAC BLAND, MI

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		FL	OOR		WALL				EILING		
NUMBER	ROOM NAME	MATERIAL	FINISH	BASE MLDG.	MATERIAL	FINISH	MATERIAL	FINISH	CROWN MLDG.	HEIGHT	REMARKS
101	ENTRY	SHLUETER	P.T.	B-1	DWFC	PTD,	DWFC	PTD	CMI	9-113/4"	
102	WALK-IN-CLOSET	PL3090	WD:	B-1	DWFC	PTD.	DWFC	PTO.			
103	POWDER ROOM	THINSET ON PLYWD	P.T.	B-1	DWFC	PTD.	DWFC	PTD.			
104	LAUNDRY	PLYND	WE)	B-I	DWFC	PTD.	DWFC	FT10.	1		
105	KITCHEN	PLYWD	WO	B-I	DWFC	PTD,	DWFC	PTD:	CM-1		
106	PANTRY	FLYWD	WD	Ð-I	DWFC	PTD.	DWFC	PTO.			
107	DINING	P1.3000	WD	8-1	DWFC	PTD.	DWFC	PTD.	CM-1		
108	SITTING	PLIWD	WD	BI	DWFC	PTD.	DWFC	PTD.	CM1		
109	LIVING	PLYWD.	WD	B-I	DWFC	PTD.	DWFC	PTD.	CM-1		
110	M. BED	PLYWD	WD	B-I	DWFC	PTD.	DWFC	PTD.	A		
111	M. CLOS	PLYWD	WD	B-I	DWFC	PTD.	DWFC	PTD.	16		
112	M. BATH	THIN SET ON PLYNO	P.T.	B-I	DWFC	PTD.	DWFC	PTD.			
113	M. SHWR	SHLUETER	P.T.		SHLUETER	P,T,	SHLUETER	P.T.			
201	201 - UPPER HALL	PLYWD-	WD:	B-1	DWFC	PTD.	DWFC	ть.	(CM-)		
202	202 - BED #2	PLYWD	WD	B-I	DWFC	PTD.	DWFC	PTD.	EM1		
203	203-CLOS#2	PLYWD	WD	B-1	DWFC	PTD.	DWFC	PTD,	CH-I		
204	204 · BATH #2	THIN SET ON PLYWD	P,T,	B-I	DWFC	PTD.	DWFC	PTD.	CM-I		
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.	CMI		
207	207 - BED #4	PLYWD	CPT	B-1	DWFC	PTD.	DWFC	PTD	CMI		
208	208-WALKINGLOSET#3	PLYWD	CPT	B-1	DWFC	PTD.	DWFC	mc.	CM1		
209	209-BATH#3	THIN SET ON PLYMD	P.T.	B-I	DWFC	PTD.	DWFC	PTD.	CM1		
210	210-SHOWER#3	SHLUETER	P.T.		SHLUETER	P.T.	SHLUETER	P.T.			
			1								
001	001 - STORAGE	CONCRETE	SEALED		DWFC	PTD.	DWFC	PTD.			
002	002-BIKE STORAGE	GRAVEL				STONE-1					
S1	STAIR-1	HEWD	ST/V		DWFC	PTD.	DWFC	PTD.			
P1	ENTRY PORCH	TWREETEK			CBW	PTD.	1X_88	PTD	CM1		
P2	SIDE PORCH	TIMBEHTEK	-		CBW	PTD.	1x_88	PTD.	CM1:		
P3	LAKE PORCH	TMBERTEK	-	-	CBW	PTD.	1x_BB	PTD.	CMT		

REFER TO SHEET A0.2 FOR GENERAL AND INTERIOR SPECIFICATIONS AND NOTES

VERIFY ALL FINISHES WITH OWNER PRIOR TO PLACING FINAL ORDERS

FINISH SCHEDULE LEGEND

B-1 BASEBOARD, POPLAR U.N.O.-DETAIL ON SHEET A5.1

BEAM PROFILE- DETAIL ON SHEET A5.1

CBW COTTAGE BOARD 5" EXPOSURE

CONC. CONCRETE

CM-1

1-PIECE CROWN - DETAIL ON SHEET A5.1

2-PIECE CROWN - DETAIL ON SHEET A5.1 CM-2

C.T. CERAMIC TILE

DWFC 5/8" DRYWALL FIRECODE

DWMR 5/8" DRYWALL MOISTURE RESISTANT

HDWD(A) HARDWOOD FLOORING, SPEC TBD HDWD(B) HARDWOOD FLOORING, SPEC TBD

P.T. PORCELAIN TILE

PTD PAINTED, SEE SHEET AO.2

PLYWD 3/4"T & G PLYWOOD (U.N.O.)

SIDING SEE EXTERIOR ELEVATIONS

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

1x_BB T&G BEAD BOARD, POPLAR U.N.O.

1X_MV MINI V-GROOVE, POPLAR U.N.O.

1x_V VGROOVE, POPLAR U.N.O.

1X_NS NICKEL SLOT, POPLAR U.N.O. 1x PANEL RECESSED PANELING w/ 1x TRIM, WD SPECIES U.N.O. APPROVED - FINAL FINAL APPROVAL GRANTED BY STONE BROOK OWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE APRIL 6, 2023

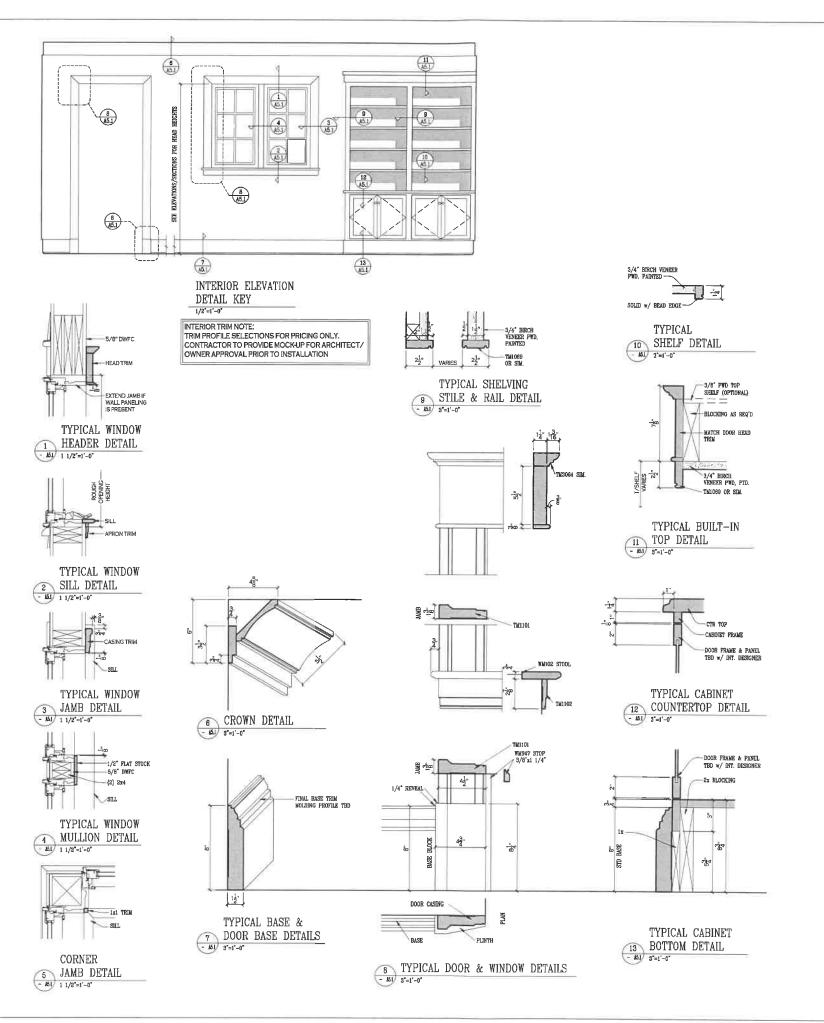
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SDJ

