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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

TYPE S-D	442, 444, 446, 448 RATLIFF LANE 324, 236, 238, 330 ISHMAN PLACE
TYPE L-A	378, 448 VANCE AVE 386, 304 FOOT LANE 333 S DANNY THOMAS BLVD
TYPE L-C	368, 481 VANCE AVE 315 ISHMAN PLACE
TYPE L-E	321 ISHMAN PLACE 400, 390 FOOT LANE 345 S DANNY THOMAS BLVD
TYPE L-A	402, 406 FOOT LANE

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Seal



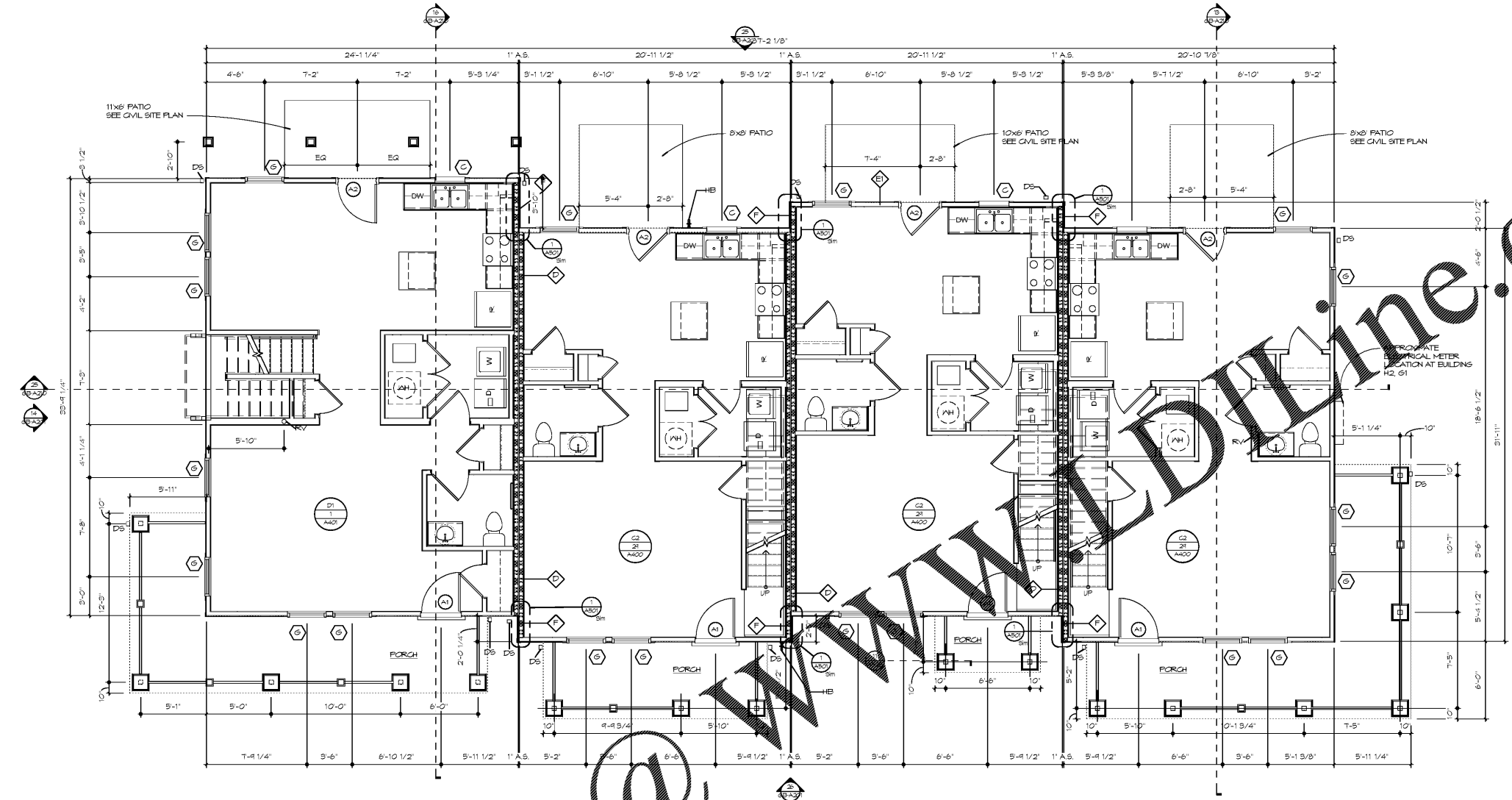
LRK Project Number: 01.15100.43

Project Name:
South City CNI Phase 4
Memphis TN

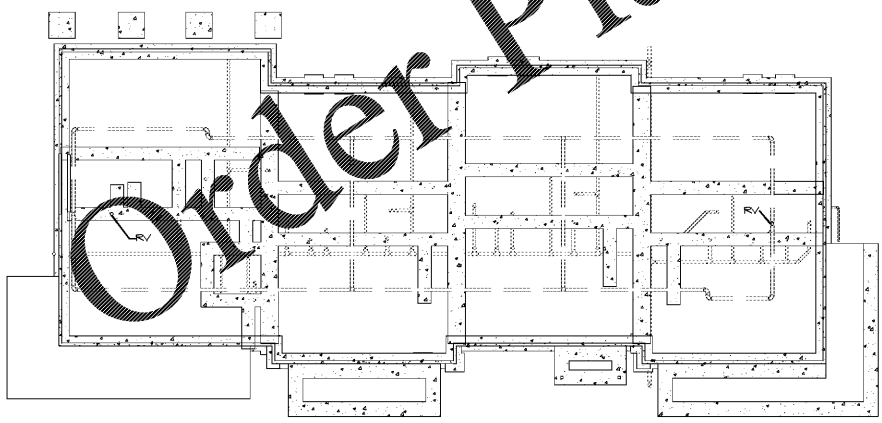
Drawing Name:
GROUND FLOOR PLAN

Drawn By: AB
Checked By: HJ

GB-A101



20 GB GROUND FLOOR
SCALE: 1/4" = 1'-0"



25 GB RADON PLAN
SCALE: 1/8" = 1'-0"

NOTE: SEE ARCH AND STRUCTURAL FOUNDATION DETAILS FOR ADDITIONAL RADON LOOP DETAILS. RISERS TO BE ROUTED TO LOCATIONS SHOWN ON FLOOR PLANS ABOVE TRUSS BEARINGS. ROUTE RISERS TO REAR ROOF BELOW RIDGE AND FIREBLOCK PIPES THAT MUST PENETRATE DRAFTSTOPPING PARTITIONS.

PLAN NOTES

- ALL DIMENSIONS ON PLANS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE 2x4 AOCED STUDS TYPICAL UNLESS NOTED OTHERWISE.
 - ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
 - ALL DIMENSIONS ARE BASED ON 5/8" GYPSUM BOARD AT ALL INTERIOR BEARINGS AND NON-BEARING PARTITIONS.
 - REFER TO FINISH SCHEDULE FOR CLOSET, PANTRY, AND LINEN SHELVING REQUIREMENTS.
 - VERIFY EXACT DIMENSIONS REQUIRED TO INSTALL HVAC AND WATER HEATING EQUIPMENT WITH MANUFACTURER BEFORE BUILDING ENCLOSURE WALLS AND FURR DOWNS.
 - VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS AND SHOWERS WITH ACTUAL TUB AND SHOWER SUPPLIED. ADJUST AS REQUIRED.
 - NON-PAPER FACED GYPSUM BOARD TO BE INSTALLED AT WALLS AND CEILING OF FULL BATHS.
 - WATER-RESISTANT GYPSUM BOARD TO BE INSTALLED AT KITCHEN SINKS, HALF-BATH/NET WALLS, AND LAUNDRY NET WALLS.
 - ALL INTERIOR UNIT WALLS AND CEILING ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
 - ALL INTERIOR UNIT WALLS TO HAVE PAINTED AOCED BASE TRIM INCLUDING MECHANICAL, UTILITY AND COAT CLOSETS UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE FOR LOCATION OF QUARTER ROUND TRIM.
 - REFER TO REFLECTED CEILING PLANS FOR TYPICAL CEILING HEIGHT AND SOFFIT LOCATIONS.
 - REFER TO PROJECT DATA SHEET FOR PROJECT SQUARE FOOTAGE INFORMATION.
 - REFER TO CODE SUMMARY AND PARTITION TYPES FOR INSULATION REQUIREMENTS AT EXTERIOR WALLS. ALL EXTERIOR WALLS ARE TYPE E1 UNLESS OTHERWISE NOTED.
 - PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITIONS OF CABINETS.
 - INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.
 - FIRE EXTINGUISHERS TO BE MOUNTED ON BRACKET IN KITCHEN SINK CABINETS, TYP.
 - INSTALL WASHER AND DRYER AND PICTURE CONNECTIONS SO THAT WASHER IS ALWAYS LOCATED ON THE LEFT-HAND SIDE AND DRYER IS ALWAYS LOCATED ON THE RIGHT OF THE CLOSET WHEN FACING AFFLIANCES.
 - PROVIDE EMERGENCY DRAIN FAN UNDER WASHERS IN SECOND FLOOR LAUNDRY ROOMS.
- EXTERIOR**
- DOWNSPUTS: AT ALL LOCATIONS, PROVIDE CORRUGATED PVC EXTENSIONS ROUTED TO EDGE OF PLANTING BEDS TO DIRECT STORM WATER TO SITE STORM SYSTEM.
 - SLOPE SLAB ON GRADE TO TRENCH DRAIN IN BREZIDWAYS AND TIE INTO SITE STORM SYSTEM. RE: PLUMBING AND CIVIL.