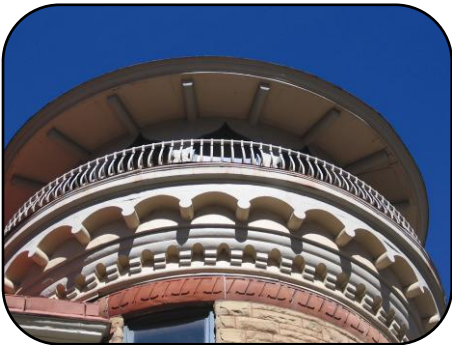
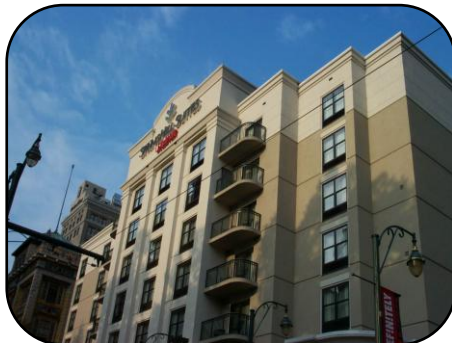




**DOWNTOWN
MEMPHIS
COMMISSION**



Downtown Memphis Review Board Application



Program Administered by:
Design Review Board
114 North Main Street
Memphis, TN 38103
901.575.0540
downtownmemphis.com

Packet information revised on
September 20, 2021



DESIGN REVIEW PROCESS

**Administered by:
Design Review Board**

1. Pre-Design Conference

Before an application for review can be submitted to the Design Review Board (DRB), a pre-design conference must be scheduled with the Downtown Memphis Commission (DMC) staff. This informal review often accelerates the approval process because staff can acquaint applicants with design standards, submittal requirements, and application procedures. Some projects, by the nature of their size and scale, may require more than one review by the DRB (e.g., site plan level review, architectural review, etc.). A pre-design conference will allow staff to communicate directly with the applicant the scope of review his or her particular project warrants. It is critical that the DRB or DMC staff is involved in reviewing projects at the earliest possible time so that the project does not get delayed and so that the board has an appropriate amount of time to fulfill its responsibilities. To schedule a pre-design conference, contact our development offices at (901) 575-0540.

2. Submittal of Application

After the pre-design conference with staff, an application for formal review and all information regarding the project must be submitted to the DMC Staff. A checklist of information necessary for review is included after the list of procedural steps. All applications for review and information must be received by the Development Project Manager no later than three weeks prior to the meeting of the DRB. The DRB generally meets on the first Wednesday of every month.

3. DRB Meeting

At the monthly meeting of the DRB, staff will present all applications that have been received prior to the date outlined above. Applicants or their representative should attend the meeting to answer any questions the DRB may have regarding the application. After reviewing each case, the DRB will vote on the proposal. Any applicant in attendance will immediately know the results of his/her submittal.

4. Approved Applications

Following approval of an application, staff will mail a letter stating the conditions of the approval to the applicant. Staff will also forward a copy of approvals to the City Construction Code Enforcement division. Administrative Approvals may take a minimum of 10 business days for approval.

5. Denied Applications

The DRB is under no obligation to approve every project. A decision may be postponed pending submittal of further information or may be denied. If an application is denied, the DRB will make recommendations to the applicant about changes that could be made to the proposal to warrant approval. These recommendations will be outlined in a letter to the applicant from staff. Changes to the proposal will be reviewed at a future meeting of the DRB.

6. Appealing a Denial

All applicants have the right to appeal a denial of the DRB to the DMC. Such appeals must be made in writing to the Chairman of the DMC within five business days of the date of the meeting at which the application was denied. Applicants may present the appeal at the regular DMC monthly meeting. The DRB chairman and staff would also be present to outline the reasons for the denial.



DESIGN REVIEW CHECKLIST

**Administered by:
Design Review Board**

Sign Proposals

If your application includes installation of a new sign or alteration to an existing sign, your submittal must include the following:

- photo(s) of the building(s) in question;
- drawings (not to exceed 11"x17" in size) of the proposed sign(s) with size and dimensions; drawing(s) should show the front and side views of the sign and may require additional drawings if proposal is not adequately illustrated in those drawings;
- description of letter style and size to be used on each sign;
- drawing or photo indicating where the sign(s) will be located on the building/site; and,
- description of the type of sign, colors, and materials of the proposed sign, including any proposed lighting.

New Construction or Renovation

If your application includes new construction or alteration to an existing structure, your submittal must include the following:

- photo(s) of the building(s) in question;
- site plan of proposed construction;
- architectural drawings of proposed construction at minimum 1/8" = 1'-0"; to include 1) building floor plan for each floor, 2) exterior elevations of all sides of the building, and 3) key construction details as requested by staff; if above drawings exceed 11"x17" in size, one reduced copy not to exceed 11"x17" should also be submitted; and,
- description of the colors and materials of the proposed work

Other Exterior Alterations

If your application includes exterior alterations other than those outlined above (such as installation of an awning or window/door replacement), your submittal must include the following:

- photo(s) of the building(s) in question;
- site plan of proposed alteration;
- drawings of proposed alteration at minimum 1/8" = 1'-0"; to include 1) exterior elevations of all affected sides of the building and 2) key construction details as requested by staff; if above drawings exceed 11"x17" in size, one reduced copy not to exceed 11"x17" should also be submitted; and
- description of the colors and materials of the proposed alterations

If requested, provide 15 copies of the complete application to DMC Staff.

This outline describes the typical requirements for a review by the Design Review Board. However, each project is unique and may require more than what is outlined above. At the pre-design conference, Downtown Memphis Commission staff will inform applicants if their particular project requires information that differs from what is described above.



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: _____

Kinsey Thompson

Date: _____

*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.

RENOVATION: KROSSTOWN VENUE

1400 MADISON AVENUE, MEMPHIS, TENNESSEE 38104
DOWNTOWN REVIEW BOARD REVIEW
 OCTOBER 30, 2023

**DESIGN LOVE
STUDIO**

ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

1605 DEXTER LAKE DRIVE #404
 MEMPHIS, TENNESSEE 38016
 PHONE: 901.326.9374

EMAIL: LOVE@DESIGNLOVESTUDIO.COM
 WEBSITE: WWW.DESIGNLOVESTUDIO.COM

SEAL

**NOT FOR
CONSTRUCTION**

CONSULTANT

PROJECT/CLIENT

**KROSSTOWN
VENUE**

1400 MADISON AVENUE
 MEMPHIS, TN 38104

KINSEY THOMPSON

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ISSUES AND REVISIONS

CD PROGRESS SET 07-14-23

REVISED PROGRESS SET 10-30-23

PROJECT NUMBER 2130
 FILE NAME DESIGN
 DRAWN BY JSL
 CHECKED BY JSL
 APPROVED JSL

SHEET NAME

**COVER SHEET,
PROJECT DATA &
SHEET INDEX**

SHEET NUMBER

A000

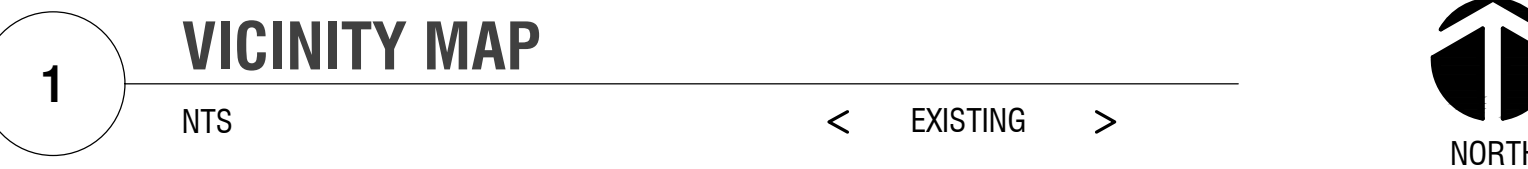
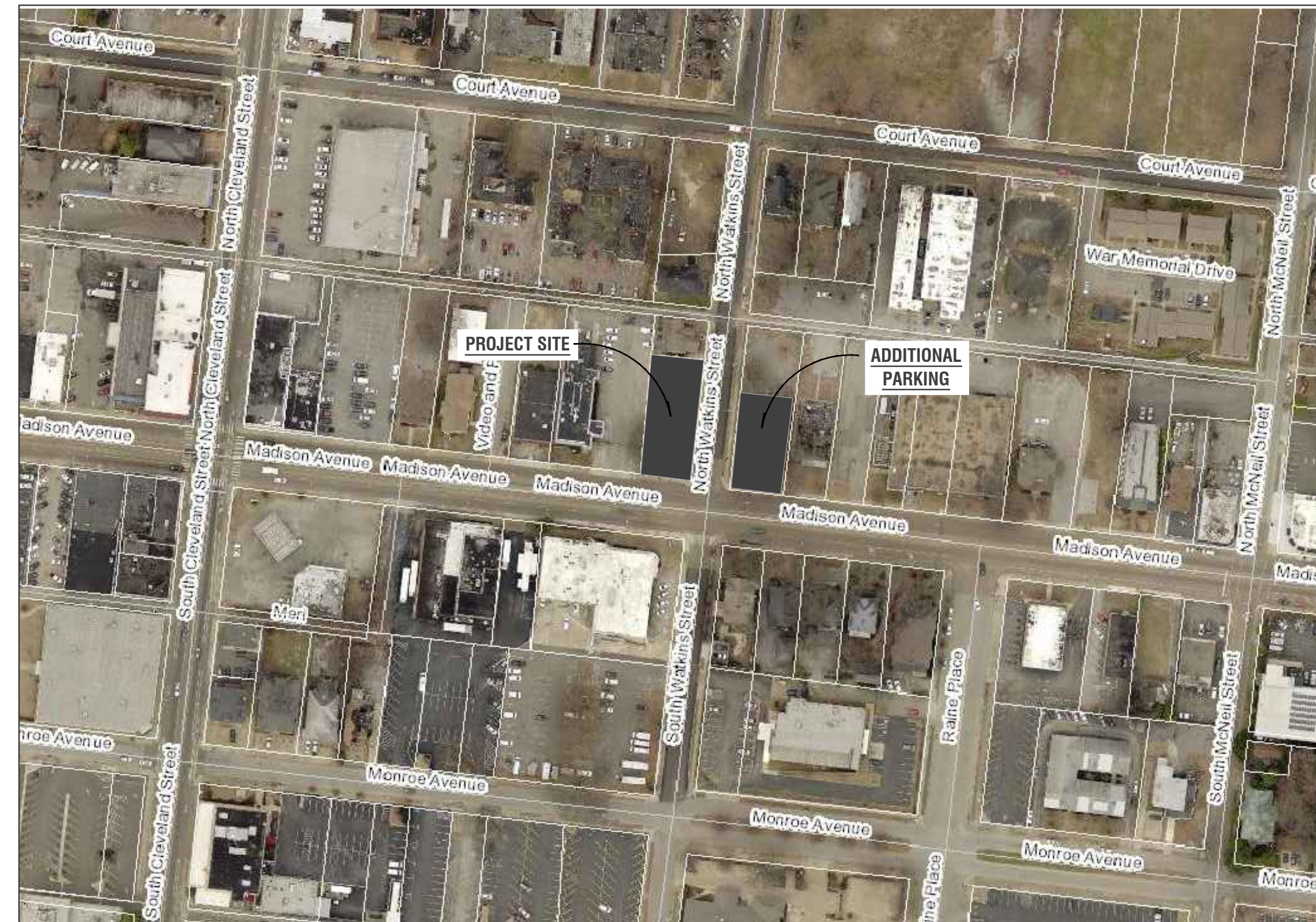
PROJECT TEAM

