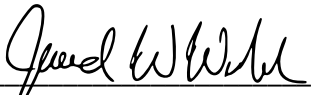


## APPENDIX I: DEVELOPMENT LOAN APPLICATION

<b>Date of Application:</b>		
<b>Building/Property Address:</b>		
<b>Applicant's Name:</b>		
<b>Ownership Status:</b>	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> Other _____	
<b>Primary Project Contact:</b>	Name:	
	Phone:	Email:
	Mailing Address:	
<b>Describe the existing condition of the property.</b>		
<b>Describe the proposed future use of the property.</b>		
<b>What improvements do you plan to make to the property?</b>		
<b>Square Footage of Building / Land Area To Be Improved:</b>		
<b>Architect (if applicable)</b>	Name: Company:	Phone:
<b>Total Project Budget:</b>		
<b>Total Loan Requested:</b>		
<b>Property Owner: (If not the applicant)</b>	Name:	
	Phone:	Email:
	Mailing Address:	

<b>Legal Disclosure:</b>	<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>
<b>Board Relationship Disclosure:</b>	<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>
<b>Applicant's Certification:</b>	<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 agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <div style="text-align: center;">  </div> <div style="display: flex; justify-content: space-between;"> <div>Signature: _____</div> <div>Date: _____</div> </div>

Financial Snapshot				
	Loan Amount	\$2,400,000.00		
	Purchase	\$2,900,000.00		
	Construction loan as part of the Purchase	\$605,000.00		
	Owner's Equity / Down Payment	\$1,300,000.00		
	Additional Capital Investment	\$750,000.00		
	Soft Costs	\$50,000.00		
	Financing Fees	\$136,000.00		
DMC Loan Use of Funds / Work to Complete:				
	Electrical Infrastructure (new circuits, additional HVAC power, conduit, etc)	\$100,000.00		
	All new sprinkler heads per fire marshal	\$25,000.00		
	Double wrapping chase per mechanical Inspector	\$7,500.00		
	Fire rated vestibules	\$7,900.00		
	All new Drop ceilings	\$20,000.00		
	Reverse South Main entrance doors	\$6,800.00		
	Sewer line repair	\$15,000.00		
	Total Use of Funds	\$182,200.00		

**INCOME & CASH FLOW FORECAST\***

**OPERATING CASH FLOWS**

**Revenue**

Fable, Lucky Cowboy, Event Venue Lease + 2% Rev Share

**Expenses**

Insurance

Taxes (*City, County, CBID*)

6% Maintenance budget

3% Property Managment Fee

**Operating Expenses**

**Net Cash Flow from Operations**

LESS: Commercial Loan (Principle &Interest)

**Net Cash Flow from Financing & Investing**

**Net Cash Flow**

2024	2025	2026	2027	2028
\$570,000	\$598,500	\$628,425	\$659,846	\$692,839
<b>\$570,000</b>	<b>\$598,500</b>	<b>\$628,425</b>	<b>\$659,846</b>	<b>\$692,839</b>
\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
\$69,000	\$69,000	\$69,000	\$69,000	\$69,000
\$34,200	\$35,910	\$37,706	\$39,591	\$41,570
\$17,100	\$17,955	\$18,853	\$19,795	\$20,785
<b>\$134,700</b>	<b>\$137,265</b>	<b>\$139,958</b>	<b>\$142,786</b>	<b>\$145,755</b>
<b>\$435,300</b>	<b>\$461,235</b>	<b>\$488,467</b>	<b>\$517,060</b>	<b>\$547,083</b>
-\$240,000	-\$240,000	-\$240,000	-\$240,000	-\$240,000
<b>-\$240,000</b>	<b>-\$240,000</b>	<b>-\$240,000</b>	<b>-\$240,000</b>	<b>-\$240,000</b>
<b>\$195,300</b>	<b>\$221,235</b>	<b>\$248,467</b>	<b>\$277,060</b>	<b>\$307,083</b>



409 S. Main St.

Date: 8-17-21

To: Bobby Decker, Memphis-Shelby County Construction Enforcement  
Building Official

From: Tim Michael, designshop, pllc

Re: Code Compliance of Existing Building

Mr. Decker:

Our office has been retained by the owner of 409 S. Main St. to develop design and construction documents for the renovation of the building's basement level, first (ground) floor level, second floor level, and rooftop. The third floor of the building has been fully renovated and will not be receiving any renovations. The building is an existing 3-story (+ basement) brick and heavy timber structure.

The renovations call for a museum (Assembly) space within the basement (Attachment #1), restaurant (Assembly) on the first floor (Attachment #1) and mezzanine level (Attachment #2), office (Business) space on the second floor (Attachment #2), continuation of an existing reception hall (Assembly) on the third floor (Attachment #3), and a small deck (Assembly) on the roof (Attachment #3). Our initial code analysis revealed several areas in conflict with the code. While most of these problems will be resolved through the design of the renovations, a few of these areas are more difficult to resolve without your interpretation given the use and number of occupants. Additionally, the most recent renovations to the building completed in 2016 encountered the same issues and included the addition of a new egress stair within the building. It is the team's understanding these renovations were allowable given concessions made during the design phases that were approved by the code office at that time. Attached correspondence between the architectural office and code office concerning the 2016 renovations offer insight into compliance at that time (Attachment #4)

The primary areas of potential non-compliance approved in 2016 are centered around the following items:

- Item 1 - Existing stair widths relative to numbers of occupants egressing through the stair
- Item 2 - Proximity of egress stairs to one another does not exceed 1/3 of the building diagonal
- Item 3 - Egress from stairs at first floor to a public right-of-way

Regarding Item 1 concerning the existing stair widths, the widths are not wide enough to accommodate the number of occupants. Given the third floor is a banquet hall (Assembly), its occupant load is the greatest and driving the width of the stairs. Neither of the two existing stairs have a width that would allow for the egress of the assembly occupant load. The 2016 renovations included a banquet hall on the third floor, which is unchanged in the current planned renovation. Proposed Alternative: The occupancy of the third floor will be limited to the number of people that can exit through the existing stairs and stair widths. Given these widths total 78", the third floor occupancy will be limited to a maximum of 260 people. Additionally, the Owner shall post a sign on the third floor indicating the maximum occupancy (260) of the floor

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Regarding Item 2 concerning the proximity of the stairs to each other, the egress stairs are not separated by the required distance. The building is sprinklered, thus the exit separation distance should exceed a distance equal to at least 1/3 the building diagonal. The separation distance does not meet this minimum. Given the approval of the existing stair and added stair locations in 2016, we ask that the current locations of the existing stairs be deemed permissible within the current renovations.

In regards to Item 3, both existing stairs discharge onto the first floor. However, only one stair discharges directly to the exterior and public way. This stair was added during the 2016 renovations. The original stair of the building remains as the second stair, and it discharges within the center of the first floor and without a protected, horizontal exit to the building exterior and public way. Proposed Alternative: Given the approval of the exist discharge of the original stair in 2016, we ask that existing discharge be deemed permissible within the current renovations. We ask for approval of the proposed plan (Attachment #1) allowing for the second means of egress from both stairs to pass through the proposed restaurant to the egress doors on Main St.

Thank you for your guidance regarding this building, its existing conditions, and proposed compliance. If you feel the conditions outlined above are permissible and do not diminish the safety of the building or its occupants, please respond by signing below and returning this document to our office either via US mail or email. Once received, we will move forward in completing construction documents per the agreements herein and submit documents to your office for official review. Thank you again and we look forward to working closely with your office throughout this project.

Sincerely,

*Tim Michael*  
Tim Michael, AIA  
designshop, pllc

8/17/21

date

Bobby Decker  
Building Official  
Memphis-Shelby County Construction Enforcement

date

cc: Jared Welch  
tim.pendleton

encl: attachment #1 - basement and first floor plan diagrams  
attachment #2 - mezzanine and second floor plan diagrams  
attachment #3 - third floor and roof plan diagrams  
attachment #4 - diagrammatic building section  
attachment #5 - correspondence

Approved with the following conditions:

- All elements of the original letter to Allen Medlock to be required, including the fully compliant elevator
- Verify sprinkler system tested and fully compliant.
- Exit through restaurant must remain unlocked and available as second means of egress from stairway during events on the third floor.

*Bobby Decker*  
August 30, 2021

REFERENCE EXHIBIT A ATTACHED TO PERMIT SET  
FOR MORE INFORMATION

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#### MIXED USE AND OCCUPANCY:

IBC 508.4:  
"1 HOUR SEPARATION REQUIRED BETWEEN BUSINESS AND ASSEMBLY OCCUPANCY IN SPRINKLERED BUILDINGS."

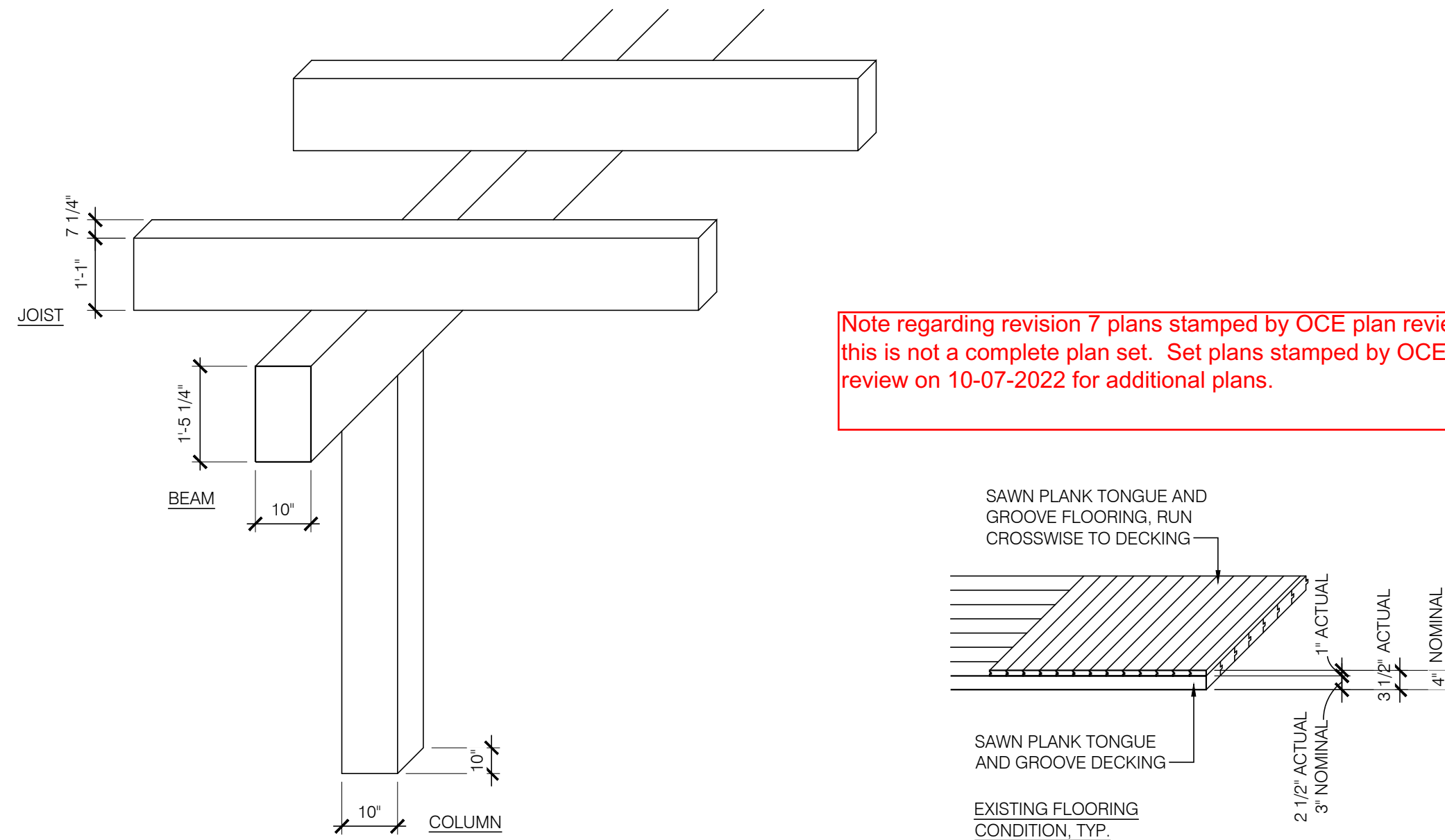
IBC TABLE 601 C:  
"IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED."

#### HEAVY TIMBER - 602.4.3-602.4.4:

	COLUMNS	FLOOR FRAMING
REQUIRED:	8" X 8" MIN	6" X 10" MIN
PROVIDED:	10" X 10"	10" X 17 1/4" BEAM, 7 1/4" X 13" JOISTS

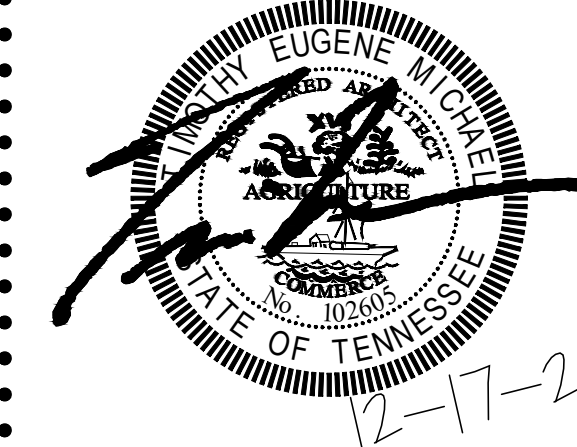
PROJECT FULFILLS HEAVY TIMBER REQUIREMENTS.

REFERENCE WALL TYPE 5 ON SHEET A10.0 FOR TWO HOUR FIRE RATING AT STAIR 002 WALL. ELEVATOR SHAFT AND STAIR 001 WAS APPROVED AS EXISTING. REFERENCE MEMO AND ATTACHED EXHIBITS.



