WHEREAS, on occasion, the Memphis City Council has seen fit to honor individuals and organizations whose service, leadership, and dedication strengthen the lives of Memphis residents; and

WHEREAS, Brian Tillman, Executive Director of **Hope Beyond Barriers**, has devoted more than twelve years to community violence intervention and prevention in Memphis, demonstrating a steadfast commitment to saving lives and restoring hope; and

WHEREAS, Brian Tillman began his service as a frontline outreach worker with 901 Bloc Squad, advancing to Quad Leader and Assistant Director through his dedication to individuals and neighborhoods affected by violence; and

WHEREAS, he later served as a lead practitioner for the City of Memphis Group Violence Intervention Program, supporting Custom Notifications, GVI Call-Ins, and hospital-based violence intervention efforts; and

WHEREAS, Brian Tillman graduated from the Community Violence Intervention Leadership Academy at the University of Chicago's Harris School of Public Policy and earned a Violence Prevention Professional certification through the Health Alliance for Violence Intervention; and

WHEREAS, since October 2025, **Brian Tillman** has served as Executive Director of Hope Beyond Barriers, a Memphis-based nonprofit dedicated to interrupting cycles of violence, fostering resilience, and creating pathways toward healing and opportunity; and

WHEREAS, through Brotherhood Healing Circles and collaboration with social workers and clinicians**, Hope Beyond Barriers** provides supportive spaces to address grief, trauma, adverse childhood experiences, and barriers to stability; and

WHEREAS, Brian Tillman draws upon his own journey of transformation to reach individuals too often overlooked, expressing his purpose in the words, "I changed the trajectory of my life as a dope dealer, and by the grace of God, I've become a hope dealer"; and

WHEREAS, the work of **Brian Tillman and Hope Beyond Barriers** reflects a shared commitment to empowering young people, strengthening families, and building safer, healthier communities throughout Memphis.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby honors and recognizes

Brian Tillman and Hope Beyond Barriers

for their outstanding leadership in community violence prevention, commitment to healing, and meaningful service to the people of Memphis.

BE IT FURTHER RESOLVED that we extend our sincere appreciation to **Mr. Brian Tillman and Hope Beyond Barriers** for their efforts to interrupt cycles of violence, restore dignity, and create opportunities for lasting transformation in our city.

Given by my hand under the great seal of the City of Memphis, this 24th day of November 2026.



Yolanda Cooper-Sutton
Memphis City Council, Super District 8-3

WHEREAS, Charles Sims, Jr. has dedicated more than 54 years to the financial services industry, demonstrating exceptional leadership, professional excellence, and a lifelong devotion to empowering individuals, families, businesses, churches, and nonprofit organizations throughout the Greater Memphis community; and

WHEREAS, in 1988, Mr. Sims founded The Sims Financial Group, Inc., establishing a lasting legacy of financial guidance and service, and in 1996, made history as the first African American inducted into the John Hancock Financial Network Hall of Fame, earning numerous professional distinctions, including CERTIFIED FINANCIAL PLANNER™, LUTCF, and MDRT Life Member; and

WHEREAS, Mr. Sims has maintained a longstanding professional presence along the Ridge Lake Boulevard corridor since 1988, with his firm operating at 855 Ridge Lake Boulevard since 2008, establishing a meaningful connection to the East Memphis business community; and

WHEREAS, his distinguished civic leadership includes serving as Chairman of the Memphis Black Business Association, twice as Chairman of The Crescent Club of Memphis Board of Governors, and as Chairman of the BancorpSouth Bank Advisory Board, while contributing his expertise to public initiatives involving the City of Memphis Medicare Buy Back Program, the MLGW pension plan, and Shelby County Government employee benefits; and

WHEREAS, Mr. Sims has demonstrated an enduring commitment to philanthropy, education, and mentorship through financial-literacy workshops, professional mentorship, and support of organizations including the Sickle Cell Foundation, PURE, The Arc Mid-South, and the Christopher A. Pugh II Center for Men, in addition to establishing the Coach Anthony “Dickie” Sims Scholarship Fund; and

WHEREAS, in recognition of his extraordinary contributions to the financial services industry and the Greater Memphis community, Shelby County Mayor Lee Harris proclaimed October 15, 2022, as “Charles Sims, Jr. Day,” commemorating his 50 years of professional service and community impact; and

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council hereby honors

CHARLES SIMS, JR

for his unwavering dedication to service, their enduring commitment to strengthening the community, and the countless lives they have touched through their compassion, generosity, and selfless volunteerism.

Adopted: Tuesday, November 24, 2026

Pearl Eva Walker

Councilwoman Pearl Eva Walker
Memphis City Council, District 3

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

| ONE ORIGINAL |
| ONLY STAPLED |
|TO DOCUMENTS|

Planning & Development
DIVISION

Planning & Zoning **COMMITTEE:** **11/10/2026**
DATE

PUBLIC SESSION: **11/24/2026**
DATE

ITEM (*CHECK ONE*)
_____ ORDINANCE __X__ RESOLUTION ____ REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 2736 S Nonconnah Boulevard, known as case number SUP 2026-017

CASE NUMBER: SUP 2026-017

LOCATION: 2736 S Nonconnah Boulevard

COUNCIL DISTRICTS: District 3 and Super District 8

OWNER/APPLICANT: Rajeev Chauchan

REPRESENTATIVE: Rajeev Chauchan

REQUEST: Special use permit to allow a hotel

AREA: +/-3.4733 acres

RECOMMENDATION: The Division of Planning and Development recommended ***Approval with conditions***
The Land Use Control Board recommended ***Approval with conditions***

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
10/08/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:
(2) _____ REQUIRES CITY EXPENDITURE - (1) YES (2) NO
$ _____ AMOUNT OF EXPENDITURE
$ _____ REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS
$ _____ OPERATING BUDGET
$ _____ CIP PROJECT # _____
$ _____ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
	10/20/26	STAFF PLANNER
		DEPUTY ADMINISTRATOR
	10/20/26	ADMINISTRATOR
	10/20/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SUP 2026-017

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 2736 S NONCONNAH BOULEVARD, KNOWN AS CASE NUMBER SUP 2026-017

- This item is a resolution with conditions for a special use permit to allow a hotel; and

- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on ***Thursday, October 8, 2026***, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2026-017
LOCATION:	2736 S Nonconnah Boulevard
COUNCIL DISTRICT(S):	District 3 and Super District 8
OWNER/APPLICANT:	Rajeev Chauchan
REPRESENTATIVE:	Rajeev Chauchan
REQUEST:	Special use permit to allow a hotel
EXISTING ZONING:	Employment (EMP)
AREA:	+/-3.4733 acres

The following spoke in support: None

The following spoke in opposition: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

The motion passed by a vote of 7-0-0 on the consent agenda.