ARCHITECT:
 DESIGN LOVE STUDIO
 1605 DEXTER LAKE DRIVE #404
 CORDOVA, TN 38016
 P: (901) 326-9374
 www.designlovestudio.com

STRUCTURAL, MEP & FP:
 CHAD STEWART & ASSOCIATES, INC.
 9720 VILLAGE CIRCLE
 LAKELAND, TN 38004
 P: (901) 260-7850
 www.csaengineeringinc.com

INDEX OF DRAWINGS

GENERAL	
A000	COVER SHEET & SHEET INDEX
A001	PROJECT DATA & GENERAL NOTES
ARCHITECTURAL	
AD101	DEMOLITION PLANS - BASEMENT & GROUND FLOOR
AD102	DEMOLITION PLANS - UPPER FLOOR & ROOF
ARCHITECTURAL	
A100	SITE PLAN
A101	BASEMENT & GROUND FLOOR PLANS
A102	UPPER FLOOR & ROOF PLANS
A201	EXTERIOR ELEVATIONS



KEY LEGEND

DRAWING TITLES	DETAIL REFERENCE	SYMBOLS	
DRAWING REFERENCE: 1, A100, TITLE. SHEET REFERENCE: A100.	DRAWING REFERENCE: 1, A100, ELEM TO BE ENLARGED. SHEET REFERENCE: A100.	ACCESSIBLE ROUTE	DOOR REFERENCE IN SCHEDULE
DRAWING REFERENCE: 1, A100, ELEVATION MARK. SHEET REFERENCE: A100.	NORTH ARROW	HANDICAP ACCESSIBLE ELEMENT	ACCESSIBLE 5'-0" TURNING RADIUS
DRAWING REFERENCE: 1, A100, SECTION MARK. SHEET REFERENCE: A100.	NORTH ARROW	POLE MOUNTED SIGNS	ACCESSIBLE 30'x48" FLOOR CLEAR SPACE
	NORTH ARROW	WALL MOUNTED SIGNS	REVISION
	0'-0" ELEVATION MARK	NEW WALL	
		DEMO WALL	
		EXISTING WALL	
		CONSTRUCTION NOTES	
		CONCRETE	
		EARTH	

ABBREVIATIONS

ABV.	ABOVE	G.B.	GRAB BAR	STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	GA.	GRADE	SYS.	SYSTEM
ACOUST.	ACOUSTIC	GYP.	GYPSUM	SUSP.	SUSPENDED
A.B.	AIR CONDITIONING	GWB	GYPSUM WALLBOARD	T.O.C.	TOP OF CURB
ADJ.	ADJUSTABLE	HT.	HEIGHT	T & B	TOP AND BOTTOM
AFF	ABOVE FINISHED FLOOR	H.A.	HOLLOW CORE	T & G	TONGUE AND GROOVE
AHU	AIR HANDLING UNIT	H.M.	HOLLOW METAL	THK	THICK(NESS)
ALT.	ALTERNATE	HORIZ.	HORIZONTAL	TEL.	TELEPHONE
ALUM.	ALUMINUM	H. PT.	HIGH POINT	TEMP.	TEMPORARY
ARCH	ARCHITECTURAL	I.D.	INSIDE DIAMETER / INTERIOR DESIGNER	THRES.	THRESHOLD
ASPH	ASPHALT	INSUL.	INSULATION	T.O.S.	TOP OF SLAB
AUTO	AUTOMATIC	IN.	INCH	TYP.	TYPICAL
AUX	AUXILIARY	INT.	INTERIOR	UNFIN.	UNFINISHED
BD.	BOARD	INTM	INTERMEDIATE	UR.	URINAL
BLDG.	BUILDING	JAN.	JANITOR	VERT.	VERTICAL
BLK(G)	BLOCK(ING)	JT.	JOINT	V.I.F.	VERIFY IN FIELD
BOT.	BOTTOM	KIT.	KITCHEN	VMC	VINYL WALL COVERING
BSMT.	BASEMENT	LAM.	LAMINATE	W/	WITH
CB/TB	CHALK/TACKBOARD	LAV.	LAVATORY	WD.	WOOD
C.L.	CENTERLINE	MB/TB	MARKER / TACKBOARD	WDW	WINDOW
CMU	CONCRETE MASONRY UNIT	C.J.	CONTROL JOINT	WP.	WATERPROOF
C.T.	CERAMIC TILE	MAX.	MAXIMUM	W.R.	WATER RESISTANT
CAB.	CABINET	MECH.	MECHANICAL	WRB	WEATHER RESISTANT BARRIER
CEM.	CEMENT	MFR.	MANUFACTURER	W.W.F.	WELDED WIRE FABRIC
CER.	CERAMIC	M.C.	MEDICINE CABINET		
CLG.	CEILING	M.H.	MANHOLE		
CLO.	CLOSET	MISC.	MISCELLANEOUS		
COL.	COLUMN	MTL.	METAL		
COMP.	COMPACTED	M.O.	MASONRY OPENING		
CONC.	CONCRETE	MTD.	MOUNTED		
CONT.	CONTINUOUS	MULL.	MULLION		
CONTR.	CONTRACTOR	N.	NORTH		
CPT	CARPET	N.I.C.	NOT IN CONTRACT		
CUST	CUSTODIAN	NO.	NUMBER		
DBL	DOUBLE	NOM.	NOMINAL		
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE		
DEPT.	DEPARTMENT	O.C.	ON CENTER		
DET.	DETAIL	O.D.	OUTSIDE DIAMETER		
D.H.	DOUBLE HUNG	O.H.	OVERHANG		
DIA.	DIAMETER	OPNG	OPENING		
DN	DOWN	OPP.	OPPOSITE		
DR.	DOOR	O.S.C.I	OWNER SUPPLIED CONTRACTOR INSTALLED OWNER SUPPLIED OWNER INSTALLED		
D.S.	DOWNSPOUT	PAN.	PANTRY		
DWG.	DRAWING	PL.	PLATE		
E.F.S.	EXT. FINISH SYSTEM	PLUMB.	PLUMBING		
E.I.F.S.	EXT. INSULATION & FINISH SYSTEM	PLYWD.	PLYWOOD		
E.J.	EXPANSION JOINT	PNL.(G)	PANEL(ING)		
E.W.C.	ELECTRIC WATER COOLER	PR.	PAIR		
EA.	EACH	PT.	POINT		
EL., ELEV.	ELEVATION	PTD.	PAINTED		
ELEC.	ELECTRIC / ELECTRICAL	PTN.	PARTITION		
EQ.	EQUAL	PVMT	PAVEMENT		
EQUIP.	EQUIPMENT	Q.T.	QUARRY TILE		
EXH.	EXHAUST	RAD.	RADIUS		
EXIST.	EXISTING	RCP	REFLECTED CEILING PLAN		
EXP.	EXPANSION	REF.	REFERENCE TO REVISION		
EXT.	EXTERIOR	R.O.	ROUGH OPENING		
F.A.	FIRE ALARM	R.P.	REFERENCE POINT		
F.D.	FIRE DAMPER / FLOOR DRAIN	R.R.	RESTROOM		
F.E.	FIRE EXTINGUISHER	S.	SOUTH		
F.E.C.	FIRE EXTINGUISHER CABINET	S.C.	SOLID CORE		
F.H.C.	FIRE HOSE CABINET	SCHED.	SCHEDULE		
F.F.	FINISHED FLOOR	SHT.	SHEET		
FLR.	FLOOR	SECT.	SECTION		
F.P.	FROSTPROOF	SIM.	SIMILAR		
FTG.	FOOTING	STOR.	STORAGE		
FLOUR.	FLUORESCENT	S.S.	STAINLESS STEEL		
F.W.C.	FABRIC WALL COVERING	STL.	STEEL		
GA	GAUGE	STA.	STATION		
GAL.	GALVANIZED				

PROJECT DATA

PROJECT NUMBER: 2130
OCCUPANCY TYPE: MIXED USE (EXISTING BUILDINGS)
OCCUPANCY LOAD: 145
HEIGHT: ±30'-0"
NUMBER OF STORIES: 2
BUILDING AREA: ±3,288 SF
SPRINKLERED: YES

PROJECT DESCRIPTION:

The scope of work consists of renovating the two separate existing structures located on the same lot for future commercial tenant spaces at the ground floor level and residential occupancy on the upper level of the main existing building. The single story portion at the back of the main building is to be stripped of finishes to allow for the structure to be stabilized and rebuilt to allow for the second story to extend over the main building footprint. See the accompanying Building Code Summary.

