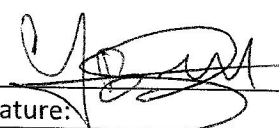


APPENDIX I: EIG APPLICATION

Date of Application:	July 30, 2020
Building/Property Address:	113 Madison Avenue
Applicant's Name:	Gustavo <i>BERNARDEZ</i>
Name of the Business:	Los Comales Mexican Restaurant
Ownership Status:	<input checked="" type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____
Primary Project Contact:	Name: Andrew Gutierrez
	Phone: 901.413.2850 Email: gutierrezandres194@gmail
	Mailing Address: 1322 Madison Avenue - Memphis, TN 38104
Describe the existing condition of the property.	Gutted and abandoned for several years structurally sound but in very bad need of stabilization and repairs.
Describe the proposed future use of the property.	Metropolitan Style Mexican Cuisine
What exterior improvements do you plan to make to the property?	Total transformation of the Madison facade adding French Market or Mediterranean Style doors, Alley facade will be totally upgraded to include opening the original window openings and adding wood or wood style windows in those openings, stabilizing deteriorated brick, adjacent walks, removing old peeling paint and repainting, new exit door, alley lighting, etc.
Architect (if applicable)	Name: S Berry Jones, AIA Phone: 901-340-1229 Company: S Berry Jones - Architects
Total Project Budget:	\$173,000
Total Grant Requested:	\$80,000
Property Owner: (If not the applicant)	Name:
	Phone: Email:
	Mailing Address:

Disclaimer:	<p>The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.</p>
Legal Disclosure:	<p><i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment:</i></p> <p>No.</p>
Board Relationship Disclosure:	<p><i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i></p> <p>No.</p>
Applicant's Certification:	<p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically</p>

	<p>agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <p>Signature:  Date: 08/03/20</p>
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Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

○ **Required Drawings and Exhibits**

Work with CCDC staff to determine which of the following application materials are necessary for your specific project:

- Architectural drawings, including dimensions and materials listed
- Rendering or sketch of proposed improvements
- Current photo(s) of the subject property
- Color and material samples for paint, awning, signs, etc.
- Sign plans, including dimensions/measurements and materials listed
- Other information and drawings as deemed necessary by staff

○ **Estimated Costs & Bids**

- Complete Sources and Uses Statement (Attachment B)
- If requested by DMC staff, provide copies of vendor bids / estimates

○ **Project Timeline**

List estimated dates to begin and finish construction

○ **References**

List three credit references.

S Berry Jones ♠ Architects

September 01, 2020

Downtown Memphis Commission
114 N Main Street
Memphis, TN 38103

RE: Application for Exterior Improvement Grant - 113 Madison Avenue

Commission Staff & Board:

Acting as agent for the owners of this adaptive reuse project, we are pleased to submit this grant application. This grant - if approved - will supplement the owners' sizable investment that will surely be required for the total renovation and restoration of this important building in this prominent location in downtown Memphis.

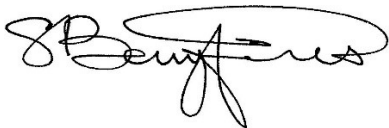
As shown on the attached drawings and pictures, this building has been modified greatly over the years and our intention is to bring it back to a condition that is reminiscent of the original architectural style and materials (brick, limestone and wood doors and windows).

Major work will be performed to remove the 1960's blonde glazed brick, black marble panels, aluminum store front windows, opening up the old window locations along the alley and installing windows of what we believe to be the original style, stabilizing brick that is there now with tie rods and tuck-pointing, installing new brick on the Madison façade that is consistent with historic downtown, new roofing and related parapet flashing, balconettes and a small alley-side smoking balcony which is simply replacing an old fire escape landing.

Signage will be determined at a later date make a final decision on the restaurant name. This is a owner occupied business and will be a stimulus for this important section of Madison as well as an asset to all of the downtown life and vitality.

Thank you for considering this application and this opportunity to move this project forward.

