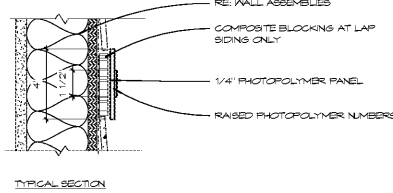


GARDEN APARTMENT SIGNAGE  
LOCATE AT REAR BREEZEWAY ENTRY  
AND AT STAIRS



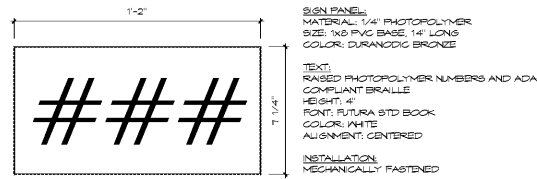
TYPICAL SECTION

**SIGN PANEL:**  
MATERIAL: 1/4" PHOTOPOLYMER  
SIZE: 4" X 4"  
COLOR: DURANDIG BRONZE

**TEXT:**  
RAISED PHOTOPOLYMER NUMBERS AND ADA  
COMPLIANT BRAILLE  
HEIGHT: 1-1/2"  
FONT: FUTURA STD BOOK  
COLOR: WHITE  
ALIGNMENT: CENTERED

**INSTALLATION:**  
MECHANICALLY FASTENED

TYPICAL UNIT ENTRY SIGNAGE AT GARDEN APARTMENT UNITS  
AND REAR TOWNHOUSE ENTRY DOORS



ADDRESS SIGNAGE AT REAR BREEZEWAY ENTRY AT  
GARDEN APARTMENT BUILDINGS

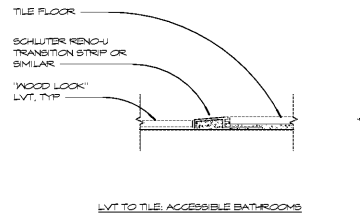
NOTE: PROVIDE ADDRESS SIGNAGE FOR EACH APARTMENT ENTRY DOOR, INCLUDING REAR ENTRY DOORS TO TOWNHOUSES AND REAR ENTRIES TO GARDEN BREEZEWAYS. GARDEN BUILDING STREET AND REAR ENTRY ADDRESS SIGNAGE SHOULD IDENTIFY ALL APARTMENTS IN EACH BUILDING.

AT GARDEN APARTMENT UNIT ENTRIES - PROVIDE SIGNAGE MOUNTED TO 1/2" COMPOSITE BLOCKS AT LATCH SIDE OF DOOR. BOTTOM OF SIGNAGE PANEL TO BE MOUNTED AT 48" AFF AND CENTER OF SIGNAGE PANEL TO BE MOUNTED 4" FROM JAMB.

WHERE REQUIRED:  
216-41 EXIT DOORS, DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TAG TILE SIGN COMPLIING WITH 105.1, 105.2, AND 105.5. - N/A

8 ACRYLIC UNIT ADDRESS SIGNAGE

SCALE: 3" = 1'-0"



14 LVT TRANSITION STRIP

SCALE: 6" = 1'-0"



15 VINYL TRANSITION UNIT SIGNAGE

SCALE: 3" = 1'-0"

FINISH CARPENTRY:

- 1. BASE TRIM TO BE PRE-PRIMED, FINISH JOINTED PINE, 9/16" X 3-1/4" COLONIAL STYLE FOR ALL APARTMENT INTERIORS INCLUDING BATHROOMS, AT LIVING, DINING, HALLWAYS, AND BEDROOMS RECEIVING RESILIENT FLOORINGS. INCLUDE 9/16" SHOULDER MOULD OVER WALL BASE. (EXCLUDE FROM BATHROOMS AND UTILITY ROOMS)
- 2. DOOR TRIM: PRE-PRIMED, FINISH-JOINTED PINE - 9/16" X 2-1/4" COLONIAL CABINETS TRIM AT ALL INTERIOR BATH DOORS INCLUDING APARTMENT SIDE OF SPLIT-JAMB STEEL ENTRY DOORS.
- 3. KITCHEN COUNTERTOP TRIM, PRE-PRIMED, FINISH-JOINTED PINE 9/16" X 2-1/4" COLONIAL APRON BELOW ALL APARTMENT KITCHEN COUNTERTOPS AND WALL CAPS OVERHANGING DRYWALL PARTITIONS.

