



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: _____

Applicant Name & Mailing Address: _____

Applicant Phone Number: _____ Applicant Fax Number: _____

Property Owner's Name & Mailing Address: _____

Property Owner's Phone Number: _____

The proposed work consists of the following (check all that apply):

- Sign Renovation
New Building Other Exterior Alteration

Project Description:

Status of Project:

A complete application must be submitted to the Development Department no later than three weeks before a regularly scheduled meeting of the Design Review Board. Please submit the application with any necessary attachments to designreview@downtownmemphis.com. Questions can also be e-mailed to designreview@downtownmemphis.com, or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: _____

Date: _____

[Handwritten signature]
7-26-2022

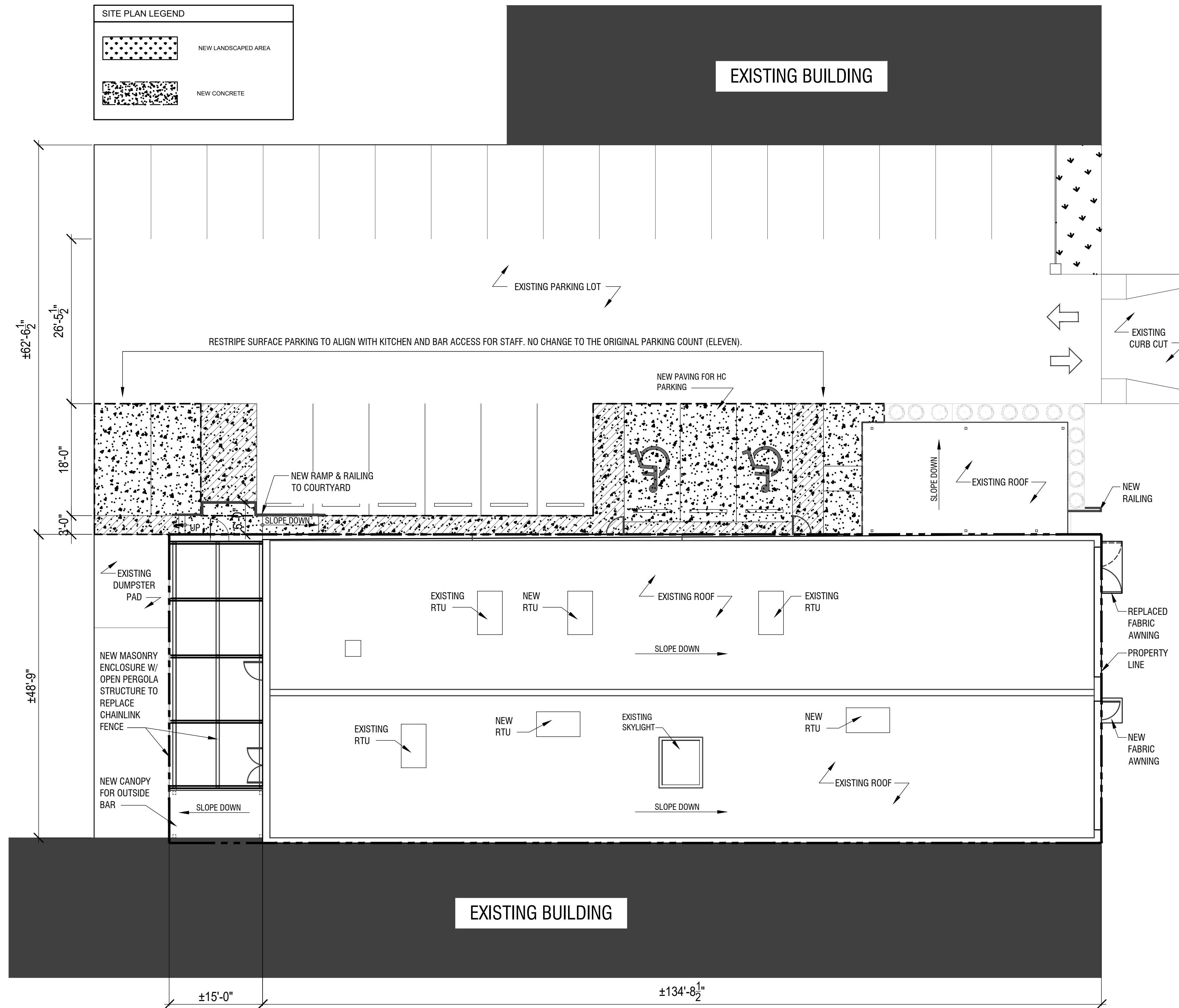
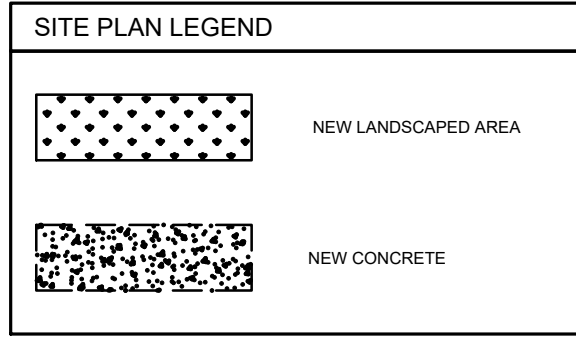
*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