GROMLEY RESIDENCE mackinac island, mi



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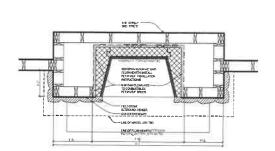
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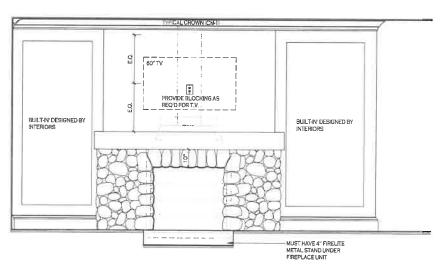
GROMLEY RESIDENCE Mackinac island, mi

SHEET NO

A5.1

Neal K. Demit





FIREPLACE DETAIL/ELEVATION

A5.2 SCALE: 1/2" = 1'0"

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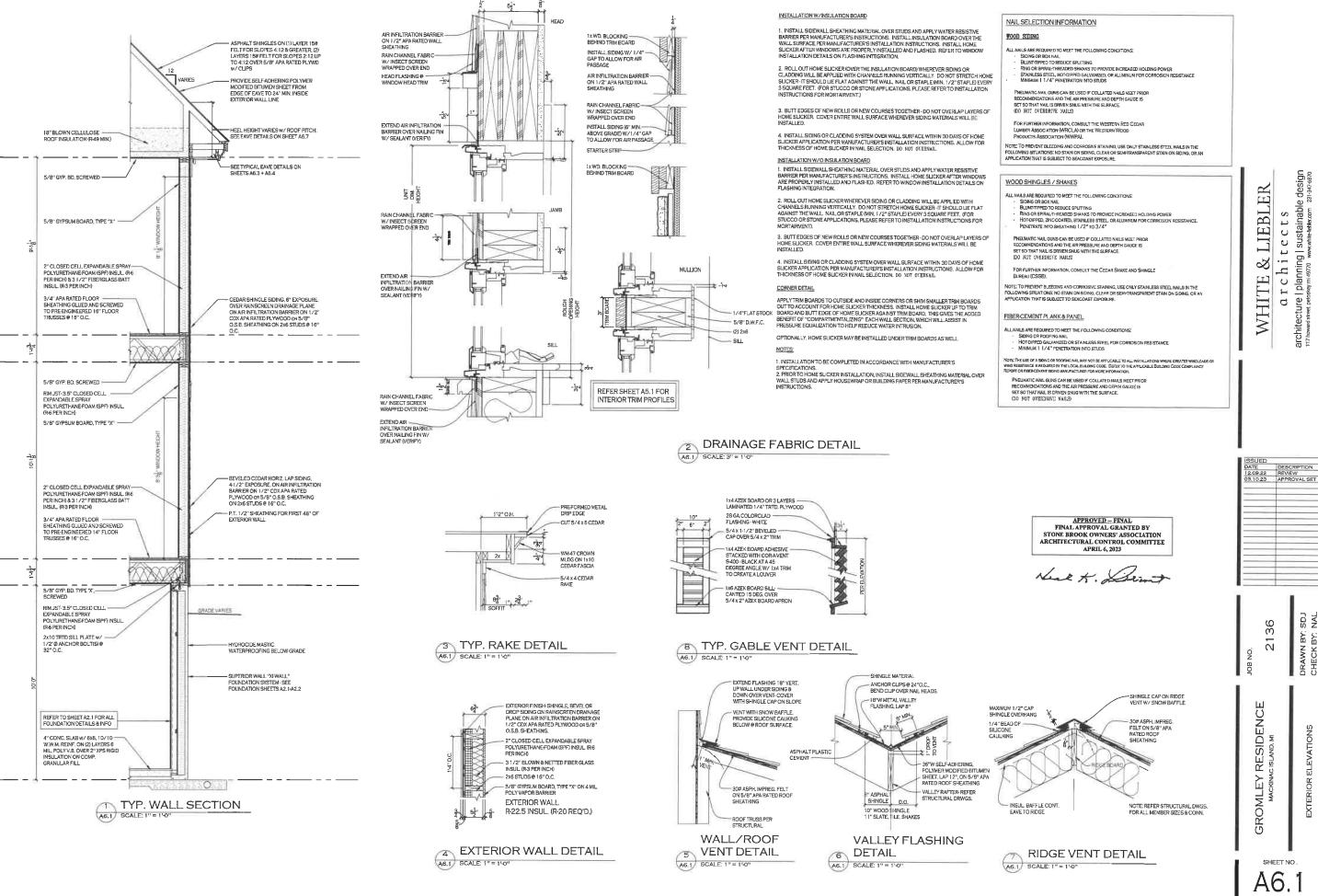
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GROMLEY RESIDENCE
MACKINAC ISLAND. MI
INTERIOR DETAILS

A5.2

ATF.4/8/23



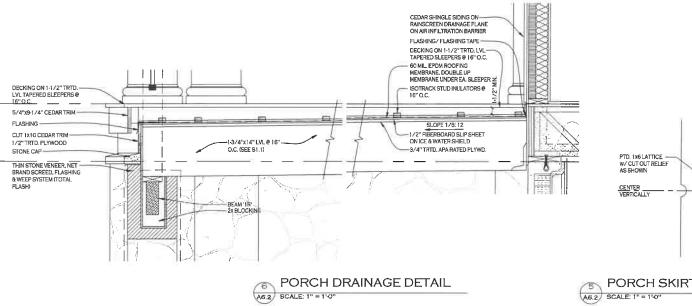
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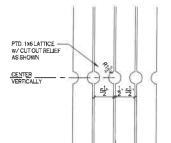
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ELEVATION