Respectfully,

Truus Abuosi

Truus Abuosi
Planner I
Land Use and Development Services
Division of Planning and Development

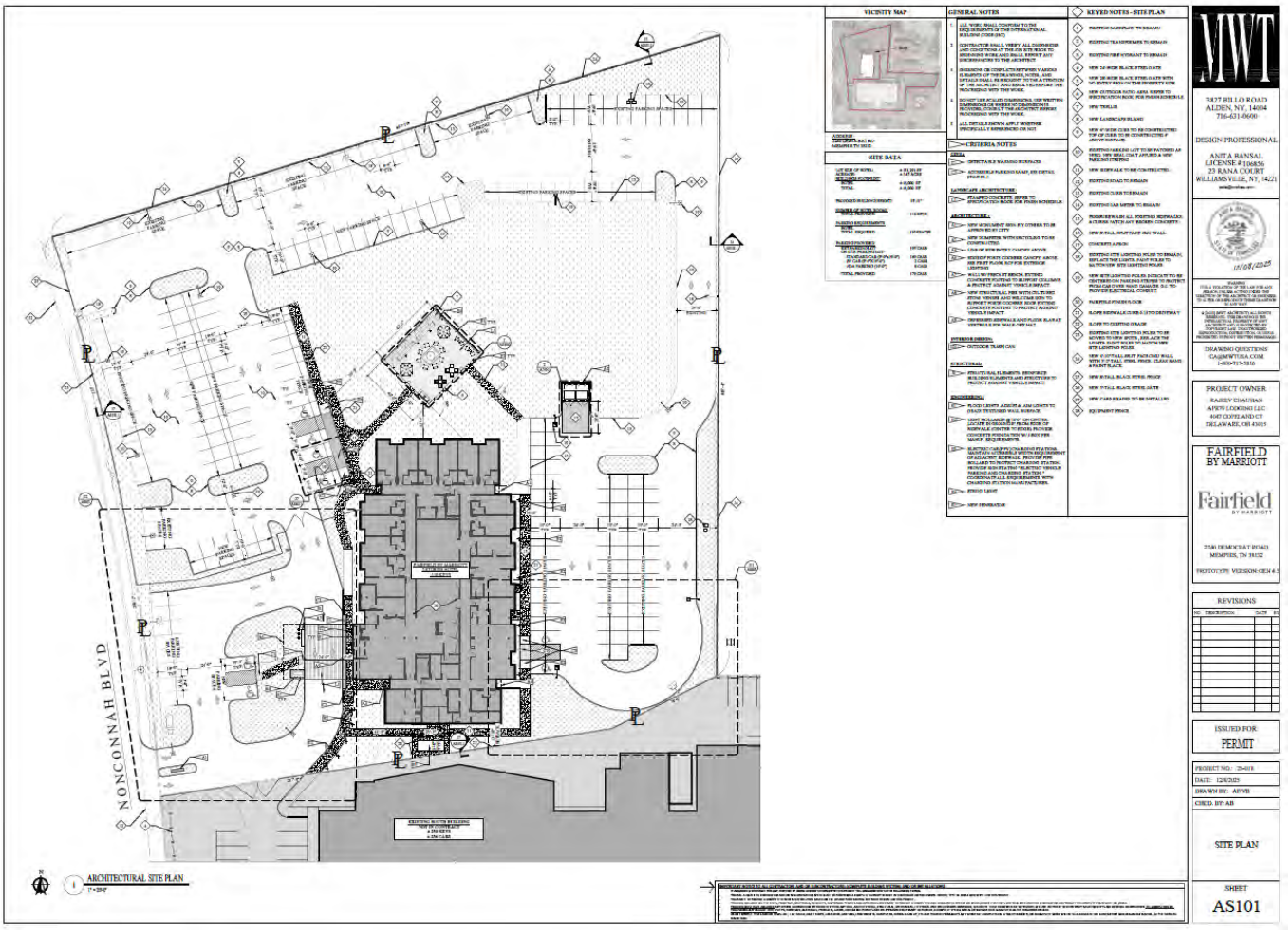
Cc: Committee Members
File

SUP 2026-017
CONDITIONS

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The existing nonconforming curb cut shall be closed and replaced with sidewalk in accordance with City standards.

SITE PLAN


NONCONNAH BLVD
ARCHITECTURAL SITE PLAN
VICINITY MAP
GENERAL NOTES
KEYED NOTES - SITE PLAN
SITE DATA
CRITERIA NOTES
MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600
DESIGN PROFESSIONAL
ANITA BANSAL
LICENSE # 106856
25 RANA COURT
WILLIAMSVILLE, NY, 14221
12/08/2025
DRAWING QUESTIONS
CS@MWTUSA.COM
1-855-717-7816
PROJECT OWNER
SAJEEV CHAUHAN
APETV LODGING LLC
8487 CLOVE LAND CT
DELAWARE, OH 43015
FAIRFIELD BY MARRIOTT
Fairfield BY MARRIOTT
2240 DEMOCRAT ROAD
MEMPHIS, TN 38132
PROTOTYPE VERSION GEN 4.5
REVISIONS
ISSUED FOR
PERMIT
PROJECT NO: 25-019
DATE: 12/8/2025
DRAWN BY: AB/VB
CHKD. BY: AB
SITE PLAN
SHEET
AS101

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 2736 S NONCONNAH BOULEVARD, KNOWN AS CASE NUMBER SUP 2026-017

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

WHEREAS, Rajeev Chauchan filed an application with the Memphis and Shelby County Division of Planning and Development to allow a hotel; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 8, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by the Council of the City of Memphis have been met.