GENERAL DEMOLITION NOTES

1. PRIOR TO THE BEGINNING DEMOLITION, CONTRACTOR SHALL REVIEW ALL DRAWINGS, VISIT THE SITE, AND NOTIFY THE ARCHITECT OF ANY PERCEIVED PROBLEMS.
2. THE GENERAL CONTRACTOR SHALL PROTECT BUILDING PROPERTY NOT SCHEDULED FOR DEMOLITION AND/OR REMOVAL. THIS INCLUDES BUT IS NOT LIMITED TO WINDOWS, DOORS, STRUCTURE & EQUIPMENT.
3. DURING REMOVAL/REPAIR OF ALL ITEMS CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING AREAS FROM THE WEATHER & PROVIDE MEANS FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS AS REQUIRED BY SCOPE OF WORK.
5. PATH OF REMOVAL OF ALL DEMOLISHED ITEMS SHALL BE COORDINATED WITH OWNER TO MINIMIZE THE AMOUNT OF DUST AND DEBRIS THROUGHOUT THE BUILDING.
6. CONTRACTOR SHALL TAKE STEPS TO ISOLATE AND MINIMIZE DUST IN AREAS WHERE DEMOLITION OCCURS AND SHALL CLEAN AREAS PRIOR TO MOVING TO THE NEXT SECTION OF WORK.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY PARTITIONS TO PROTECT THE EXISTING BUILDING DURING DEMOLITION.
8. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ON PLANS ONLY TO EXTENT REQUIRED FOR NEW CONSTRUCTION AND AS INDICATED ON DEMOLITION PLANS. PATCH AND RESTORE DAMAGED WORK TO "LIKE NEW" CONDITION UNLESS DIRECTED OTHERWISE.
9. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTION AGAINST ELECTRICAL AND FIRE HAZARDS DURING DEMOLITION.
10. IF UNFORESEEN OR UNINTENDED ELECTRICAL OR PLUMBING DISCONNECT AND/OR REMOVAL OPERATIONS ARE IN CONFLICT WITH PHASED BUILDING DEMOLITION/FUTURE INSTALLATIONS, CONTRACTOR SHALL PROMPTLY PREPARE A WRITTEN REPORT UPON EXAMINATION AND SUBMIT TO ARCHITECT BEFORE PROCEEDING WITH DEMOLITION.
11. CUT OFF AND REMOVE PIPING/CONDUIT AT WALLS SCHEDULED FOR REMOVAL. AT AREAS WHERE WALLS/PARTITIONS SHOWN TO REMAIN CAP, PLUG OR SEAL PIPE/CONDUIT (SEE M,P & E.).
12. PRIOR TO START OF PHASED DEMOLITION OWNER IS TO ARRANGE FOR SHUT DOWN OF UTILITIES AT AREAS OF WORK DESIGNATED. DO NOT START WORK UNTIL DISCONNECT HAS BEEN VERIFIED IN WRITING.
13. CONTRACTOR TO PROVIDE RECORD DRAWINGS AT CLOSE-OUT OF PHASED DEMOLITION WHICH ACCURATELY DESCRIBES AND IDENTIFIES LOCATIONS OF CAPPED SERVICE UTILITIES LEFT INTACT ALONG WITH OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS WHICH WILL HAVE AFFECT ON NEW CONSTRUCTION (SEE M,P & E.).
14. ON-SITE BURNING OF MATERIAL IS NOT ALLOWED. UPON COMPLETION OF PHASED DEMOLITION, AREA OF WORK SHALL BE LEFT STRIPPED, CLEANED AND PREPARED FOR NEW CONSTRUCTION.
15. CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS FROM PROJECT SITE.
16. REPAIR / REPLACE EXISTING ACCESSIBLE ROUTE(S) FROM THE PARKING LOT TO THE BUILDING AND AROUND THE BUILDING TO MAINTAIN COMPLIANCE.