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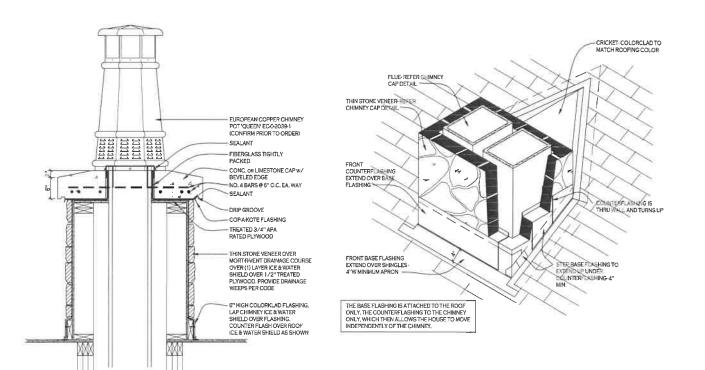
Neal K. Simt





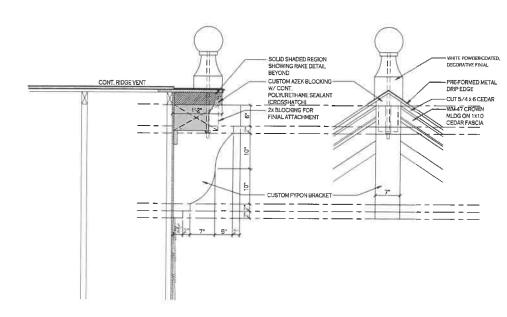
PORCH SKIRTING DETAIL

SCALE: I" = 1'0"

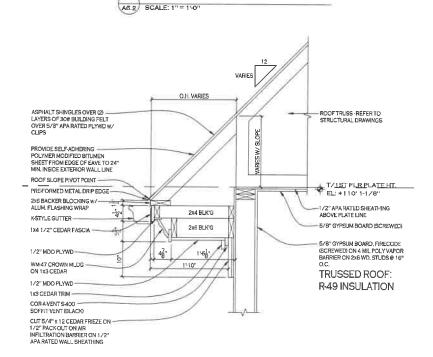


CHIMNEY FLASHING DETAIL

A6.2 SCALE: 1" = 1'0"



2 DECORATIVE FINIAL DETAIL



TYPICAL EAVE DETAIL

A6.2 SCALE: 1" = 1'-0"

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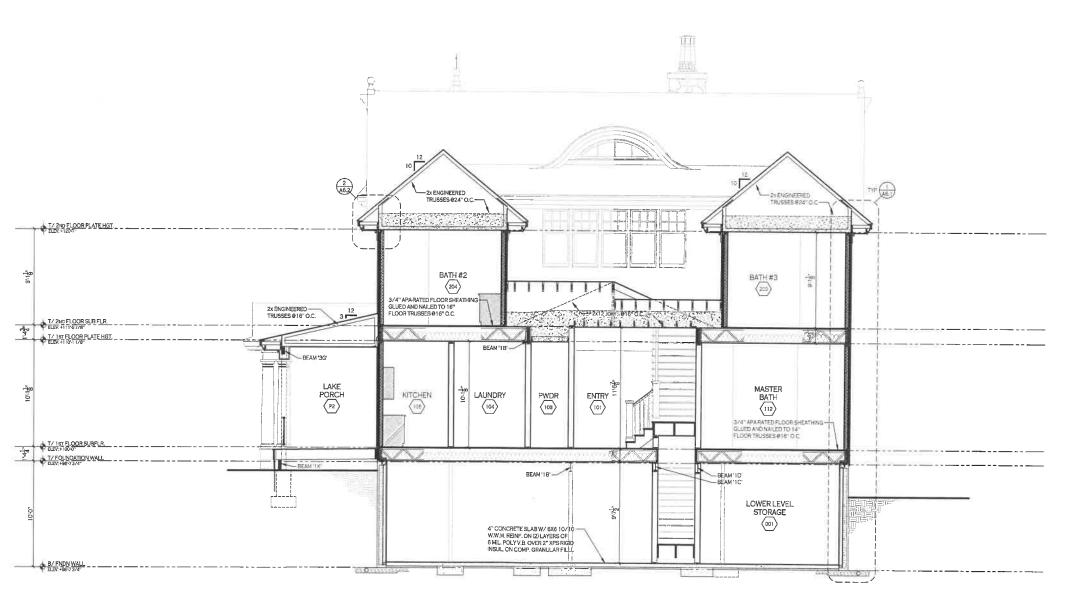
JOB NO.	2136	DRAWN BY: SDJ	CHECK BY: NAL
	ALEY RESIDENCE MACKINAC ISLAND, MI		UILDING DETAILS

A6.2

CHIMNEY CAP DETAIL

A62 SCALE: 1" = 1'-0"

Neal K. Demit



BUILDING SECTION 'A'

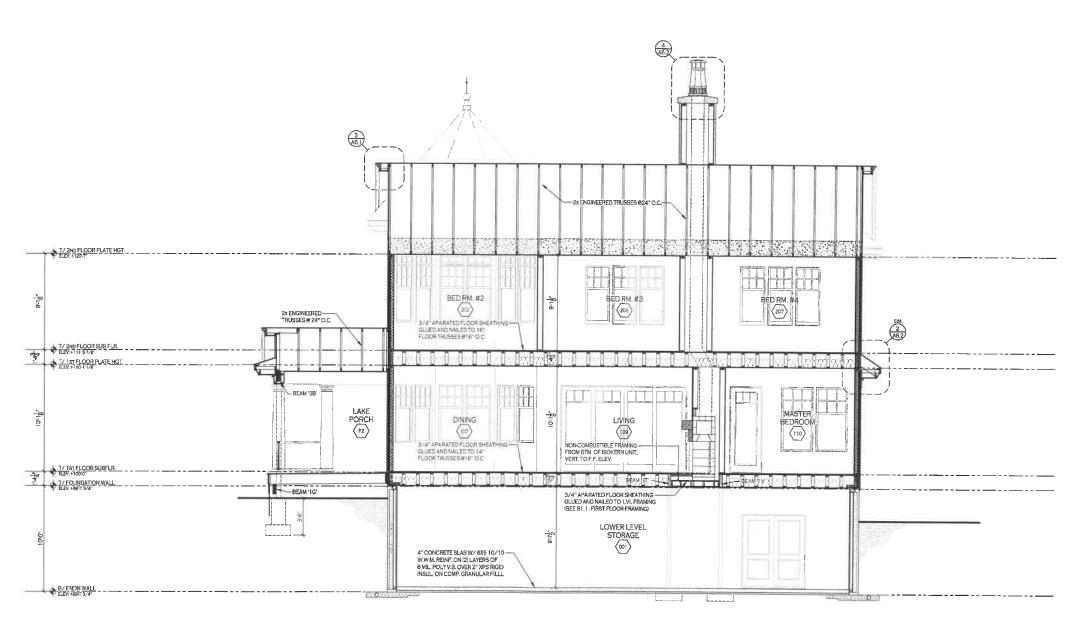
 $\alpha \ r \ chi t \ e \ cts$ architecture | planning | sustainable design | 177 howard street, pelcostay milk9770 | www.whitelether.com | 231-347-6870