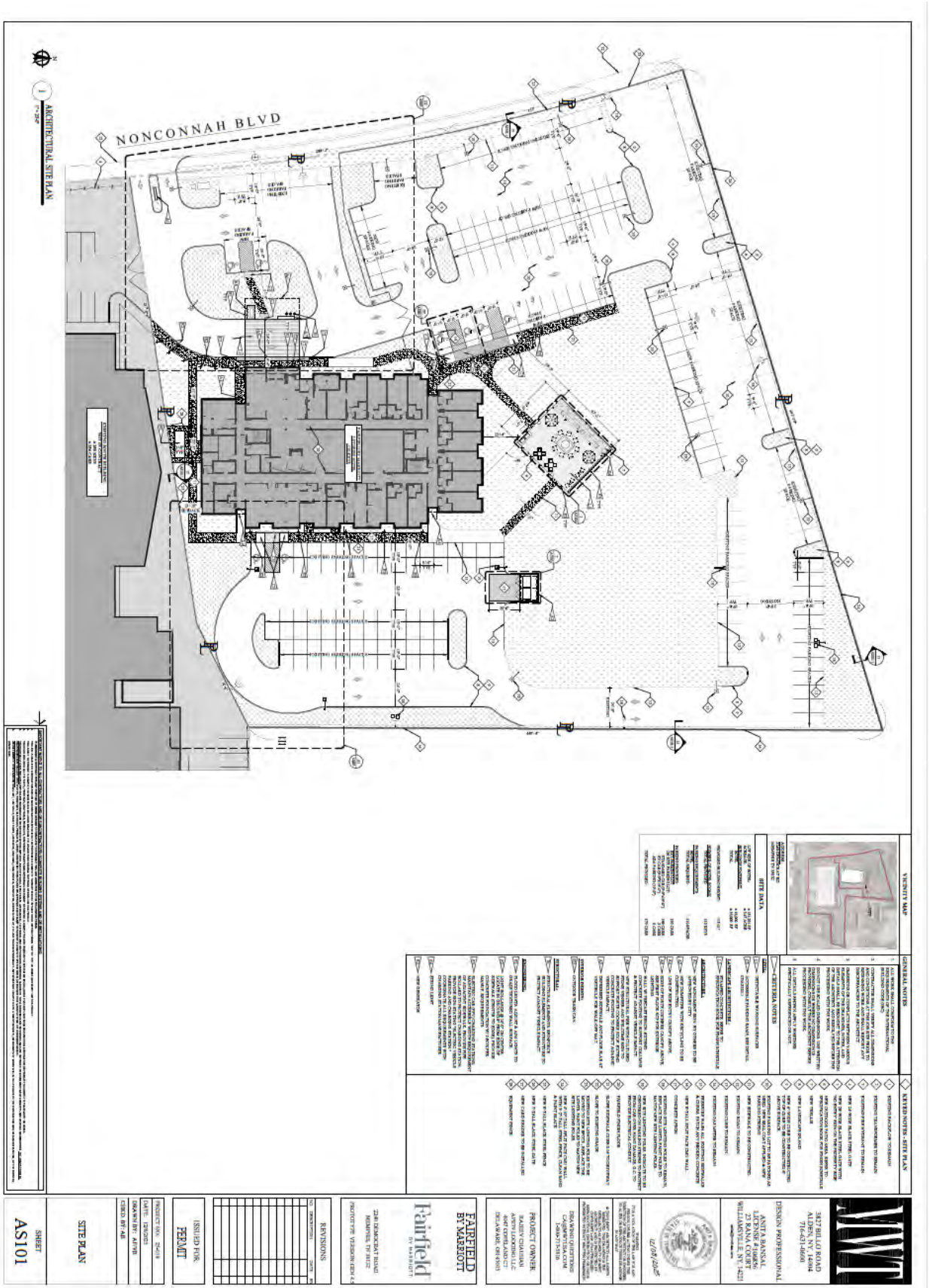
BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council of the City of Memphis, the public welfare requiring same.

CONDITIONS

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The existing nonconforming curb cut shall be closed and replaced with sidewalk in accordance with City standards.

SITE PLAN


NONCONNAH BLVD
ARCHITECTURAL SITE PLAN
SITE PLAN
AS101
FAIRFIELD BY MARRIOTT
PERMIT

ATTEST:

CC: Division of Planning and Development
– Land Use and Development Services
– Office of Construction Enforcement

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

AGENDA ITEM: 3 **L.U.C.B. MEETING:** October 8, 2026

CASE NUMBER: SUP 2026-017

LOCATION: 2736 S Nonconnah Blvd

COUNCIL DISTRICT: District 3 and Super District 8

OWNER/APPLICANT: Rajeev Chauchan

REPRESENTATIVE: Rajeev Chauchan

REQUEST: Special use permit to allow a hotel

EXISTING ZONING: Employment (EMP)

CONCLUSIONS

1. The applicant is requesting a special use permit to allow a hotel in the Employment (EMP) zoning district. The hotel currently exists and previously operated as a legal nonconforming use until operations ceased for more than 365 consecutive days. Pursuant to the Unified Development Code (UDC), a nonconforming use that has been discontinued for more than 365 days loses its legal nonconforming status.

2. Because the nonconforming status has expired, the applicant is required to obtain a special use permit to reestablish hotel operations. Hotels are not permitted by right within the Employment (EMP) zoning district; therefore, approval of a special use permit is required before the use may resume.

3. The site has historically functioned as a hotel, and the surrounding area has previously accommodated the associated traffic, parking, and operational characteristics of the use. No significant changes to the site's layout or intensity of development are proposed. Therefore, staff finds that allowing the hotel to resume operations through the special use permit is compatible with the surrounding area and is not expected to create adverse impacts beyond those that previously existed.

4. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

CONSISTENCY WITH MEMPHIS 3.0

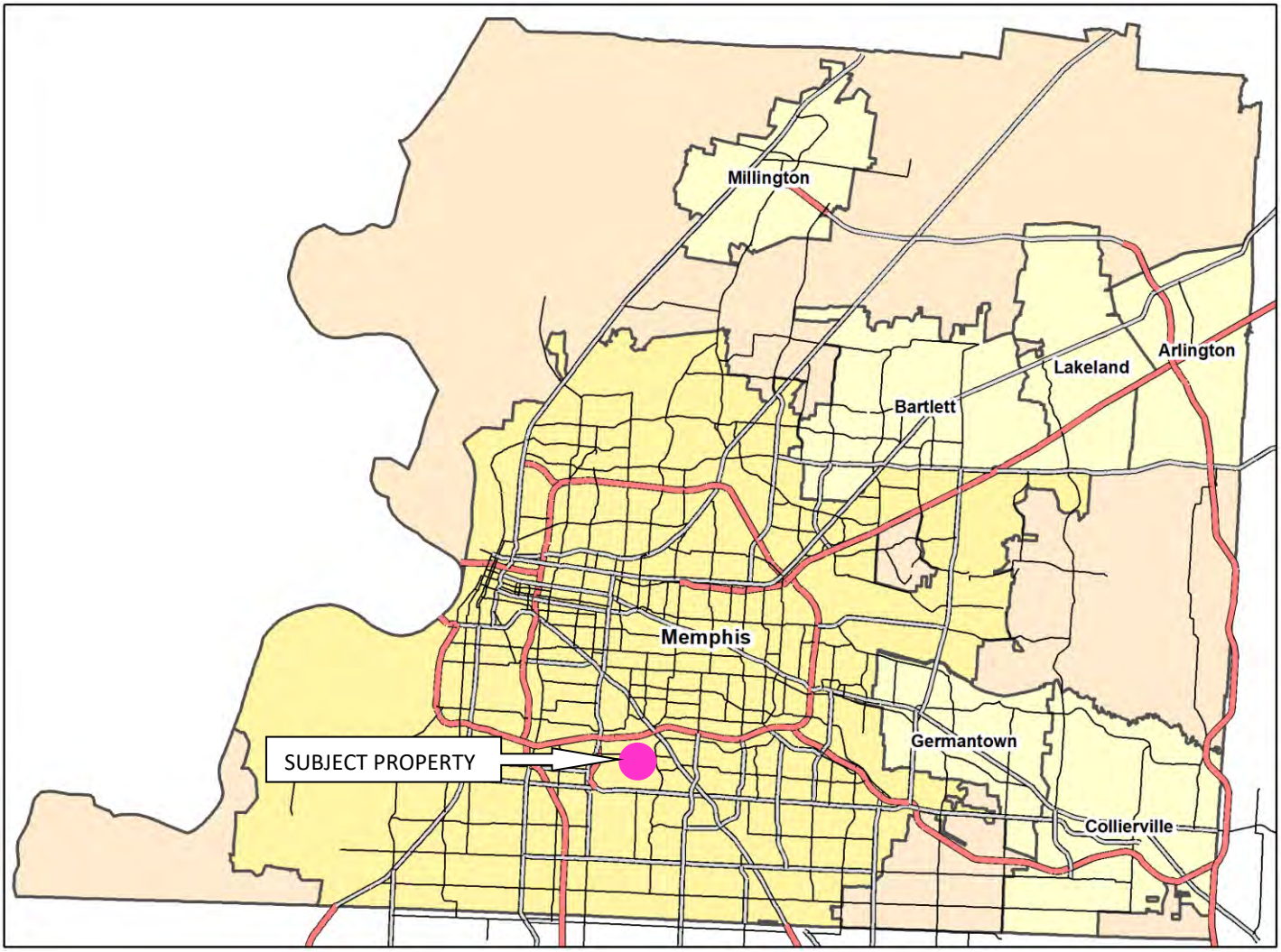
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 22-24 of this report.