APPLICABLE CODES

MEMPHIS & SHELBY COUNTY CODE ENFORCEMENT

2021	INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL EXISTING BUILDING CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2020	NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
2021	INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS (CITY & COUNTY)
<u>ACCESSIBILITY</u>	
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN

GENERAL CONDITIONS

1. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (HEREINAFTER "THE AGREEMENT"), CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT.
2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
3. IN THE INTEREST OF BREVITY, THE CONTRACT DOCUMENTS FREQUENTLY OMIT MODIFYING WORDS SUCH AS "ALL" AND "ANY" AND ARTICLES SUCH AS "THE" AND "AN," BUT THE FACT THAT A MODIFIER OR AN ARTICLE IS ABSENT FROM ONE STATEMENT AND APPEARS IN ANOTHER IS NOT INTENDED TO AFFECT THE INTERPRETATION OF EITHER STATEMENT.
4. MEASURED DRAWINGS OF THE EXISTING CONDITIONS ARE NOT EXHAUSTIVE IN THE DOCUMENTATION OF ALL CONDITIONS OF A BUILDING. THEY ARE CREATED FROM MEASUREMENTS OBTAINED ON-SITE AND DO NOT CONSIST OF ANY DEMOLITION WORK TO DISCOVER ELEMENTS HIDDEN FROM VIEW. IN NO EVENT SHALL THE ARCHITECT AND/OR THE ARCHITECTURE FIRM BE RESPONSIBLE FOR CONDITIONS AT THE BUILDING WHICH ARE SUBSURFACE OR OTHERWISE CONCEALED FROM REASONABLE VIEW BEFORE OR AFTER THE START OF CONSTRUCTION.
5. SINCE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, BEFORE STARTING EACH PORTION OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF WORK, AS WELL AS THE INFORMATION FURNISHED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS; HOWEVER, ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED DURING THIS REVIEW SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THE REVIEW OF THE EXISTING CONDITIONS AND THE COORDINATION OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL PAY SUCH COSTS AND DAMAGES TO THE OWNER AS WOULD HAVE BEEN AVOIDED IF THE CONTRACTOR HAD PERFORMED THESE OBLIGATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSION OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK FOR OR ON THE BEHALF OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS.
7. THE CONTRACTOR MAY MAKE SUBSTITUTIONS ONLY WITH THE CONSENT OF THE OWNER, AFTER EVALUATION BY THE ARCHITECT AND IN ACCORDANCE WITH A CHANGE ORDER.
8. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.
9. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF WORK.
10. IT IS NOT THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, ORDINANCES, BUILDING CODES, AND RULES AND REGULATIONS; HOWEVER, IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND OWNER IN WRITING, AND NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION, IF CONTRACTOR PERFORMS WORK KNOWING IT TO BE CONTRARY TO LAWS, STATUTES, ORDINANCES, BUILDING CODES, AND RULES AND REGULATIONS WITHOUT SUCH NOTICE TO THE ARCHITECT AND OWNER, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH WORK AND BEAR THE COSTS ATTRIBUTABLE TO CORRECTION.
11. THE CONTRACTOR, PROMPTLY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT FOR THE OWNER'S AND ARCHITECT'S INFORMATION A CONTRACTOR'S CONSTRUCTION SCHEDULE FOR THE WORK. THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS, SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND THE PROJECT, SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS, AND SHALL PREPARE AND KEEP, CURRENT, FOR THE ARCHITECT'S APPROVAL, A SCHEDULE OF SUBMITTALS WHICH IS COORDINATED WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE AND ALLOWS THE ARCHITECT REASONABLE TIME TO REVIEW SUBMITTALS. THE CONTRACTOR SHALL PERFORM THE WORK IN GENERAL ACCORDANCE WITH THE MOST RECENT SCHEDULES SUBMITTED TO THE OWNER AND ARCHITECT.
12. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT. THIS INCLUDES ALL MATERIAL FINISH AND COLOR SELECTIONS.
13. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF THE SUBMITTAL AND (1) THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE IN THE WORK, OR (2) A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING, OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE PARTS FITS TOGETHER PROPERLY. THE CONTRACTOR SHALL NOT DAMAGE OR ENDANGER A PORTION OF THE WORK OR FULLY OR PARTIALLY COMPLETED CONSTRUCTION OF THE OWNER OR SEPARATE CONTRACTORS BY CUTTING, PATCHING, OR OTHERWISE ALTERING SUCH CONSTRUCTION OR BY EXCAVATION. THE CONTRACTOR SHALL NOT CUT OR OTHERWISE ALTER SUCH CONSTRUCTION BY THE OWNER OR A SEPARATE CONTRACTOR EXCEPT WITH WRITTEN CONSENT OF THE OWNER AND OF SUCH SEPARATE CONTRACTOR; SUCH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. THE CONTRACTOR SHALL NOT UNREASONABLY WITHHOLD FROM THE OWNER OR A SEPARATE CONTRACTOR THE CONTRACTOR'S CONSENT TO CUTTING OR OTHERWISE ALTERING THE WORK.
15. THE CONTRACTOR SHALL PROMPTLY CORRECT WORK REJECTED BY THE ARCHITECT OR FAILING TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, WHETHER DISCOVERED BEFORE OR AFTER SUBSTANTIAL COMPLETION AND WHETHER OR NOT FABRICATED, INSTALLED, OR COMPLETED. COSTS OF CORRECTING SUCH REJECTED WORK, INCLUDING ADDITIONAL TESTING AND INSPECTIONS AND COMPENSATION FOR THE ARCHITECT'S SERVICES AND EXPENSES MADE NECESSARY THEREBY, SHALL BE AT THE CONTRACTORS EXPENSE.

SUPPLEMENTARY GENERAL CONDITIONS

1. IT IS UNDERSTOOD THAT BASED ON REPRESENTATIONS AND INFORMATION PROVIDED BY THE OWNER, THE ARCHITECT HAS DESIGNED THIS PROJECT AS A RENOVATION OF AN EXISTING BUILDING. BECAUSE THIS PROJECT IS NOT "NEW CONSTRUCTION," ITEMS THAT ARE NOT INCLUDED IN THE SCOPE OF WORK PER THE PROGRAM STATEMENT APPROVED BY THE OWNER, THE OWNER OR SUBSEQUENT OWNER WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT, ITS OFFICERS, DIRECTORS, EMPLOYEES, AND SUBCONSULTANTS AGAINST ALL DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH ITEMS OUTSIDE OF THE SCOPE OF WORK.
2. THIS PROJECT IS TO BE COMPLETE IN ONE PHASE. THE CONTRACTOR SHALL PROVIDE PROTECTIONS FOR AREAS OF THE PROJECT THAT IS PARTIALLY OCCUPIED FROM CONSTRUCTION NOISE, DUST AND ODORS. THE CONTRACTOR SHALL ALSO PROVIDE CONTINUITY OF ALL LIFE SAFETY SYSTEMS INCLUDING EXIT EGRESS PATHS. ALL ACCESSIBLE ROUTES SHALL ALSO BE MAINTAINED. REFER TO SPECIFICATION SECTION xxxxxx SUMMARY OF WORK FOR GENERAL DESCRIPTIONS AND SPECIFICATION SECTION xxxxxx TEMPORARY FACILITIES AND CONTROLS FOR DETAILED DESCRIPTIONS.
3. DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES, IN THE EVENT OF OMISSION OF NECESSARY DIMENSION(S), THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT.
4. INSTALL ALL ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATION HEREIN, WHERE THE MORE STRINGENT APPLY. NOTIFY THE ARCHITECT OF ANY CONFLICTS.
5. ALL MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, FIRE PROTECTION, OR LOW-VOLTAGE SYSTEMS SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY DOORS, WINDOWS, OR POINT OF TRANSITION BETWEEN TWO OR MORE FINISH MATERIALS.

BUILDING DATA / CODE SUMMARY

PROJECT OCCUPANCY

Occupancy Classifications (IBC, Chp 3; IEBC, Section 504): Group A-2 (Restaurant)
Group R-2 (Residential)

Occupant Load (IBC, Table 1004.1.2): Assembly: 135 Occupants + Residential: 10 = **Total: 145**

CONSTRUCTION TYPE

Construction Type (Table 601): VB, Sprinklered
Maximum Allowable Building Height & Stories & Area: N/A (renovation of existing space)
Maximum Allowable Building Area: N/A (renovation of existing space)

EGRESS

Number of Egress (IBC, Section 1006): Min. 2 total required, 5 total exits provided.
Maximum Allowable Egress Travel (IBC, Tables 1006.2.1 & 1017.2): Max of 75ft Common Path of Egress Travel Distance & Max. 250ft with sprinkler allowed.
Corridor Construction (IBC, Section & Table 1020.2): 0.5hr for Residential Corridor; 1hr separation between Residential and Assembly Occupancies; 1hr tenant demising walls
Minimum Corridor Width (IBC, Table 1020.3): 44 inches

FIRE PROTECTION

Automatic Fire Sprinkler (IEBC 2021, Section 803): Required
Fire Protection (IEBC 2021, Section 803): Required
Emergency Lighting (IBC, Section 1008): Required
Fire Extinguishers (NFPA 101 & IBC, Section 906): Required

ZONING & LAND USE (City of Memphis Zoning - UDC):

Allowed

PARKING

Required Standard Stalls (City of Memphis Zoning - UDC): Parking Spaces provided in existing parking lot; Additional Parking Spaces provided across the street
Handicap Parking Stalls & Ramps: Required; Provided

ACCESSIBILITY (2010 ADA & 2021 IEBC):

Providing additional access to building through courtyard area due to existing restraints of zero building set-back along a narrow sidewalk that will not allow accessible ramps along the street frontage.