C5 Heavy Timber Detail  
SCALE: NTS

SEAL



JOB NUMBER

# 21019

REVISIONS	DATE	DESCRIPTION
	01.21.22	REV. 1 - CODE/OWNER REV.
	03.15.22	REV. 2 - FIRE MARSHAL REV.
	04.15.22	REV. 3 - KITCHEN EQUIPMENT
	04.28.22	REV. 4 - CODE/HEAVY TIMBER
	04.28.22	REV. 5 - KITCHEN EQUIPMENT
	09.21.22	REV. 6 - CODE COMMENT
	05.18.23	REV. 7 - CODE/DUCT CHASE

ADDRESS - DATE 06-05-2023  
**REVIEWED** BY MEMPHIS & SHELBY CO. OFFICE OF CONSTRUCTION CODE ENFORCEMENT  
REVIEW OF THIS PLAN AND ISSUANCE OF PERMIT SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, ALTER OR SET ASIDE ANY PROVISIONS OF THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING A CORRECTION OF ERROR IN PLANS OR IN CONSTRUCTION, OR OF VIOLATION OF BUILDING CODES. THE REVIEWED PLANS ARE REQUIRED ON THE JOB SITE AT ALL TIMES.

PROJECT TITLE

409 S. MAIN  
First and Second  
Floor  
Tenant Infill

409 S. Main  
Memphis, TN 38103

DRAWING NAME

First Floor  
Life Safety Plan

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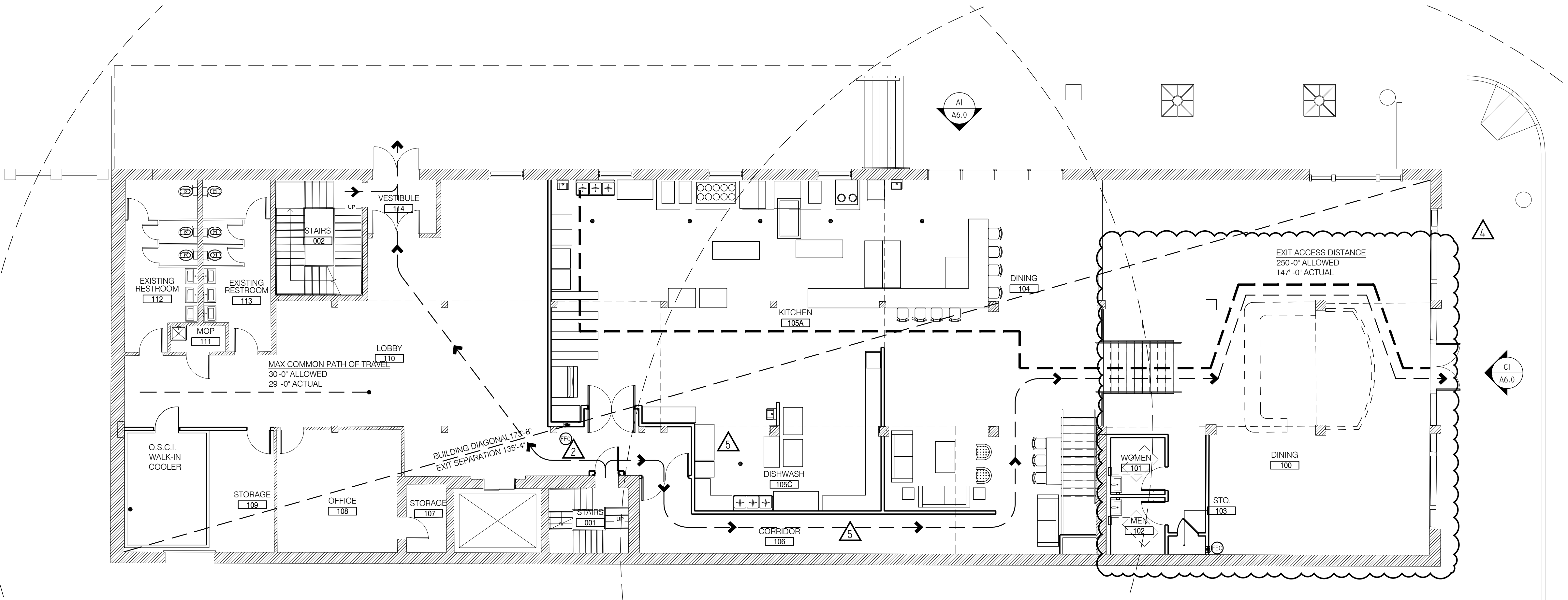
10 Jan. 2022  
PHASE

Progress  
DRAWING NUMBER

# GO.2

# A1 First Floor Life Safety Plan

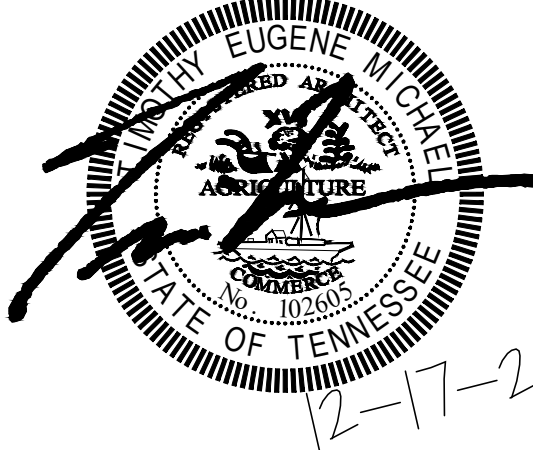
SCALE: 1/8"=1'-0"



FE = FIRE EXTINGUISHER

BASIS OF DESIGN:  
LARSEN'S MODEL 2409-R2/SOLID/STEEL (WHITE)/SQUARE TRIM/RECESSED/VERTICAL (BLACK)





REVISIONS DATE	DESCRIPTION
01.21.22	REV. 1 - CODE/OWNER REV.
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04.28.22	REV. 5 - KITCHEN EQUIPMENT
09.21.22	REV. 6 - CODE COMMENT
05.18.23	REV. 7 - CODE/DUCT CHASE

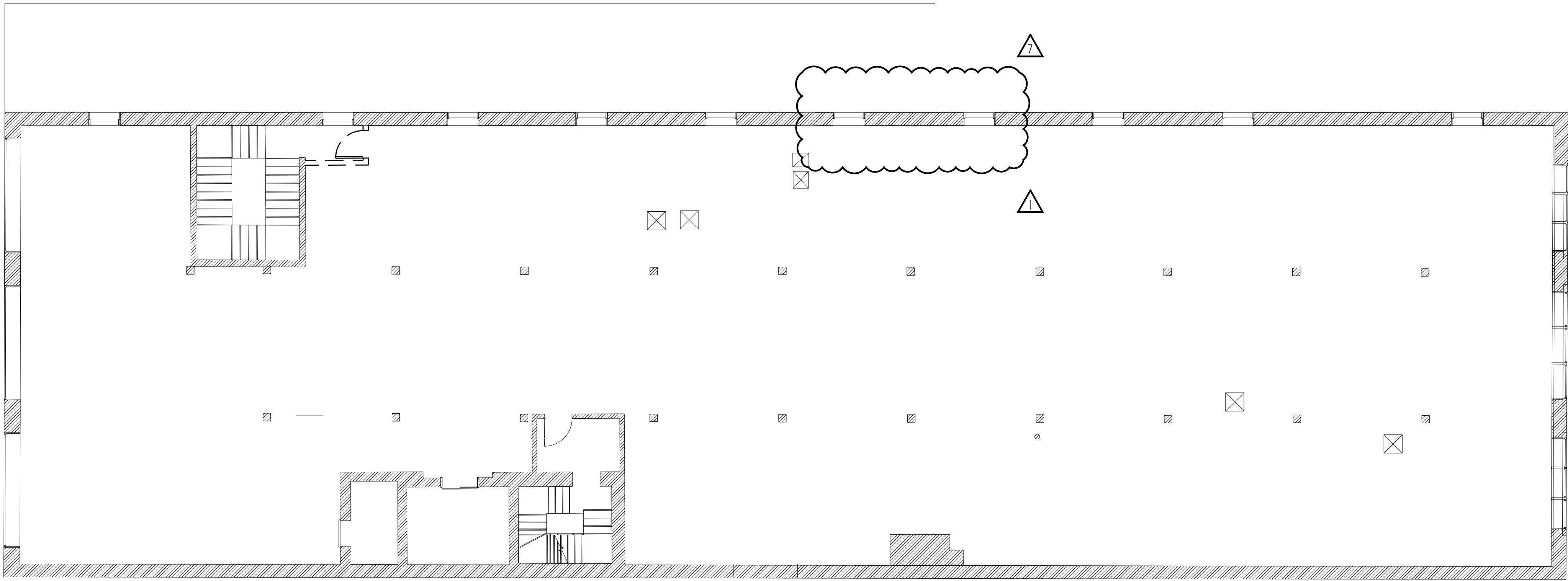
ADDRESS - DATE 06-05-2023

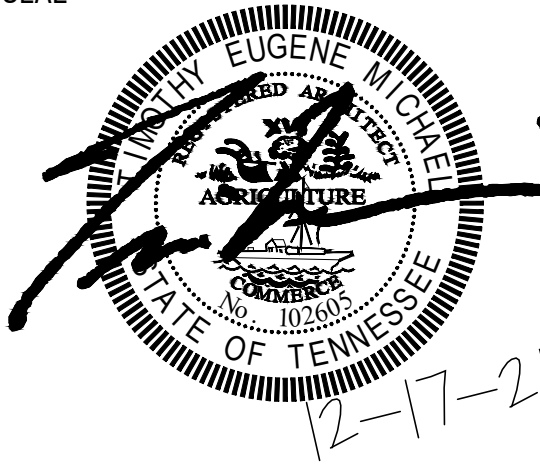
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409 S. MAIN  
First and Second  
Floor  
Tenant Infill