RECOMMENDATION:

Approval with conditions

Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

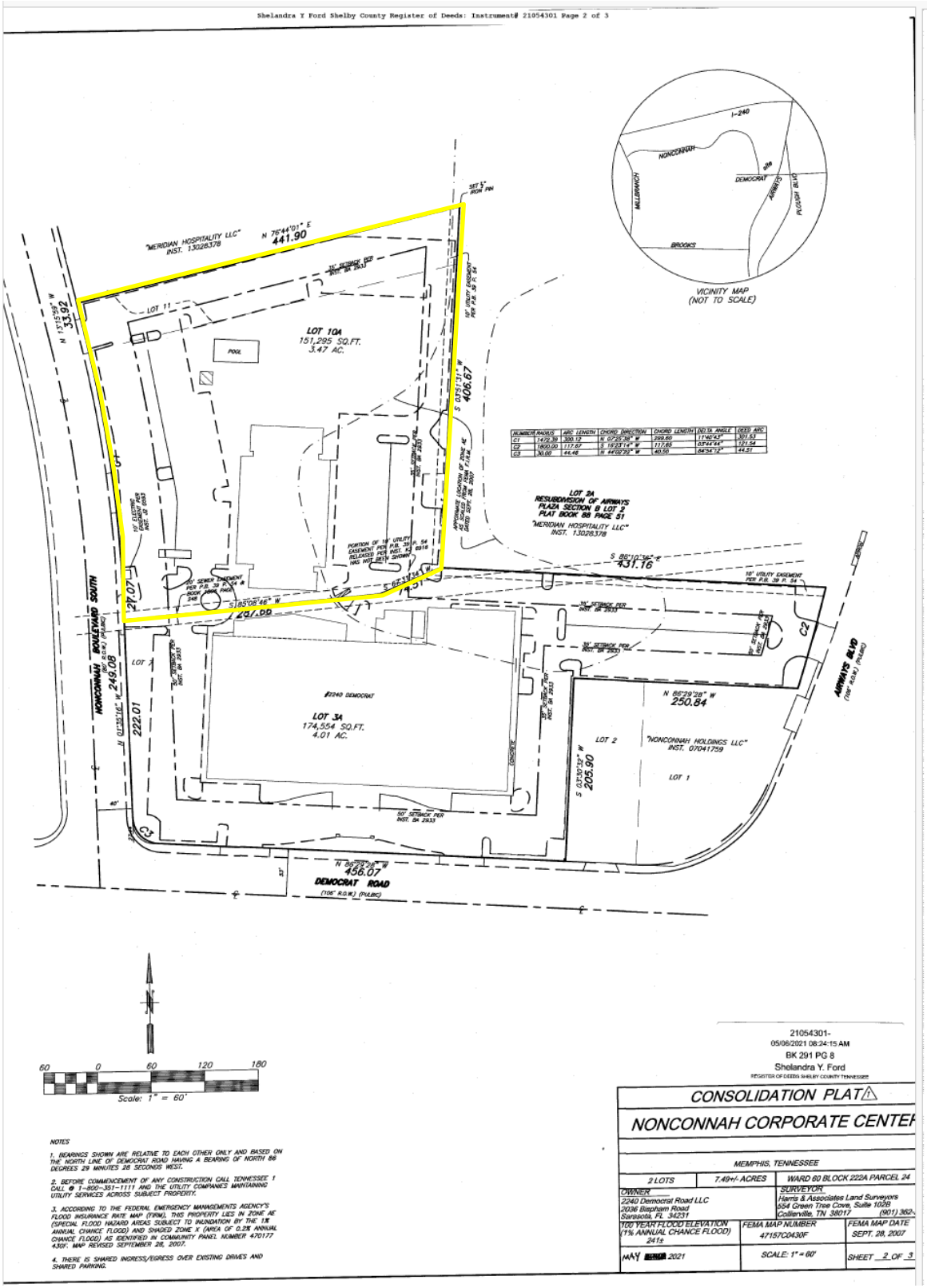
PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 35 notices were mailed on August 14, 2026, see page 25 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 26 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 5:00 PM on Friday, September 11, 2026, at 2736 Nonconnah Blvd. A copy of the neighborhood meeting notice, summary sheet, and sign-in sheet can be found on pages 28-30 of this report.

