

DESIGN REVIEW BOARD APPLICATION

Administered by:
Design Review Board

Property Address*: 413 Monroe

Applicant Name & Mailing Address: Kris Shepherd, 115 St. Andrews Fairway, Memphis, TN 38111

Applicant Phone Number: 901-619-4361 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: Memphis Makeovers Masters - 4158 Summer Ave, Memphis 38122

Property Owner's Phone Number: 901-619-4361

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

- Sign Renovation
New Building Other Exterior Alteration

Project Description: See attached.

Status of Project: Approved at May 19 CCDC Board meeting.

A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: *Kris Shepherd*

Date: 5/25/21

*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.

PROJECT DESCRIPTION

Exterior renovation of existing masonry and wood post and beam building.

Scope of exterior improvements include:

- Add new retail door.
- Masonry and tuckpoint repairs.
- Painting of exterior brick.
- Add architectural lighting.
- New large windows on first level.
- New windows on second level.
- Landscaping on north side to include sidewalk repair, trees and irrigations system
- New garage door
- Add awning
- Stone cap removed, resealed, and reinstalled.

VICINITY MAP

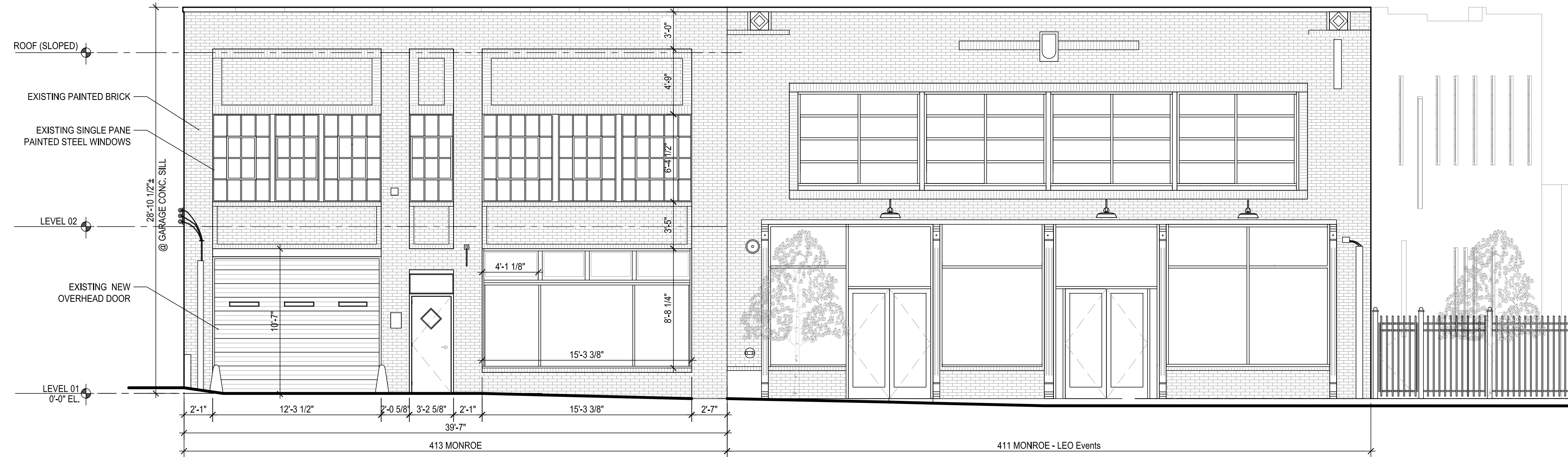


PROJECT DESCRIPTION

EXTERIOR RENOVATION OF EXISTING MASONRY & WOOD POST AND BEAM BUILDING. SCOPE OF EXTERIOR IMPROVEMENTS INCLUDE (1) STORE FRONT & WINDOW REPLACEMENT, (2) NEW ENTRY DOOR, (3) PAINTING THE FACADE & EAST SIDE OF THE BUILDING AND (4) MASONRY REPAIR