Sincerely -
S Berry Jones ♠ Architects



S Berry Jones, AIA - Owner

1503 Monroe Ave. ♠ Memphis, TN 38104 ♠ Ph 901.340.1229 Fx 901.725.5676

Member of American Institute of Architects • National Council of Architectural Licensing Boards
• Urban Land Institute •

113 MADISON AVE. IN 1938



EXISTING EXTERIOR CONDITIONS



EXISTING FIRE ESCAPE



EXISTING EXTERIOR BRICK & DRAINAGE CONDITIONS



EXISTING EXTERIOR GRANITE CONDITIONS



113 MADISON AVE. - ALTERATIONS FOR RESTAURANT

EXISTING CONDITION PHOTOS

S. BERRY JONES ARCHITECTS
DMC EXTERIOR GRANT PROPOSAL
DATE: 9/4/20
SCALE:

S. Berry Jones Architects
1503 Monroe Avenue
Memphis, TN 38104
Ph.901.340.1229 Fx.901725.5676
email: berry@sbjarchitects.com

FACADE UPGRADE NOTES:

NEW EXTERIOR -1 [SOUTH & WEST FACADE]

REMOVE & RESTRUCTURE EXISTING FACADES & REPLACE WITH NEW BRICK LIMESTONE.

NEW EXTERIOR -2 [WEST FACADE]

MULTIPLE DAMAGED AND DETERIORATING LOCATIONS OF BRICK THAT NEED REPAIR.

NEW FIXED DOORS -3 [SOUTH FACADE]

NEW FIXED DOUBLE DOORS ON THE FRONT FACADE WITH JULIET BALCONETTS.

NEW WINDOWS -4 [WEST FACADE]

NEW WINDOWS TO FIT EXISTING BRICKED UP OPENINGS.

NEW FRONT DOOR -5 [SOUTH FACADE]

NEW ARCHED DOORS FOR FRONT FACADE.

NEW EXTERIOR LIGHTING- 6 [SOUTH & WEST FACADE]

NEW SURFACE MOUNT FIXTURES & RECESSED FIXTURES THAT ARE DIRECTIONAL LIGHTS FOR HIGHLIGHTING THE BUILDING.

EXISTING BALCONY- 7 [WEST FACADE]

STABILIZE & BRING UP TO CODE EXISTING BALCONY.