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SEAL

NOT FOR
CONSTRUCTION

CONSULTANT

PROJECT/CLIENT

KROSSTOWN VENUE

1400 MADISON AVENUE
MEMPHIS, TN 38104

KINSEY THOMPSON

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ISSUES AND REVISIONS

CD PROGRESS SET 07-14-23

REVISED PROGRESS SET 10-30-23

PROJECT NUMBER 2130
FILE NAME DESIGN
DRAWN BY JSL
CHECKED BY JSL
APPROVED JSL

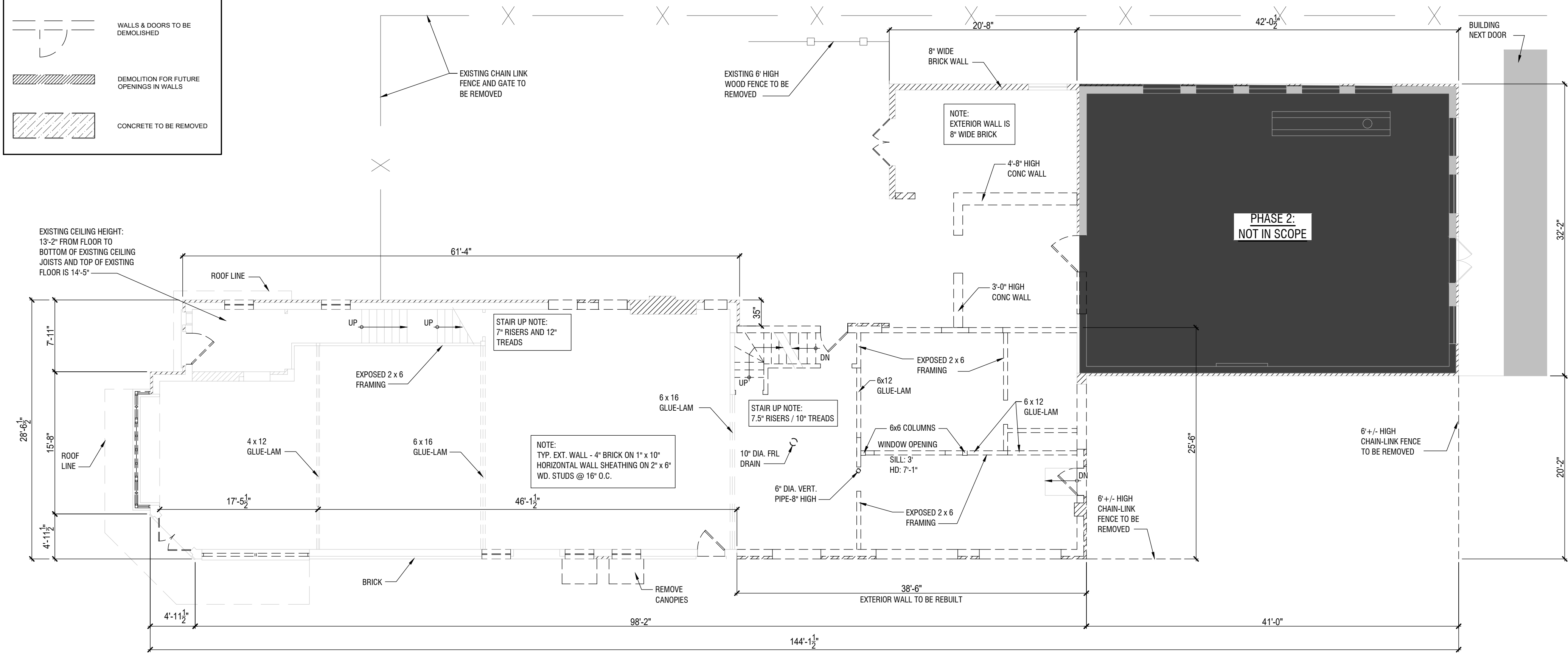
SHEET NAME

PROJECT DATA, CODE SUMMARY & GENERAL NOTES

SHEET NUMBER

A001

BUILDING DEMOLITION LEGEND	
	EXISTING CONDITIONS
	WALLS & DOORS TO BE DEMOLISHED
	DEMOLITION FOR FUTURE OPENINGS IN WALLS
	CONCRETE TO BE REMOVED

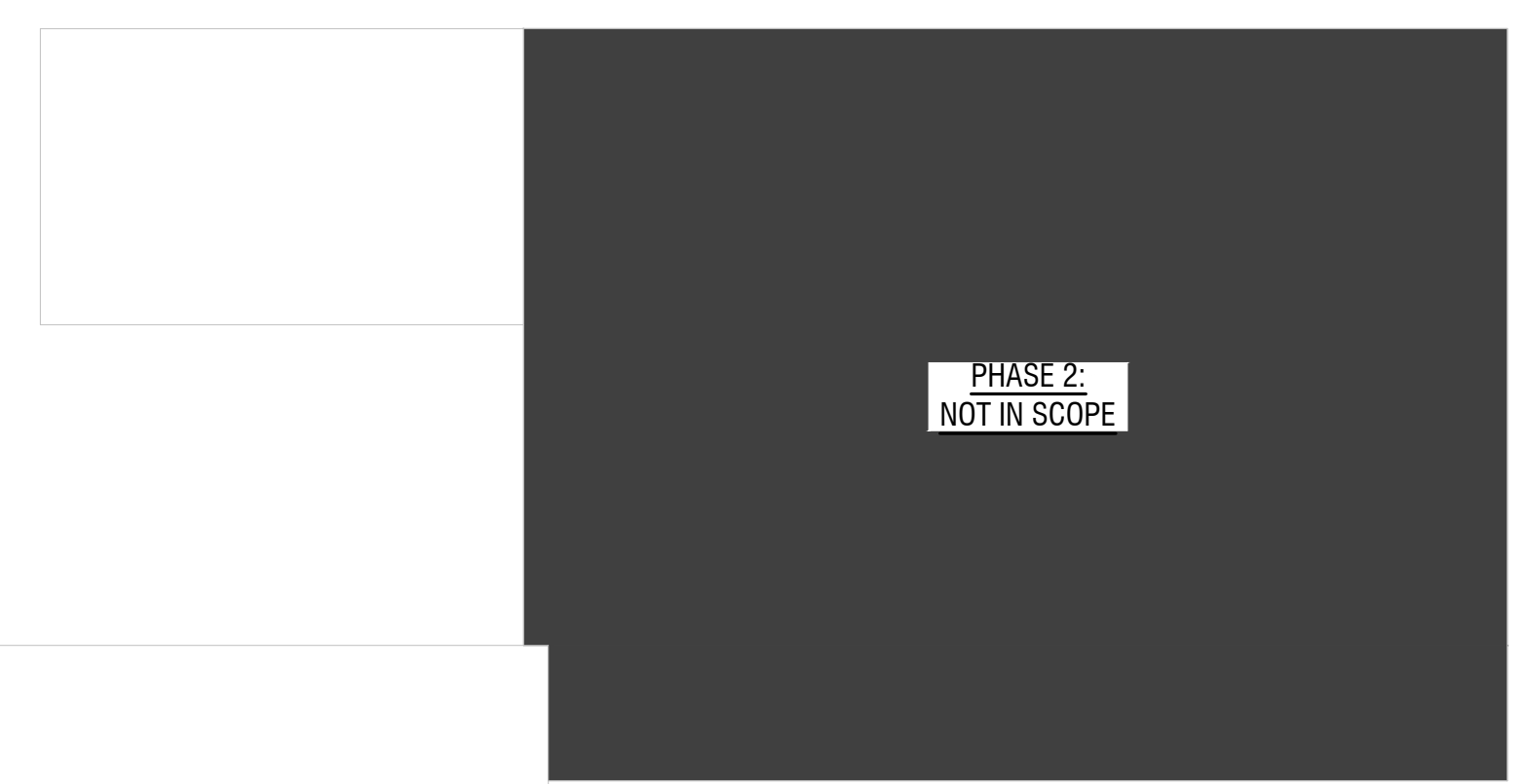


1 DEMOLITION PLAN - GROUND FLOOR

1/8" = 1'-0"

DESIGN

NORTH



2 DEMOLITION PLAN - BASEMENT

1/8" = 1'-0"

DESIGN

NORTH

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. GENERAL CONTRACTOR TO PLAN FOR ISOLATION OF DAMAGE TO EXISTING FLOOR TILE FOR ASBESTOS ABATEMENT. REMAINING FLOOR FINISH TO BE PROTECTED FOR ENCAPSULATION. PREPARE EXISTING FLOOR FINISH FOR NEW FLOORING.
3. PRIOR TO START OF 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.
4. DRAWINGS AND NOTES SERVE AS REFERENCE AIDS TO CONTRACTOR AND SHALL NOT BE INTERPRETED AS PRECISE LOCATIONS AND QUANTITIES OF DEMOLITION.
5. REMOVE WALLS, FINISH BASE, DOORS, CEILING, PLUMBING FIXTURES, AND PLUMBING PARTITIONS AS SHOWN ON PLAN.
6. 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.
7. DURING REMOVAL/REPAIR OF ALL ITEMS CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING AREAS FROM THE WEATHER & PROVIDE MEANS FOR POSITIVE DRAINAGE.
8. CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS AS REQUIRED BY SCOPE OF WORK.
9. PATH OF REMOVAL OF ALL DEMOLISHED ITEMS SHALL BE COORDINATED WITH OWNER TO MINIMIZE THE AMOUNT OF DUST AND DEBRIS THROUGHOUT THE BUILDING.
10. 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.
11. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY PARTITIONS TO PROTECT THE EXISTING BUILDING DURING DEMOLITION.
12. 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.
13. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTION AGAINST ELECTRICAL AND FIRE HAZARDS DURING DEMOLITION.
14. 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.
15. 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).
16. AT INTERIOR PARTITION DEMOLITION WORK, CAP OR PLUG ALL ABANDONED DRAIN & SUPPLY LINES & WASTE OPENINGS DOWN TO FINISH FLOOR LEVEL.
17. DEMOLITION DEBRIS SHALL BE REMOVED FROM WORK SITE TO AREA PROVIDED BY THE CONTRACTOR.
18. CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS FROM PROJECT SITE.