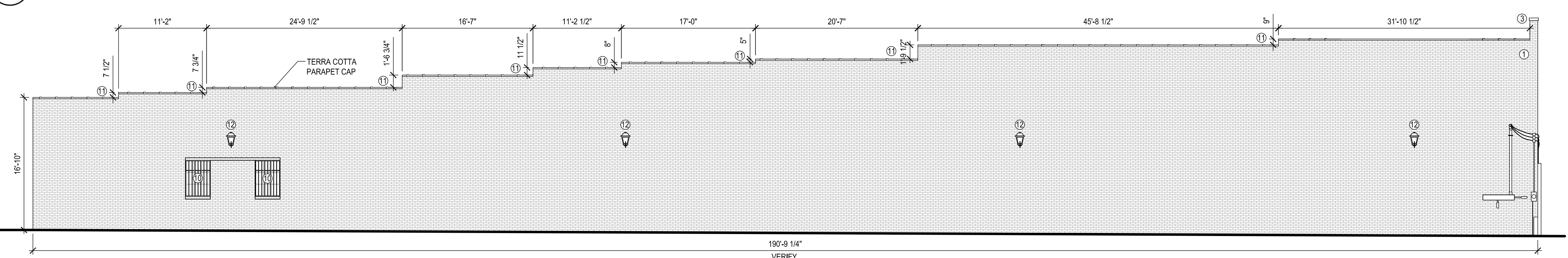
GENERAL NOTES

1. THESE DOCUMENTS INDICATE DESIGN INTENT, SPATIAL ARRANGEMENT AND SUGGESTED CONSTRUCTION. THE ARCHITECT IS AVAILABLE TO ANSWER ALL QUESTIONS CONCERNING THE DESIGN. CLARIFY REQUIREMENTS AND CONSIDER ALTERNATE CONSTRUCTION APPROACHES.
2. ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK TO CONFORM TO CODES, ORDINANCES, AND REGULATIONS OF THE CITY, STATE AND OTHER AGENCIES OR AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
4. THE CONTRACTOR SHALL VERIFY THE SITE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXECUTING THE FULL SCOPE OF WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS WHETHER OR NOT THE WORK IS EXPLICITLY STATED.
6. VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES REQUIRING CLARIFICATION.
7. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
8. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN A WEATHERTIGHT MANNER; CAULK AND PROVIDE WEATHER BARRIER MATERIALS AS REQUIRED FOR WEATHERTIGHT CONDITIONS. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT WALL, CEILING AND FLOOR SURFACES EXPOSED TO NON-TEMPERED AREAS.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND ANY ASSOCIATED FEES.
10. PRIOR TO BEGINNING THE WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR CONFLICT IN THE DRAWINGS.
11. THE CONTRACTOR SHALL ABIDE BY ALL A.D.A. REQUIREMENTS WHERE THEY APPLY.
12. **THIS PROJECT IS A DESIGN BUILD PROJECT FOR MECHANICAL, PLUMBING & ELECTRICAL.** THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DESIGN SERVICES RELATED TO THE MECHANICAL, ELECTRICAL AND PLUMBING DESIGN BUILD.
13. MEMPHIS LIGHT GAS AND WATER FEES, CHARGES & UTILITIES ARE BY OWNER.
14. DO NOT SCALE DRAWINGS.



1 Existing North Elevation

Scale: 3/16"=1'-0"



