

GENERAL GUTTER AND DOWNSPOUT CALCULATIONS
 RAINFALL INTENSITY FOR MEMPHIS, TN: 1.4 IN/HR
 GUTTER TYPE: 5" K-STYLE PROVIDES 5.920 SF OF DRAINAGE AREA
 5.920 / 1.4 = 4.23 FT MAXIMUM OF ROOF AREA BETWEEN DOWNSPOUTS
 DOWNSPOUT TYPE: 4" ROUND DOWNSPOUT
 AREA OF CROSS SECTION: 1.00 = 3" OF RAIN TO DRAIN IN DOWNSPOUT
 12.56 x 100 = 1,256 SF

BUILDING G-B CALCULATIONS
 ROOF SLOPE: 6/12 - REQUIRES 1:1 PITCH FACTOR
 ROOF AREA: 3,916 SF
 3,916 x 1:1 = 3,916 SF / 146 SF = 26.8
 REQUIRES 6 DOWNSPOUTS

ROOF NOTES
 1. PROVIDE VENTILATION IN ROOF SHEATHING AT NOTED LOCATIONS FOR RIDGE VENT DETAIL WHERE RIDGE VENT IS INTERRUPTED BY FIRE RATED ROOF SHEATHING AT TIGHTENED. INSTALL CONTINUOUS RIDGE VENT BUT DO NOT CUT ROOF DECK AT RIDGE. VENT SHOULD APPEAR CONTINUOUS. SHINGLES TO BE INSTALLED WITH PUGH VALLEYS AND SELF-ADHERING ICE DAM EXTENDERS 15" UP EACH SIDE OF VALLEY.
 2. REFER TO MEP DRAWINGS FOR LOCATION OF ROOF PENETRATIONS.
 3. ALL ROOF VENTS TO COLLAR ON NON-STREET FACING ROOF SLOPES, AND MUST BE BLACK ABS WITH BLACK REQUIRE FLASHING BOOT.
 4. EXTERIOR WALL SHEATHING TO EXTEND TO UNDERSIDE OF ROOF DECK. PROVIDE OPENING TO ALLOW FOR ATTIC VENTILATION. SEE BELOW.
 5. PROVIDE ROOF-OUT FLASHING AT ALL WALL TO DAVE CONDITIONS. SEE ROOF DETAIL FOR FLASHING DIAGRAM.
 6. SOFFITS TO BE VENTILATED BEADED VINYL AT ALL ROOF SOFFITS AND PORCH CEILING. SEE DETAILS AND SPECS.
 7. CORNER WINDOWS DESIGNED TO ALLOW AIR TO FLOW FROM ATTIC OUT THROUGH THE CORNER WINDOW. VENT DO NOT CONSTRUCT AS "OVERBUILD" ON ROOF SHEATHING. SEE ELEVATIONS FOR WINDOW TYPES AND LOCATIONS.
 8. THE END OF ANY RADON VENT STACK PIPE SHALL BE LEFT OR MORE AWAY FROM ANY WINDOW, DOOR, OR OTHER OPENING INTO CONDITIONED OR OTHERWISE OCCUPIABLE SPACE.

PER IRC 1509 AND IRC 506:
 ENGULFED ATTICS SHALL HAVE VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS TO EXTERIOR AGAINST ENTRANCE OF RAIN AND SNOW. NET AREA SHALL BE NOT LESS THAN 1/150TH OF AREA OF SPACE VENTILATED.

CONTRACTOR TO VERIFY NET FREE AREA OF RIDGE VENT PROVIDES SPECIFIED VENTILATION AREA. BELOW WHERE MULTIPLE UNITS ARE ENCLOSED IN A SINGLE ATTIC SPACE, ADDITIONAL VENT AREAS TOGETHER, WHERE LINEAR LENGTH OF RIDGE DOES NOT PROVIDE ADEQUATE VENTILATION AREA, PROVIDE PROFILE ROOF VENTS WITH 3" BELOW THE RIDGE OR HIGHEST POINT OF ROOF. ALL VENTS TO BE LOCATED ON REAR/NON STREET FACING SIDE OF ROOF.