409 S. Main  
Memphis, TN 38103

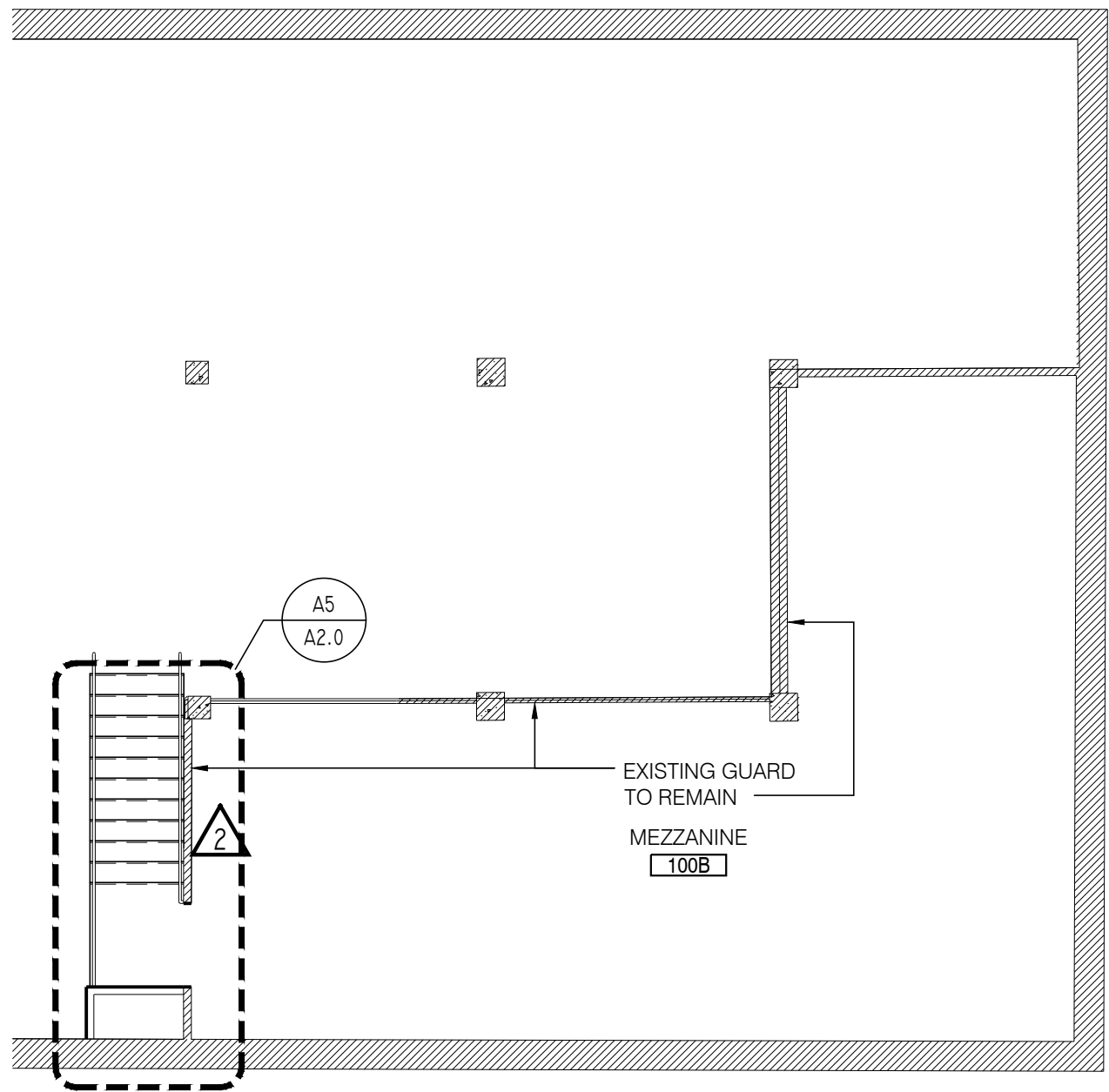
First Floor Plan  
Mezzanine Plan

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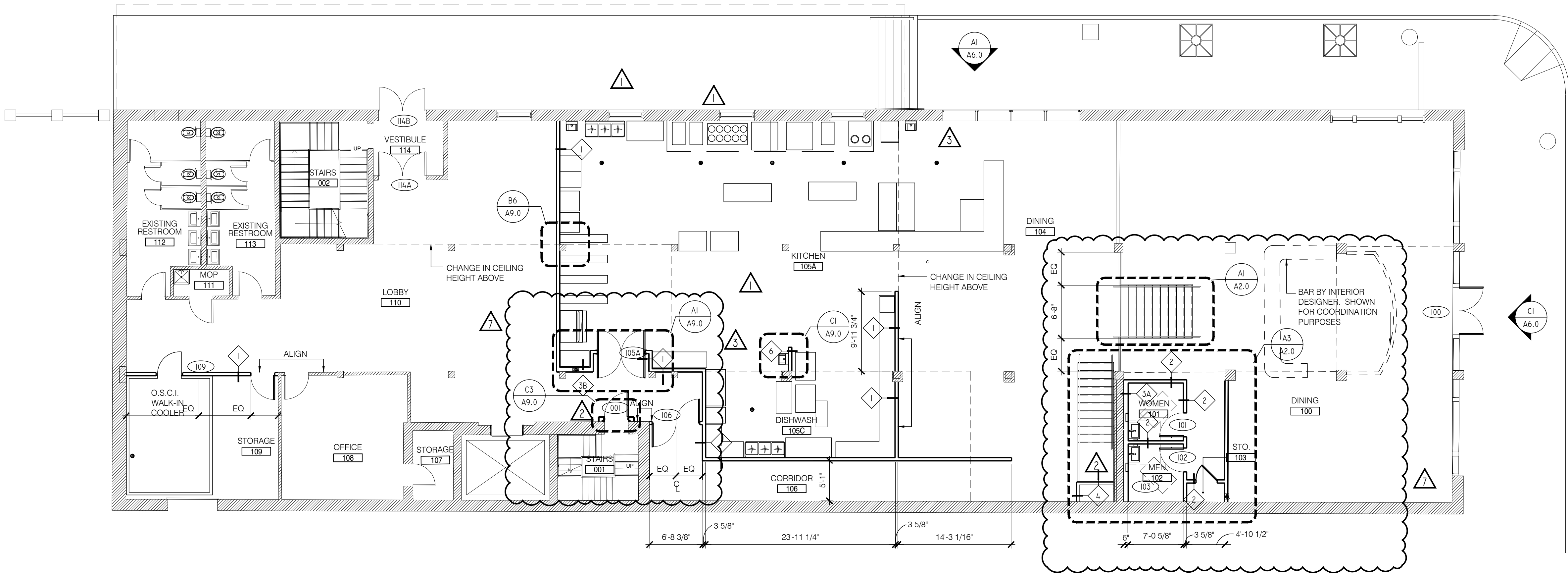
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10 Jan. 2022  
PHASE

Progress  
DRAWING NUMBER



C5 Mezzanine  
SCALE: 1/8"=1'-0"



A1 First Floor Plan  
SCALE: 1/8"=1'-0"





REVISIONS DATE	DESCRIPTION
01.21.22	REV. 1 - CODE/OWNER REV.
03.15.22	REV. 2 - FIRE MARSHAL REV.
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PROJECT TITLE

409 S. MAIN  
First and Second  
Floor  
Tenant Infill

409 S. Main  
Memphis, TN 38103

DRAWING NAME  
Future Expansion  
Second Floor Plan

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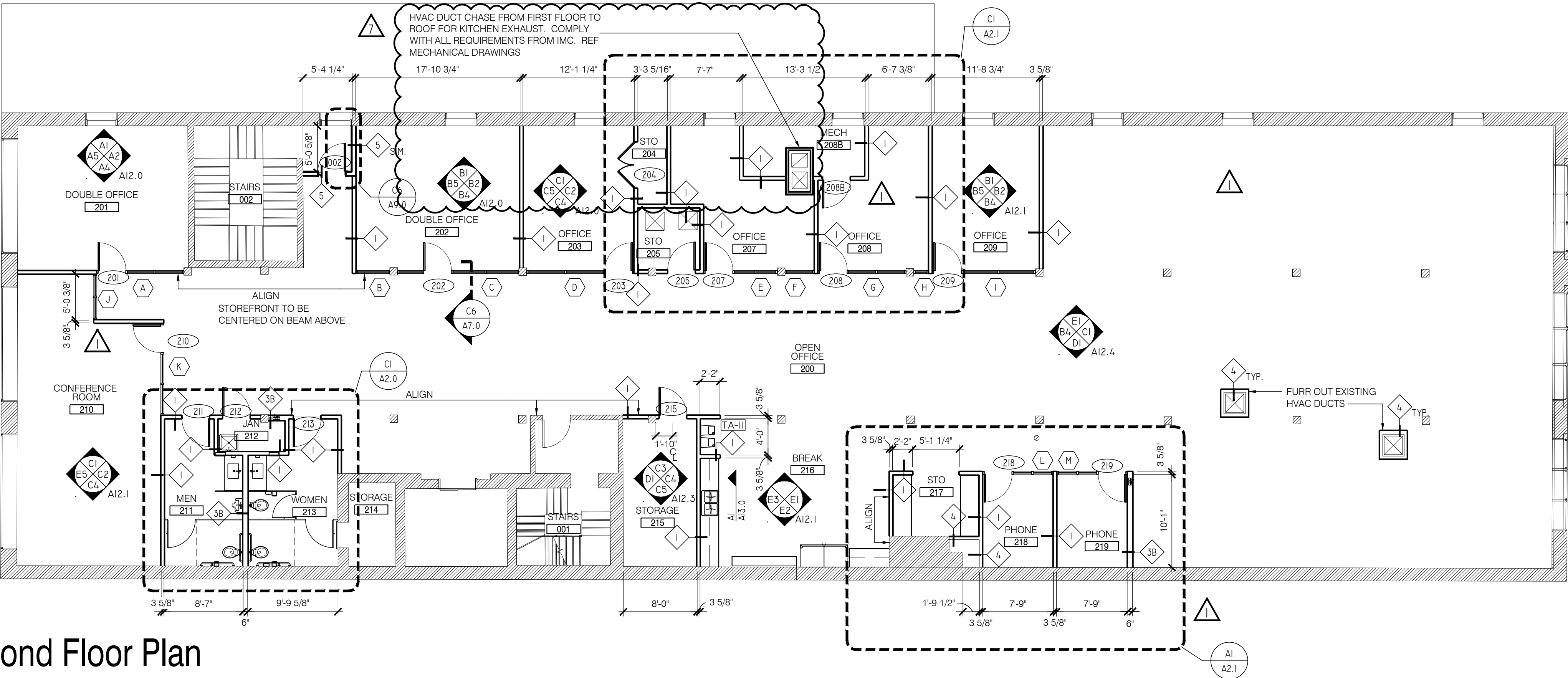
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PHASE

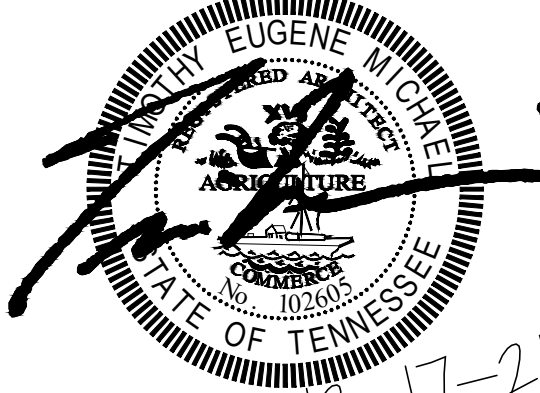
Progress

DRAWING NUMBER

A1.2



A1 Future Expansion - Second Floor Plan  
SCALE: 1/8"=1'-0"



REVISIONS	DATE	DESCRIPTION
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REV. 2 -	03.15.22	FIRE MARSHAL REV.
REV. 3 -	04.15.22	KITCHEN EQUIPMENT
REV. 4 -	04.28.22	CODE/HEAVY TIMBER
REV. 5 -	04.28.22	KITCHEN EQUIPMENT
REV. 6 -	09.21.22	CODE COMMENT
REV. 7 -	05.18.23	CODE/DUCT CHASE

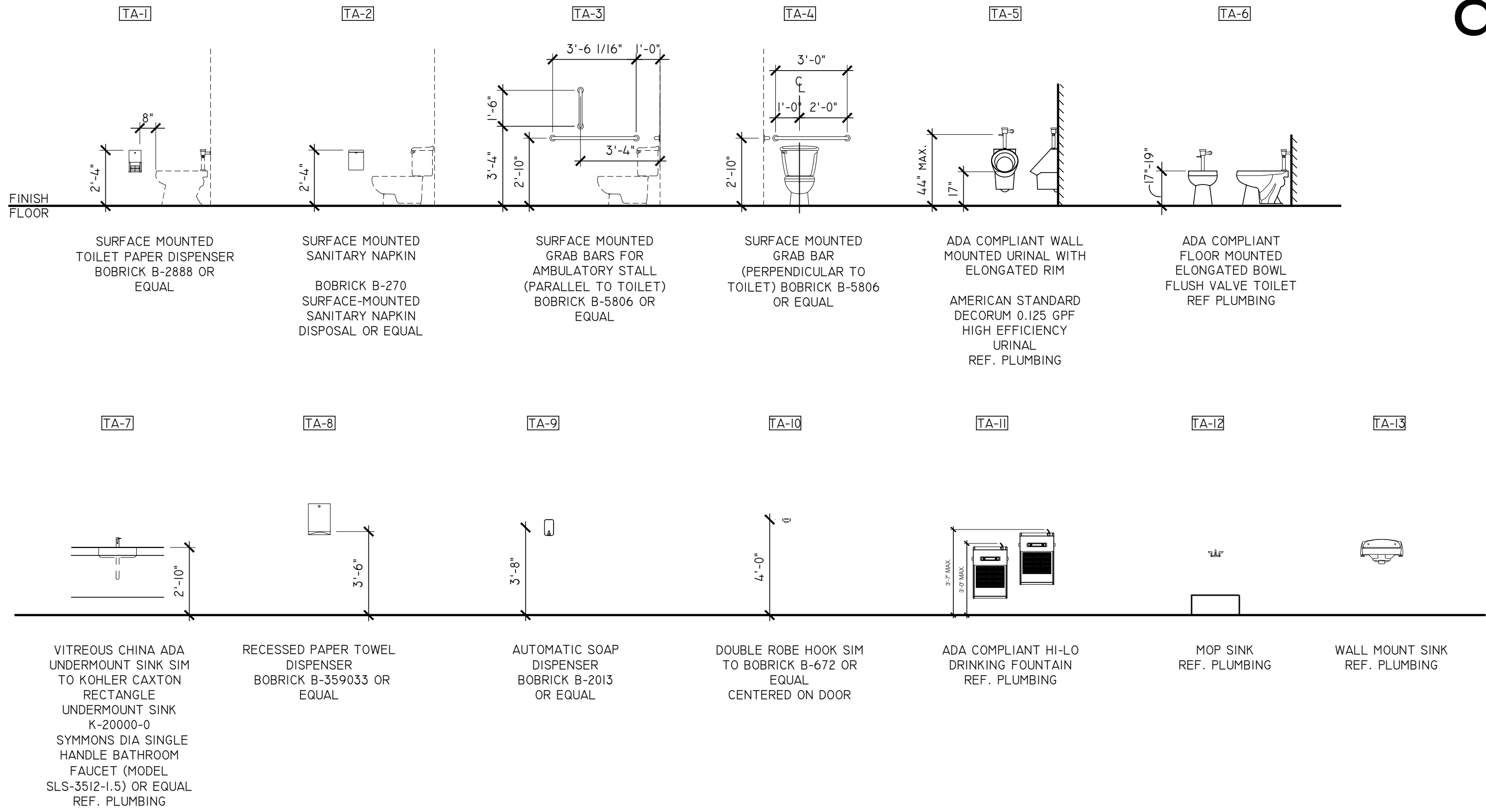
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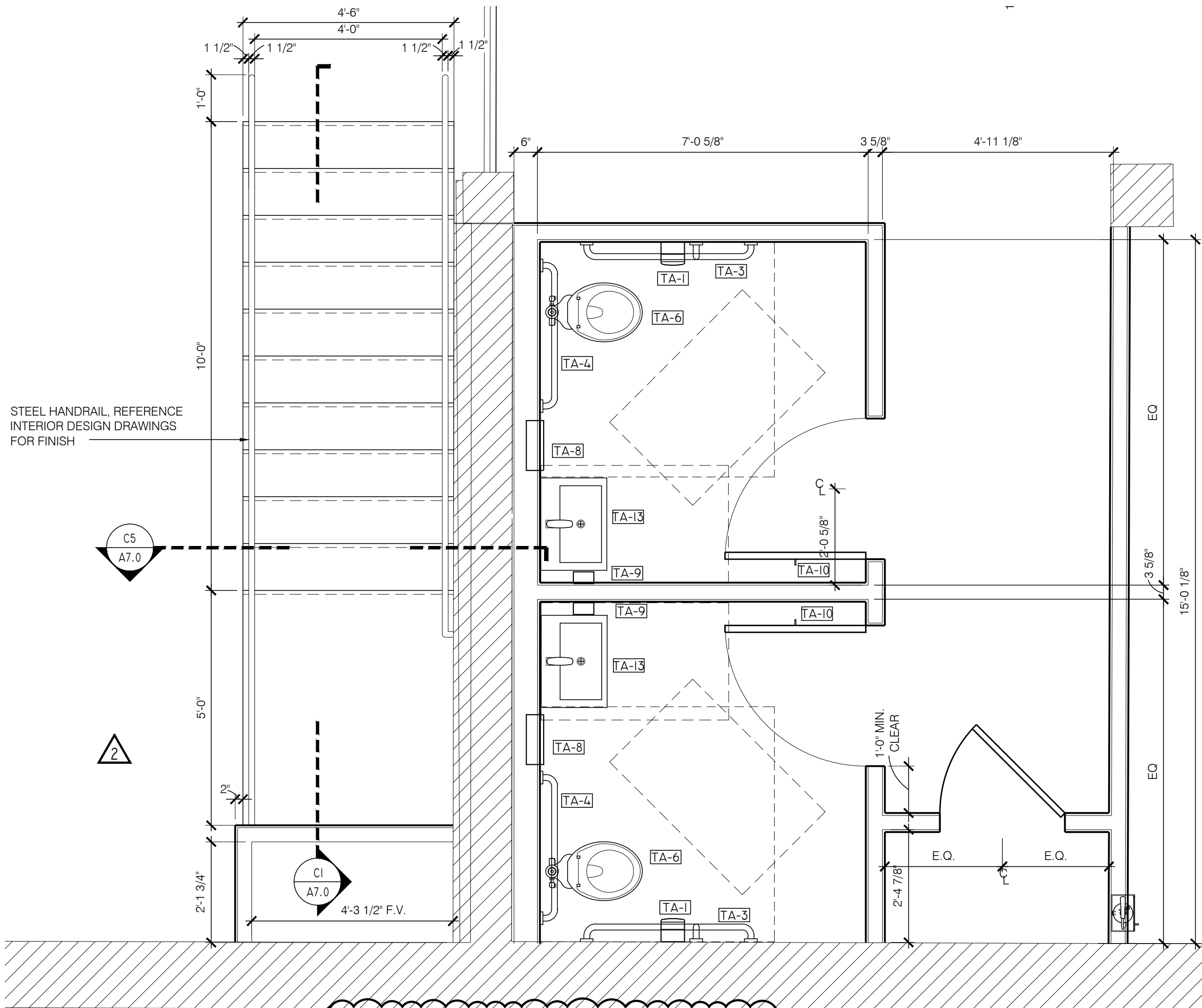
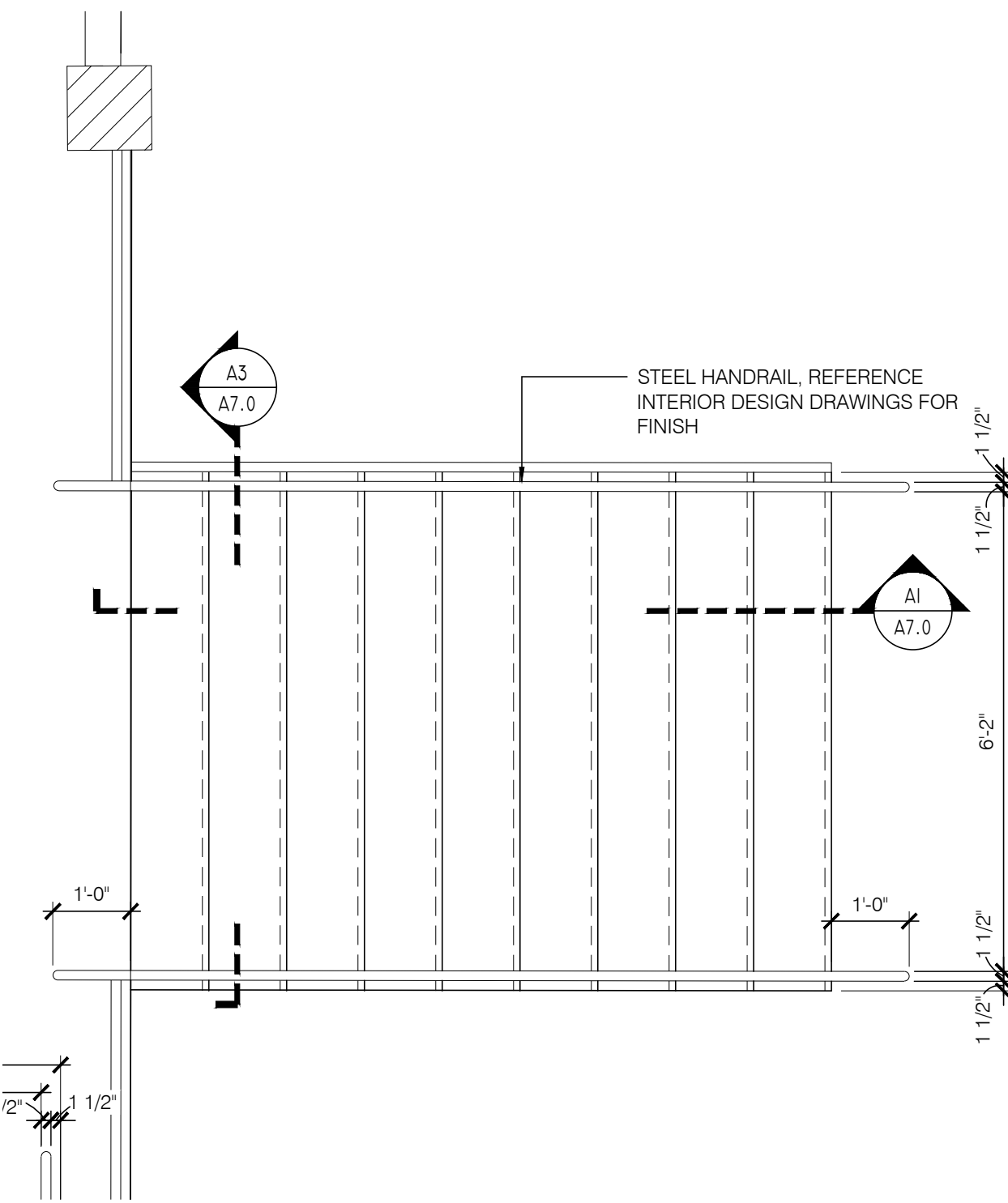


