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Vicinity Map

- 1 103 S. Court Ave. (Future Development)
- 2 Court Square
- 3 Walgreens
- 4 Exchange Building
- 5 Regina's Cajun Kitchen
- 6 Moxy by Marriott Memphis
- 7 Spring Hill Suites by Marriott Memphis
- 8 Envision Memphis
- 9 Hu Hotel
- 10 Cafe Keough
- 11 Starbucks
- 12 Residence Inn by Marriott Memphis
- 13 Goodwyn Building
- 14 Fam
- 15 Crazy Gander
- 16 First Horizon Bank
- 17 Metro 67
- 18 University of Memphis School of Law
- 19 Greater Memphis Chapter
- 20 Fourth Bluff Park



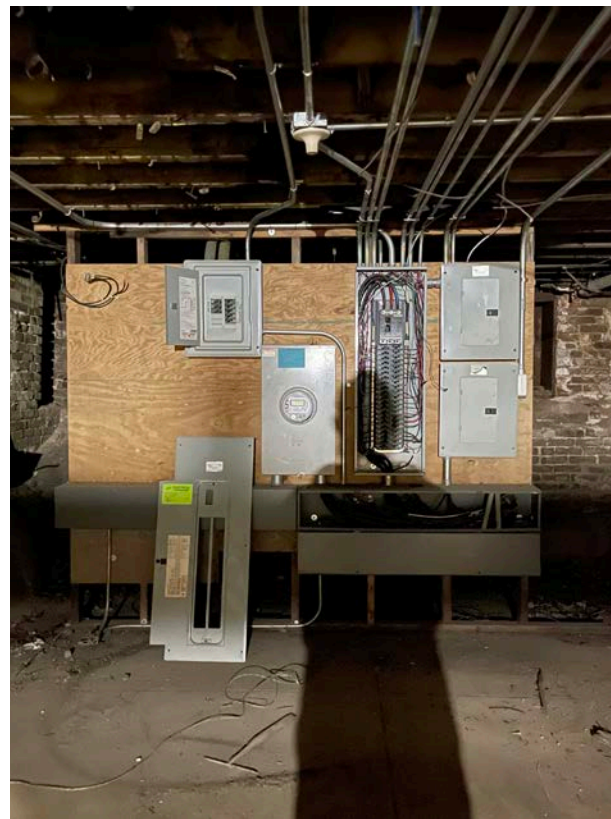
Project Description

103 South Court Avenue is located in the downtown core facing Court Square . The 3 story building with basement, has 2,340 SF per floor, totaling 7,020 SF. Originally constructed in 1883, the building has lost most of its original architectural features including its two top floors due to a fire, ornate cornices, and its original ground floor storefront.