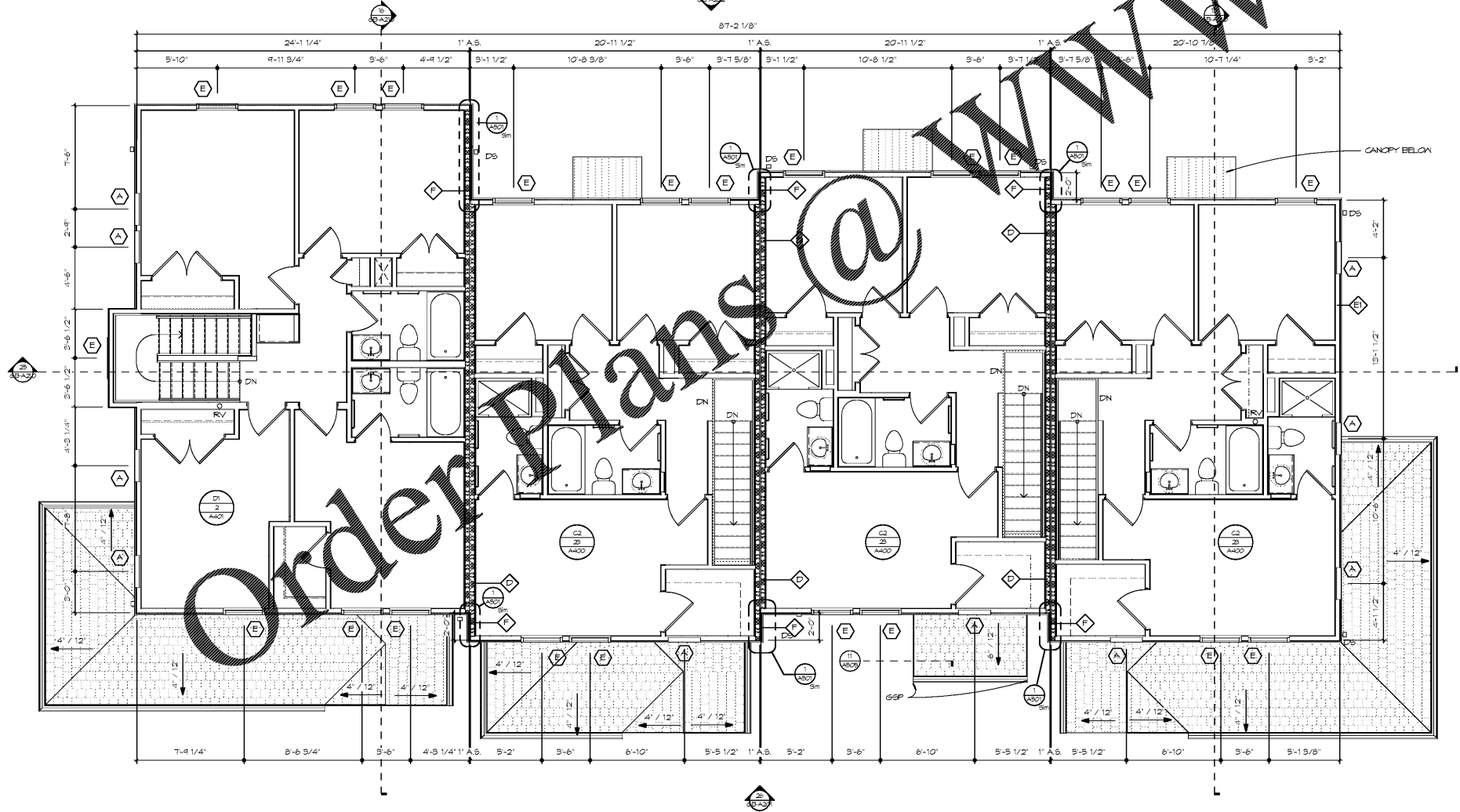
UNIT BASE	MAX AREA	NET VENTILATION AREA	MINIMUM VENT SPACING (FEET BOTH SIDES)
A	102 SF	150 SF	2'-0"
B	117 SF	170 SF	3'-0"
C	150 SF	210 SF	4'-0"
D	256 SF	370 SF	7'-0"

ROOF RADON VENT TO UPPER PORTION OF REAR FACING ROOF, TYP.

EXTEND 2x4 CEILING WALL ASSEMBLY INTO SOFFIT/LEAVE OF ROOF FRAMING

FIRE RESISTANT ROOF SHEATHING 4'-0" FROM 2x4 RATED WALL. DO NOT PENETRATION SHEATHING WITH RIDGE VENTS OR PLUMBING RISERS

13 GB ROOF PLAN
 SCALE: 1/4" = 1'-0"

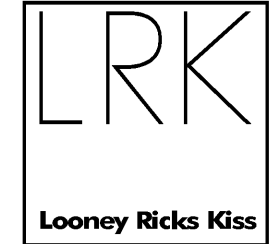


25 GB SECOND FLOOR
 SCALE: 1/4" = 1'-0"

- PLAN NOTES:**
- ALL DIMENSIONS ON PLANS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE 2x4 ACCORD SHALL MEET OR EXCEED ALL APPLICABLE CODES.
 - 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-BEARINGS 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 FURK 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 WET WALLS, AND LAUNDRY WET WALLS.
 - ALL INTERIOR UNIT WALLS AND CEILING ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
 - ALL INTERIOR UNIT WALLS TO HAVE PAINTED ACCORD 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 EI 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 APPLIANCES.
 - PROVIDE EMERGENCY DRAIN PAN UNDER WASHERS IN SECOND FLOOR LAUNDRY ROOMS.

EXTERIOR

- DOWNSPOUTS 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 BREEZEWAYS AND TIE INTO SITE STORM SYSTEM. RE. PLUMBING AND CIVIL.



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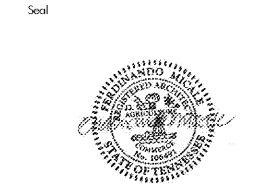
Issues and Revisions

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	342, 444, 446, 448 RATLIFF LANE 324, 236, 238, 330 ISHAMEL PLACE
TYPE L-A	378, 448 VANCE AVE 346, 344 FOOTER LANE 388 S DANNY THOMAS BLVD
TYPE L-C	368, 481 VANCE AVE 318 ISHAMEL PLACE
TYPE L-A	321 ISHAMEL PLACE 400, 390 FOOTER LANE 346 S DANNY THOMAS BLVD
TYPE L-A	402, 406 FOOTER LANE

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LRK Project Number: 01.15100.43

Project Name:
South City CNI Phase 4
 Memphis TN

Drawing Name:
SECOND FLOOR & ROOF PLAN
 Drawn By: ADB
 Checked By: HJU

GB-A102