



19 LA 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 WOOD 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 FLOOR FINISHES.
- 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 WOOD 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 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.
- PROVIDE EMERGENCY DRAIN PAN UNDER WASHERS IN SECOND FLOOR LAUNDRY ROOMS.

**EXTERIOR**

- DRAINSPOUTS 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 G2D	442, 444, 446, 448 RATLIFF LANE 324, 236, 238, 330 SHAWNEE PLACE
TYPE 1A	378, 448 VANCE AVE 348, 364 FOOTBLANE 388 S DANNY THOMAS BLVD
TYPE 1C	368, 481 VANCE AVE 378 SHAWNEE PLACE
TYPE 1A	321 SHAWNEE PLACE 400, 380 FOOTBLANE 345 S DANNY THOMAS BLVD
TYPE 1A	402, 406 FOOTBLANE

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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: HJL

**LA-A102**