## C4 Toilet Accessories Legend

SCALE: 1/4"=1'-0"

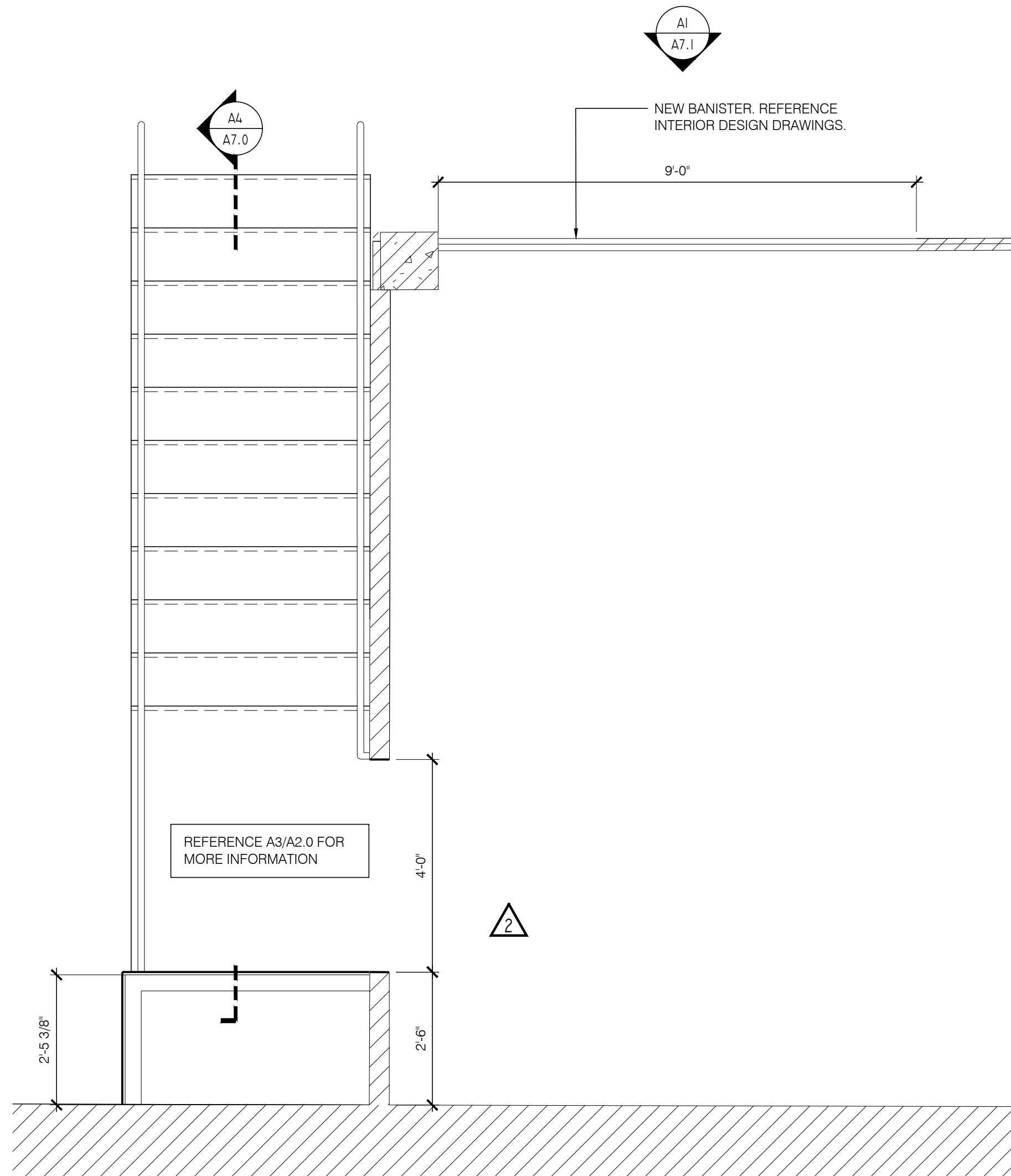
## C1 Enlarged Plans

SCALE: 1/2"=1'-0"



## A3 Enlarged Plans

SCALE: 1/2"=1'-0"



## A5 Enlarged Plans

SCALE: 1/2"=1'-0"

## A1 Enlarged Plans

SCALE: 1/2"=1'-0"



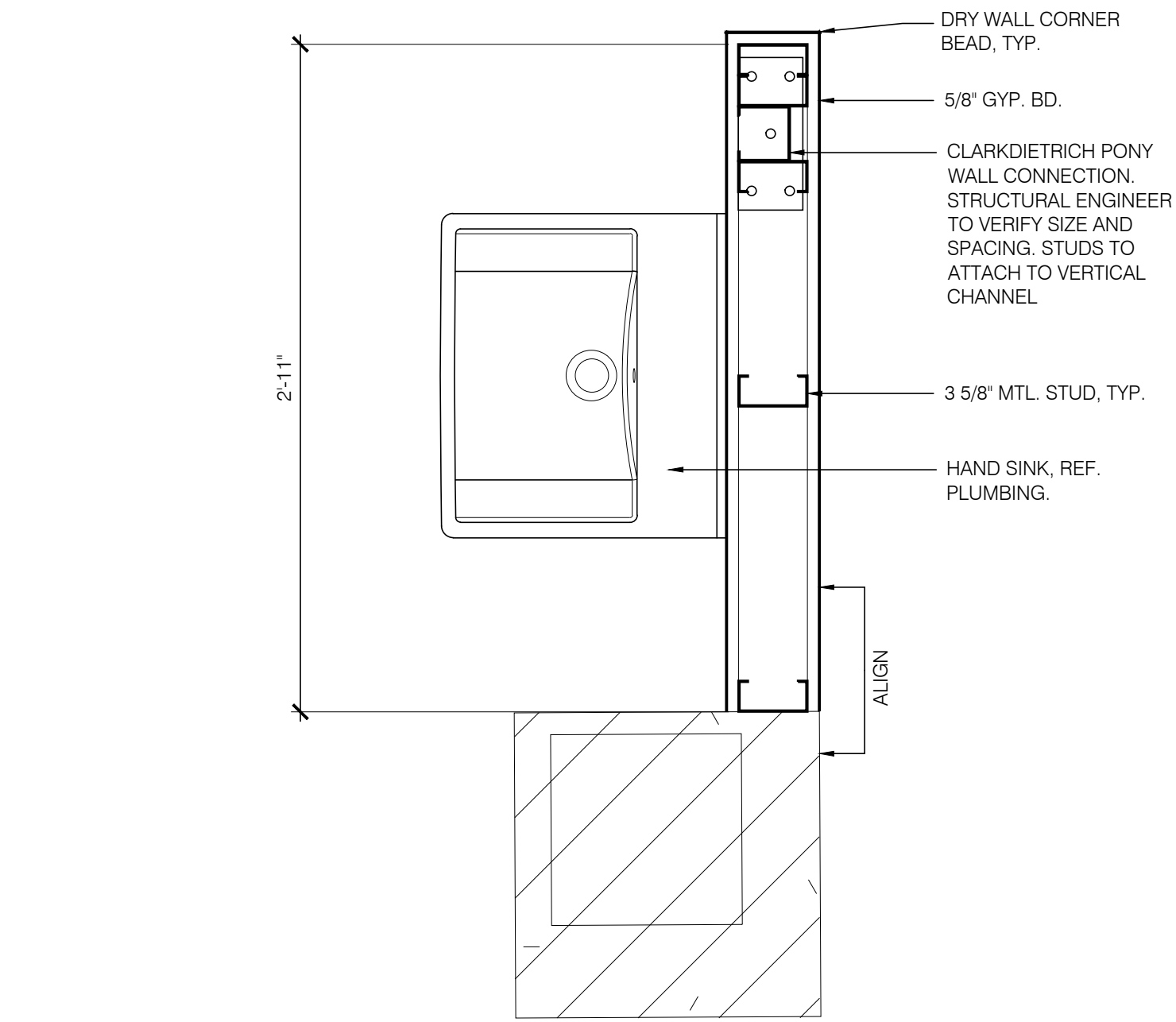


SCALE: 1/2"=1'-0"



SCALE: 1/2"=1'-0"