JOINT SEALANTS: ALL SEALANTS TO BE LOW-VOC PER ESG REQUIREMENTS

- 1. ALL WALL, CEILING AND FLOOR PENETRATIONS IN APARTMENT MECHANICAL CLOSETS SUCH AS LINE SETS, DUCTWORK AND PIPES SHOULD BE SEALED, REGARDLESS OF WHETHER REQUIRED TO MAINTAIN FIRE RATINGS.
- 2. PROVIDE PAINTABLE FIRESTOPPING SEALANT AT ANY LOCATION WHERE FIRESTOPPING IS EXPOSED TO VIEW

PROVIDE SILICONE CAULK AT INTERIOR JOINTS. (DESIGNATION 5-S)

- 1. TUB APRON AND FRONT OF SHOWER PAN TO RESILIENT OR TILE FLOORING
- 2. SIDE OF TUB APRON AND SHOWER PAN TO TILE OR DRYWALL
- 3. TOP OF TUB TO TILE
- 4. SIDES AND TOP OF ACRYLIC TUB AND SHOWER SURROUND TO DRYWALL
- 5. INSIDE CORNERS AT TUB BURROUND
- 6. TUB SPOUT TO TILE OR ACRYLIC BURROUND
- 7. CERAMIC SOAP DISH TO TILE TUB BURROUND
- 8. SHOWER HEAD WALL ESCUTCHEON TO TILE OR DRYWALL
- 9. WATER CLOSET BASE TO RESILIENT OR TILE FLOORING
- 10. FLOOR DRAIN TO RESILIENT OR TILE FLOORING
- 11. CABINET AND VANITY TOE/KICK TO RESILIENT OR TILE FLOORING

PROVIDE PAINTABLE SILICONEZED ACRYLIC LATEX CAULK AT INTERIOR JOINTS

- 1. PLUMBING PENETRATIONS IN DRYWALL (DESIGNATION 5-S)
- 2. WINDOW FRAME TO DRYWALL RETURN AND WINDOW SILL (DESIGNATION A-W)
- 3. WOOD DOOR TRIM TO DRYWALL AND TO METAL DOOR FRAME (DESIGNATION A-L)
- 4. WOOD BASE TO DRYWALL AND RESILIENT OR TILE FLOORING (DESIGNATION T-B)
- 5. VANITY BACK SPLASH TO DRYWALL (DESIGNATION 5-S)
- 6. KITCHEN COUNTERTOP, BACKSPLASH, PASS COUNTER AND WALL CAP TO DRYWALL OR TILE INCLUDING UNDERSIDE OF PASS COUNTER OR WALL CAP (DESIGNATION 5-S)
- 7. SIDES AND BOTTOM OF WALL CABINETS TO DRYWALL OR TILE (DESIGNATION 5-S)
- 8. CERAMIC BATH ACCESSORIES TO DRYWALL OR TILE (DESIGNATION 5-S)
- 9. PERIMETER OF MEDICINE CABINET TO DRYWALL (DESIGNATION 5-S)
- 10. ACQUATHANE JOINTS AT PERIMETER OF DRYWALL PARTITIONS (DESIGNATION U-MC)

PROVIDE URETHANE CAULK AT EXTERIOR JOINTS. (DESIGNATION U-MC)

- 1. WINDOW AND DOOR FRAME PERIMETER
- 2. WOOD OR COMPOSITE TRIM TO METAL
- 3. EXPANSION AND CONTROL JOINTS IN MASONRY

TRIM

- 1. INSTALL VINYL TEAR-AWAY TRIM WHERE GYPSUM BOARD ABUTS WINDOW FRAMES, TUB SURROUNDS, PLUMBING OR MEDIA BOXES, OR OTHER RECESSED DEVICES WITHOUT TRIM

CONTROL JOINTS

- 1. CONTROL JOINTS IN GYPSUM BOARD PARTITIONS NOT TO EXCEED 50" O.C.

FINISHES

PAINT: ALL PAINT TO BE LOW-VOC PER ESG REQUIREMENTS

- INTERIOR: ALL INTERIOR WALLS TO BE SHERWIN WILLIAMS COLOR SPECTRO HEAVY PRIME
- 1. GYPSUM BOARD WALLS AND CEILINGS: 3 COAT, LEVEL 4 FINISH SEE SPECIFICATIONS WITH FLAT FINISH
- 2. GYPSUM BOARD WALLS AND CEILINGS AT BATH ROOMS: 3 COAT, LEVEL 4 FINISH WITH ESG-SHEL FINISH
- 3. INTERIOR MILLWORK: 1 COAT LATEX PRIMER / 2 COATS SEMI-GLOSS LATEX ENAMEL (MPI LEVEL 5)
- 4. INTERIOR METALS: 1 COAT PRIMER / 2 COATS SEMI-GLOSS ALKYL ENAMEL (MPI LEVEL 5)
- 5. FACTORY PRIMED DOORS TO BE FINISH PAINT