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REVISED PROGRESS SET 10-30-23

PROJECT NUMBER 2130

FILE NAME DESIGN

DRAWN BY JSL & AP

CHECKED BY JSL

APPROVED JSL

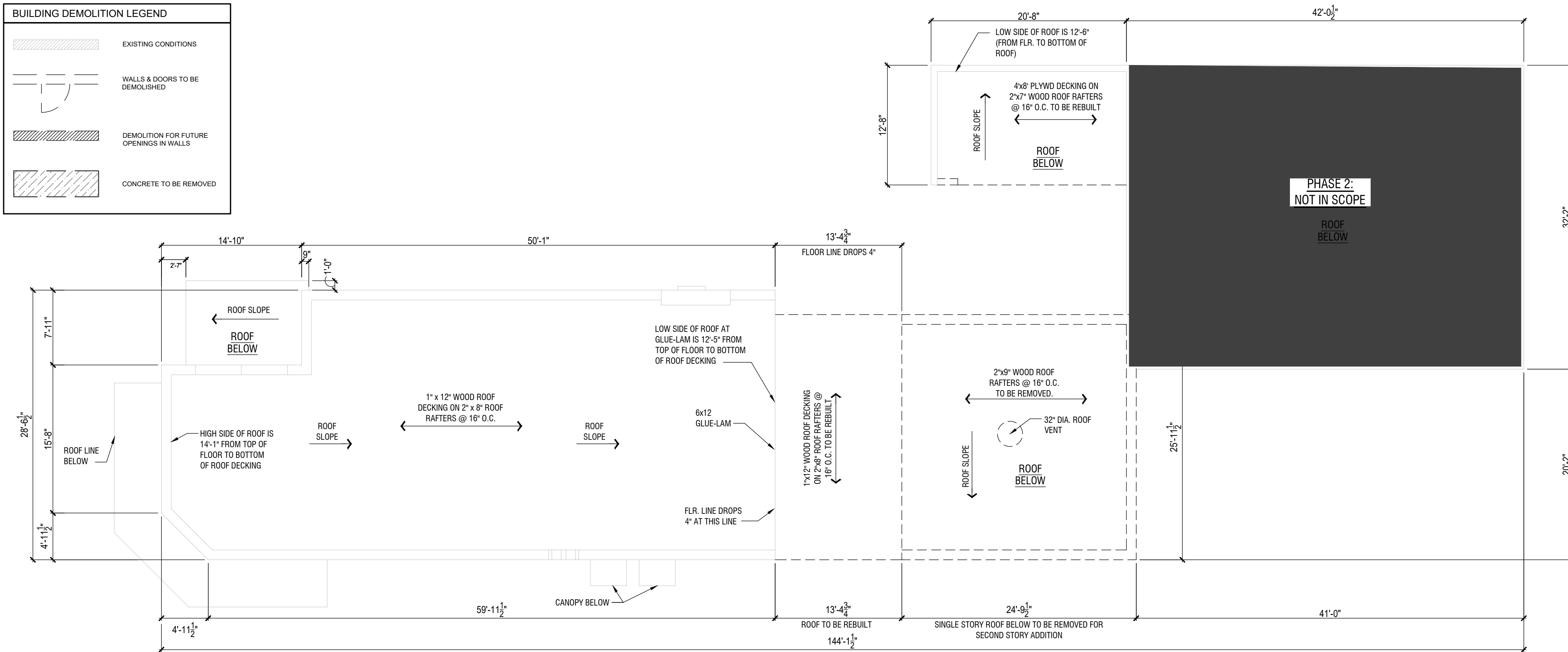
SHEET NAME

DEMOLITION PLAN BASEMENT & GROUND FLOOR

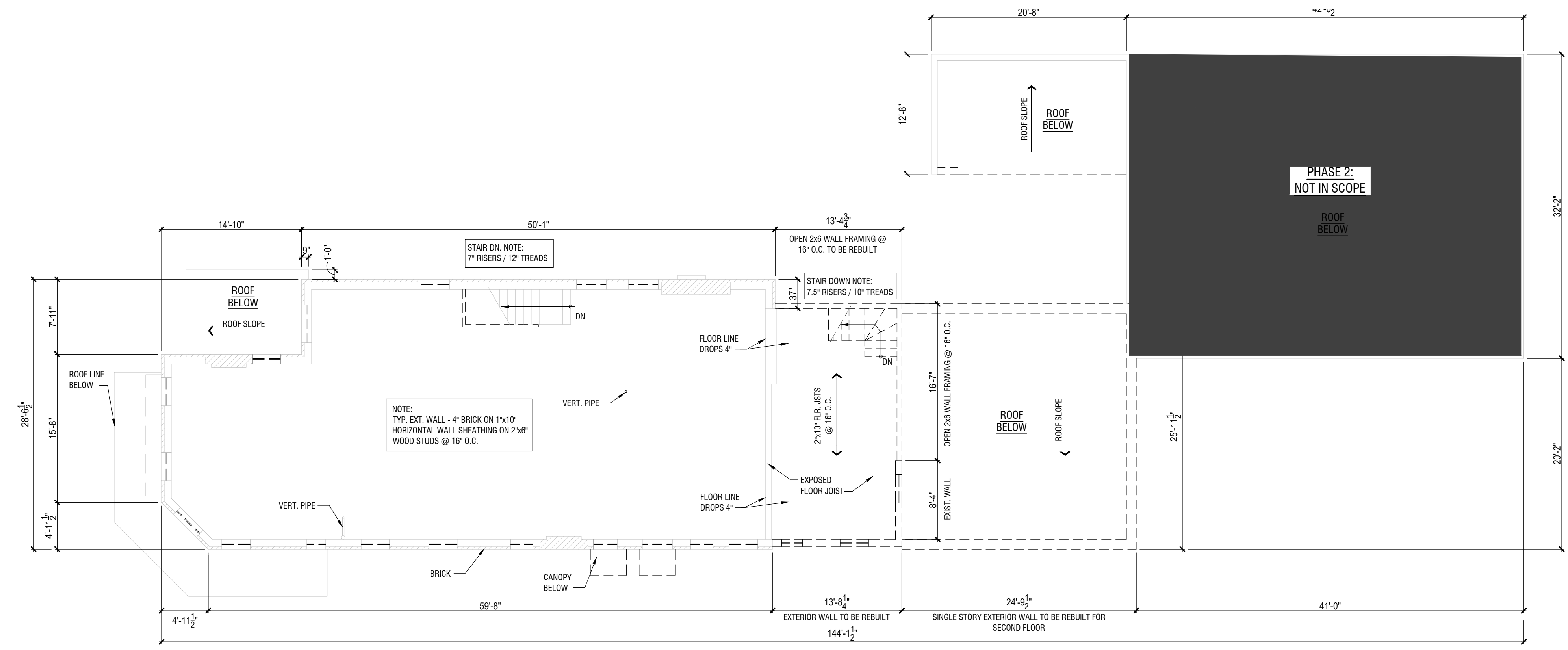
SHEET NUMBER

AD101

BUILDING DEMOLITION LEGEND	
	EXISTING CONDITIONS
	WALLS & DOORS TO BE DEMOLISHED
	DEMOLITION FOR FUTURE OPENINGS IN WALLS
	CONCRETE TO BE REMOVED



1 DEMOLITION PLAN - ROOF
1/8" = 1'-0"
DESIGN NORTH



2 DEMOLITION PLAN - UPPER FLOOR
1/8" = 1'-0"
DESIGN NORTH

GENERAL DEMOLITION NOTES

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KINSEY THOMPSON

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ISSUES AND REVISIONS

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REVISED PROGRESS SET 10-30-23

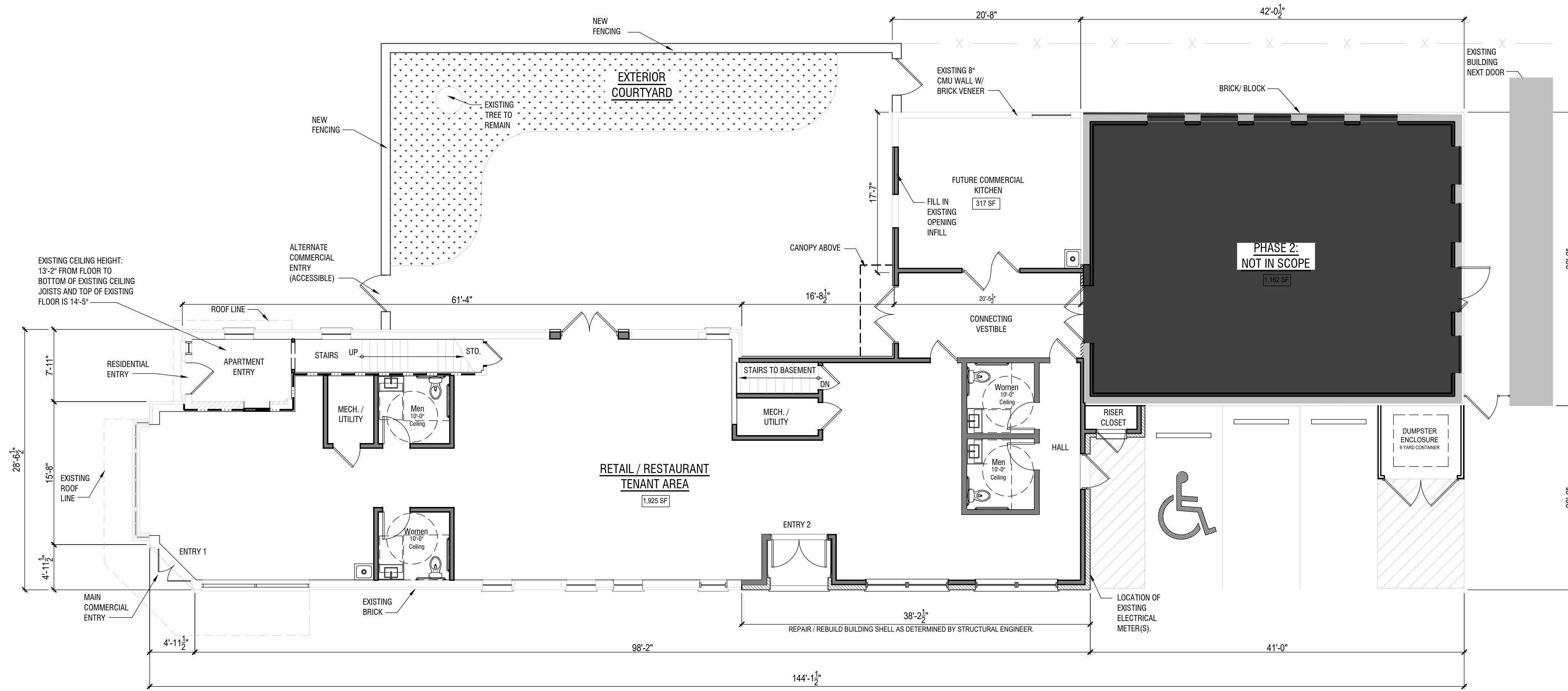
PROJECT NUMBER 2130
FILE NAME DESIGN
DRAWN BY JSL & AP
CHECKED BY JSL
APPROVED JSL