## A2.1



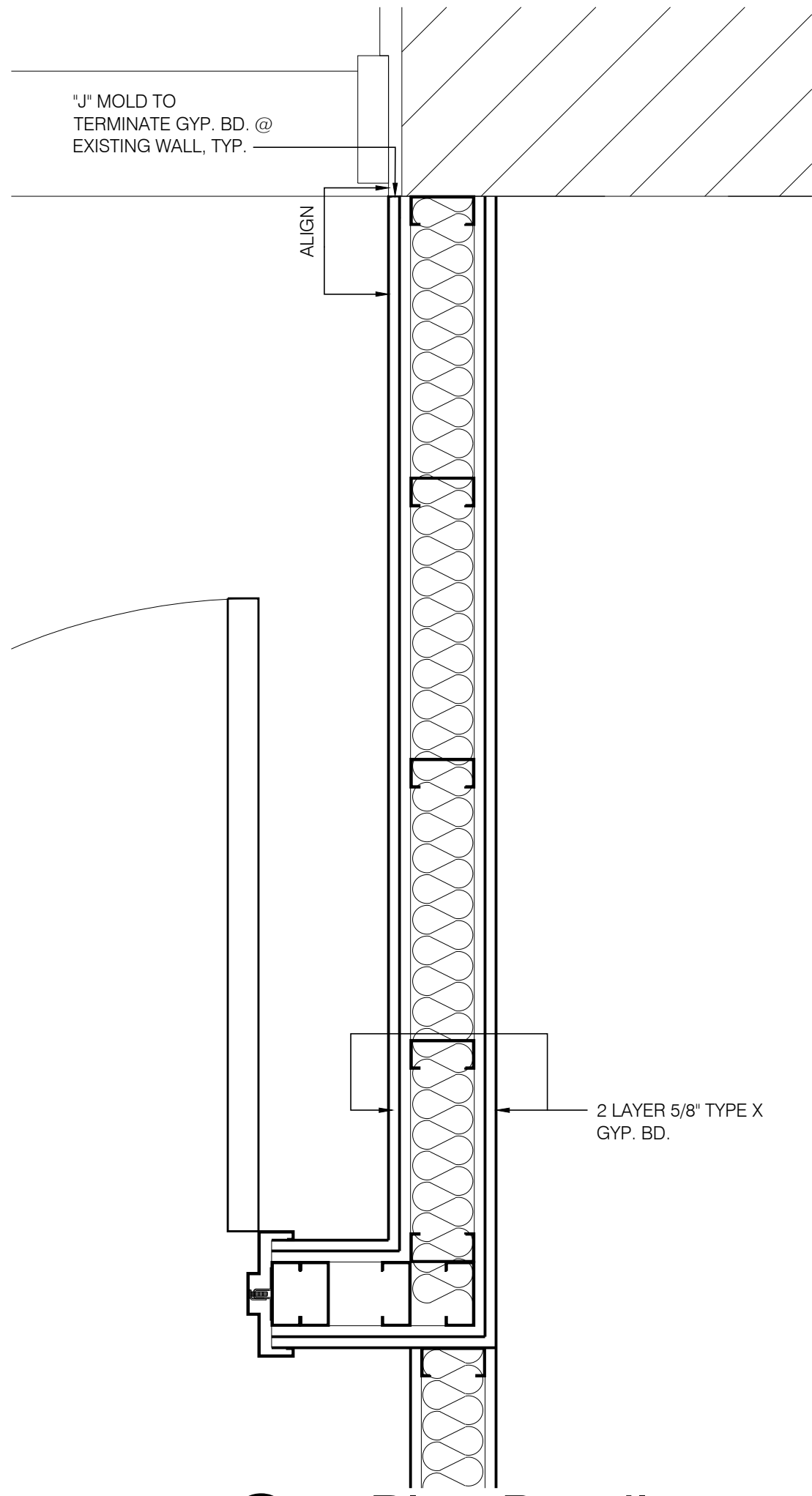
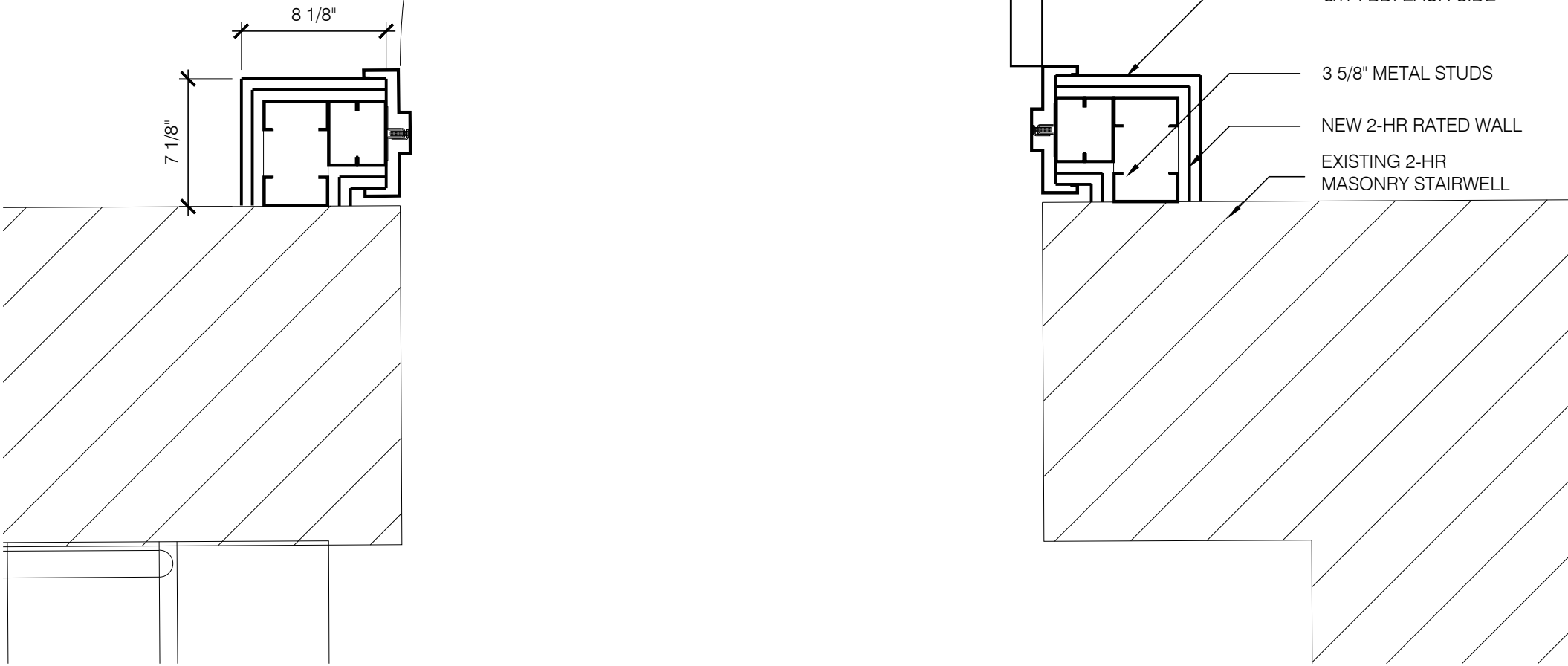
C1 Plan Detail

SCALE: 1-1/2"=1'-0"



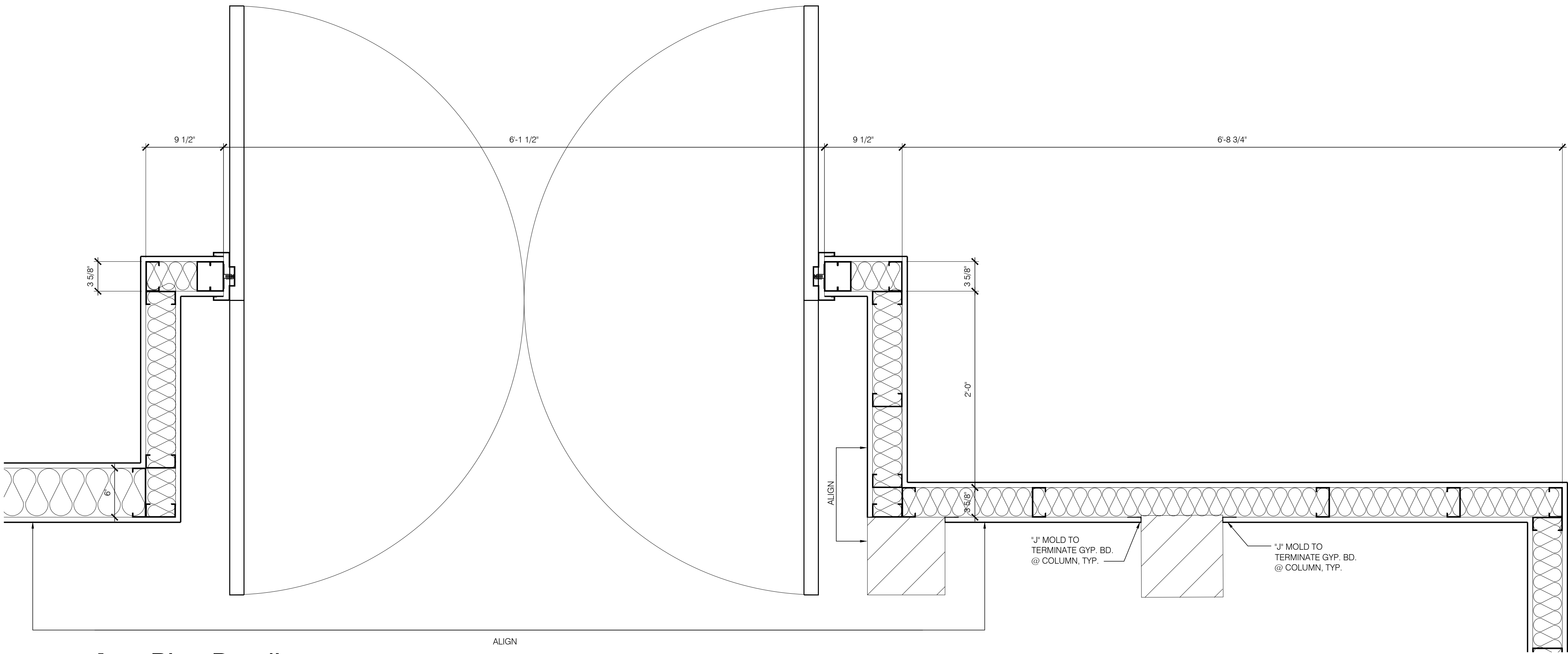
C3 Plan Detail

SCALE: 1-1/2"=1'-0"



C6 Plan Detail

SCALE: 1-1/2"=1'-0"

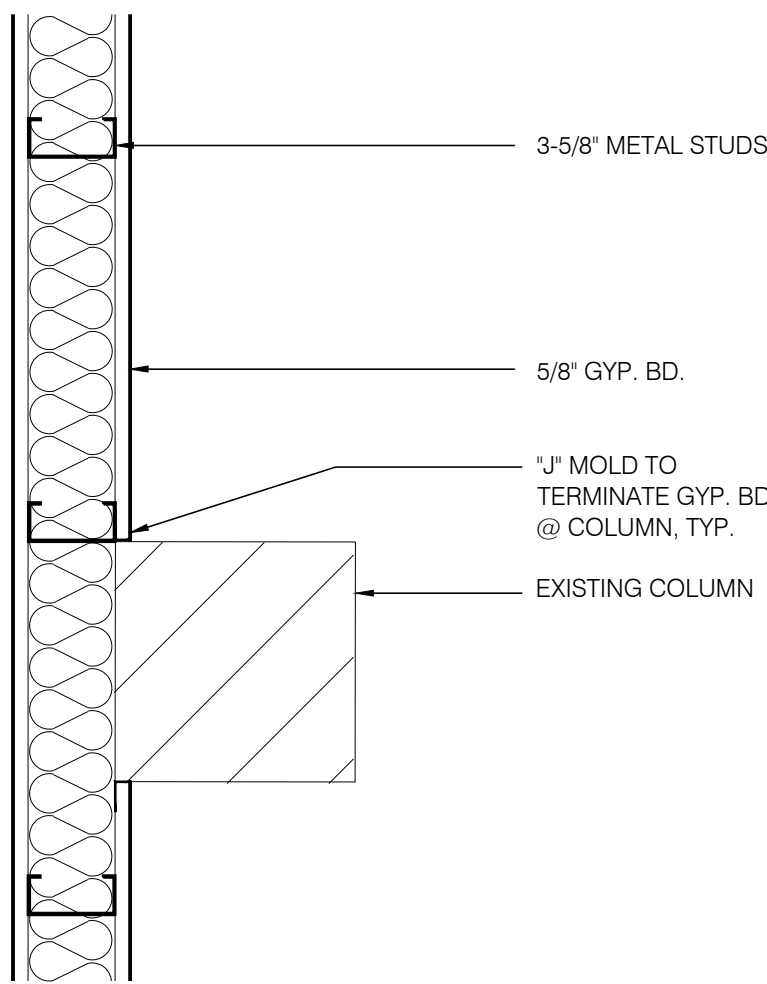


A1 Plan Detail

SCALE: 1-1/2"=1'-0"

B6 Plan Detail

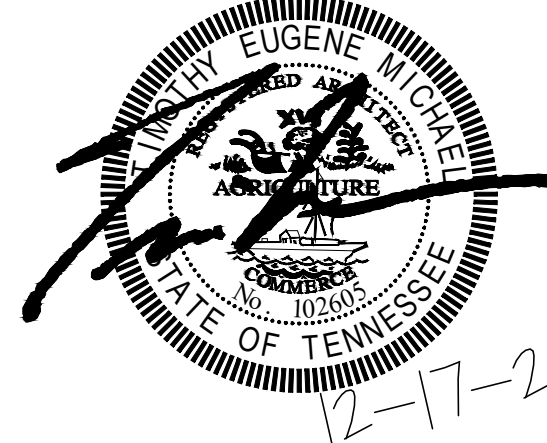
SCALE: 1-1/2"=1'-0"



designshop

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memphis, tn 38103  
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SEAL



JOB NUMBER

21019

REVISIONS	DATE	DESCRIPTION
REV. 1 -	01.21.22	CODE/OWNER REV.
REV. 2 -	03.15.22	FIRE MARSHAL REV.
REV. 3 -	04.15.22	KITCHEN EQUIPMENT
REV. 4 -	04.28.22	CODE/HEAVY TIMBER
REV. 5 -	04.28.22	KITCHEN EQUIPMENT
REV. 6 -	09.21.22	CODE COMMENT
REV. 7 -	05.18.23	CODE/DUCT CHASE

ADDRESS - DATE 06-05-2023

REVIEWED BY MEMPHIS & SHELBY CO. OFFICE OF CONSTRUCTION CODE ENFORCEMENT

REVIEW OF THIS PLAN AND ISSUANCE OF PERMIT SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, ALTER OR SET ASIDE ANY PROVISIONS OF THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING A CORRECTION OF ERROR IN PLANS OR IN CONSTRUCTION, OR OF VIOLATION OF BUILDING CODES. THE REVIEWED PLANS ARE REQUIRED ON THE JOB SITE AT ALL TIMES.