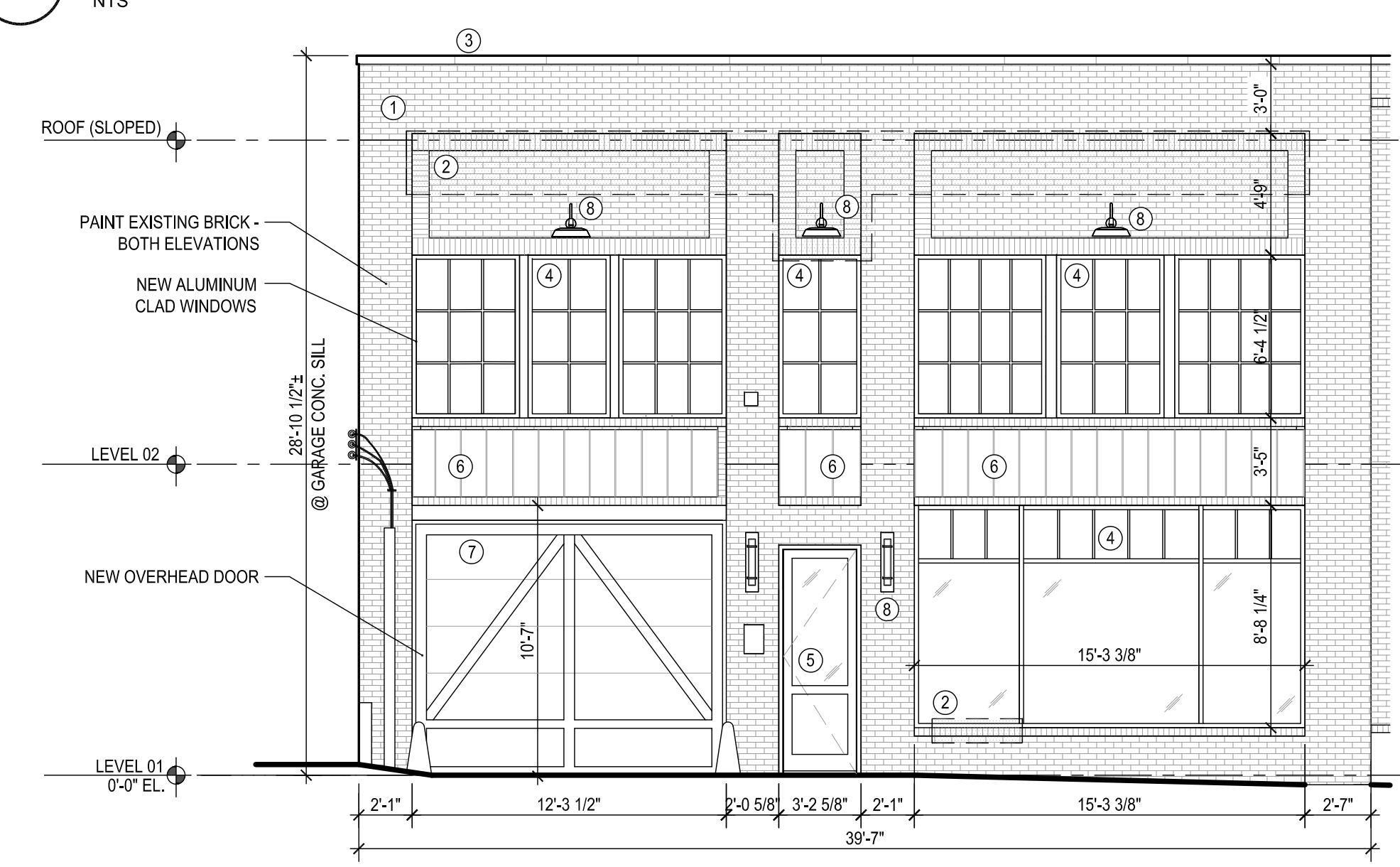
2 Existing East Elevation

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



3 Existing Building Context Images

NTS



4 Proposed North Elevation Renovation Scope of Work

Scale: 3/16"=1'-0"

EXTERIOR FACADE IMPROVEMENTS KEYNOTES:

1. CLEAN & REPAIR ALL EXTERIOR BRICK ON BOTH ELEVATIONS (PROVIDE BREAKDOWN OF EACH SIDE)
 2. REPAIR / REPLACE BRICK HATCHED AREAS INDICATED. FURTHER INVESTIGATION MAY EXPAND INITIAL DEFINED AREA.
 3. REMOVE STONE CAP TO RE-SEAL & WATERPROOF, RESEAL CAP.
 4. NEW METAL CLAN WINDOWS INSULATED WINDOWS (FIELD VERIFY EACH CUSTOM OPENING)
 5. NEW ENTRANCE DOOR (FIELD VERIFY OPENING)
 6. NEW METAL STANDING SEAM AWNINGS.
 7. NEW O.H. DOOR, REPLACE EXISTING WOOD JAMB, TRIM & FASCIA & PAINT .
 8. NEW GOOSE NECK EXTERIOR LIGHT FIXTURES & POWER ABOVE O.H. GARAGE DOOR, FRONT DOOR, STOREFRONT AND ACROSS THE TOP OF THE BUILDING.
 9. (2) NEW WALL SCONCE FIXTURES & POWER AT ENTRY, VERIFY HEIGHT.
- EAST ELEVATION**
10. DEMO EXISTING (2) 36"x68" WOOD WINDOWS & SECURITY BARS, REPLACE W/ 9/16" LAMINATED GLASS & ALUMINUM STOREFRONT SYSTEM - BID ALTERNATE WIRE MESH SECURITY GLASS.
 11. WATERPROOF END CONDITIONS AT STAIR STEPPED PARAPET WALL AT TERRA COTTA CAP & BRICK
 12. INSTALL EXTERIOR 4 LANTERN STYLE LIGHT FIXTURES AND ELECTRICAL CONNECTION NEEDED, VERIFY HEIGHT.