GENERAL SITE NOTES

1. GENERAL CONTRACTOR TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION.
2. COORDINATE EXTERIOR UTILITY LOCATIONS WITH UTILITY COMPANIES.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
4. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE AND FOUNDATION ARE O.S.O.I.
5. GENERAL CONTRACTOR TO PROVIDE PAINTED RESTRIPING, WORDING, AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
6. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. GENERAL CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT THE OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF GENERAL CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
8. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. AN ALTERNATE SCHEME, IF POSSIBLE WILL BE ESTABLISHED TO ATTEMPT TO SOLVE THE PROBLEM DISCOVERED.
9. ALL BUILDING DIMENSIONS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.

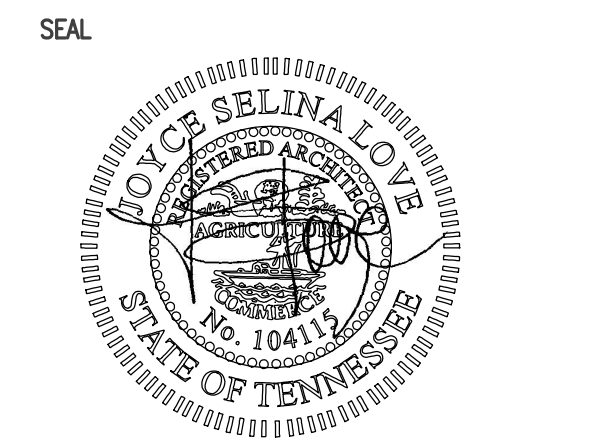


1 SITE PLAN
3/32" = 1'-0"
< DESIGN > NORTH



ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

1605 DEXTER LAKE DRIVE #404
MEMPHIS, TENNESSEE 38116
PHONE: 901.328.5574
EMAIL: LOVE@DESIGNLOVESTUDIO.COM
WEBSITE: WWW.DESIGNLOVESTUDIO.COM



CONSULTANT

PROJECT/CLIENT
FELICIA SUZANNE'S RESTAURANT & FLO'S
383 - 385 S. MAIN STREET
MEMPHIS, TN 38103

383 - 385 S. MAIN PARTNERS, LLC

Copyright 2022 DESIGN LOVE STUDIO, LLC
Drawings, design concepts and written material shall not be reproduced in whole or in part without the prior written permission of DESIGN LOVE STUDIO, LLC. Do not scale drawings. Use given dimensions only. If not shown, verify dimensions with the Architect. Contractor shall check and verify all dimensions and conditions at project site.