SHEET NAME

**DEMOLITION PLANS
UPPER FLOOR
& ROOF**

SHEET NUMBER

AD102



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SAFETY FOR ALL WORK UNDER THIS CONTRACT. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REGULATIONS.
2. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DESIGN PRIOR TO EXECUTION OF WORK.
3. ALL DIMENSIONS ARE TO CENTERLINE OR TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.
4. ALL NEW PARTITIONS AND UPGRADES SHALL MEET SEALANT REQUIREMENTS FOR FIRE-STOPPING.
5. PROVIDE SOUND BATTING AT ALL RESTROOMS AND OFFICES, AS WELL AS AT SELECT KITCHEN STUD WALLS & CLOSED DINING ROOMS. ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING, FLOOR, AND WALL CONDITIONS AT PREVIOUSLY STATED AREAS.
6. VERIFY AND COORDINATE SIZE AND LOCATION OF OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK AND EQUIPMENT WITH ALL TRADES INVOLVED.
7. GENERAL CONTRACTOR TO PROVIDE BLOCKING FOR ALL ACCESSORIES, BUILDING ITEMS, AND OWNER FF&E ITEMS THAT ARE WALL OR CEILING MOUNTED.
8. PROVIDE ACCESS PANELS AS REQUIRED. (SEE ENGINEERING DRAWINGS).
9. ALL EXTERIOR DOORS TO RECEIVE ALUMINUM THRESHOLDS WITH A THERMAL BREAK.
10. P.H. INDICATES PANIC HARDWARE. PROVIDE PANIC HARDWARE AT ALL EXIT DOORS.
11. ALL KITCHEN EQUIPMENT IS O.S.C.I.



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REVISED PROGRESS SET 10-30-23

PROJECT NUMBER 2130
FILE NAME DESIGN
DRAWN BY JSL & AP
CHECKED BY JSL
APPROVED JSL

SHEET NAME

BASEMENT & GROUND FLOOR PLANS

SHEET NUMBER

A101

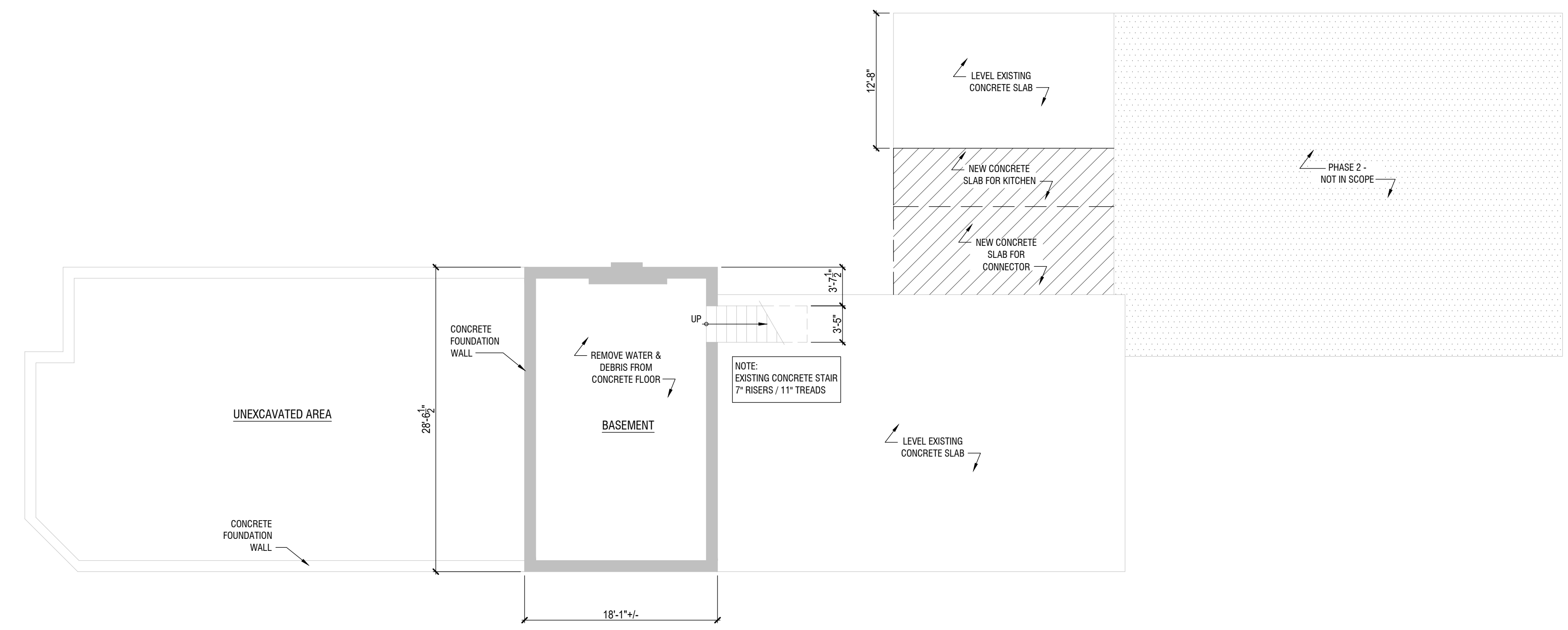
BASEMENT FLOOR PLAN

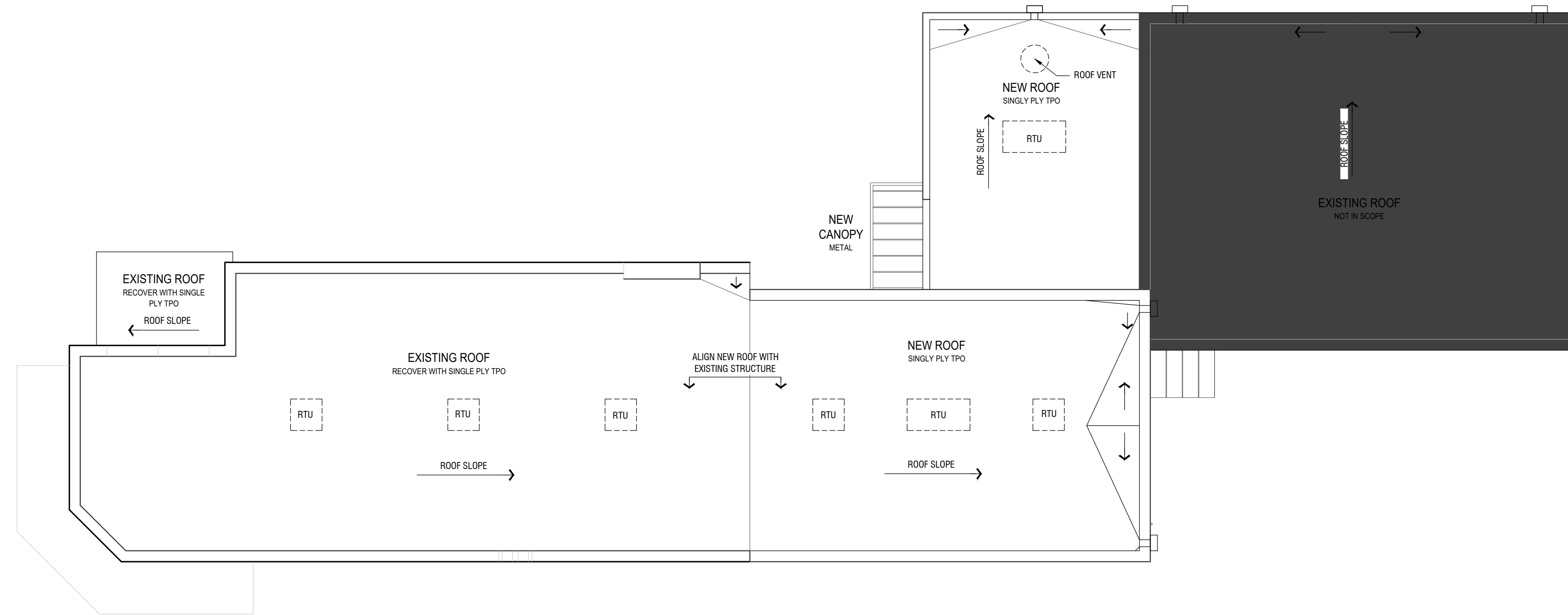
2

1/8" = 1'-0"