LEFT UPPER WINDOWS



RIGHT UPPER WINDOWS



STOREFRONT BRICK SILL



CENTER WINDOW

5 Existing Context Images - Brick Repair Areas

NTS

413 Monroe

A exterior renovation improvements for:

Kris Shepard
413 Monroe
Memphis, TN 38103

PRICING DOCUMENT
REVISED
05.05.2021

cs studio

art + architecture

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Revision	Date	No.
Elevation Revisions	2021.05.05	

Elevations, Images & Notes

Scale: Varies

Date	2021.05.05	Project No.	2018-20
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In Charge	CJS	A101
Drawn By	CJS	

FRONT DOOR SCONCES



OVER AWNING



Pohl Medium One Light Outdoor Wall Lantern

Collection: Sea Gull Lighting

Finish: Bronze

SPECIFICATIONS

Width: 5"

Height: 9"

Extension: 7.75"

Backplate: DP:2.75" W:5" H:7" OB

UP4.5" Rectangular

Socket: 1 - Medium - BR30

Bulb Shape: BR30 (Not Included)

Wattage: 65W

Dark Sky Compliant

LED Convertible

UNDER AWNING



Barn Light Extra Large One Light Outdoor Wall Lantern

Collection: Sea Gull Lighting

Finish: Black

SPECIFICATIONS

Width: 16"

Height: 15"

Extension: 24"

Backplate D 5" DP:1.25" OB UP:5.875" OB DOWN:9.125" Round

Socket: 1 - Medium - A19

Bulb Shape: A19 (Not Included)

Wattage: 75W

Lumens Delivered: N/A

Rating: Wet Rated

Dark Sky Compliant

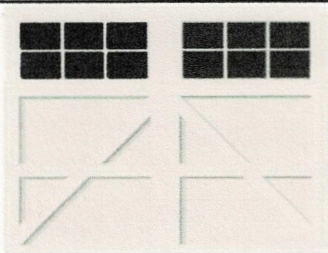
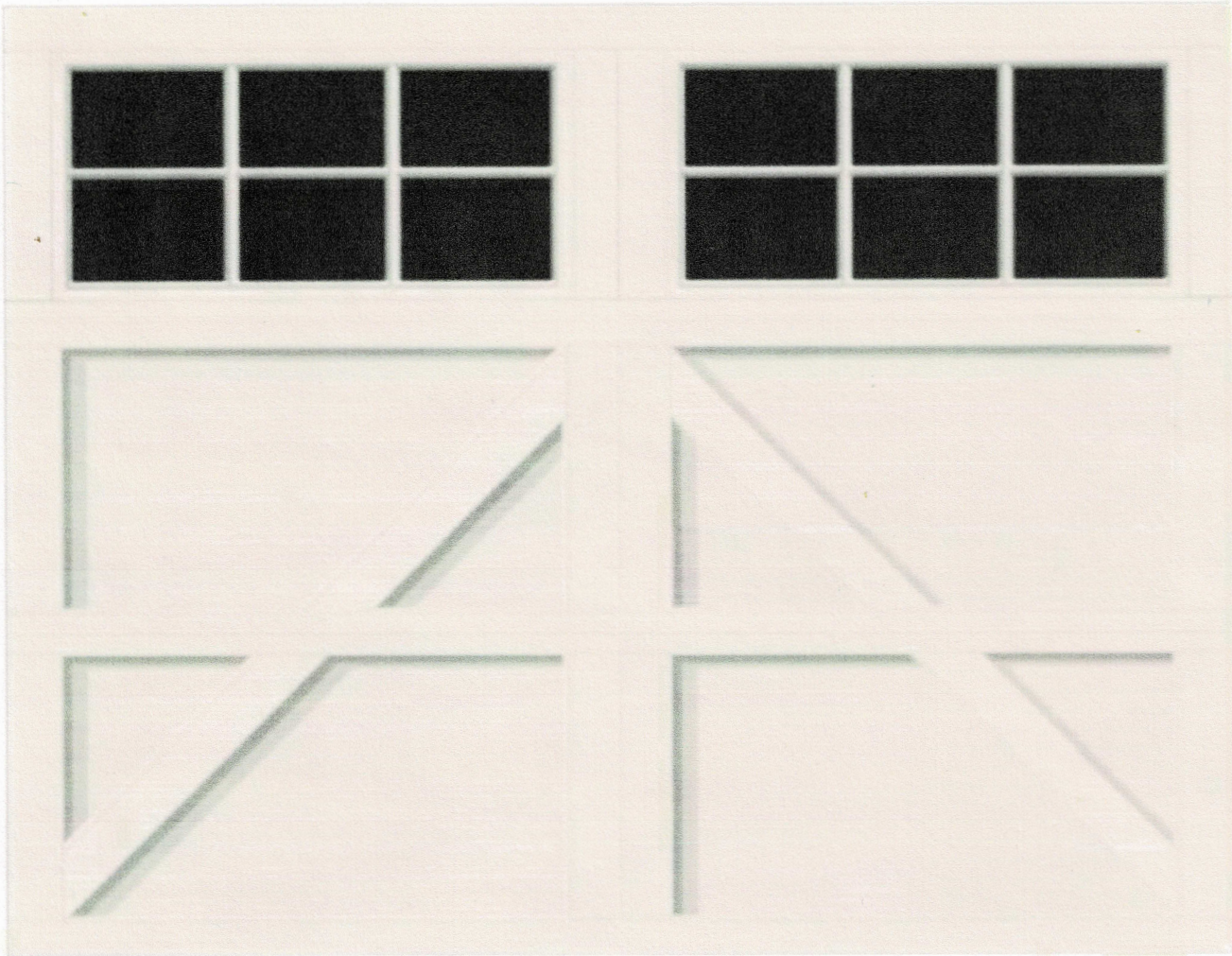
LED Convertible