ISSUES AND REVISIONS

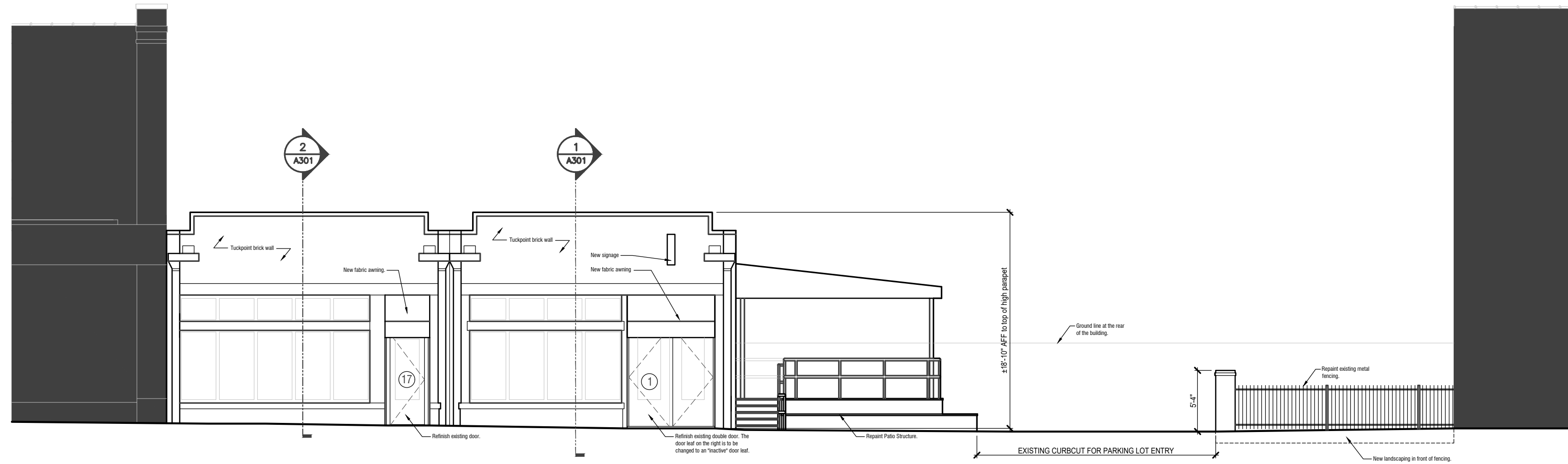
PERMIT SET 04-29-22

PERMIT RESUBMITTAL 07-25-22

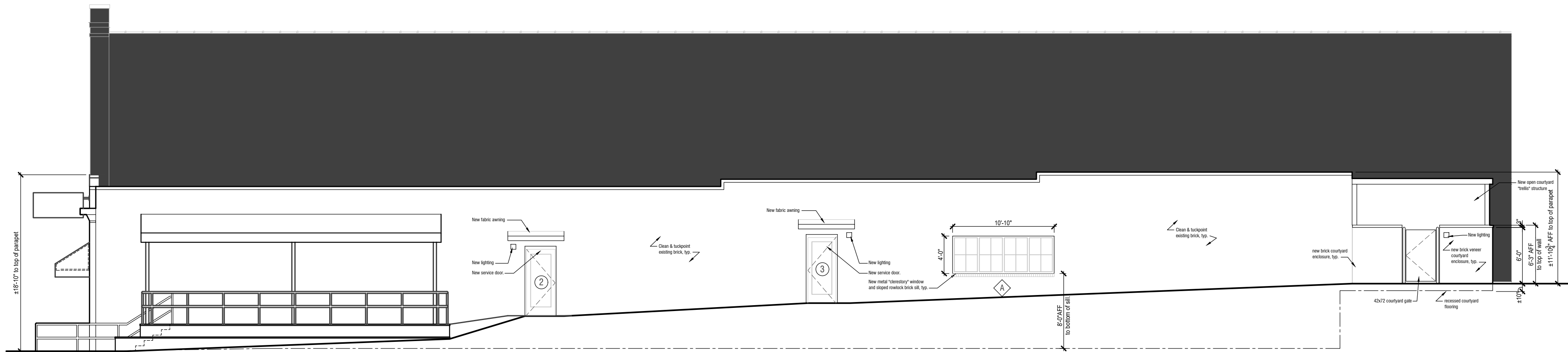
PROJECT NUMBER 2128
FILE NAME DESIGN
DRAWN BY JSL
CHECKED BY JSL
APPROVED JSL

SHEET NAME
SITE PLAN

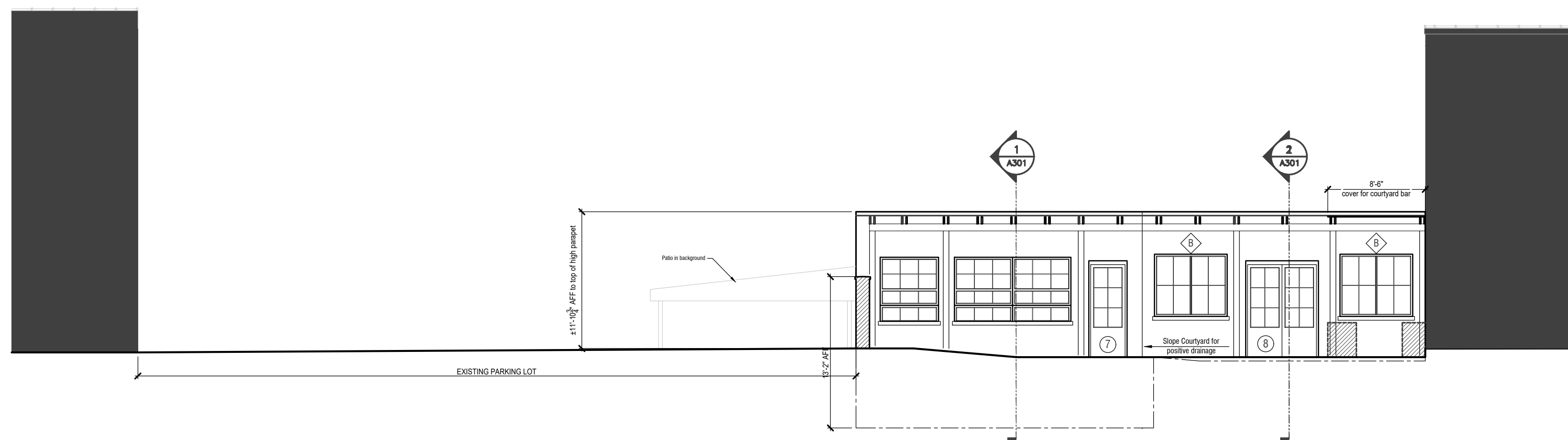
SHEET NUMBER
A100



1 EAST ELEVATION (SOUTH MAIN)
1/8" = 1'-0" < DESIGN >



2 NORTH ELEVATION (PARKING LOT)
1/8" = 1'-0" < DESIGN >



3 WEST ELEVATION (COURTYARD)
1/8" = 1'-0" < DESIGN >

GENERAL ROOFING NOTES

- DO NOT SCALE DRAWING.
- GENERAL CONTRACTOR TO ASSESS & VERIFY EXISTING CONDITIONS OF ROOF INCLUDING ALL PENETRATIONS, SCUPPERS & COPING FOR NEEDED PATCH & REPAIRS AS WELL AS PONDING/POOR DRAINAGE PRIOR TO BIDDING.
- TAPER INSULATION TO A SLOPE OF 1/4"/FT MIN TO EXISTING ROOF DRAINS. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS OF THE TAPERED INSULATIONS LAYOUT FOR THE FLAT ROOF AREA.
- REPAIR OR REPLACE ALL EXISTING ROOF CURBS, PIPE CONDUIT FLASHING COLLARS, AND PIPE ROLLER SUPPORTS AS REQUIRED FOR CONTINUED FUNCTION.
- COMPLETE ALL DETAILS AND FLASHING PER MANUFACTURER SPECIFICATIONS.
- PAINT ALL VENTS, STACKS, ETC. EXPOSED TO VIEW TO MATCH ROOF/WALL COLOR.
- REMOVE ALL DEBRIS FROM ROOFTOP AFTER COMPLETION OF NEW WORK CONSTRUCTION OR PATCH & REPAIR OF EXISTING CONDITIONS.