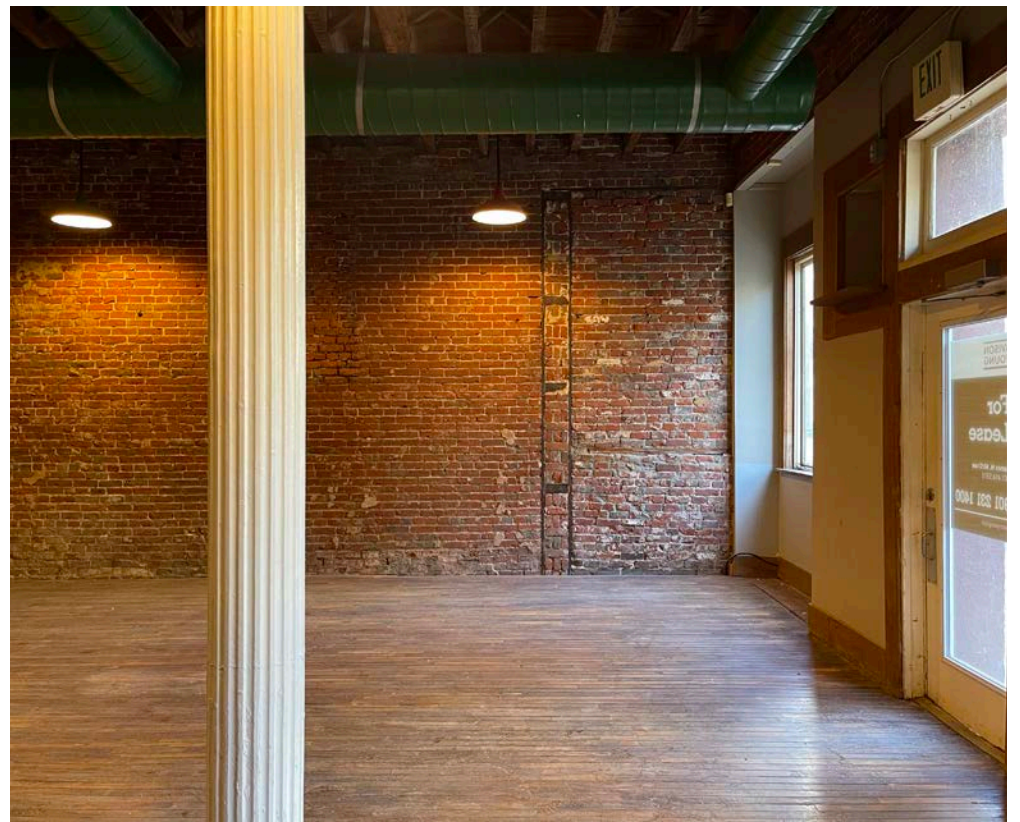
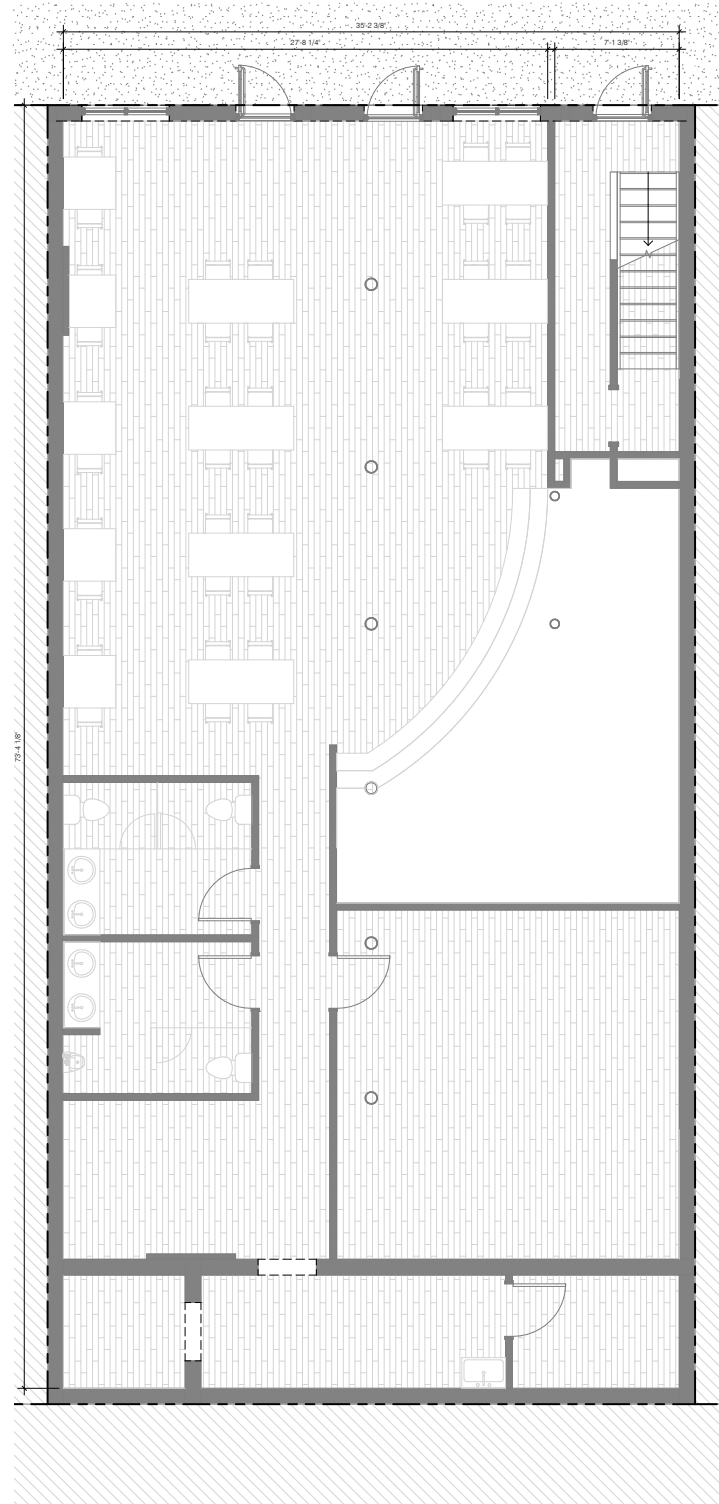
This project includes the renovation and restoration of the building's exterior, repair or complete replacement of the roof, accessibility upgrades, the preparation of the interior for an undetermined future commercial tenant, and upper level residential units.