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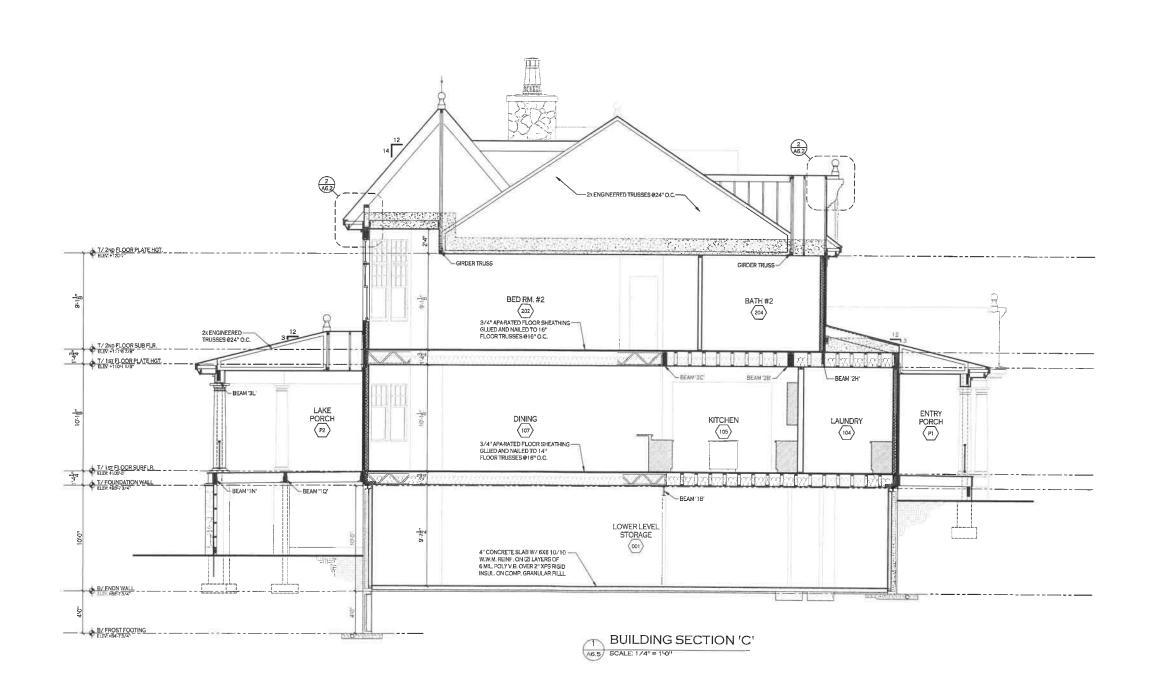
BUILDING SECTION 'B'

 $\begin{array}{c} WHITE \& LIEBLER \\ a & r c h i t e c t s \\ & a & r c h i t e c t s \\ & architecture | planning | sustainable design 117 howard street, percessey, mil 49770 www.white-liebles.com 231-947-6877$

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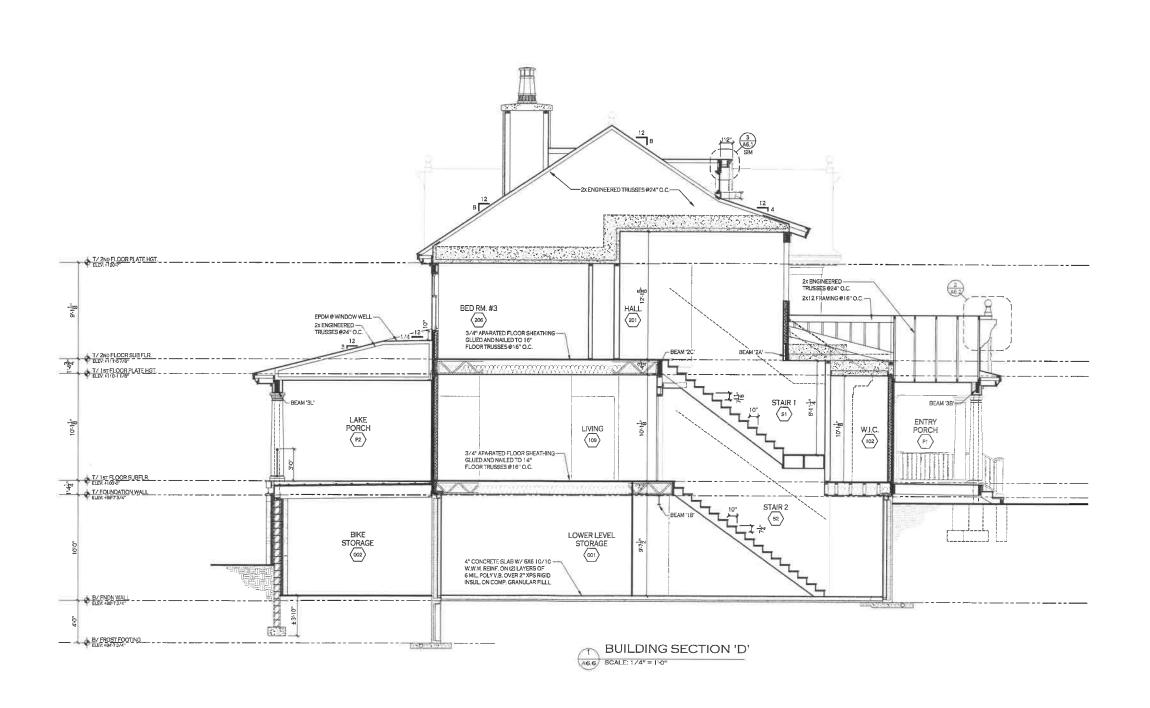