EXTERIOR

- 1. EXTERIOR FIBERGLASS PLASTIC AND COMPOSITE TRIM AND MOLDED FABRICATIONS: 1 COAT LATEX EXTERIOR PRIMER / 2 COATS GLOSS ACRYLIC LATEX (MPI LEVEL 6)
- 2. EXTERIOR FERROUS METALS: 1 COAT EXTERIOR RUST-INHIBITING METAL PRIMER (SPOT TOUCH-UP IF FACTORY OR SHOP-PRIMED) / 2 COATS GLOSS ALKYL ENAMEL (MPI LEVEL 6)
- 3. FACTORY PRIMED FIBER-CEMENT LAP AND PANEL SIDING: SPOT PRIME LATEX EXTERIOR PRIMER / 2 COATS SEMI-GLOSS ACRYLIC LATEX HOUSE AND TRIM PAINT (MPI LEVEL 5)
- 4. EXTERIOR WOOD DECKS, RAILINGS AND OTHER UNPAINTED EXTERIOR WOOD: 1 COAT WATERBORNE TRANSPARENT EXTERIOR WOOD SEALER.

ADDITIONAL NOTES:

- 1. ALL WHITES VISIBLE BEHIND DIFFUSERS AND GRILLES TO BE PAINTED BLACK

FLOORING:

- 1. ALL FLOORINGS TO MEET SCIENTIFIC CERTIFICATION SYSTEMS FLOORSCORE PROGRAM CRITERIA
- 2. APARTMENT RESILIENT FLOORINGS TO BE "WOOD-LOOK" (SEE SPECIFICATIONS)
  - A. MANUFACTURER: ENGINEERED FLOORS MULTIFAMILY
  - B. SERIES: GALLATIN
  - C. THICKNESS: 20MM WITH SHL WEAR LAYER
  - D. COLOR: OTSO PROVINCIAL OAK
- 3. BATHROOM FLOORINGS TO BE CERAMIC TILE IN UFAS BATHROOMS WITH ROLL-IN SHOWERS - STYLE BY ARCHITECT

KITCHENS:

- 1. PROVIDE CERAMIC TILE ABOVE KITCHEN COUNTERTOP BACKSPLASH AT SINK WALL AND RANGE FROM TOP OF BACKSPLASH TO UNDERSIDE OF OVERHEAD CABINETS. ALLOW SLAB FULL TILE TO EXTEND BEHIND RANGE HOOD AND ONE FULL COURSE BELOW TOP OF BACKSPLASH BEHIND RANGE
  - A. MANUFACTURER: DALTILE
  - B. STYLE: SUBWAY TILE
  - C. COLOR: WHITE

COMMON AREAS:

- 1. SLAB-ON-GRADE IN BREEZEWAY, CORRIDORS FLOORS TO BE EXPOSED CONCRETE, LIGHT BRUSH FINISHED AND SEALED.



Architecture Planning Interiors Research  
50 South B.B. King Boulevard  
Memphis, Tennessee 38103  
Telephone 901 521 1440  
Fax 901 525 2760  
E-mail info@lrk.com

Client:  
**McCormack Baron Salazar**

720 Olive St Suite 2500  
St. Louis, MO 63101

Issues and Revisions

Date	Issued / Revised
3/16/2020	50% CONSTRUCTION DOCS
5/18/2020	80% CONSTRUCTION DOCS
7/13/2020	PERMIT SUBMISSION

BUILDING ADDRESSES

FLOOR:	ADDRESS
TYPICAL	442, 444, 446, 448 RATLIFF LANE
TYPICAL	324, 236, 238, 330 SHAWNEE PLACE
TYPICAL	378, 448 VANCE AVE
TYPICAL	316, 384 FOOTB LANE
TYPICAL	388 S DANNY THOMAS BLVD
TYPICAL	368, 481 VANCE AVE
TYPICAL	378 SHAWNEE PLACE
TYPICAL	321 SHAWNEE PLACE
TYPICAL	450, 380 FOOTB LANE
TYPICAL	345 S DANNY THOMAS BLVD
TYPICAL	402, 406 FOOTB LANE

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Seal



LRK Project Number: 01.15100.43

Project Name:  
**South City CNI Phase 4**  
Memphis TN

Drawing Name:  
**FINISH SCHEDULE & SIGNAGE**

Drawn By: ADB  
Checked By: HJL

A606

Order Plans