EXTERIOR LIGHTING - Eastern Facade



OVERHEAD DOOR

Note: Not final selection. Sample for discussion purposes.



- Glass
- Windows
- Paint
- Garage Door

METAL AWNING

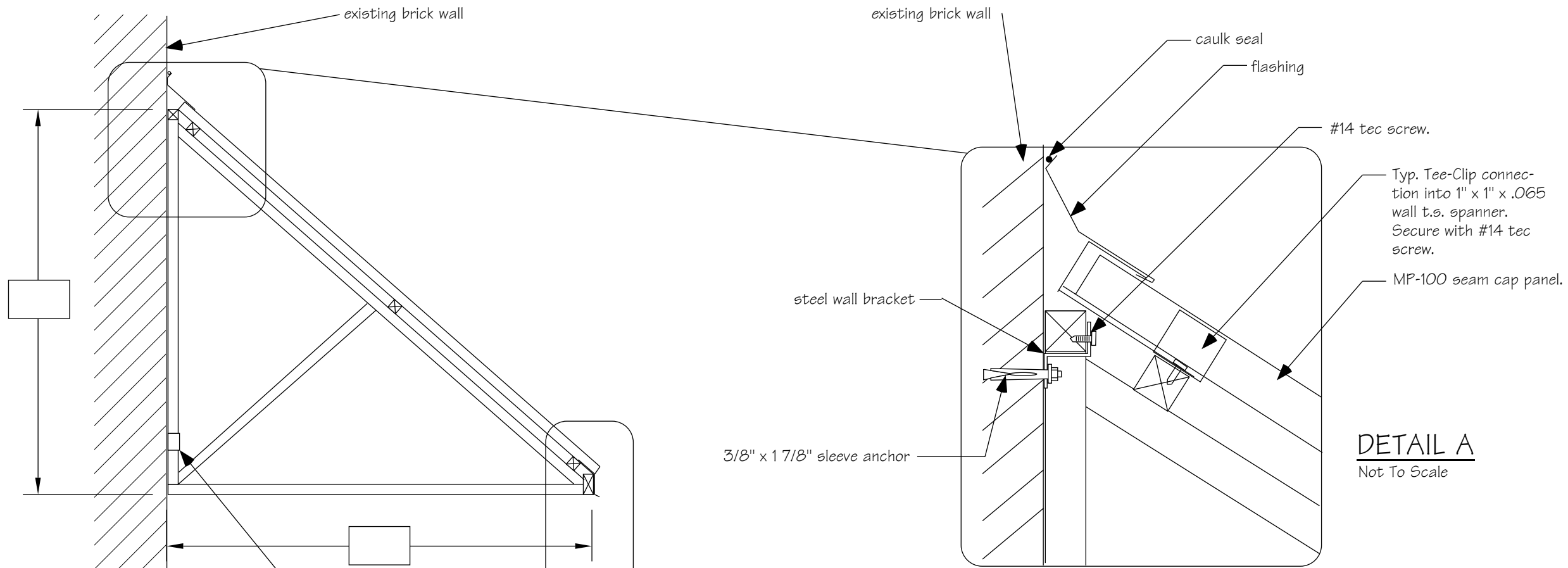


Definition: An architectural projection that provides weather protection, identity, or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid skeleton structure over which a rigid covering is attached.

Performance Requirements: Design, fabricate, and install awning to withstand loads from gravity, wind and snow; and to resist, without failure, other conditions of in-service use, including exposure to weather.