NONCONNAH CORPATE CENTER SUBDIVISION (2021) (PLAT BOOK 8 PAGE 291)



Subject property highlighted in yellow, Lot 10A

AERIAL



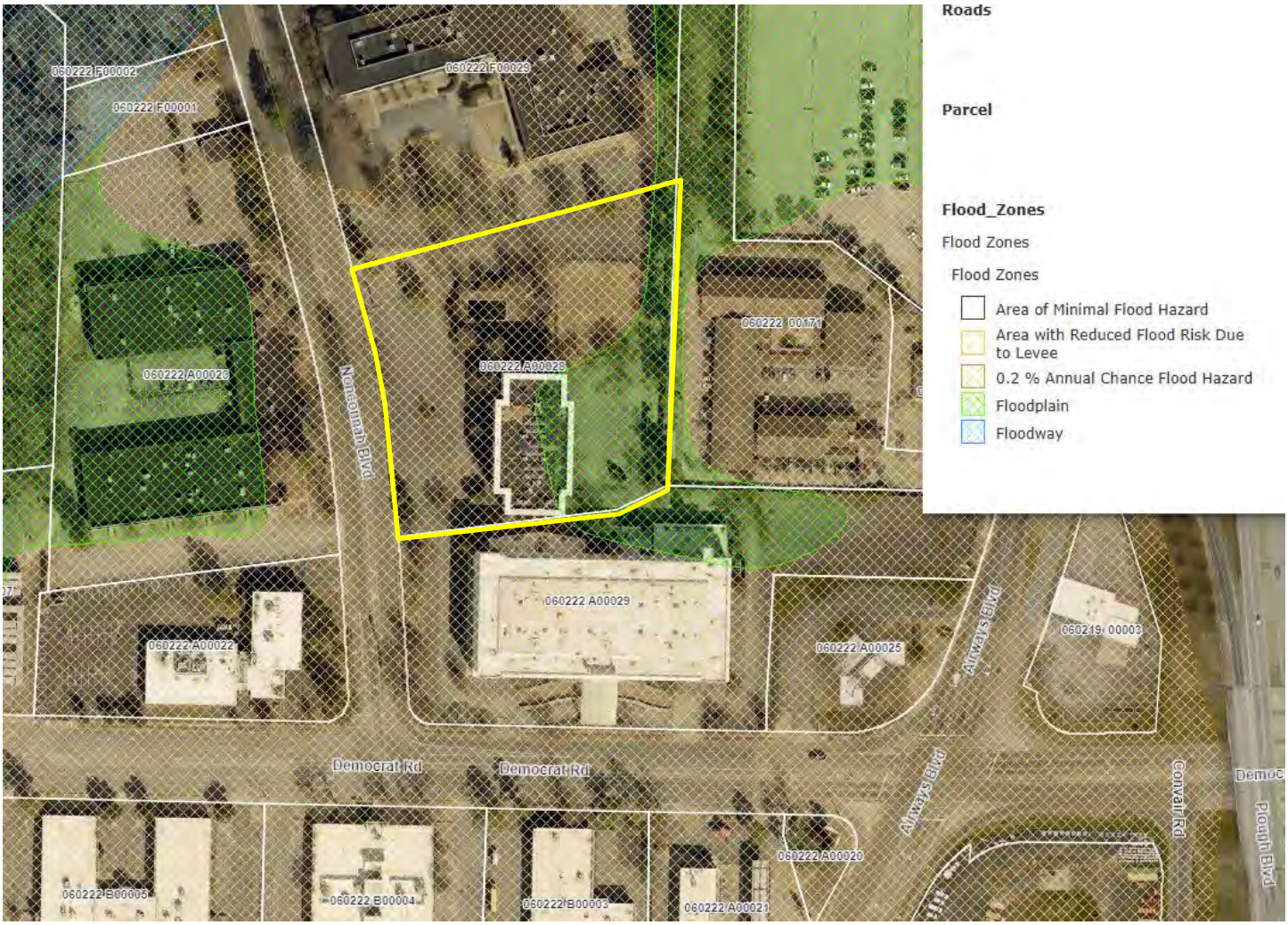
Subject property outlined in yellow, imagery from 2025

ZONING MAP



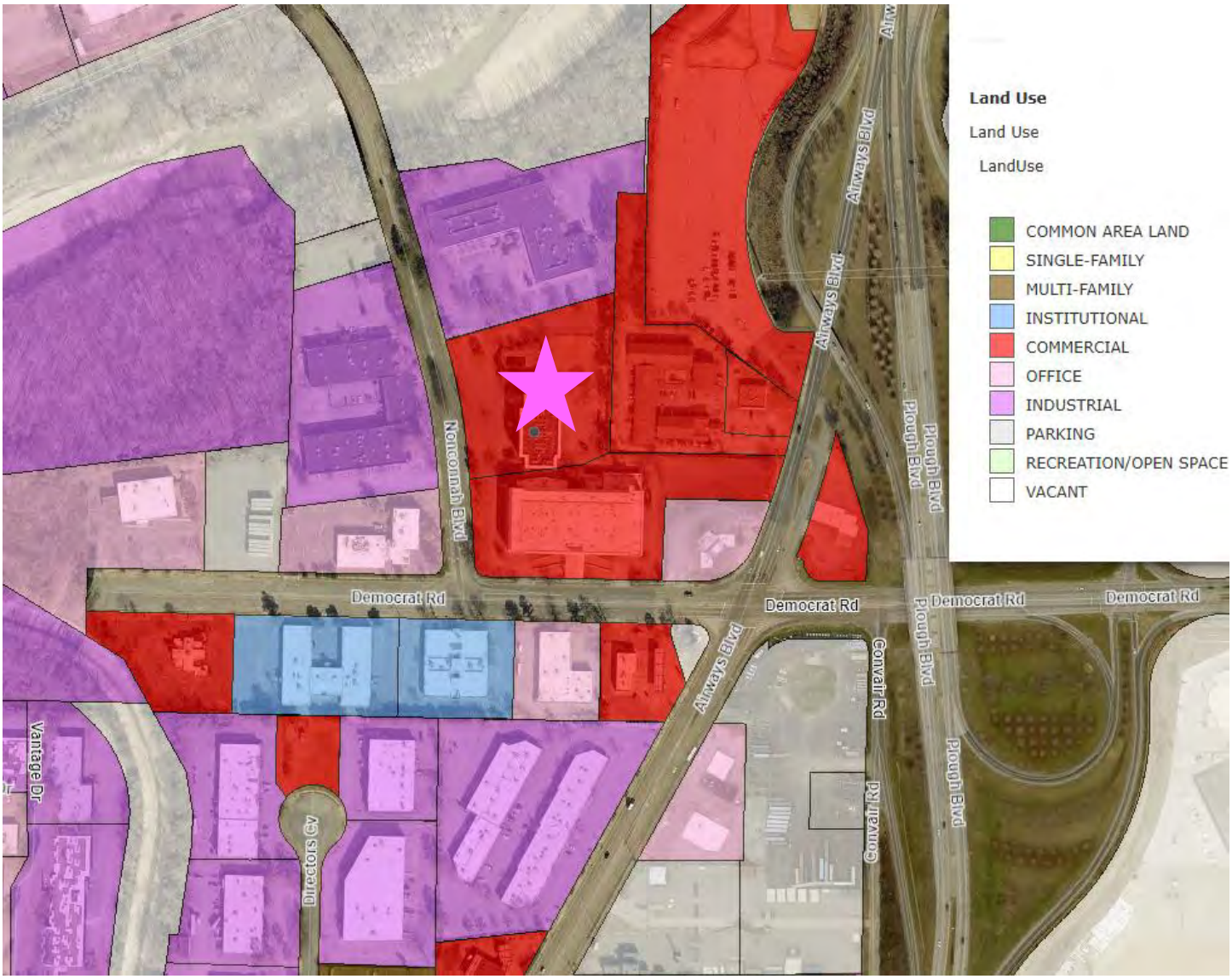
Subject property highlighted in yellow

FEMA MAP



Subject property outlined in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Nonconnah Blvd looking east



