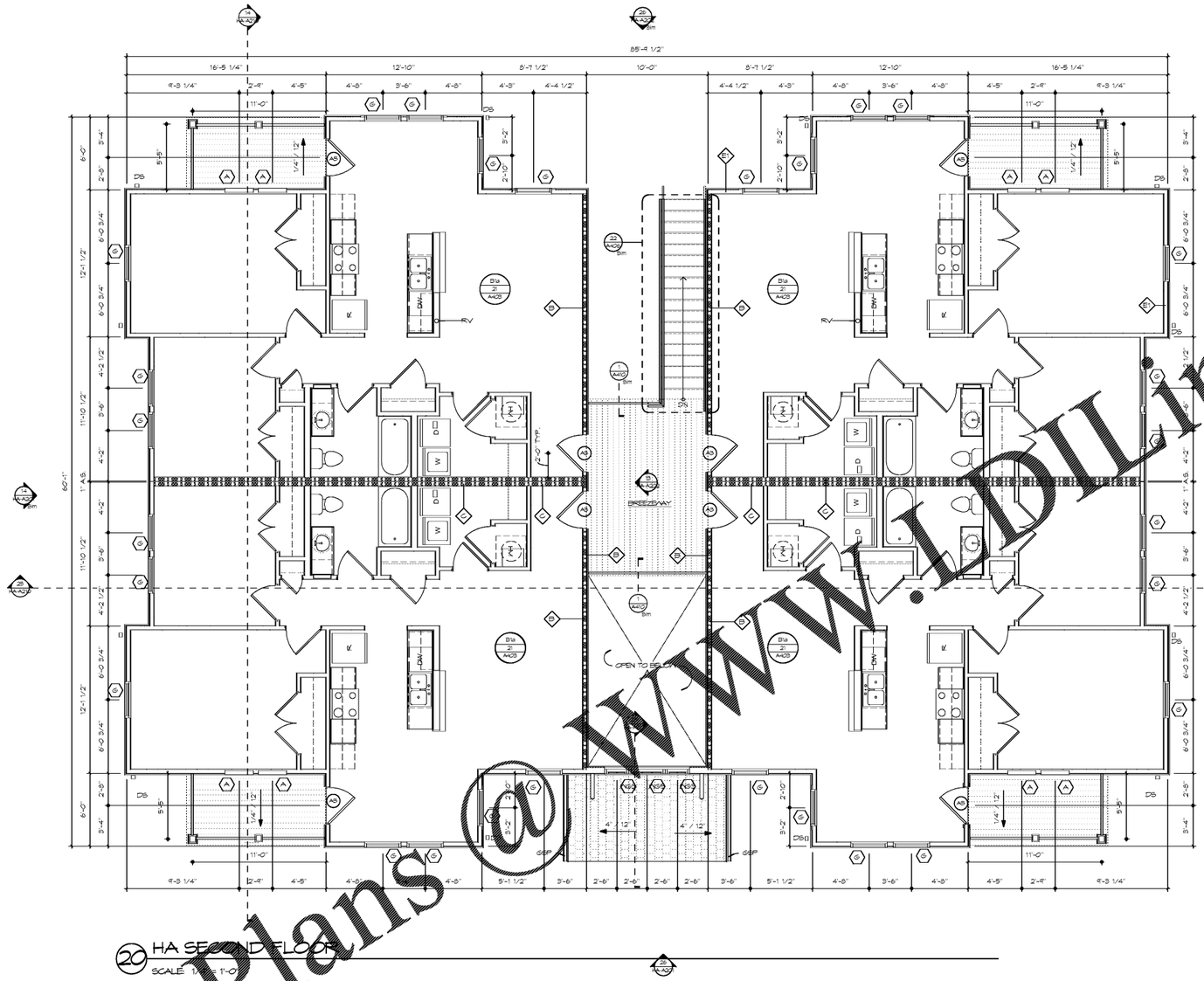
South City CNI Phase 4 • 01.15100.43



2 HA SECOND FLOOR
SCALE: 1/4" = 1'-0"

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PLAN NOTES:

1. ALL DIMENSIONS ON PLANS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE 2X4 WOOD STUDS TYPICAL UNLESS NOTED OTHERWISE.
2. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
3. ALL DIMENSIONS ARE BASED ON 5/8" GYPSUM BOARD AT ALL INTERIOR BEARING AND NON-BEARING PARTITIONS.
4. REFER TO FINISH SCHEDULE FOR CLOSET, PANTRY, AND LINEN SHELVING REQUIREMENTS
5. VERIFY EXACT DIMENSIONS REQUIRED TO INSTALL HVAC AND WATER HEATING EQUIPMENT WITH MANUFACTURER BEFORE BUILDING ENCLOSURE WALLS AND FURR DOWNS.
6. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS AND SHOWERS WITH ACTUAL TUB AND SHOWER SUPPLIED. ADJUST AS REQUIRED.
7. NON-PAPER FACED GYPSUM BOARD TO BE INSTALLED AT WALLS AND CEILINGS OF FULL BATHS.
8. WATER-RESISTANT GYPSUM BOARD TO BE INSTALLED AT KITCHEN SINKS, HALF-BATH WET WALLS, AND LAUNDRY WET WALLS.
9. ALL INTERIOR UNIT WALLS AND CEILINGS ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
10. ALL INTERIOR UNIT WALLS TO HAVE PAINTED WOOD BASE TRIM INCLUDING MECHANICAL, UTILITY AND COAT CLOSETS UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE FOR LOCATION OF QUARTER ROUND TRIM.
11. REFER TO REFLECTED CEILING PLANS FOR TYPICAL CEILING HEIGHT AND SOFFIT LOCATIONS.
12. REFER TO PROJECT DATA SHEET FOR PROJECT SQUARE FOOTAGE INFORMATION.
13. REFER TO CODE SUMMARY AND PARTITION TYPES FOR INSULATION REQUIREMENTS AT EXTERIOR WALLS. ALL EXTERIOR WALLS ARE TYPE E1 UNLESS OTHERWISE NOTED.
14. PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITIONS OF CABINETS
15. INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.
16. FIRE EXTINGUISHERS TO BE MOUNTED ON BRACKET IN KITCHEN SINK CABINETS, TYP.
17. INSTALL WASHER AND DRYER AND FIXTURE 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.
18. PROVIDE EMERGENCY DRAIN PAN UNDER WASHERS IN SECOND FLOOR LAUNDRY ROOMS

EXTERIOR

1. DOWNSPOUTS: AT ALL LOCATIONS, PROVIDE CORRUGATED PVC EXTENSIONS ROUTED TO EDGE OF PLANTING BEDS TO DIRECT STORM WATER TO SITE STORM SYSTEM.
2. SLOPE SLAB ON GRADE TO TRENCH DRAIN IN BREEZEWAYS AND TIE INTO SITE STORM SYSTEM, RE: PLUMBING AND CIVIL

LRK

Looney Ricks Kiss

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
1	3/16/2020	50% CONSTRUCTION DOCS
2	5/18/2020	80% CONSTRUCTION DOCS
3	7/13/2020	PERMIT SUBMISSION

BUILDING ADDRESSES

TYPE G-B
442, 444, 446, 448 RATLIFF LANE
324, 236, 238, 350 ISHMAEL PLACE
TYPE H-A
313, 443 VANCE AVE
316, 364 FOOTE LANE
388 B DANNY THOMAS BLVD
TYPE H-C
368, 451 VANCE AVE
319 ISHMAEL PLACE
TYPE L-A
327 ISHMAEL PLACE
420, 380 FOOTE LANE
348 B DANNY THOMAS BLVD
TYPE M-A
422, 406 FOOTE LANE

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Seal

LRK Project Number: 01.15100.43

Project Name:

South City CNI Phase 4

Memphis TN

Drawing Name:

SECOND FLOOR PLAN

Drawn By: ADB

Checked By: HU

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