113 MADISON AVE. IN 1938



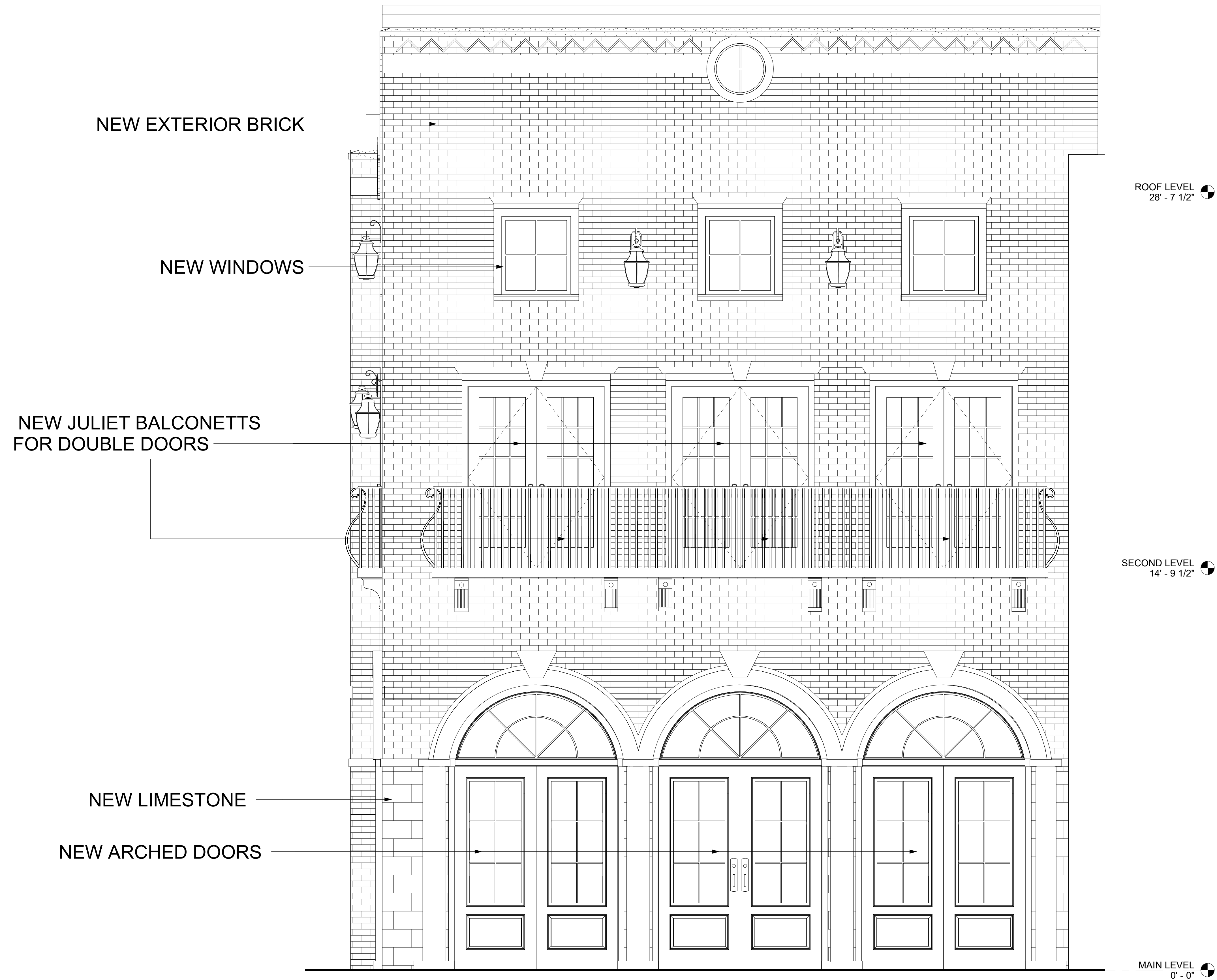
HINKLEY LIGHTING

EXTERIOR SURFACE MOUNT WALL SCONCE W/ GLASS SHADE FOR EFFICIENT LIGHTING. IN A OIL RUBBED BRONZE FINISH & BLACK.



PROGRESS LIGHTING

EXTERIOR RECESSED FIXTURE W/ LED DIFFUSION CONTROL. IN A OIL RUBBED BRONZE FINISH & BLACK.