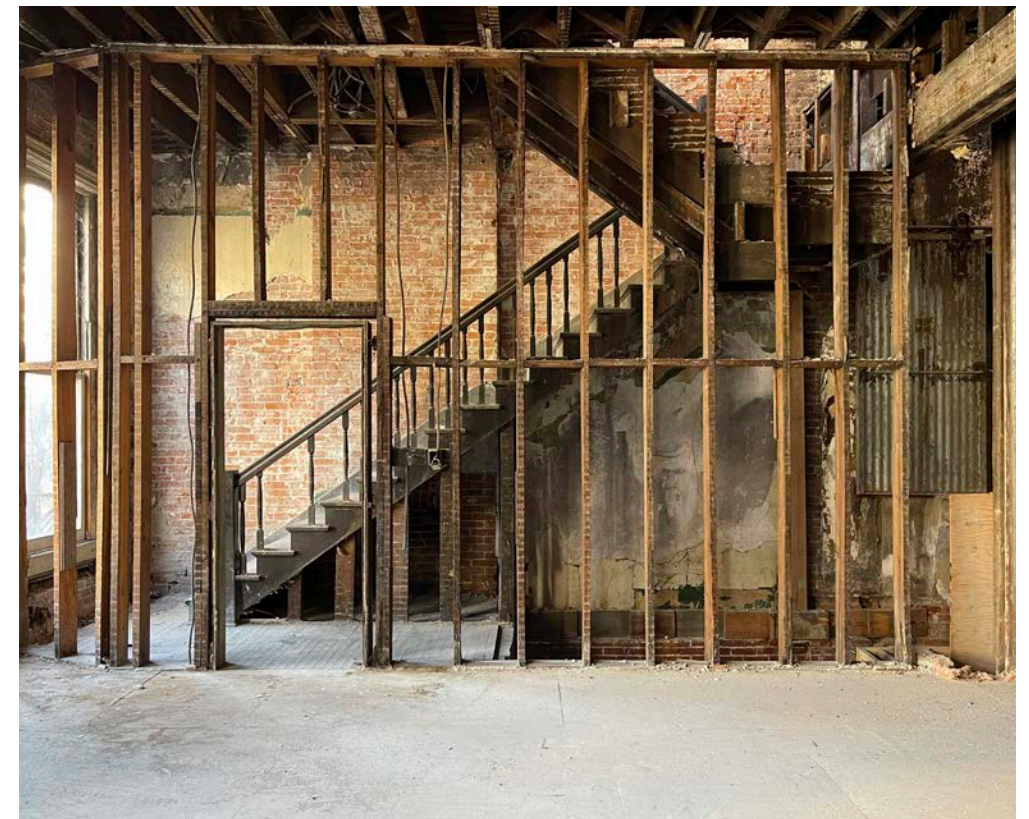
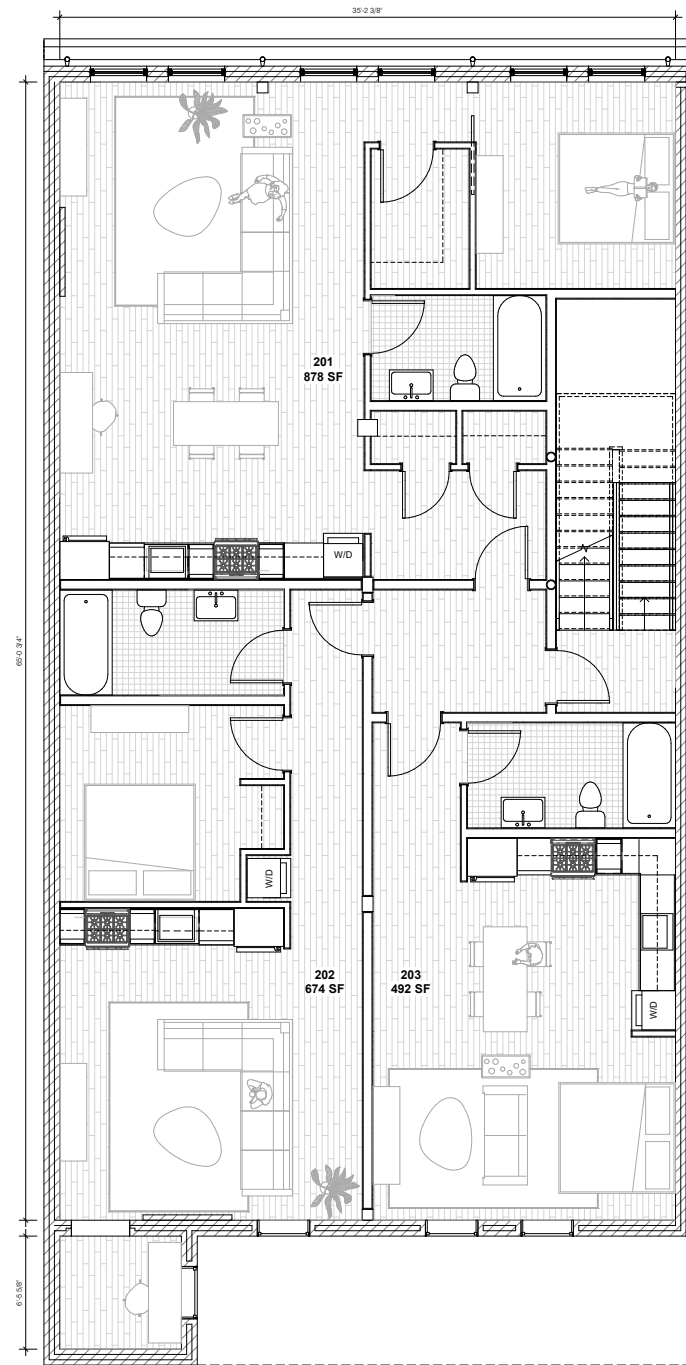
Existing Conditions - Basement