View of subject property from Nonconnah Blvd looking southeast

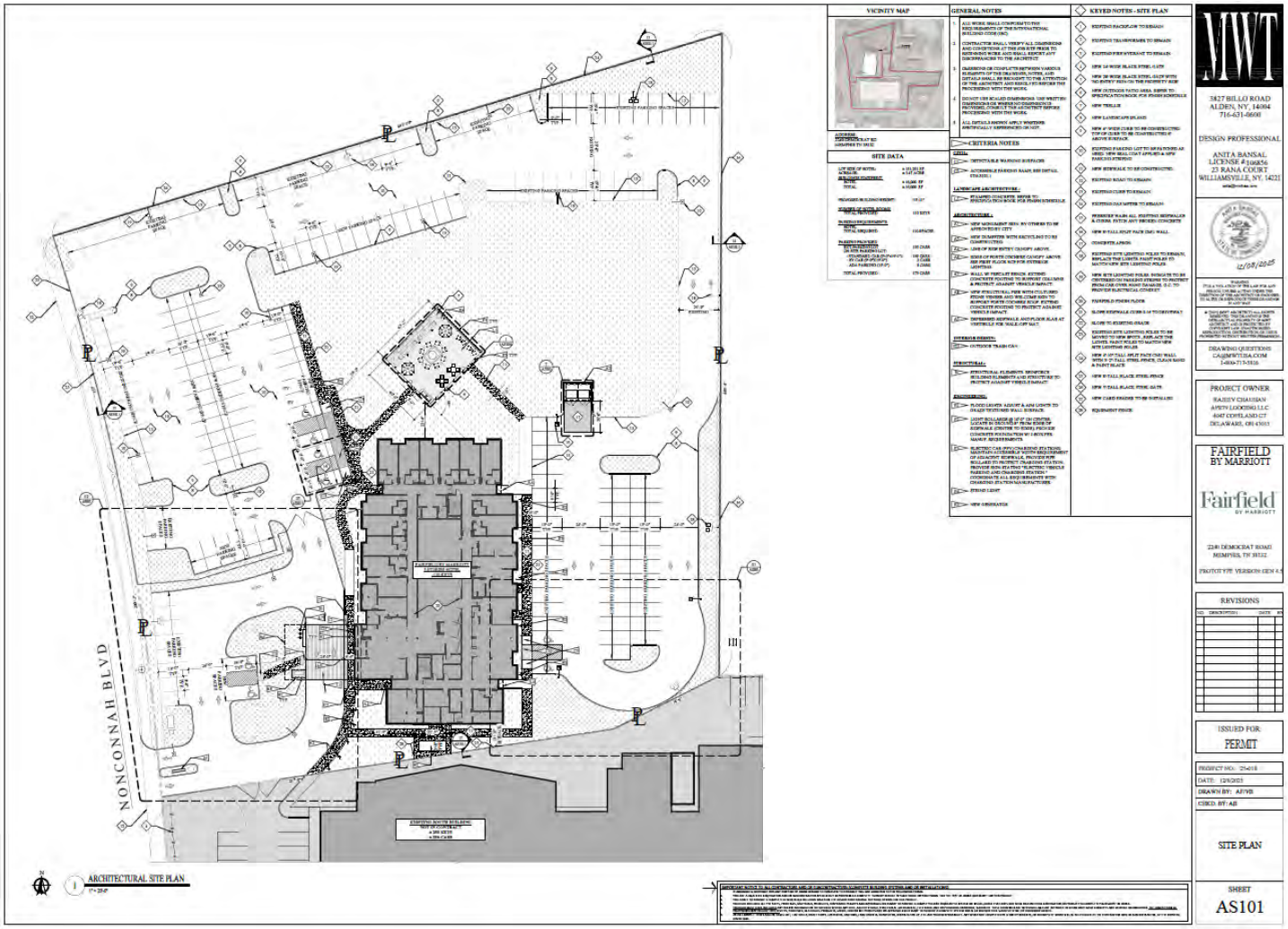


View of subject property from Nonconnah Blvd looking northeast

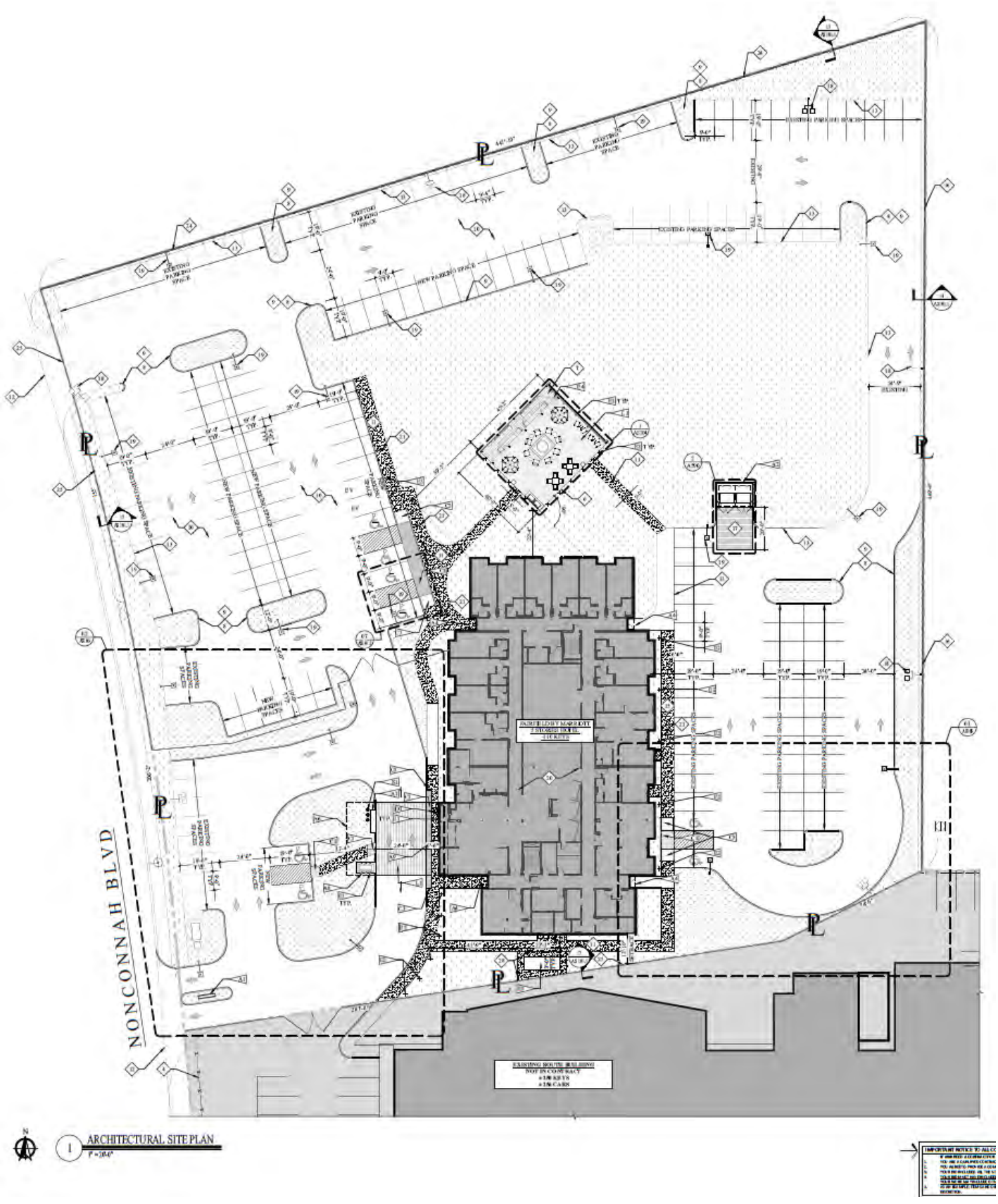


View of subject property from Nonconnah Blvd looking northeast

SITE PLAN


NONCONNAH BLVD
ARCHITECTURAL SITE PLAN
VICINITY MAP
GENERAL NOTES
KEYED NOTES - SITE PLAN
SITE DATA
CRITERIA NOTES
VWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600
DESIGN PROFESSIONAL
ANITA BANSAL
LICENSE #:106856
23 RANA COURT
WILLIAMSVILLE, NY, 14221
12/08/2025
DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816
PROJECT OWNER
SAHEV CHAUHAN
AVIVA LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015
FAIRFIELD
BY MARRIOTT
Fairfield
BY MARRIOTT
2249 DEMOCRAT ROAD
MEMPHIS, TN 38132
PROTOTYPE VERSION: GEN 4.5
REVISIONS
ISSUED FOR:
PERMIT
PROJECT NO.: 25-018
DATE: 12/8/2025
DRAWN BY: AB/VB
CHKD. BY: AB
SITE PLAN
SHEET
AS101

SITE PLAN – MAGNIFIED



LANDSCAPE PLAN



CASE REVIEW

Request

The request is a special use permit to allow a hotel.

Approval Criteria

Staff agrees the approval criteria in regard to special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

9.6.9 Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

9.6.9A The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.

9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.

9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.

9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.

9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.

9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

Site Details

Address:
2736 Nonconnah Blvd

Parcel ID:
060222 A00028

Area:
3.4733 acres

Description:
The subject property is known as Lot 10A within the Nonconnah Corpate Center Subdivision and zoned Employment (EMP). Per the Assessor's website, the subject property has a hotel constructed circa 1979 with a building square footage of 69,910. The subject property is surrounded by commercial and industrial zoning and/or land uses.

Site Plan Review
The proposed site plan shows the existing hotel and 195 existing parking spaces. Of these, 169 are standard parking spaces, 2 are designated for electric vehicles (EV), and 8 are accessible ADA parking spaces, for a total of 179 on-site parking spaces. The site also contains a nonconforming curb cut that is no longer in use. The applicant is required to close the curb cut and replace it with a sidewalk.

Analysis
The applicant is requesting a special use permit to allow a hotel in the Employment (EMP) zoning district. The hotel currently exists and previously operated as a legal nonconforming use until operations ceased for more than 365 consecutive days. Pursuant to the Unified Development Code (UDC), a nonconforming use that has been discontinued for more than 365 days loses its legal nonconforming status.

Because the nonconforming status has expired, the applicant is required to obtain a special use permit to reestablish hotel operations. Hotels are not permitted by right within the Employment (EMP) zoning district; therefore, approval of a special use permit is required before the use may resume.

The site has historically functioned as a hotel, and the surrounding area has previously accommodated the associated traffic, parking, and operational characteristics of the use. No significant changes to the site's layout or intensity of development are proposed. Therefore, staff finds that allowing the hotel to resume operations through the special use permit is compatible with the surrounding area and is not expected to create adverse impacts beyond those that previously existed.