PROJECT TITLE

409 S. MAIN  
First and Second  
Floor  
Tenant Infill

409 S. Main  
Memphis, TN 38103

DRAWING NAME

Plan Details

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect.

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DATE

10 Jan. 2022

PHASE

Progress

DRAWING NUMBER

A9.0

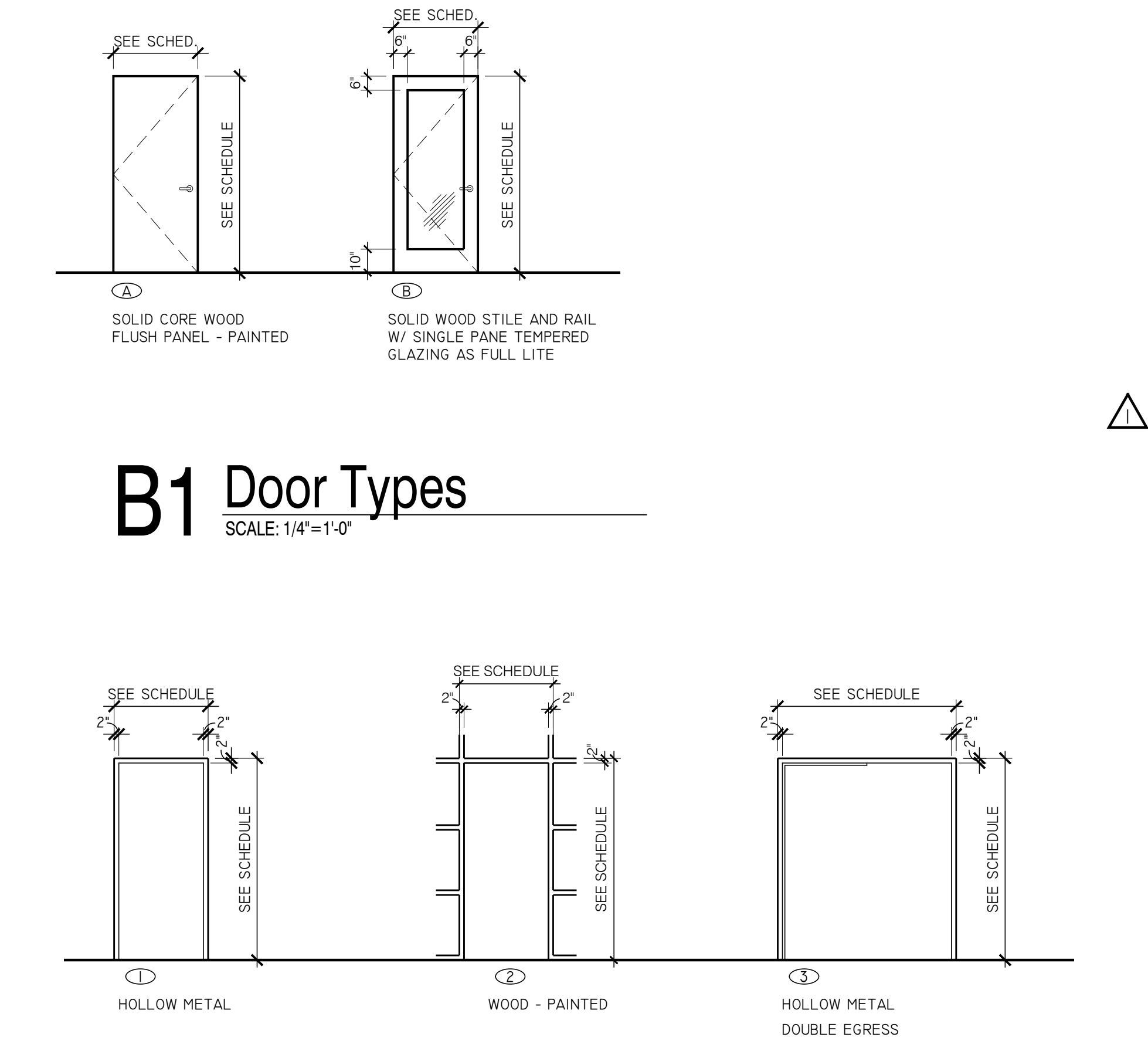






Door Schedule

Door Schedule																					
DOOR													FRAME						HDW	REMARKS	
MARK	FROM ROOM	ROOM NO.	TO ROOM	ROOM NO.	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	GLAZING	LABEL	TYPE	MATERIAL	FINISH	HEAD	JAMB	THRESH.	SET NO.		
FIRST FLOOR																					
1	001	STAIR	001	LOBBY	110	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A		90 MIN	1	HOLLOW METAL	PAINTED				5	DOORS SHALL COMPLY WITH IFC SECTION 101.1.9. NO KEY OPERATED OR DEADBOLT DEVICES ARE PERMITTED. THIS DOOR SHALL REMAIN OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE AT ALL TIMES.
	100	DINING	100	EXTERIOR		REUSE EXISTING	-	-	WOOD/GLAZING	PAINTED	-				WOOD (EXISTING)	PAINTED				PANIC HARDWARE	REUSE EXISTING DOORS. REPLACE HARDWARE AND CHANGE DOOR SWING PER DRAWINGS
	101	DINING	100	WOMEN	101	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-		1	HOLLOW METAL	PAINTED				PRIVACY	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	102	DINING	100	MEN	102	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-		1	HOLLOW METAL	PAINTED				PRIVACY	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	103	DINING	100	STO	103	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-		1	HOLLOW METAL	PAINTED				STOREROOM	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	105A	LOBBY	110	KITCHEN	105A	(2) 3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				CLASSROOM	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	106	LOBBY	110	CORRIDOR	106	(2) 3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			3	HOLLOW METAL	PAINTED				PANIC HARDWARE	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	109	LOBBY	110	STORAGE	109	(2) 3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				STOREROOM	COORDINATE WITH INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH AND HARDWARE STYLE AND FINISH
	114A AND 114B	EXISTING - NO CHANGE																			DOORS SHALL COMPLY WITH IFC SECTION 101.1.9. NO KEY OPERATED OR DEADBOLT DEVICES ARE PERMITTED. THIS DOOR SHALL REMAIN OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE AT ALL TIMES.
SECOND FLOOR																					
002	STAIRS	002	OPEN OFFICE	200	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A		90 MIN.	1	HOLLOW METAL	PAINTED				5		
201	OPEN OFFICE	200	DOUBLE OFFICE	201	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
202	OPEN OFFICE	200	DOUBLE OFFICE	202	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
203	OPEN OFFICE	200	OFFICE	203	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
204	OFFICE	203	STORAGE	204	(2) 2'-6"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				1		
205	OPEN OFFICE	200	STORAGE	205	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				4		
207	OPEN OFFICE	200	OFFICE	207	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
208	OPEN OFFICE	200	OFFICE	208	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
208B	OFFICE	208	MECH	208B	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				4		
209	OPEN OFFICE	200	OFFICE	209	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	B			2	WOOD	PAINTED				7		
210	OPEN OFFICE	200	CONFERENCE ROOM	210	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			2	WOOD	PAINTED				7		
211	OPEN OFFICE	200	MEN	211	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				2		
212	OPEN OFFICE	200	JAN	212	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				4		
213	OPEN OFFICE	200	WOMEN	213	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				2		
215	OPEN OFFICE	200	STORAGE	215	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	PAINTED	A			1	HOLLOW METAL	PAINTED				4		
218	OPEN OFFICE	200	PHONE	218	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			1	WOOD	PAINTED				3		
219	OPEN OFFICE	200	PHONE	219	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	PAINTED	B			1	WOOD	PAINTED				3		



B1 Door Types

SCALE: 1/4"=1'-0"

HARDWARE SETS

<b>SET #1</b> BASIS OF DESIGN: HINGES: HAGER BB1191 LATCHSET: SARGENT 7-LINE MODEL 15 PASSAGE / B LEVER / L-ROSE / BSP SURFACE BOLTS: HAGER MODEL 278D (US19) (TOP & BOTTOM OF ONE LEAF) BUMPERS: PER DOOR FRAME MFR STOP: HAGER 241F / US19 SATIN CHROME	<b>SET #5</b> HINGES: HAGER BB1191 EXIT DEVICE: (2) VON DUPRIN 33A/35A SERIES 33A-A-L-03-5'-US19 LCN 1000 SERIES SURFACE MOUNTED CLOSER - MODEL 1260 (OR EQUAL) PUSH SIDE MOUNTED - STND POWDER COAT ALUMINUM PER DOOR FRAME MFR BUMPERS: PER DOOR FRAME MFR
<b>SET #2</b> BASIS OF DESIGN: HINGES: HAGER BB1191 PUSH PLATE: HAGER 30S/A30S (US19) 3'X12" PULL PLATE: HAGER 33E (US19) 3'X12" CLOSER: LCN 1000 SERIES SURFACE MOUNTED CLOSER MODEL 1260 PULL SIDE MOUNTED / POWDER COATED BLACK STOPS: HAGER 241F (US19) KICKPLATE: HAGER 194S (US19) ONE PLATE ON EACH SIDE OF DOOR BUMPERS: PER DOOR FRAME MFR	<b>SET #6 - NOT USED</b> BASIS OF DESIGN: HINGES: HAGER BB1191 LATCHSET: SCHLAGE TOUCH KEYLESS TOUCHSCREEN LEVER WITH CENTURY TRIM AND LATITUDE LEVER - MATTE BLACK SURFACE BOLTS: HAGER MODEL 278D (US19) (TOP & BOTTOM OF ONE LEAF) CLOSERS: LCN 1000 SERIES SURFACE MOUNTED CLOSER MODEL 1260 PULL SIDE MOUNTED / POWDER COAT BLACK BUMPERS: PER DOOR FRAME MFR STOP: HAGER 241F / US19 SATIN CHROME
<b>SET #3</b> BASIS OF DESIGN: HINGES: HAGER BB1191 LATCHSET: SARGENT 7-LINE MODEL 15 PASSAGE / B LEVER / L-ROSE / BSP CLOSERS: LCN 1000 SERIES SURFACE MOUNTED CLOSER MODEL 1260 PULL SIDE MOUNTED / POWDER COATED BLACK BUMPERS: PER DOOR FRAME MFR STOP: HAGER 241F / US19	<b>SET #7</b> BASIS OF DESIGN: HINGES: HAGER BB1191 LATCHSET: SCHLAGE TOUCH KEYLESS TOUCHSCREEN LEVER WITH CENTURY TRIM AND LATITUDE LEVER - MATTE BLACK CLOSERS: LCN 1000 SERIES SURFACE MOUNTED CLOSER MODEL 1260 PULL SIDE MOUNTED / POWDER COAT BLACK BUMPERS: PER DOOR FRAME MFR STOP: HAGER 241F / US19 SATIN CHROME
<b>SET #4</b> BASIS OF DESIGN: HINGES: HAGER BB1191 LATCHSET: SARGENT 7-LINE MODEL 04 STOREROOM LATCH / B LEVER / L ROSE / BSP SATIN CHROME CLOSERS: LCN 1000 SERIES SURFACE MOUNTED CLOSER MODEL 1260 PULL SIDE MOUNTED / POWDER COATED BLACK BUMPERS: PER DOOR FRAME MFR STOP: HAGER 241F / US19 SATIN CHROME	

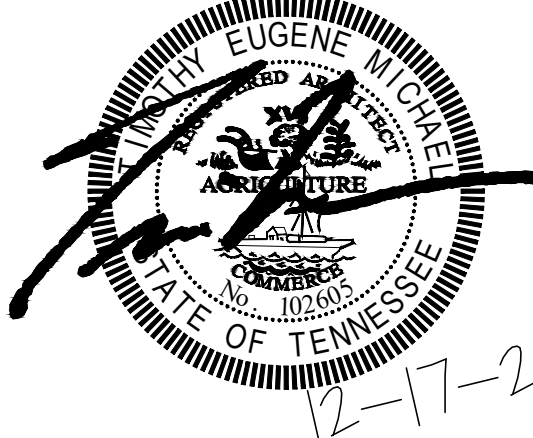
A1 Frame Types

SCALE: 1/4"=1'-0"

designshop

431 s. main st. - ste. 202  
memphis, tn 38103  
901.303.8255  
www.designshoparc.com

SEAL



JOB NUMBER

21019

REVISIONS DATE	DESCRIPTION
01.21.22	REV. 1 - CODE/OWNER REV.
03.15.22	REV. 2 - FIRE MARSHAL REV
04.15.22	REV. 3 - KITCHEN EQUIPMEN
04.28.22	REV. 4 - CODE/HEAVY TIMBE
04.28.22	REV. 5 - KITCHEN EQUIPMEN
09.21.22	REV. 6 - CODE COMMENT
05.18.23	REV. 7 - CODE/DUCT CHASE