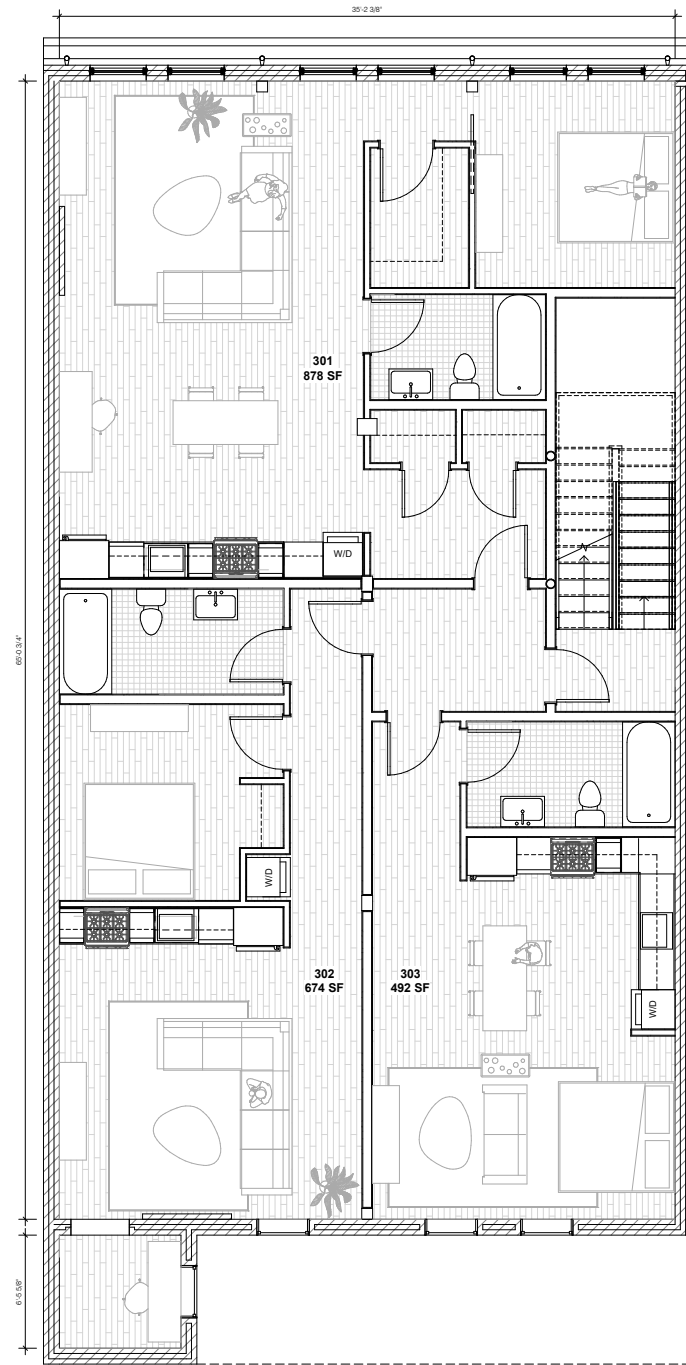
Existing Plan - First Floor



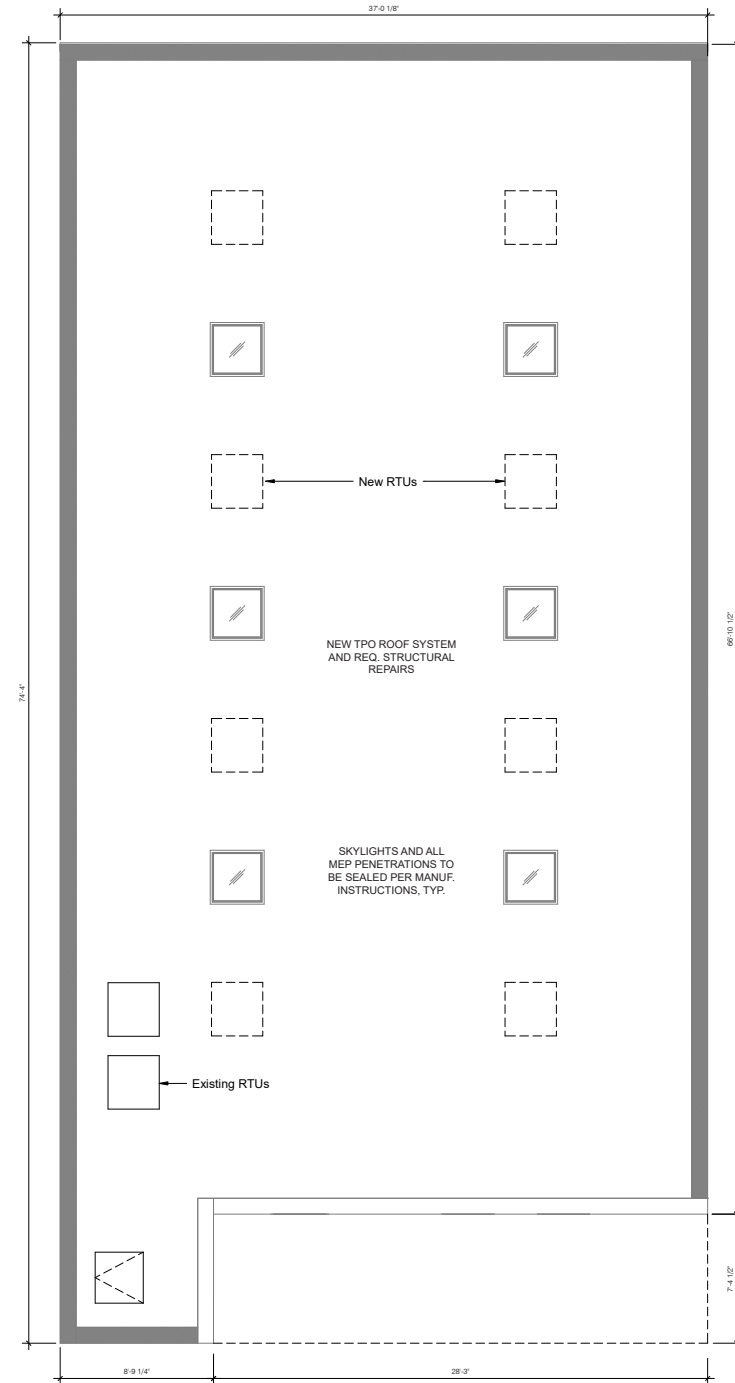
Proposed Plan - Second Floor



Proposed Plan - Third Floor



Proposed Plan - Roof



Exterior Elevation

- 1 Strip all paint from historic brick veneer. Chemical or mechanical method to be determined on most environmentally friendly option.
- 2 Clean and tuckpoint / repair existing brick masonry veneer.
- 3 Existing wood framed windows to be removed and replaced with new insulated aluminum framed operable windows.

- 4 Remove existing metal balconies, ladders, and related hardware.
- 5 Remove plaster, windows, and misc. framing from ground level frontage to reveal historic openings.
- 6 Existing ornamental cast iron columns to be exposed at ground level.

- 7 New insulated dark bronze aluminum storefront and retail frontage to replicate historic character.
- 8 New dark bronze architectural cornice and fiber cement board to match storefront
- 9 New pre-finished dark bronze metal coping.

- 10 New architectural exterior up lighting.
- 11 New architectural exterior signage lighting.



Existing Elevation



Proposed Elevation

Precedents

- 1 Similar historic building facade with new ground floor storefront system and lighting
- 2 Exposed historic cast iron columns and new storefront in dark bronze finish
- 3 New cornice and woodwork on historical facade
- 4 Dark bronze cornice and storefront below original red brick masonry
- 5 Modern storefront inserted into historic facade
- 6 Exposed historic cast iron columns, storefront system, and cornice

