

F:\Users\Dennis\Desktop\Projects 2019\634 N State Baptist Church Apts\634 N State 12-4-19 short stair.pln

KEYNOTES

SECOND FLOOR PLAN ONLY

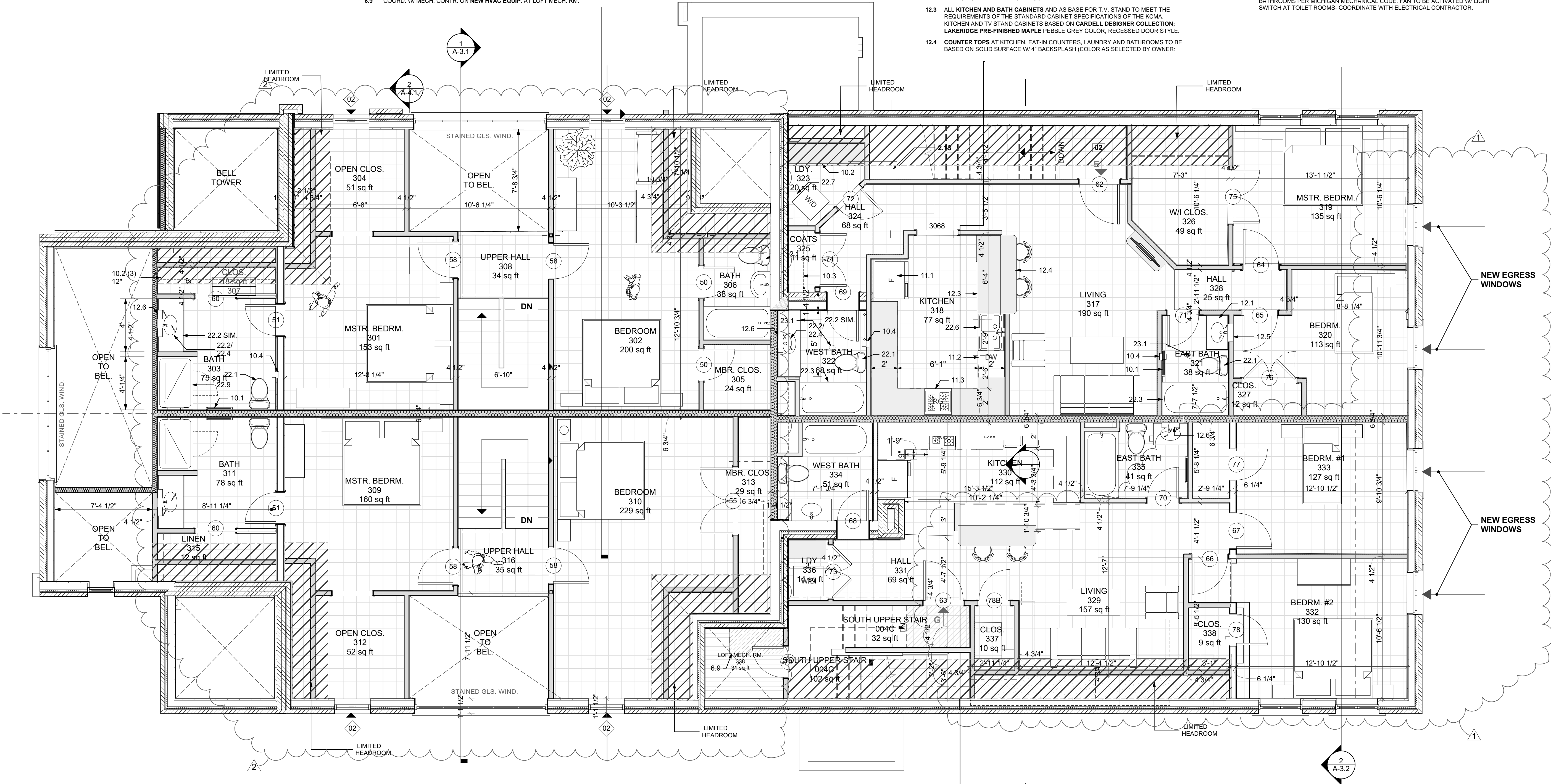
- 2.1 EXIST. CHIMNEY TO REM.
- 2.2 EXIST. WALL AT REAR OF SANCTUARY TO REM. - PROTECT DURING CONSTRUCTION.
- 2.3 EXIST. STAINED GLASS WINDOWS TO REMAIN - PROTECT DURING CONSTRUCTION.
- 2.4 EXIST. STL. COL. TO REM. - FOR ALL COLUMNS TO BE LEFT EXPOSED, CLEAN AND SAND LIGHTLY, APPLY PRIME & FINISH COAT OF SHERWIN WILLIAMS SATIN ENAMEL COLOR AS SELECTED BY OWNER.
- 5.1 NEW 3" SQUARE STEEL COL'S - SEE FRAMING PLAN.
- 6.1 TYPICAL COMMON STAIRS TO BE UNFINISHED PINE TREADS & RISERS (TREAD: HOME DEPOT Model # 8503E-048-HD00L) \$11 PER PIECE MATERIAL ALLOW.) PAINT 1/2" PINE KICKBOARD (PRIME & PAINT ENAMEL SATIN PAINT, COLOR AS SELECTED BY OWNER, BENJ. MOORE OR APP'D. EQ.). STAIR STRUCTURE TO BE ON 2 x 10 TRIPLE STRINGERS.
- 6.2 LOFT STAIRS TO BE RED OAK TREADS W/ MITERED RETURN & RED OAK RISER (TREAD: HOME DEPOT # 8503E-048-HD00L FOR RIGHT HAND MITER - VERIFY SIDE W/ MITER WHEN ORDERING. \$40 PER PIECE MATERIAL ALLOW.) PAINT 1/2" RED OAK KICKBOARD (STAIN BOTH W/ (2) COATS OF SATIN URETHANE OVER STAIN AS SELECTED BY OWNER). STAIR STRUCTURE TO BE ON 2 x 10 TRIPLE STRINGERS.