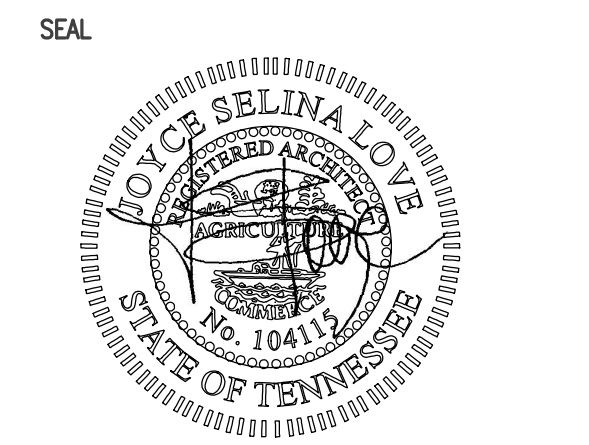
GENERAL EXT. ELEV. NOTES

- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES COLOR TO MATCH THE COLOR OF THE STOREFRONT SYSTEM (CLEAR ANODIZED). CONFIRM COLOR WITH OWNER & ARCHITECT WITH SAMPLE PRIOR TO PLACING ORDER.
- SEE WINDOW AND DOOR SCHEDULES FOR ADDITIONAL EXTERIOR FINISH INFORMATION.
- PAINT ALL GRILLES AND WALL & SOFFIT PENETRATIONS TO MATCH COLOR OF ADJACENT SURFACE.



ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

1605 DEXTER LAKE DRIVE #404
MEMPHIS, TENNESSEE 38116
PHONE: 901.326.5574
EMAIL: LOVE@DESIGNLOVESTUDIO.COM
WEBSITE: WWW.DESIGNLOVESTUDIO.COM



CONSULTANT

PROJECT/CLIENT
FELICIA SUZANNE'S RESTAURANT & FLO'S
383 - 385 S. MAIN STREET
MEMPHIS, TN 38103

383 - 385 S. MAIN PARTNERS, LLC

Copyright 2022 DESIGN LOVE STUDIO, LLC
Drawings, design concepts and written material shall not be reproduced in whole or in part without the prior written permission of DESIGN LOVE STUDIO, LLC. Do not scale drawings. Use given dimensions only. If not shown, verify dimensions with the Architect. Contractor shall check and verify all dimensions and conditions at project site.

ISSUES AND REVISIONS

PERMIT SET	04-29-22
PERMIT RESUBMITTAL	07-25-22

PROJECT NUMBER	2128
FILE NAME	DESIGN
DRAWN BY	JSL & CR
CHECKED BY	JSL
APPROVED	JSL

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A201

FELICIA SUZANNE'S RESTAURANT & FLO'S

VIEW OF EAST ELEVATION (STREET VIEW)



DESIGN LOVE STUDIO
ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

+ collect + curate
STUDIO

FELICIA SUZANNE'S RESTAURANT & FLO'S

VIEW OF NORTH ELEVATION (PARKING LOT VIEW)



DESIGN LOVE STUDIO
ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

+ collect + curate
STUDIO

FELICIA SUZANNE'S RESTAURANT & FLO'S

NORTHEAST VIEW OF RESTAURANT



DESIGN LOVE STUDIO
ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

+ collect & curate
STUDIO

HOMEMADE GOODNESS

Flo's

FROM THE KITCHEN OF
FELICIA SUZANNE'S

Felicia Suzanne's
DOWNTOWN MEMPHIS