Warranty: Manufacturer's standard form in which manufacturer and fabricator agree to repair or replace components of awning that fail in materials or workmanship within specified warranty period.

1. Exposed Roof Panel Finish Warranty Period: Twenty years
2. Awning Frame Warranty Period: Five years
3. Awning Installation Warranty Period: One year



SPECIFICATIONS:

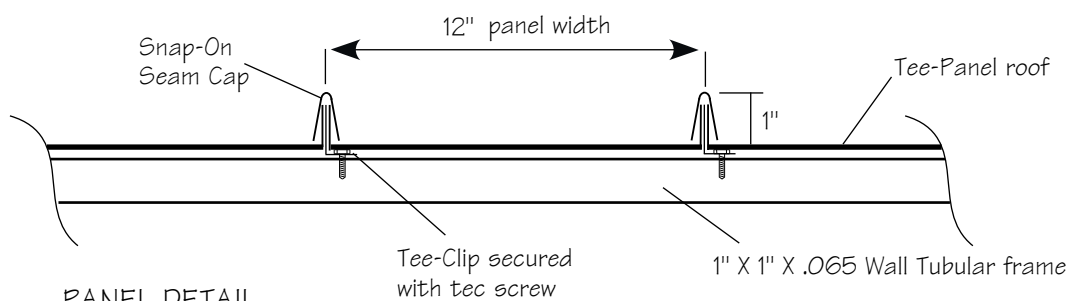
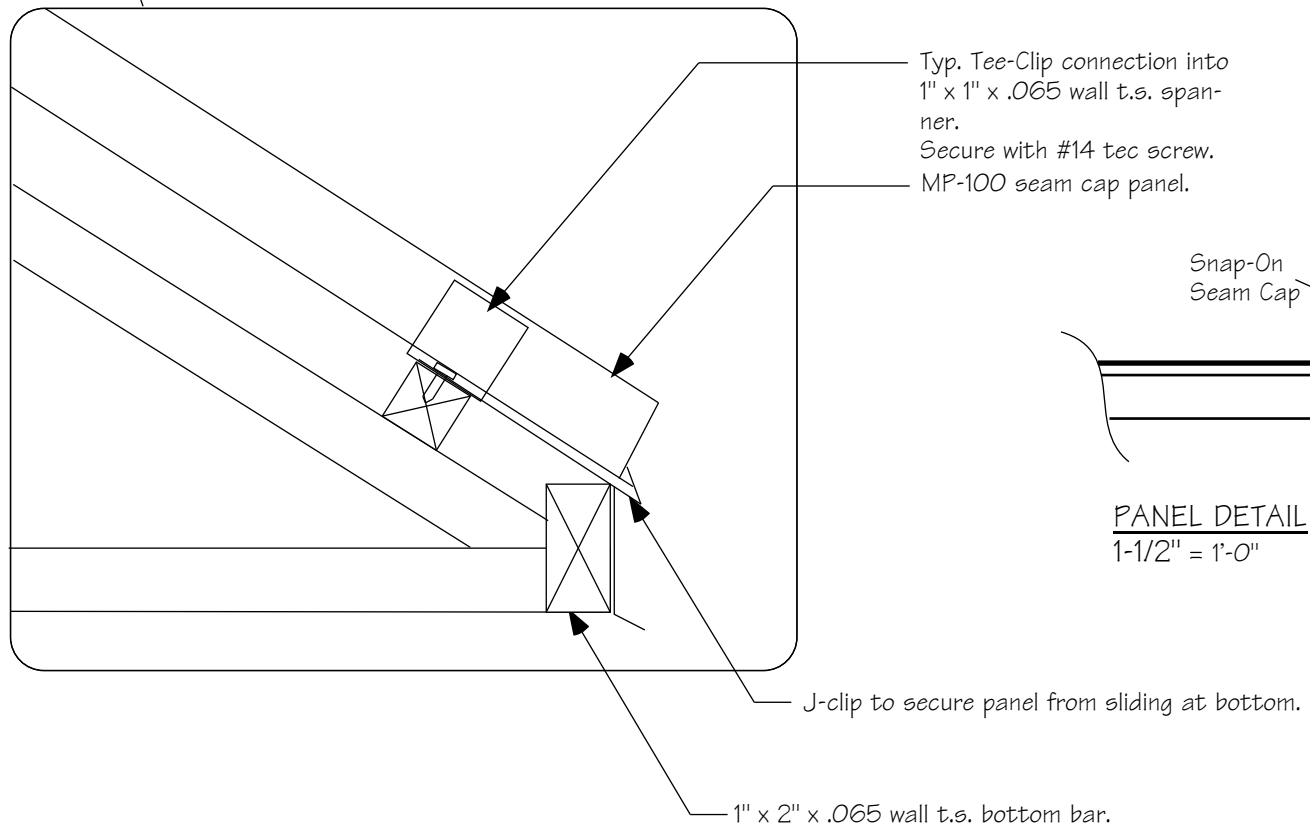
Standing-Seam Metal Panel - To be 24 ga. galvanized steel standing seam panels. "MP-100 seam cap PANEL" system with snap-on seams. Panels to have Kynar 500 finish. Top to be covered only. Sides open.