The proposal is also consistent with the Memphis 3.0 General Plan per the land use decision criteria (see pages 22–24 of this report for additional details).

The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The existing nonconforming curb cut shall be closed and replaced with sidewalk in accordance with City standards.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineering: Comments received, see pages 19-21.

County Engineer: No comments received.

City Fire Division:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.

2. Fire apparatus access shall comply with section 503.

3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.

4. Fire protection water supplies (including fire hydrants) shall comply with section 507.

5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.

7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: Comments received, see pages 22-24.

CITY ENGINEERING'S COMMENTS

Basin/Lot/CD: Days Creek 11-A/3.4733 acres/District 4

Traffic Engineering:

Roads:

1. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

2. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any construction, reconstruction, or repair necessary to meet City standards.

Traffic Control Provisions:

3. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

6. The City Engineer shall approve the design, number, and location of curb cuts.

7. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

8. The queue space depth shall be 20' measured from the back of sidewalk to the gate or control device.

9. Close any unused curb cut with sidewalk, curb & gutter.

Sanitary Sewer:

The sewer capacity will not be determined until the developer provide the proposed discharge to the Engineering Div/Sewer Design Dept. to check the capacity of the existing system.

Drainage:

1. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

2. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

3. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

4. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

5. Part of this site is located within a 100-Year floodplain according to the FEMA maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100-year floodplain boundary line and elevation shall be reflected on the final plat and engineering plans.

6. Part of this site is within a FLOODWAY according to the FEMA maps. No filling or construction shall be permitted within the Floodway. The Floodway boundary shall be reflected on the final plat and engineering plans.

Floodplain:

Floodplain Program Comment:
"This structure is located within the Special Flood Hazard Area (100-year floodplain). Because the project involves a full renovation of the building, a Substantial Improvement (SI) review is required. The developer must provide the existing Finished Floor Elevation (FFE) and Elevation Certificate (EC) as soon as possible so the SI determination can be completed.
Based on the scope of work, it is likely that the structure will be found to be substantially improved and therefore must be brought into full NFIP compliance, if it is not already NFIP compliant. If the existing FFE is below the required elevation standard (minimum 2 feet above the Base Flood Elevation), the FFE will be required to be elevated to achieve compliance.
Please note that dry floodproofing is not permitted for this occupancy type. As a hotel, elevation is the only acceptable method of compliance if the current FFE is deficient."

Site Plan Notes:
No comments.