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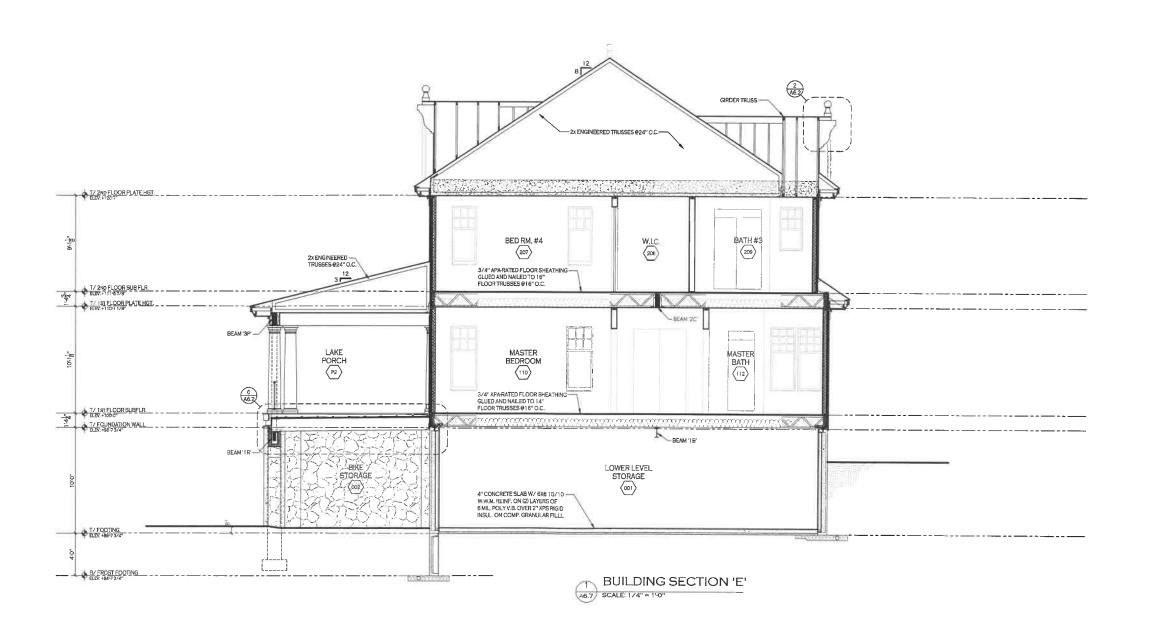


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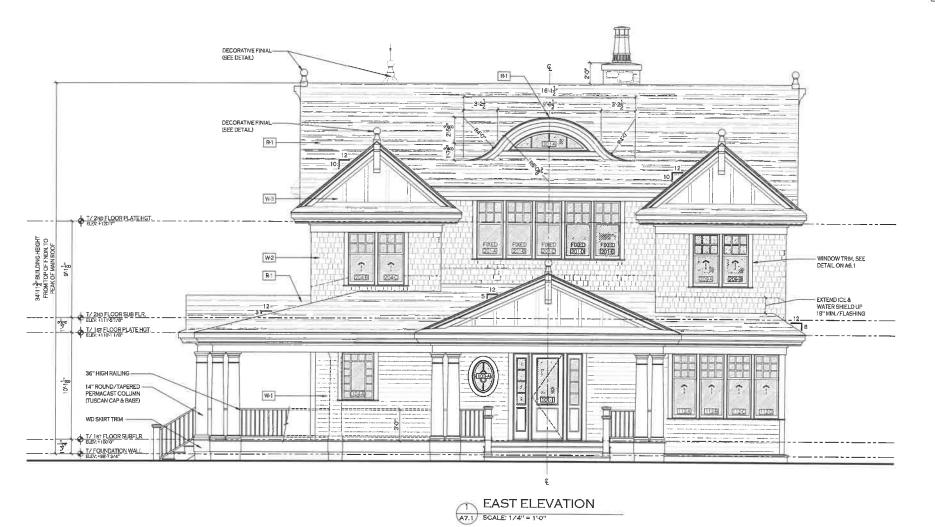
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		EXTERIO	OR FINISH SCHEDULE
SYMBOL	MATERIAL	MANUFACTURER	DESCRIPTION
W-1	CEDAR BEVELED LAP SIDING	TBD	BEVELED CEDAR LAP SIDING, WHITE CEDAR, 6" EXPOSURE, PRE-FINISHED ON ALL SIDES, COLOR SIMPLY WHITE
W-2	CEDAR SHINGLE SIDING	TBD	CERTIGRADE REBUTTED/REJOINTED SHINGLES, WHITE CEDAR, 6" EXPOSURE, PRE-FINISHED ON ALL SIDES, WARRANTED BY THE CEDAR SHAKE, & SHINGLE BUREAU - SEMI-TRANSPARENT STAIN, COLOR: SEACOAST GRAY
W-3	BOARD AND BATTEN SIDING	ŤBD	1/2" THICK MEDIUM DENSITY OVERLAY (MIDD) EXTERIORGRADE PHYWOOD, FLAT PANEL, W/ 2X4 CEDAR BATTENS © 24" O.C. PAINT COLOR, BENJAMIN MOORE-SIMPLY WHITE
R-1	ASPHALT SHINGLE ROOF	CERTAINTEED	ASPHALT ARCHITECTURAL SHINGLE ROOFING, CERTAINTEED LANDMARK PRO, COLOR-GEORGETOWN GRAY
R-2	STANDING SEAM METAL ROOF	ATAS METALS	STANDING SEAM MTL ROOF - 11" RIBS W/o STRIATIONS COLOR: SLATE GREY
ST-1	'STONE-TED	TBD	OVERGROUTED SPLIT FACE FIELD STONE - LIMITED PINK
	EXTERIOR CEDAR TRIM		CLEAR CEDAR, \$MOOTH (4 SIDES) SAND SMOOTH ALL CUTS & SPLICES, ALL SIDES PRE-PRIMED PRIOR TO INSTALL PAINT COLUMB BENJAMIM MOORE: SIMPLY WHITE
	EXTERIOR SOFFITS		1/2" THICK MEDIUM DENSITY OVERLAY (MOO) EXTERIOR GRADE PLYWOOD, FLAT PANEL, ALL SIDES PRE-PRIMED PRIOR TO INSTALL PAINT COLOR: BENJAMIN MOORE - SIMPLY WHITE
	EXTERIOR PORCH CEILINGS		1x6 CEDAR 'V-GROOVE' TONGUE & GROOVE, FINISH: BENJAMIN MOORE - SIMPLY WHITE