DESIGN

NORTH





1 ROOF PLAN
1/8" = 1'-0"

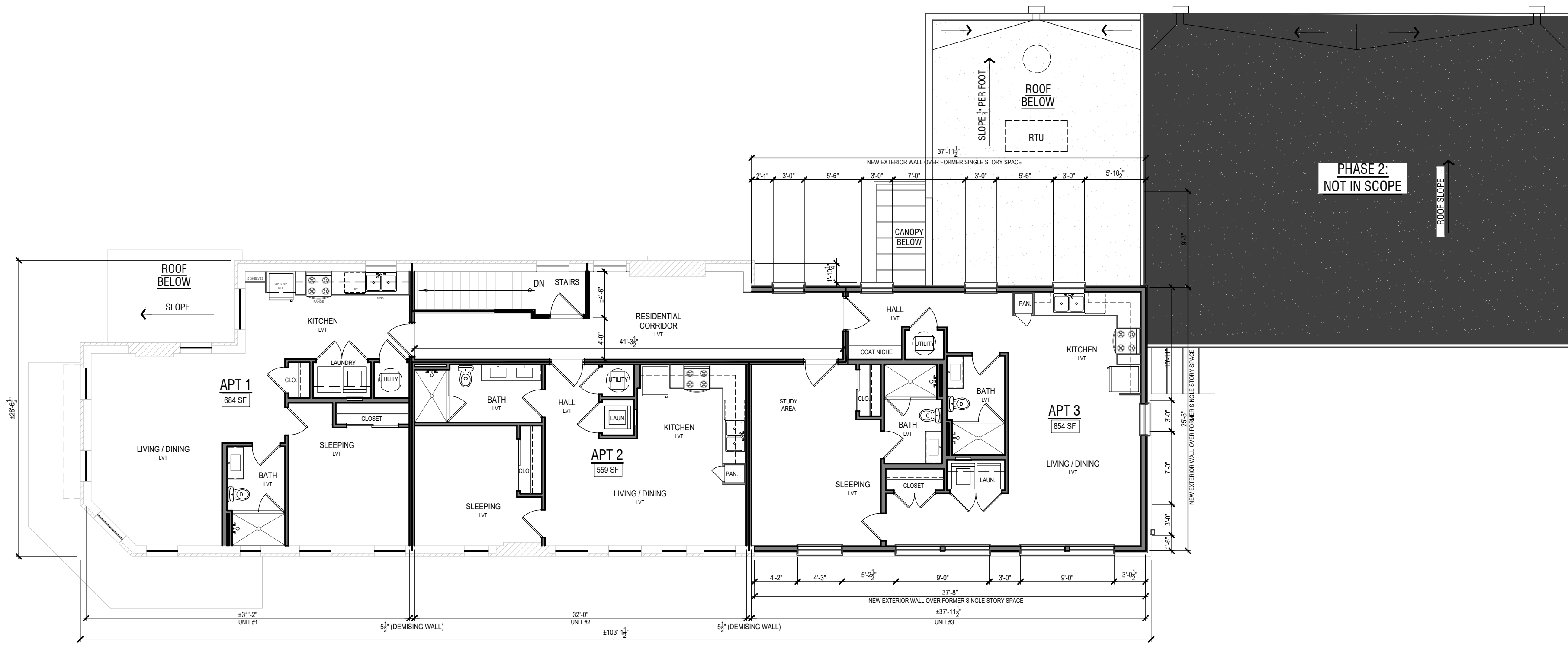


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8. PROVIDE ACCESS PANELS AS REQUIRED. (SEE ENGINEERING DRAWINGS).
9. ALL EXTERIOR DOORS TO RECEIVE ALUMINUM THRESHOLDS WITH A THERMAL BREAK.
10. P.H. INDICATES PANIC HARDWARE. PROVIDE PANIC HARDWARE AT ALL EXIT DOORS.
11. ALL KITCHEN EQUIPMENT IS O.S.C.I.

GENERAL ROOFING NOTES

1. DO NOT SCALE DRAWING.
2. 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.
3. 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.
4. REPAIR OR REPLACE ALL EXISTING ROOF CURBS, PIPE CONDUIT FLASHING COLLARS, AND PIPE ROLLER SUPPORTS AS REQUIRED FOR CONTINUED FUNCTION.
5. COMPLETE ALL DETAILS AND FLASHING PER MANUFACTURER SPECIFICATIONS.
6. PAINT ALL VENTS, STACKS, ETC. EXPOSED TO VIEW TO MATCH ROOF/WALL COLOR.
7. REMOVE ALL DEBRIS FROM ROOFTOP AFTER COMPLETION OF NEW WORK CONSTRUCTION OR PATCH & REPAIR OF EXISTING CONDITIONS.



2 UPPER FLOOR PLAN
1/8" = 1'-0"



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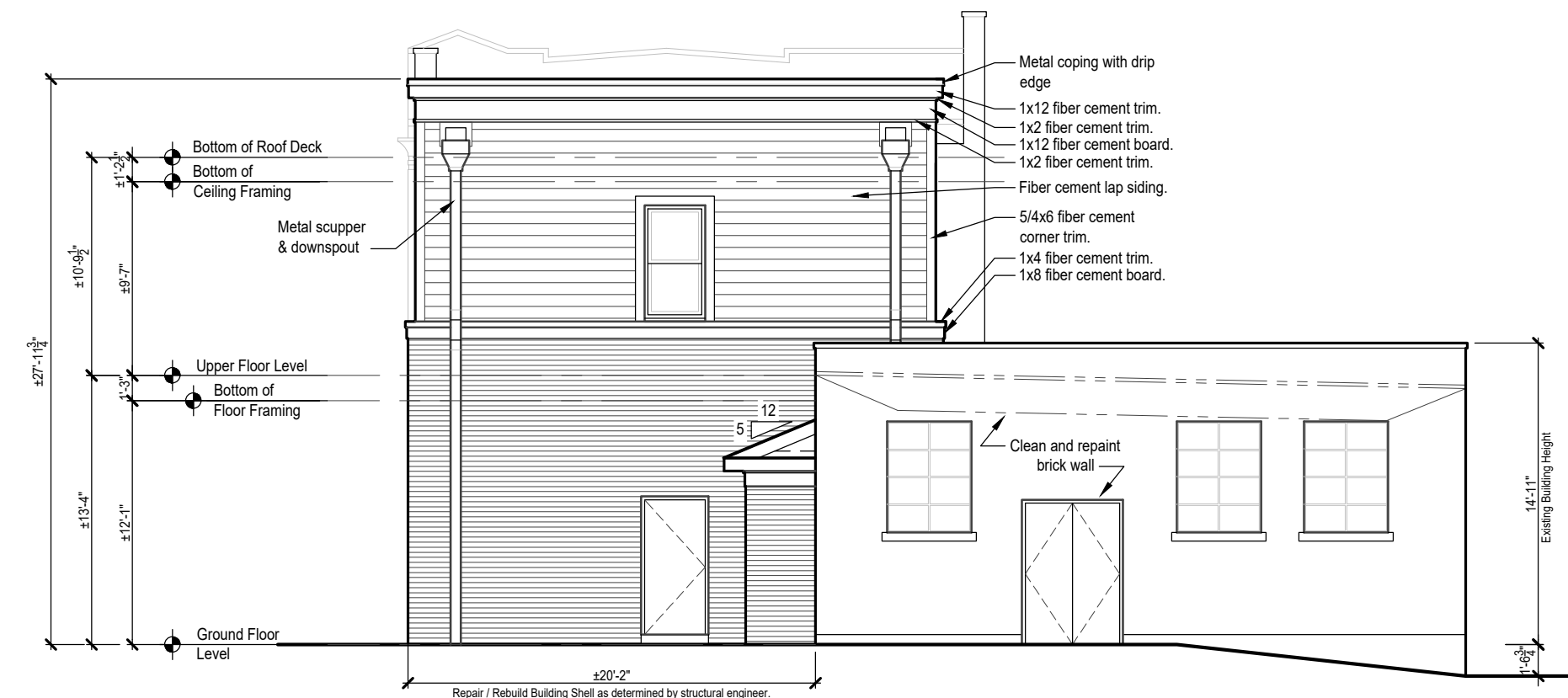
PROJECT NUMBER 2130
FILE NAME DESIGN
DRAWN BY JSL & AP
CHECKED BY JSL
APPROVED JSL

SHEET NAME
UPPER FLOOR & ROOF PLANS

SHEET NUMBER
A102



1 SOUTH ELEVATION (MADISON AVENUE)
1/8" = 1'-0" < DESIGN >



2 NORTH ELEVATION
1/8" = 1'-0" < DESIGN >



3 EAST ELEVATION (NORTH WATKINS)
1/8" = 1'-0" < DESIGN >



4 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.
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- 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.