ADDRESS - DATE 06-05-2023  
REVIEWED BY MEMPHIS & SHELBY CO. OFFICE OF CONSTRUCTION CODE ENFORCEMENT

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PROJECT TITLE

409 S. MAIN  
First and Second  
Floor  
Tenant Infill

409 S. Main  
Memphis, TN 38103

DRAWING NAME

Door and Window  
Schedule

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DATE

10 Jan. 2022  
PHASE

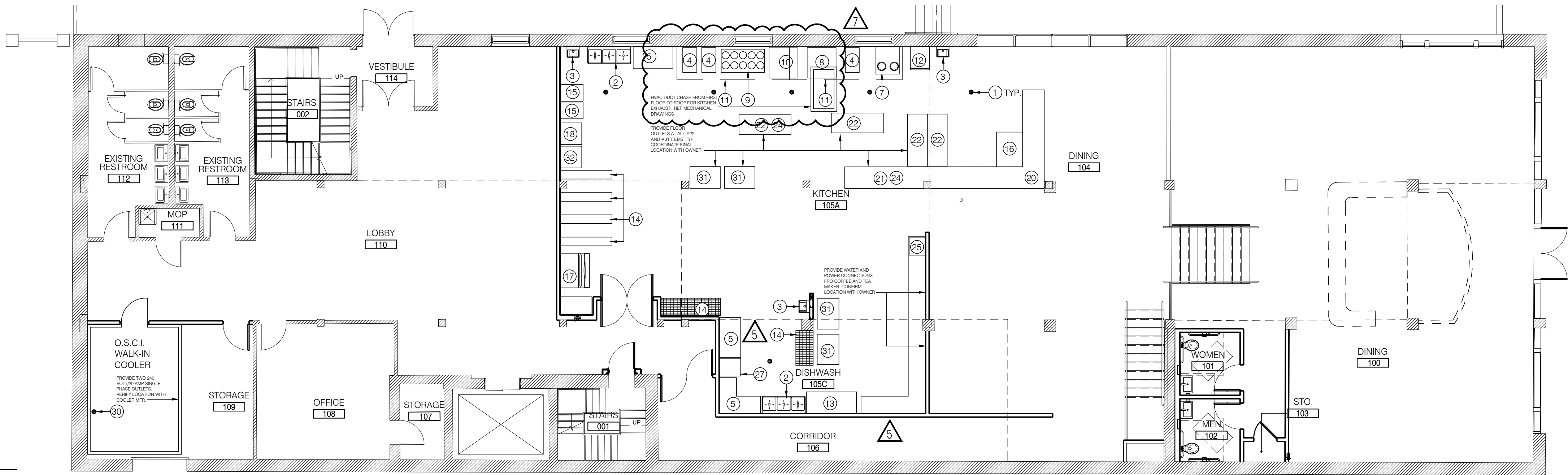
Progress  
DRAWING NUMBER

A11.0



## GENERAL NOTES

1. EQUIPMENT PLAN FOR REFERENCE ONLY. VERIFY EQUIPMENT LAYOUT AND SPECS WITH OWNER.
2. CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND MECHANICAL REQUIREMENTS FOR EQUIPMENT PER MANUFACTURER'S INFORMATION AND PROVIDE ADEQUATE POWER AND PLUMBING PER EACH ITEM. REFERENCE ENGINEERING DRAWING FOR MORE INFORMATION.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR INSTALLING EQUIPMENT.





# FABLE

ON MAIN



MURPHY MAUDE INTERIORS

MILESTONE THREE

4/22/2022



# MURPHY MAUDE

INTERIORS

- Draft construction document delivery
- Furniture selections
- Custom wallcoverings sneak peak





















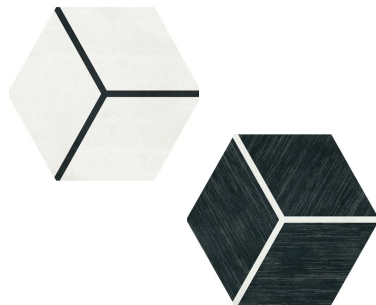




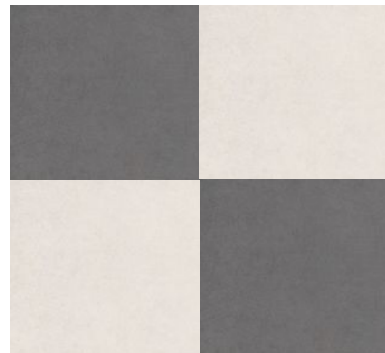
OVERALL FIELD PAINT COLOR



FLOOR TILE

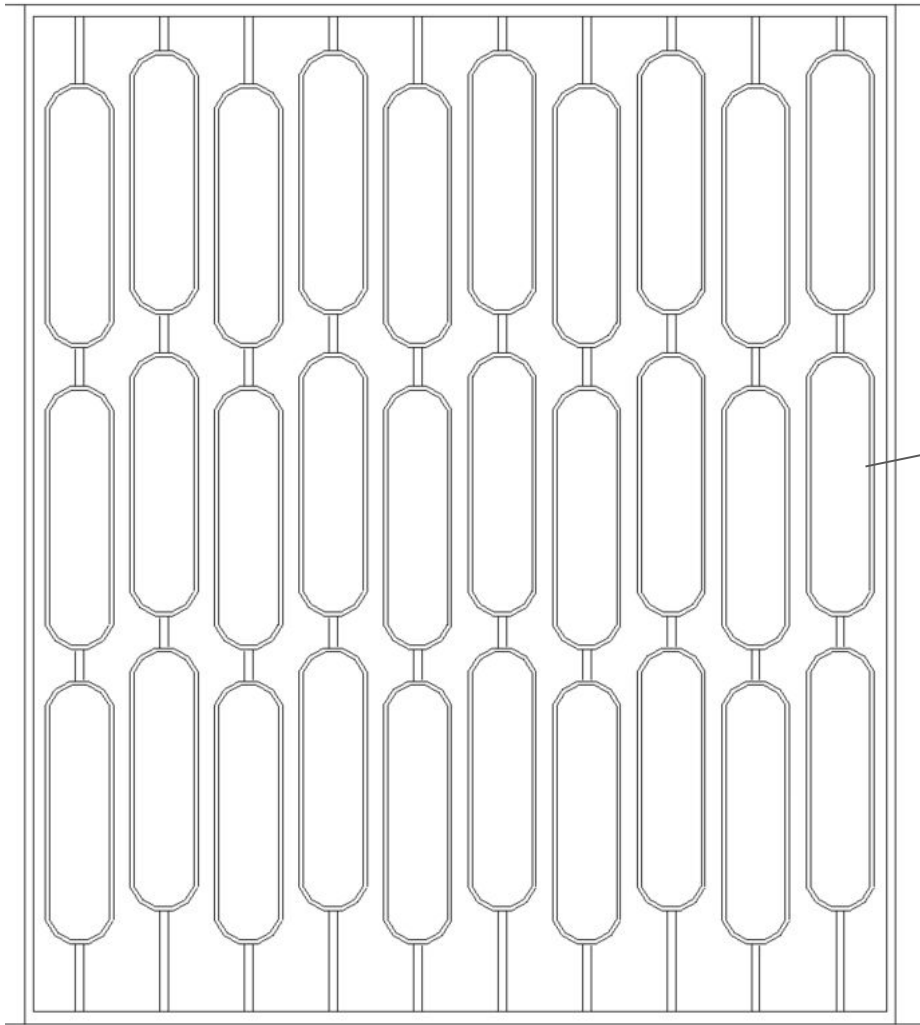


FLOOR TILE  
ALTERNATE





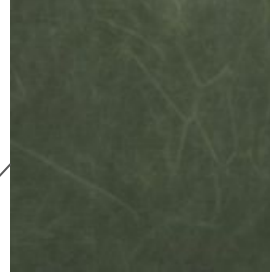
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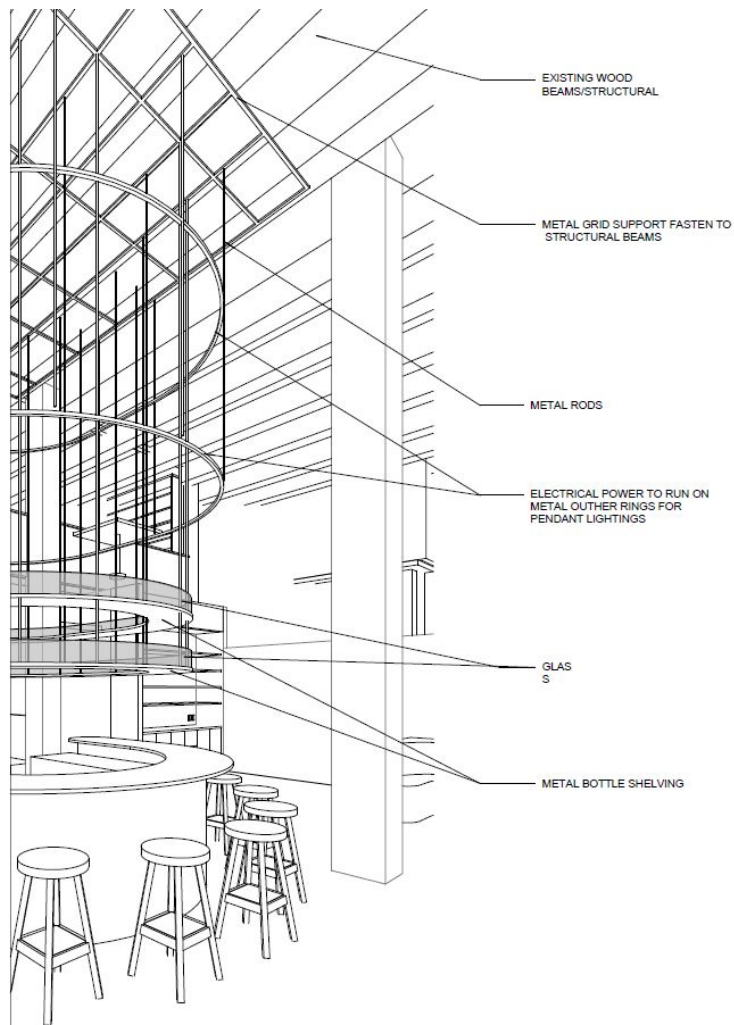
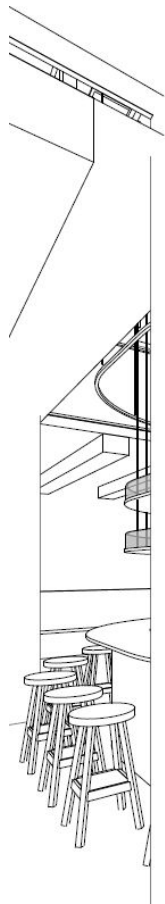
Rebecca's art applied as a film over mirror to create an etched effect



HOSTESS







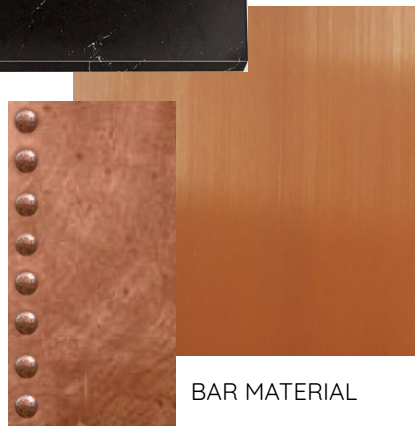


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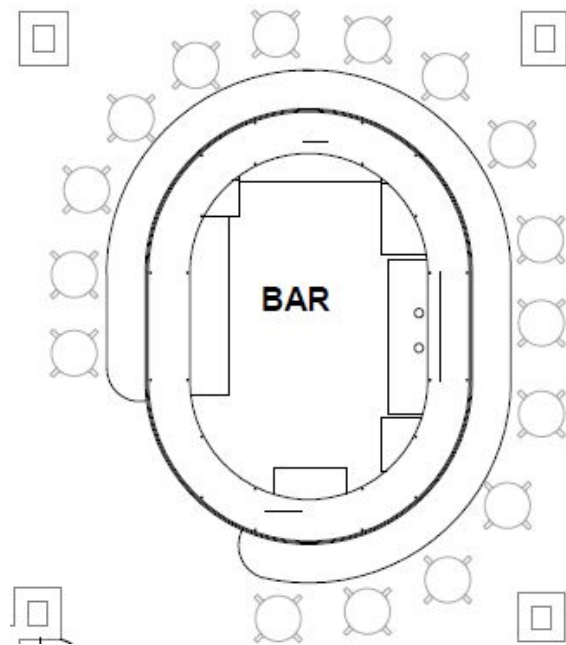


FURNITURE/FABRIC

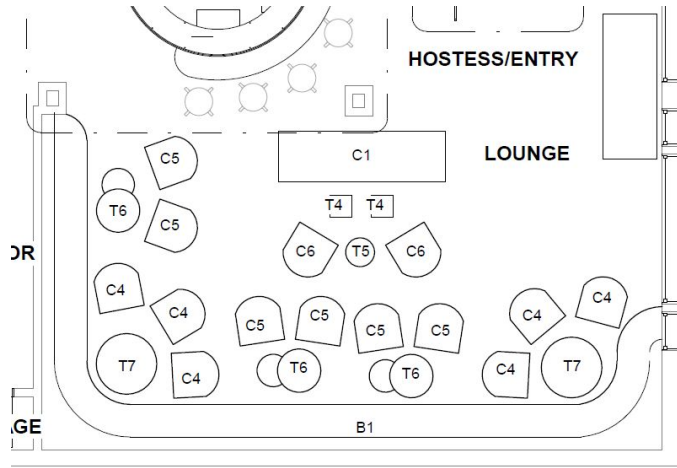
COUNTERTOP



BAR MATERIAL



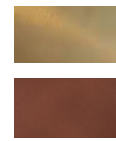
BAR LAYOUT



UPDATED FLOOR PLAN



LIGHT FIXTURE



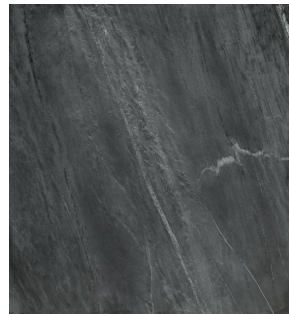




CHAIR ONE



SOFA



COFFEE TABLE



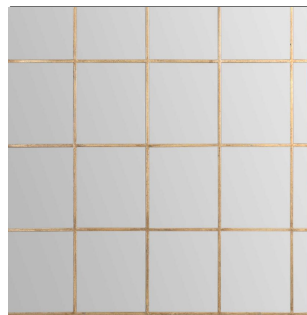
TABLE



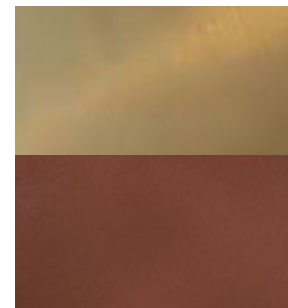
CHAIR TWO



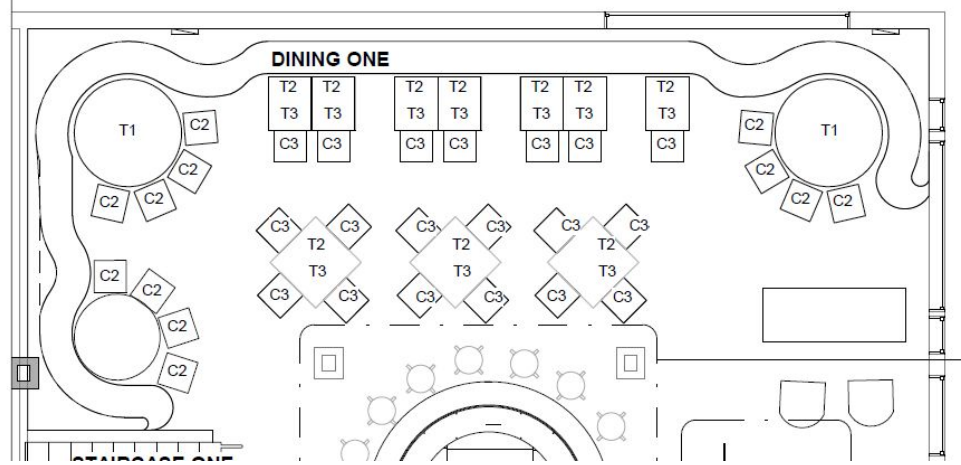
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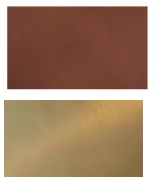
MIRROR