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

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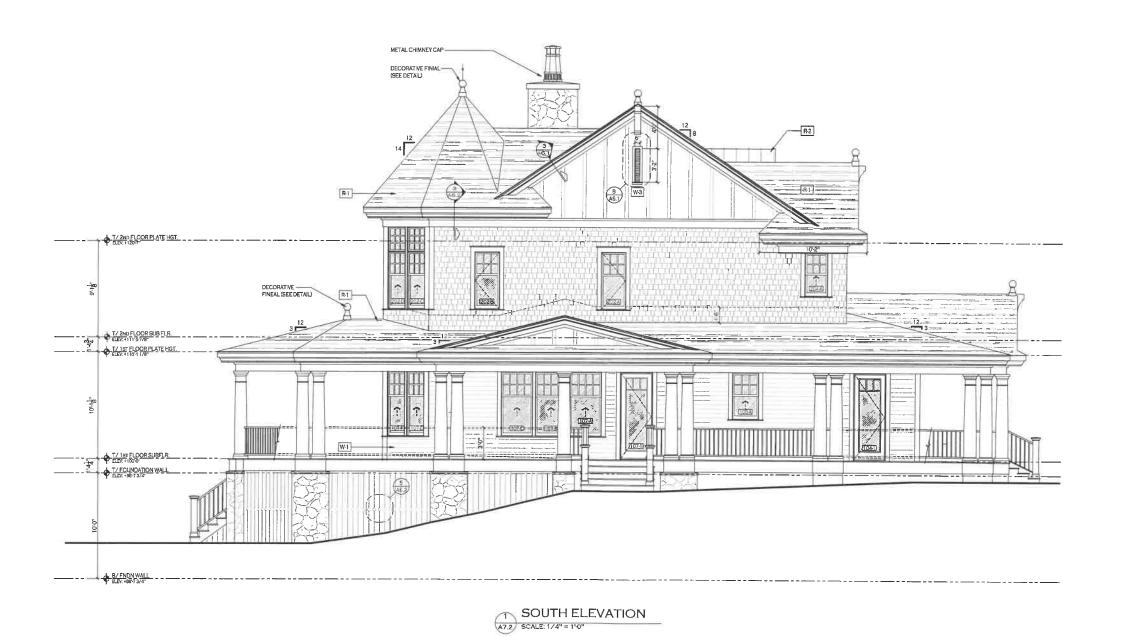
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

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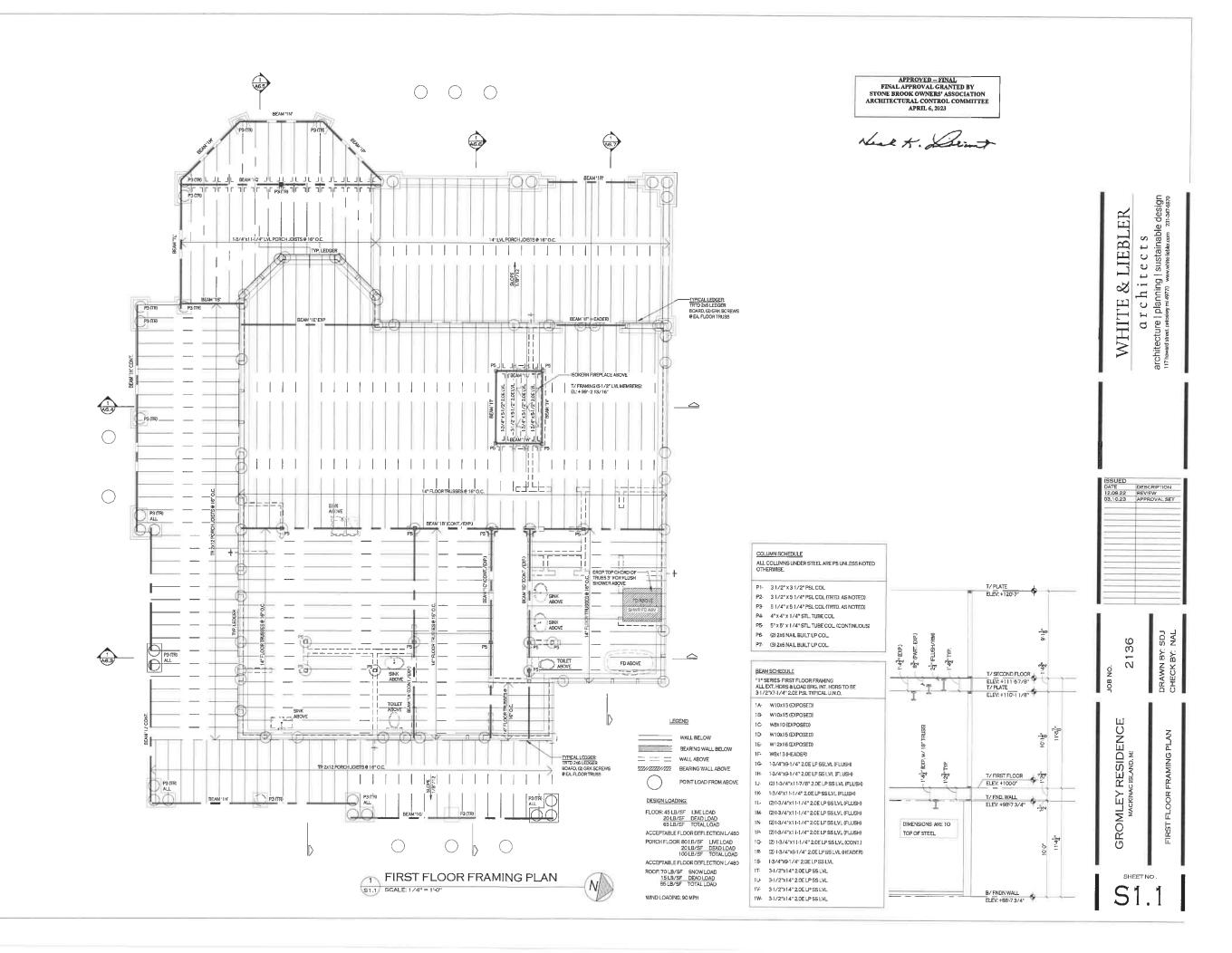
 $\begin{array}{c} WHITE \& LIEBLER \\ a r c h i t e c t s \\ architecture | planning | sustainable design \\ {}^{177} Powward street_petoskey_mi 49770 & www.white-liebble.com 221-347-6870 \\ \end{array}$