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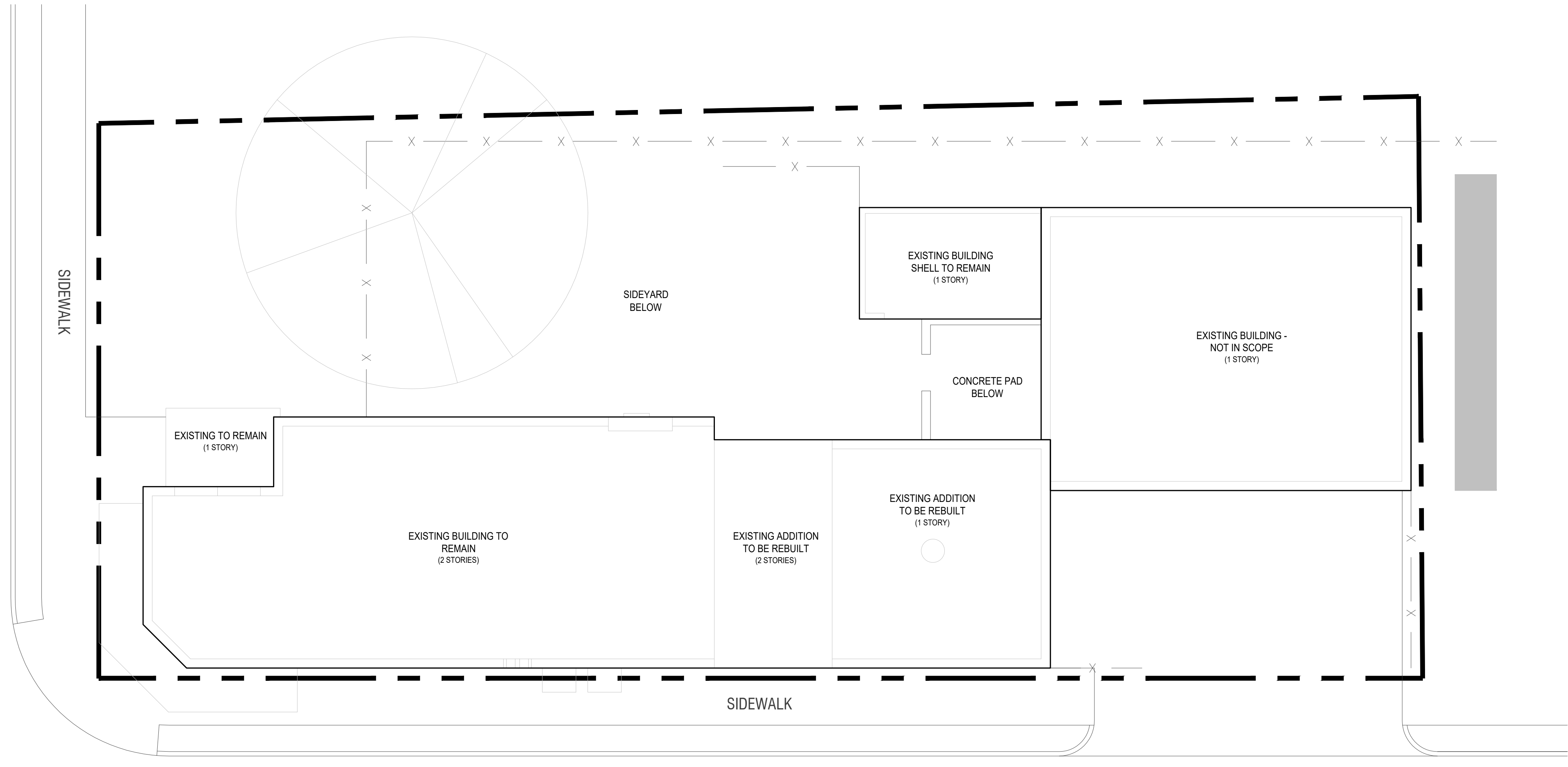
PROJECT NUMBER 2130
FILE NAME DESIGN
DRAWN BY JSL & AP
CHECKED BY JSL
APPROVED JSL

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A201

MADISON AVENUE

SIDEWALK



SIDEWALK

NORTH WATKINS STREET

CONCRETE PAD FOR PARKING

1 EXISTING SITE PLAN

1/8" = 1'-0"

< DESIGN >



NORTH

DESIGN LOVE STUDIO

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SHEET NAME

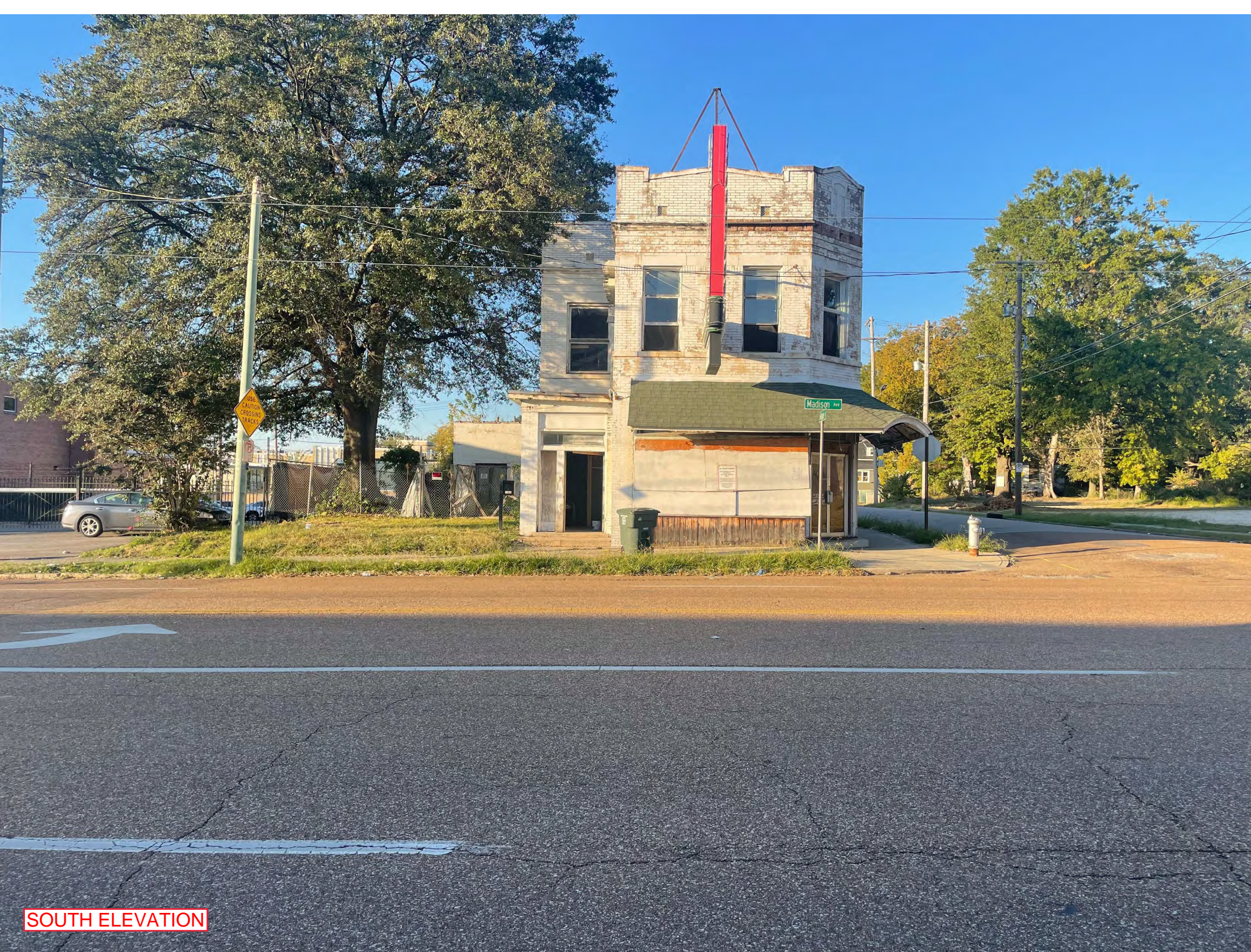
EXISTING SITE PLAN

SHEET NUMBER

AE100



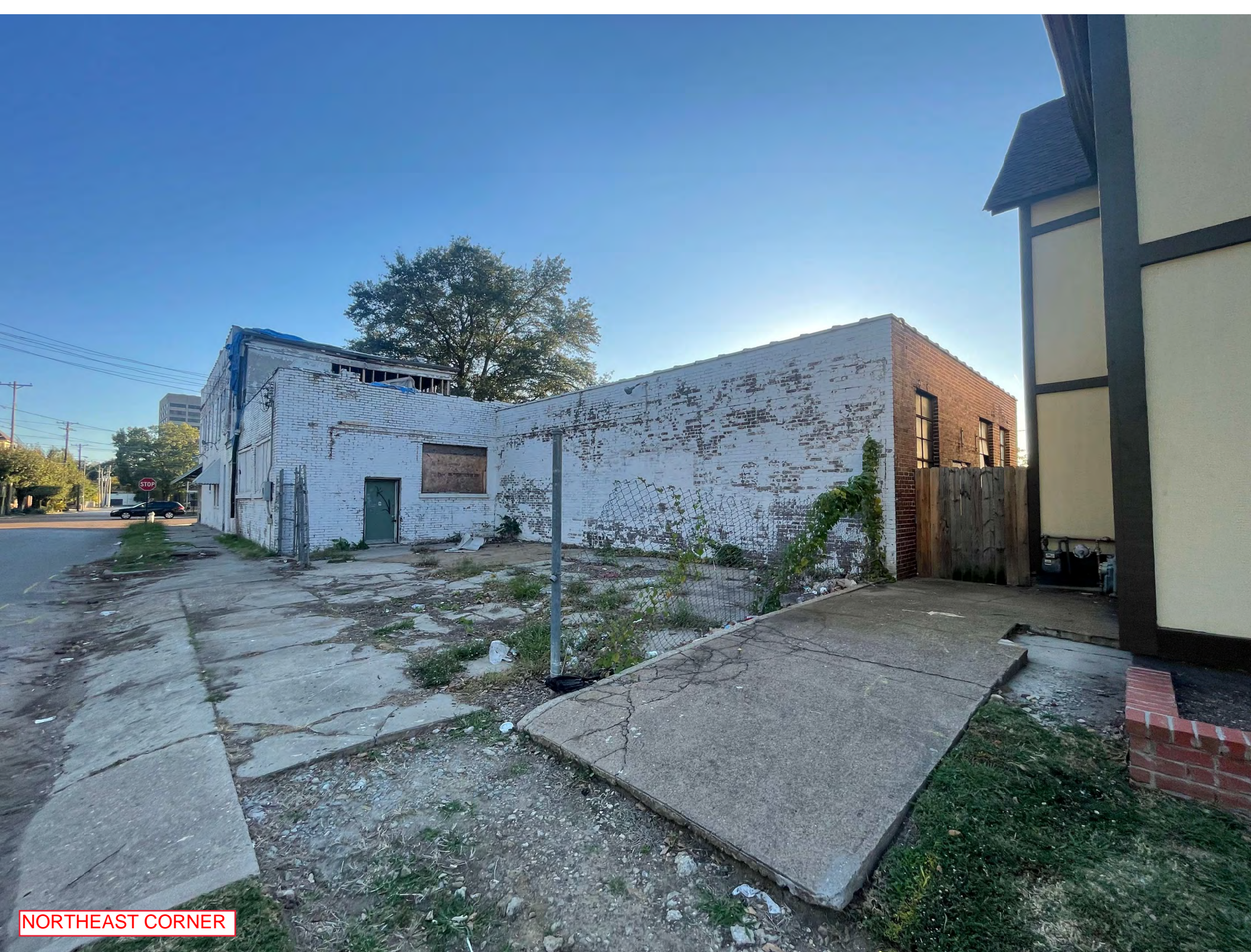
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTHEAST CORNER