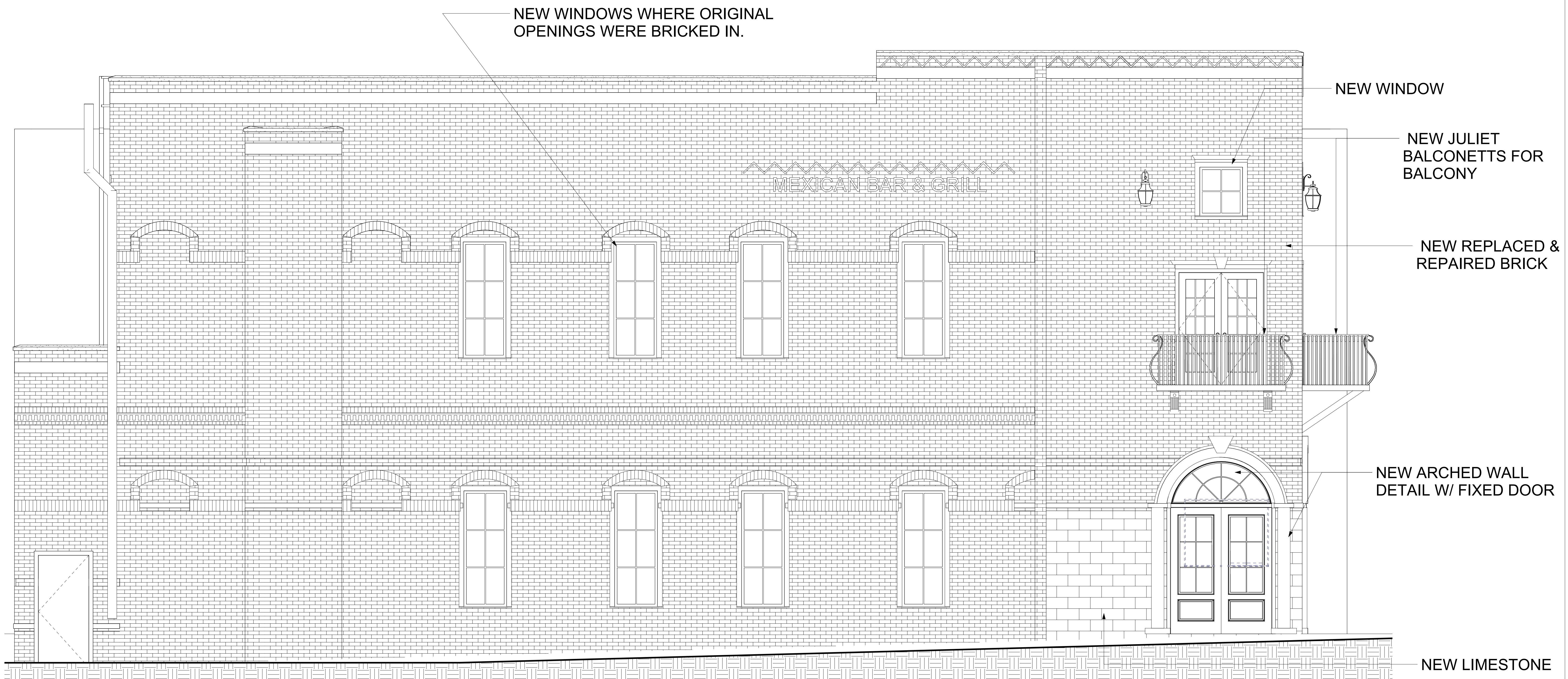


113 MADISON AVE. - ALTERATIONS FOR RESTAURANT

PROPOSED SOUTH FRONT FACADE

S. BERRY JONES ARCHITECTS
 DMC EXTERIOR GRANT PROPOSAL
 DATE: 9/4/20
 SCALE: 1/2" = 1'-0"

S. Berry Jones Architects
 1503 Monroe Avenue
 Memphis, TN 38104
 Ph.901.340.1229 Fx.901725.5676
 email: berry@sbjarchitects.com



S. BERRY JONES ARCHITECTS
 DMC EXTERIOR GRANT PROPOSAL
 DATE: 9/4/20
 SCALE: 3/8" = 1'-0"

113 MADISON AVE. - ALTERATIONS FOR RESTAURANT

PROPOSED WEST ELEVATION

S. Berry Jones Architects
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 Memphis, TN 38104
 Ph.901.340.1229 Fx.901725.5676
 email: berry@sbjarchitects.com

**SIGNAGE EXAMPLE:
NEW SIGN (TENANT NAME TBD)
COLOR TO MATCH EXISTING BUILDING**



113 MADISON AVE. - ALTERATIONS FOR RESTAURANT

EXTERIOR SIGN INSPIRATION

S Berry Jones ♠ Architects

ESTIMATED COST FOR FAÇADE UPGRADES - 113 MADISON AVENUE:

General Contractor - Moss & Carpenter

25% Minority Owned Sub-Contractors (*African American & Female Owned*)

COST ITEM:						
Removal of Mid-Century Face Brick Wall & Reopening of Original Window Locations						\$ 17,500
Roof Parapet Repair, Flashing and Waterproofing						\$ 28,000
New Framing & Face Brick to Replace 1960's Brick Wall (Front Only)						\$ 22,000
Major Repairs of Deteriorated Masonry along Alley Way						\$ 5,000
Major Repairs to Concrete Walk Along Alley Way						\$ 4,500
New Windows & Doors						\$ 42,000
Stone Work						\$ 24,000
Exterior Lighting						\$ 6,000
Stabilize, Repair and Repoint Alley Wall Brick and Paint						\$ 14,500
Design Fees related to Façade Work						\$ 9,500
TOTAL FAÇADE UPGRADE COST:						\$ 173,000
<i>Grant - 50% of Cost - Up to \$80,000</i>						\$ 80,000
<i>Owner's Share</i>						\$ 93,000

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