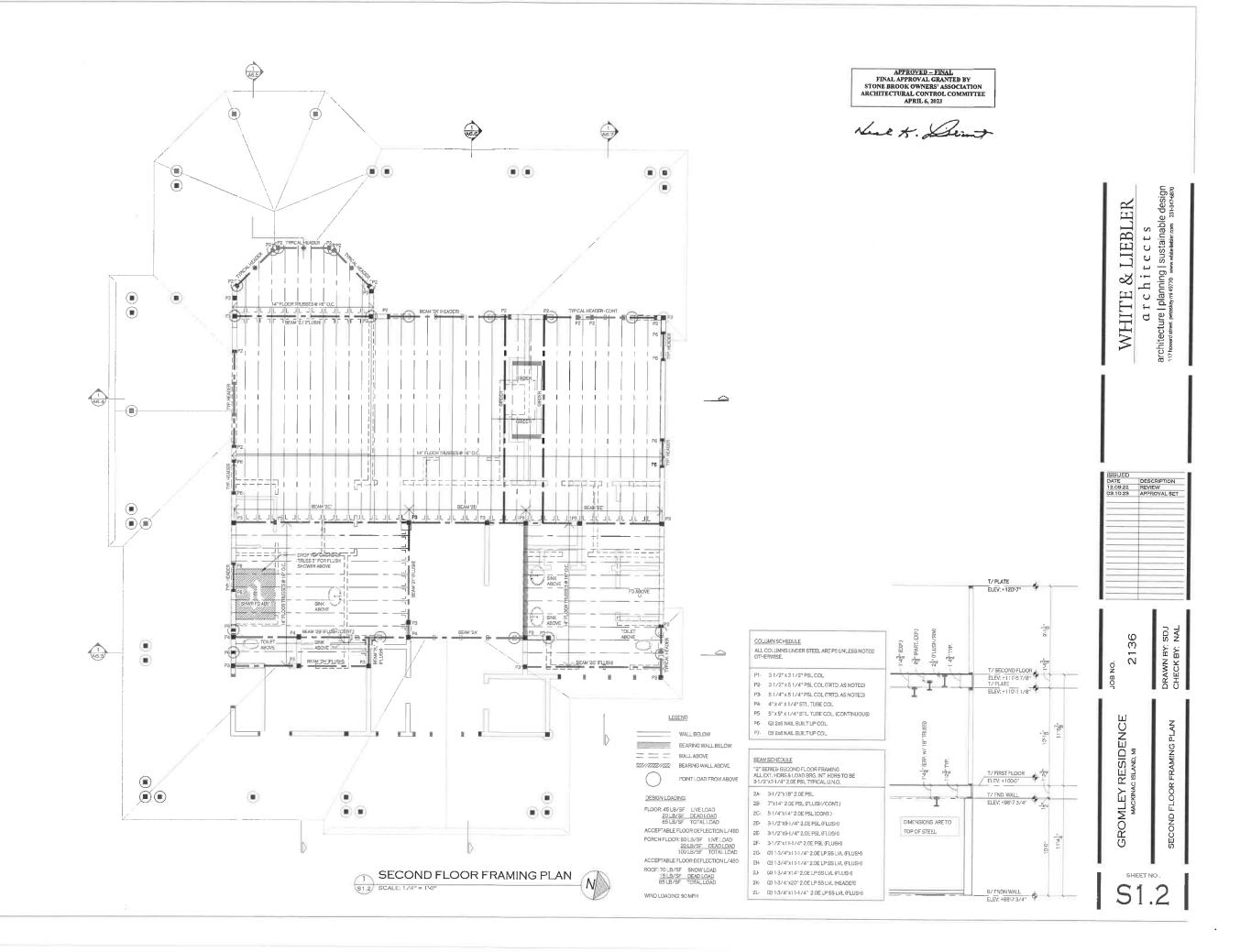
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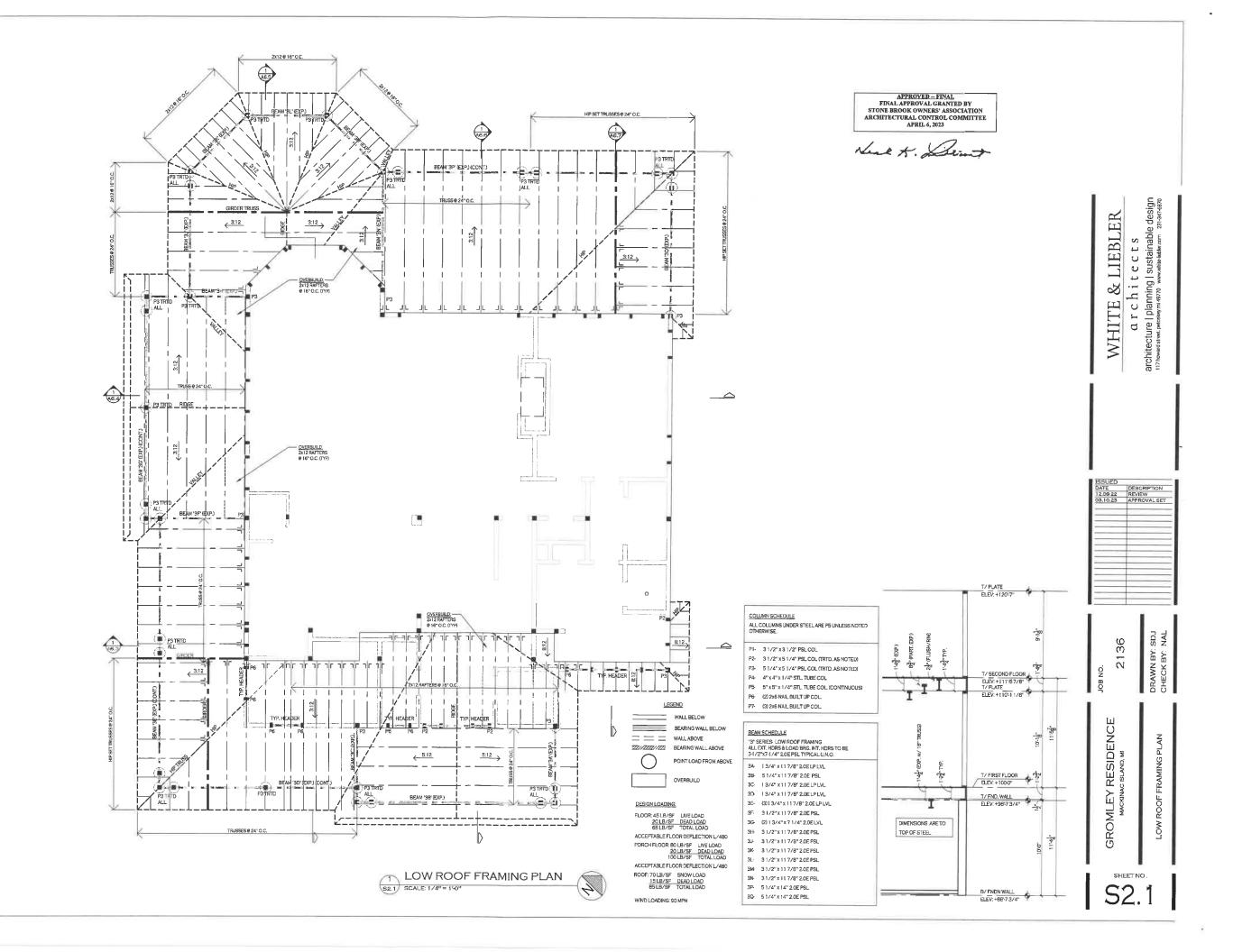
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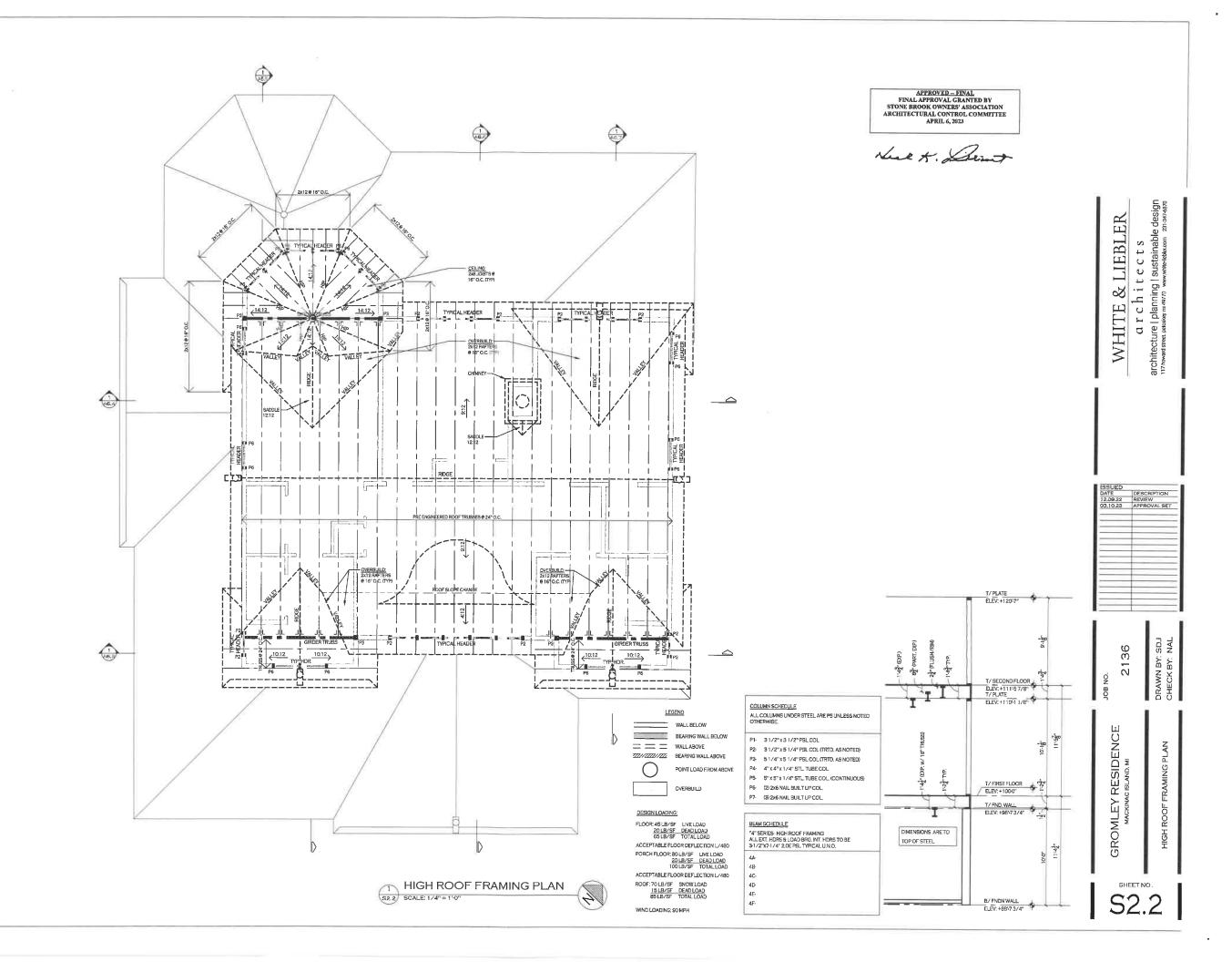
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EXTERIOR EXAMPLE