- 6.3 NEWEL POSTS AT TOP AND BOTTOM OF LOFT STAIRS TO BE (HOME DEPOT 4093 55 OAK FLAT PANEL BOX NEWEL POST - (3) NEWEL POSTS PER EA. LOFT APARTMENT: \$230 EA. MATERIAL ALLOW.)
- 6.4 TYP. NEW WALLS TO BE 1/2" G.W.B. EACH SIDE OF 2 x 4 STUDS, (#2 OR BETTER), SPACED AT 16" O.C. ...
- 6.5 TYP. NEW WALLS AT CORRIDORS AND STAIRS TO BE CONT. 5/8" G.W.B. 2 x 4 STUDS, (#2 OR BETTER), SPACED AT 16" O.C. INFILL W/ UNFACED R-19 INSULATION (FILL ALL VOIDS).
- 6.6 NEW PARTY WALLS TO BE 5/8" G.W.B. EACH SIDE OF 2 x 4 STAGGERED STUDS SPACED AT 12" O.C. (24" SPACING EA. SIDE OF WALL), ON 2 x 6 MIN. BOTT. PL. & 2 x 6 MIN. DBL. TOP PL. INFILL W/ CONT. R-19 UNFACED FIBERGLASS BLANKETS. AT EXIST. 7" DIA. COLUMNS, CENTER 2 x 8 BOTT. PLATES & DBL. 2 x 6 TOP PLATES AT COL. C.L. 5/8" G.W.B. TO BE CONTINUOUS AND NOT INTERRUPTED BY INTERSECTING WALL FRAMING.
- 6.7 1/2" G.W.B. ON ONE SIDE OF NEW 2 x 4 WALL.
- 6.8 REINSTALL EXIST. CASEMENT AT LOFT OPENINGS TO FIT LOWER OPENINGS- SEE ALSO FIRST FLOOR DEMOLITION NOTES. NEW OPENING HEIGHT TO BE 6'-8".
- 6.9 COORD. W/ MECH. CONTR. ON NEW HVAC EQUIP. AT LOFT MECH. RM.