Finish side of metal panel color TBD. Underside of metal panel and awning frame to be painted.

Awning Frame - Gatorshield steel tubing as manufactured by Allied Tube and Conduit per ASTM A500. All shop connections to be welded and are to develop the full strength of the members being joined. All field connections to be as shown.

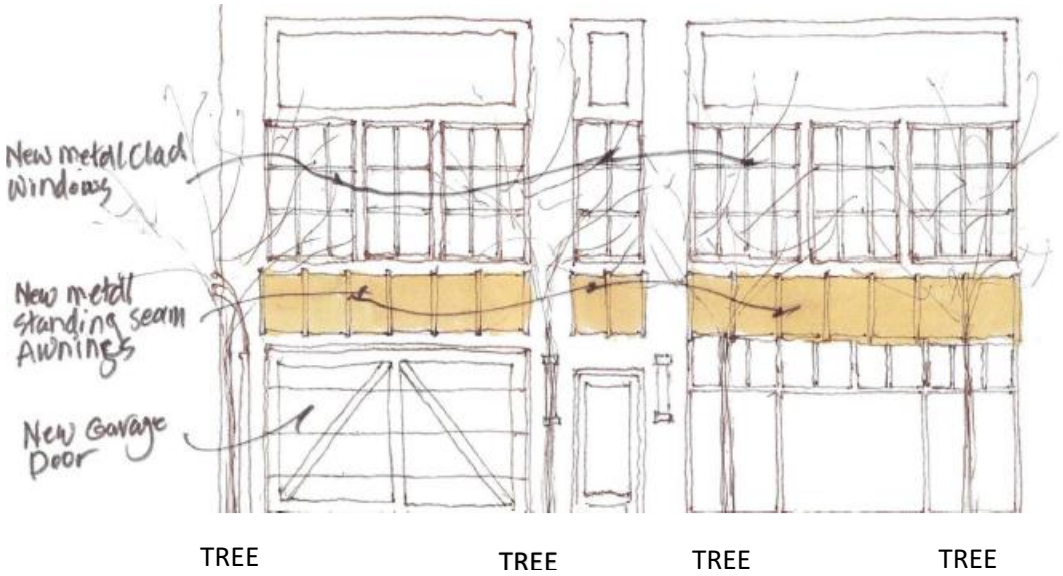
DETAIL A
Not To Scale

SECTION VIEW A-A AT TRUSS A
Scale: 1"=1'-0"



PANEL DETAIL
1-1/2" = 1'-0"

LANDSCAPING



Landscaping is contingent upon whether proposed tree locations are inside the city right-of-way with no utility interference.

If approved, conical shaped trees will be utilized to avoid covering too much of the building.