NATURAL STONE VENEER
OVER GROUTED SPLIT FACE FIELD STONE - LIMITED PINK



CEDAR SHINGLE SIDING WHITE CEDAR SHINGLE 6" EXPOSURE (2) COATS CABOT SOLID STAIN-COLOR: SANDSTONE GRAY



WINDOWS
KOLBE & KOLBE CLAD ULTRA SERIES
COLOR SIMPLY WHITE
7/8" PDL DIVIDED LITE
COLOR: SIMPLY WHITE
COLOR: SIMPLY WHITE
COLOR: SIMPLY WHITE



BOARD/BATTEN SIDING 3-1/2" WHITE CEDAR BATTENS W/ MDO PANELS 24" O.C. (2) COATS BENJAMIN MOORE-COLOR: SIMPLY WHITE



FASCIA/ TRIM DETAILS
SMOOTH CEDAR FASCIA, CROWN, FRIEZE BOARD
(2) COATS BENJAMIN MOORE - SIMPLY WHITE
SMOOTH CEDAR WINDOW CASING
(2) COATS BENJAMIN MOORE - SIMPLY WHITE
KSTYLE GUTTERS



SHINGLES
CERTAINTEED LANDMARK PRO SHINGLES
COLOR: GEORGETOWN GRAY



PORCH COLUMNS
HB&GPERMACAST ROUND COLUMNS
PAINTED -SIMPLY WHITE
PORCH CEILLINGS
PAINTED PR COTTAGE BEAD BOARD, COLOR: SIMPLY WHITE EXTERIOR LIGHTING



CHIMNEY POTS
JACK ARNOLDEUROPEAN COPPER-QUEEN



STONE RETAINING WALLS
DRYSTACKED FIELD STONE RETAINING

APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 6, 2023

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