KEYNOTES CONT'D.

SECOND FLOOR PLAN ONLY

- 8.1 EXIST. DOOR TO REMAIN, PROVIDE NEW LOCKSET BATHROOM LOCKSET TO MATCH NEW DOOR HARDWARE. AT ENTRY DOORS PROVIDE NEW LOCKSETS.
- 9.1 EXTEND EXIST. SOFFIT AT BEAM TO NEW WALL EDGE
- 10.1 INSTALL (1) AND (1) 24" TOWEL BAR PAPER HOLDER (DELTA FOUNDATIONS CHROME, SECURE TO WD. BLKG OR STUD. \$15.00 & \$19 EA. MATERIAL ALLOW.)
- 10.2 BI SHelves IN EACH PANTRY AND CLOSET EXCEPT BEDRM. CLOSETS TO BE 1/2" x 12" MALMINE, BI SHelves IN EACH LAUNDRY AND LINEN CLOS. TO BE 1/2" x 18" MALMINE, SHelves TO BE ON 1 x WOOD LEDGE W/ EXPOSED EDGES TAPED. SEE FLOOR PLAN FOR NO. OF TIERS.
- 10.3 BEDROOM & COAT CLOSET ROD & SHelves TO BE JOHN STERLING SHELF & ROD WHITE STEEL BRACKET (RP-0045-WT ROD HGT TO BE 80", \$3.50 EA. BRACKET & \$19 EA. MATERIAL ALLOW.) SEE 10.3 ABV. FOR 12" SHelves. 1 1/2" MIN. RODS W/ BRACKETS NO MORE THAN 6" APART WITH ENDS OF RODS AT CLOSET WALL.
- 10.4 DELTA FOUNDATIONS TOILET PAPER HOLDER (CHROME H.D. Model # FND50-PC \$15 MATERIAL ALLOW.)
- 11.1 STANDARD SIZE REFRIGERATOR/FREEZER AS SUPPLIED BY OWNER. PROVIDE ICE MAKER LINE.
- 11.2 PROVIDE PLUMBING & ELECTRICAL FOR 24" UNDERCOUNTER DISHWASHER. DISHWASHER SUPPLIED BY OWNER.
- 11.3 PROVIDE ELECTRICAL OUTLETS FOR STANDARD ELECTRIC RANGE AND NON-DUCTED EXHAUST FAN.
- 11.4 USPO APP'D. NEW RECESSED MAILBOXES BASED ON SALSURY 3503ZRU 4 DOOR VERTICAL TYPE MAILBOX (NUMBER AND TYPE VARIES AT EACH OF 2 ENTRIES: MATERIAL ALLOWANCE AT NORTH ENTRY \$220 & \$180 AT LOFT ENTRY).
- 12.1 NEW 30" VANITIES BASED ON SEDGEWOOD 30 1/2" BATH VANITY COLOR CEMENT W/ SOLID SURFACE TOP IN ARCTIC W/ WHITE 1.8 & 30 1/2" SOLID SURFACE BACKSPLASH. SEE 22.4 BEL. FOR FAUCET. \$300 / PIECE MATERIAL ALLOW. - FINAL SELECTION BY OWNER.
- 12.2 NEW 48" VANITIES BASED ON THORNHURST BATH VANITY IN WHITE W/ SOLID SURFACE TOP (SEE 12.4 BEL.) W/ WHITE SINK & SOLID SURFACE BACKSPLASH & SIDESPLASH. \$300 / PIECE MATERIAL ALLOW. - FINAL SELECTION BY OWNER. SEE 22.4 FOR SINK AND 22.2 FOR FAUCET.
- 12.3 ALL KITCHEN AND BATH CABINETS AND AS BASE FOR T.V. STAND TO MEET THE REQUIREMENTS OF THE STANDARD CABINET SPECIFICATIONS OF THE KONA KITCHEN AND TV STAND CABINETS BASED ON CARDELL DESIGNER COLLECTION; LAKERIDGE PRE-FINISHED MAPLE PEBBLE GREY COLOR, RECESSED DOOR STYLE.
- 12.4 COUNTER TOPS AT KITCHEN, EAT-IN COUNTERS, LAUNDRY AND BATHROOMS TO BE BASED ON SOLID SURFACE W/ 4" BACKSPLASH (COLOR AS SELECTED BY OWNER).