BANQUETTE



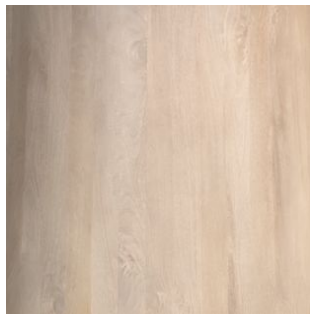
FLOOR PLAN



BLACK



# DINING TWO SELECTIONS



ROUND TABLES



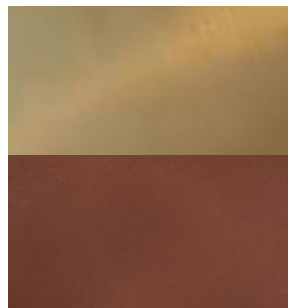
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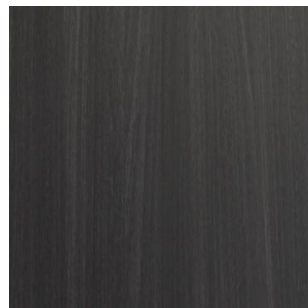
CHAIR TWO



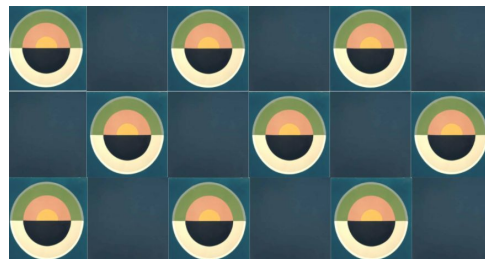
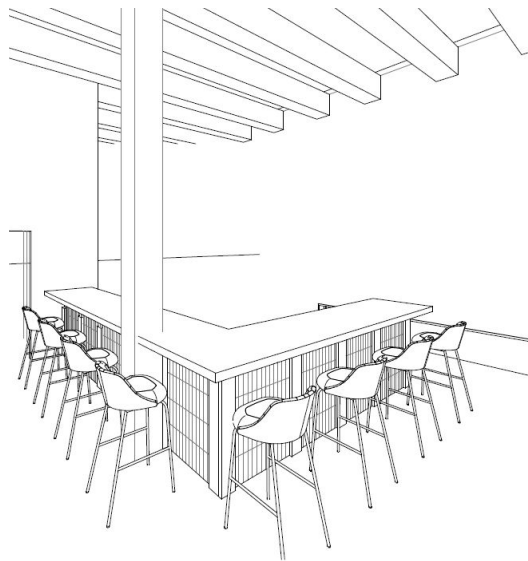
LIGHT FIXTURE



BANQUETTE



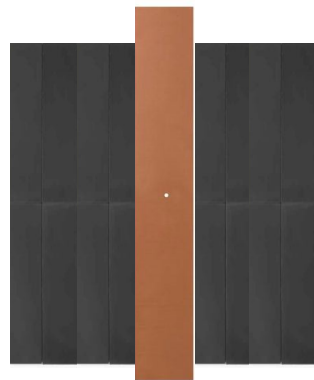
SQUARE TABLES



FLOORING



COUNTERTOP



BAR MATERIAL





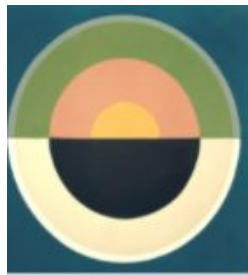
TABLES



STOOLS FOR TABLE



BARSTOOLS



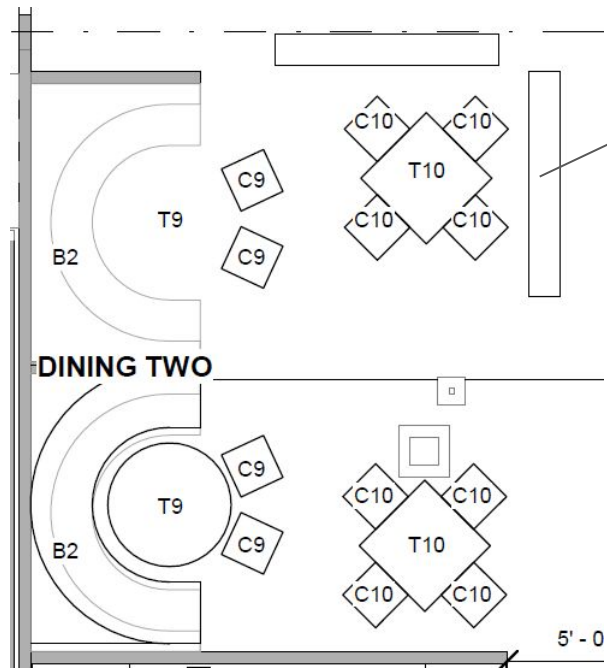
FLOORING



LIGHT FIXTURE



# DINING TWO BOOKCASES

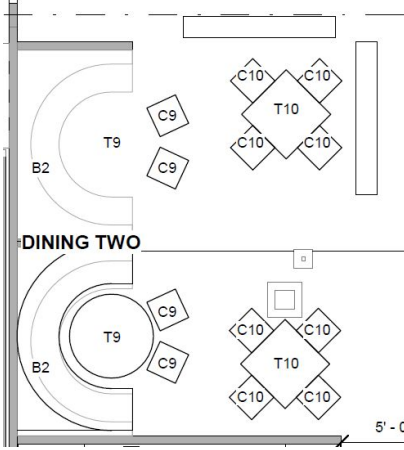












FLOOR PLAN



SCONCE

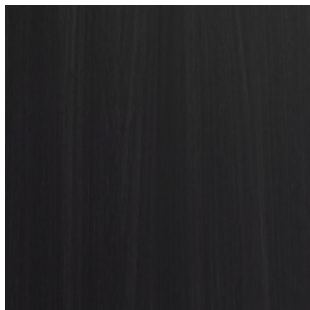


ANTIQUE MIRROR





# DINING TWO SELECTIONS



TABLES



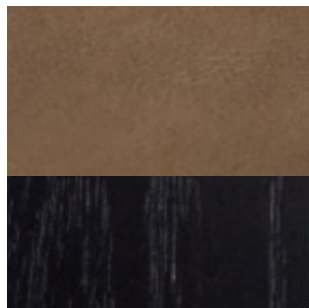
CHAIR ONE



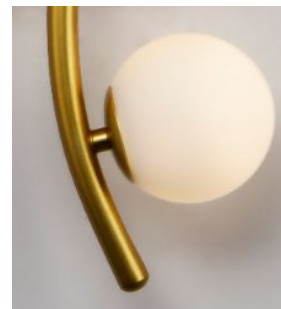
ROUND TABLE



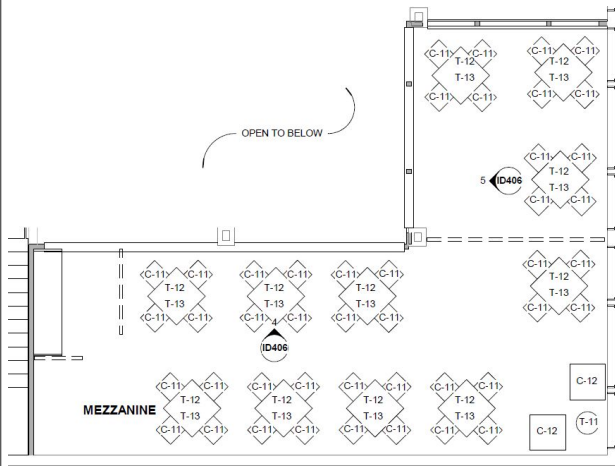
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BANQUETTE

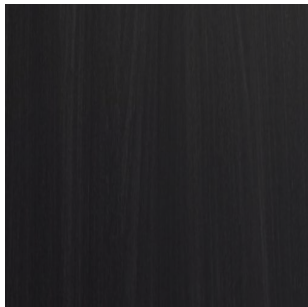


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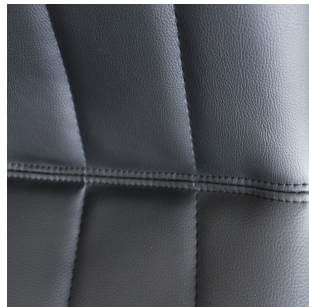


\*Stays in storage until needed for buffet style event

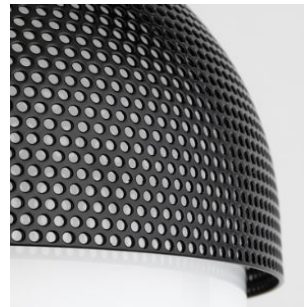




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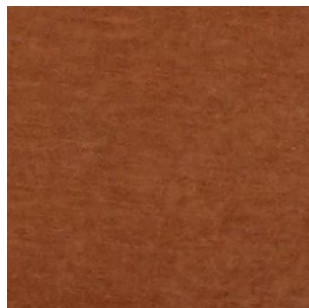
CHAIR



LIGHT FIXTURE



TABLES

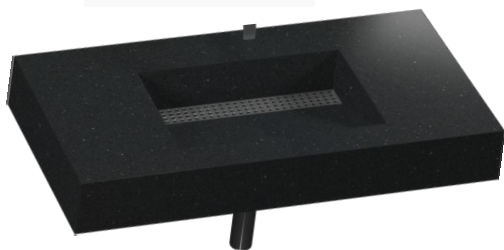


ACCENT CHAIR



SIDE TABLE





PREFABRICATED VANITY

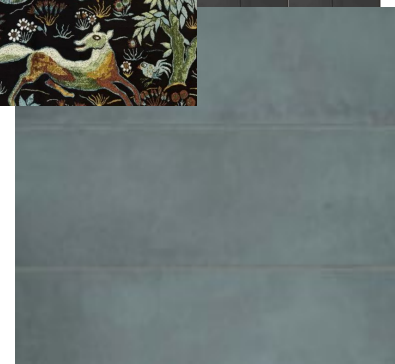
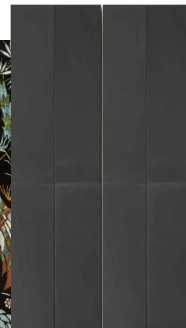


GOLD GRAB BARS

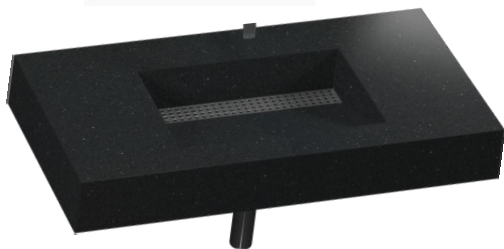
WALLPAPER



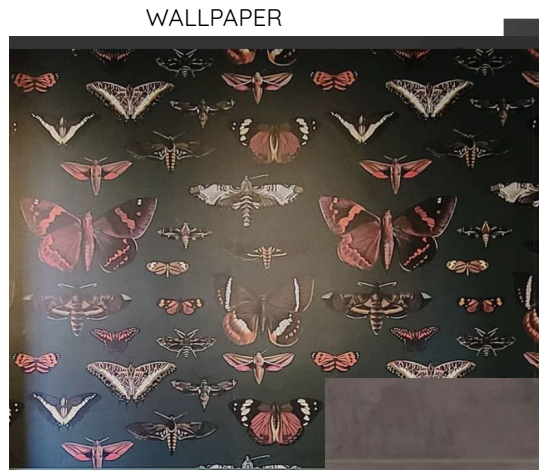
WALL TILE



FLOOR MATERIAL



PREFABRICATED VANITY

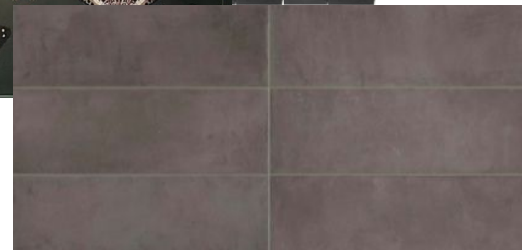


WALLPAPER

WALL TILE



GOLD GRAB BARS



FLOOR MATERIAL



OVERALL FIELD PAINT COLOR

SW 6216

**Jasper**

Interior / Exterior

Location Number: 218-C7

HALLWAY BY RESTROOM



HALLWAY BY DINING TWO





## MEZZANINE PANELS