- \$60 / S.F. ALLOW.). UPPER EAT-IN COUNTER TO BE MOUNTED ON (3) RAKKS EH-1212W/P COUNTER SUPPORTS: \$44.00 / EA. MATERIAL ALLOW.).
- 12.5 PROVIDE RECESSED 30" MEDICINE CABINET OVER TYP. BATHROOM VANITY. (STYLE AS SELECTED BY OWNER: \$80 / EA. ALLOW.) 11.2
- 12.6 PROVIDE SURFACE MTD. 30" MEDICINE CABINET OVER BATHROOM VANITY. (STYLE AS SELECTED BY OWNER: \$80 / EA. ALLOW.)
- 12.7. BUILT-IN TV STANDS AND OPEN SHelves SEE 10.2 ABOVE. SEE FLOOR PLANS FOR NUMBER OF SHelves. PROV IDE
- 21.1 PROVIDE A WALL MOUNTED ABC RATED TYPE FIRE EXTINGUISHER.
- 22.1 NEW TOILETS TO BE KOHLER WELLWORTH CLASSIC COMPLETE SOLUTION 2-PIECE 1.28 GPF MODEL K-11464-D: \$150.00 / EA. MATERIAL ALLOW.)
- 22.2 VANITY FAUCETS TO BE MOEN DARCY 4 IN. CENTERSET 2-HANDLE BRUSHED CHROME (3-HOLE INSTALLATION: \$90 / PIECE MATERIAL ALLOW.).
- 22.3 ALL BATHTUB/SOWER KITS TO BE DELTA HYCROFT 60"x 32" D 4-PIECE PROCYLIC BATHTUB SHOWER KIT (VERIFY DIRECTION OF DRAIN: \$530.00 / EA. MATERIAL ALLOW.). SEE 22.5 FOR SHOWER/TUB FAUCET.
- 22.4 BATHROOM SINKS TO BE PENNINGTON WHITE DROP-IN W/ (3) 8" WIDESPREAD FAUCET HOLES. (NOTE TYPICAL 30" VANITIES HAVE INTEGRAL TOP & SINK-SEE 12.1 ABV.).
- 22.5 SHOWER/TUB FAUCETS TO BE MOEN TL183EP (\$40.00 / EA. MATERIAL ALLOW.).
- 22.6 KITCHEN SINKS TO BE KOHLER VERSE 3-HOLE S.S. 33" x 22" TOP-MOUNT DOUBLE SINK. SEE 22.8 BELOW FOR KITCHEN SINK FAUCETS.
- 22.7 STACKED WASHING MACHINE- PROVIDE OATLEY WATER & DRAIN BOX & 220 ELECT. OUTL.
- 22.8 KITCHEN SINK FAUCETS TO BE MOEN BANBURY ONE-HADLE KITCHEN PULL OUT FACUCET # 87017: \$220.00 / EA. MATERIAL ALLOW.).
- 22.9 UPPER LOFT SHOWERS TO BE AMERICAN STANDARD OVATION SHOWER KIT (H.D. Model # MATERIAL ALLOWANCE \$800), SHOWER FAUCET FOR THIS SHOWER ONLY: (Model # 142904C-BN-A MATERIAL ALLOWANCE \$140.)
- 23.1 PROVIDE EXHAUST FANS AND DUCT TO OUTSIDE AIR FOR ALL BATHROOMS PER MICHIGAN MECHANICAL CODE. FAN TO BE ACTIVATED W/ LIGHT SWITCH AT TOILET ROOMS- COORDINATE WITH ELECTRICAL CONTRACTOR.
- 23.2 PROVIDE EXHAUST FOR ELECTRIC DRYERS DUCT TO OUTSIDE AIR FOR ALL BATHROOMS PER MICHIGAN MECHANICAL CODE. FAN TO BE ACTIVATED W/ LIGHT SWITCH AT TOILET ROOMS- COORDINATE WITH ELECTRICAL CONTRACTOR.



SECOND FLOOR PLAN

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



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

State Street
Apartments

534 NORTH STATE STREET
ALMA, MICHIGAN 48801

OWNER:

Aaron & Brandi Stupica
524 Iowa Street Alma
Michigan 48801

DENNIS MALONEY
ARCHITECT

620 HANNAH AVE.
ALMA, MICH. 48801
(989) 944-5055

06-03-2019	SCHEMATIC DESIGN
06-19-2019	SCHEME 'C' W/ CTL. CORR.
06-20-2019	SCHEME 'D' REV'D. PLAN
07-1-2019	SCHEME 'E' REV'D. PLAN
07-2-2019	FINAL SCHEMATIC PLAN
09-26-2019	WINDOW AT 2nd FLR. LOFT
10-08-2019	PREL. FINISH SCHEDULE
10-25-2019	PREL. KITCHEN DESIGN
11-5-2019	PREL. SET FOR BUDGET
11-8-2019	REV'D. PREL. BUDGET SET
11-14-2019	REV'D. PREL. BUDGET SET
12-02-2019	ALTERN: EGRESS WINDOWS
12-05-2019	RECONFIGURATION OF LOFT

MARK	DATE	DESCRIPTION
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SEAL:

12-05-2019

SHEET TITLE

SECOND FLOOR PLAN

A-1.3