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: SUP 2026-017

Site Address/Location: 2736 NONCONNAH BLVD MEMPHIS, TN 38132
Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone
Future Land Use Designation: Industrial Flex (IF)
Street Type: N/A

The applicant is proposing to reconstruct and reopen the closed hotel at the airport.
The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Lower intensity industrial areas with a mix of uses and building scales that are generally compatible with nearby neighborhoods. Graphic portrayal of IF is to the right.



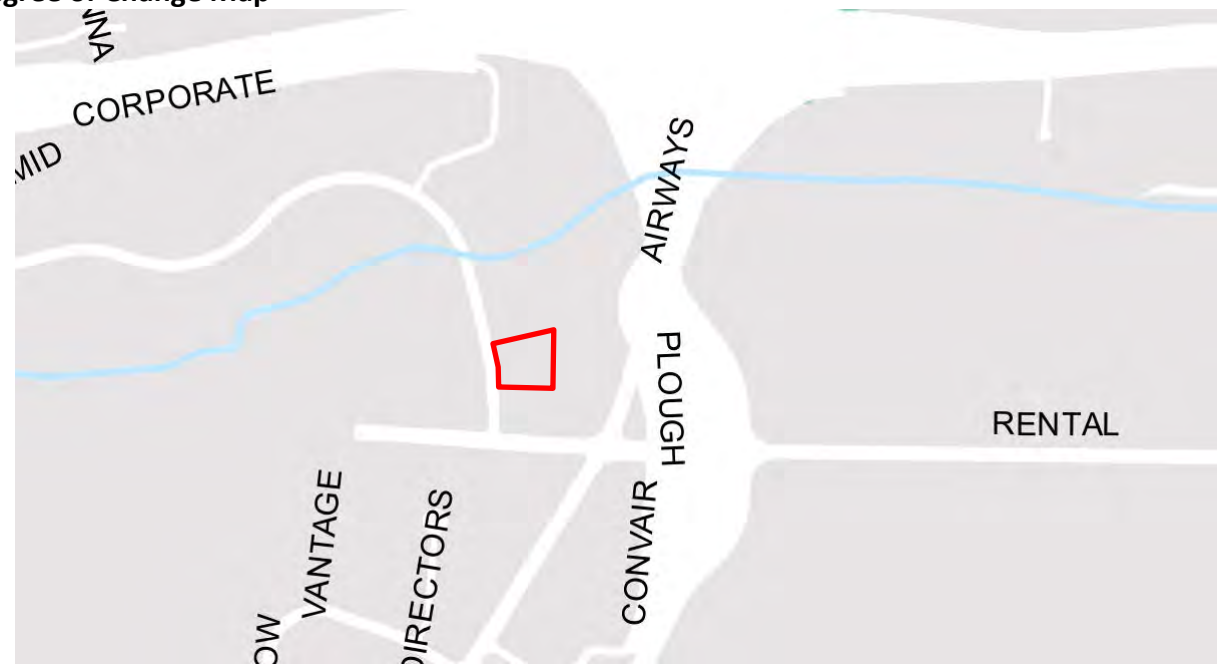
"IF" Form & Location Characteristics
Industrial with some commercial and service uses 1-6 stories

"IF" Zoning Notes
Generally compatible with the following zone districts: EMP, IH in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning
Existing Land Use and Zoning: Commercial, EMP
Adjacent Land Use and Zoning: Commercial, Industrial, Office. EMP

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed development is compatible with Objective 6.3 Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings. As the proposed development is a retention of the previous use of a hotel.*

Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. **Degree of Change Description**
   N/A
4. **Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities**

N/A

5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

Objective 6:3- Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings. As this development is a business that fits the economic dvelopment pattern of the surrounding area.

Consistency Analysis Summary

The applicant is proposing to reconstruct and reopen the closed hotel at the airport.
This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed development is compatible with Objective 6.3 Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings. As the proposed development is a retention of the previous use of a hotel. As the
Objective 6:3- Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings.

Based on the information provided, the proposal is CONSISTENT **with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Justin Harris, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, September 2, 2026 at 8 AM.**

CASE NUMBER: SUP 2026-017
ADDRESS: 2736 S Nonconnah Blvd.
REQUEST: Special use permit to allow a hotel
APPLICANT: Rajeev Chauhan

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.

Time: 9:00 AM

Date: Thursday, Sept. 10, 2026

VICINITY MAP



Staff Planner Contact:
Truus Abuosi
Truus.Abuosi@memphistn.gov
(901) 636-7179

To learn more about this proposal, contact the staff planner or use the QR code to view the full application.

35 Notices Mailed 08/14/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Rajeev Chauhan *, being duly sworn, depose and say that at* 5 *am/pm on the* 28th *day of* Angust *, 20*26*, I posted* ___ *Public Notice Sign(s) pertaining to Case No.* SUP 2026-17 *at* 2736 S Nonconnah Blvd, Memphis TN 38132 *, providing notice of a Public Hearing before the (check one):*

✓ *Land Use Control Board*
_____ *Board of Adjustment*
_____ *Memphis City Council*
_____ *Shelby County Board of Commissioners*

for consideration of a proposed land use action, a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Owner, Applicant or Representative — *Date* 9/9/26

Subscribed and sworn to before me this 9th *day of* September *,* 2026

Notary Public

My commission expires: 05/16/2027

CHRISTINE L. SCHOENHOLZ NOTARY PUBLIC COM. EXP. 05-16-2027 SOUTH CAROLINA


MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT
PUBLIC NOTICE
AN APPLICATION HAS BEEN FILED FOR A
SPECIAL USE PERMIT
ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD.
CASE NO: SUP 2026-017
INFORMATION: 636-6619

NEIGHBORHOOD MEETING NOTICE

APR79 Lodging LLC
2736 Nonconnah Blvd
Memphis, TN 38132
Telephone: 224-436-5593

RE: SUP 2026-017
Fairfield Inn by Marriott Redevelopment
Memphis, Shelby County, TN

Dear Sir or Madam,

An application has been filed for the redevelopment of the existing hotel into a Fairfield Inn by Marriott.

This application will be heard by the Memphis and Shelby County Land Use Control Board on October 8th at 9:00 am, First Floor City Council Chambers, 125 N. Main Street.

This notice is to invite you to attend a neighborhood meeting to discuss this application prior to the public hearing. Your attendance is not required, but if you have questions, comments, or concerns, you are welcome to attend. This meeting is intended to provide answers to any questions you or your neighbors may have regarding this project.

Neighborhood Meeting Details
Time: 5:00 pm to 6:00 pm
Date: Friday, September 11th, 2026
Location:
Front of the building
2736 Nonconnah Blvd
Memphis, TN 38132

If you have any questions about the application or the meeting, please feel free to call us at 224-436-5593.

Thank you,
APR79 Lodging LLC

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-17

Meeting Information

Location: Memphis

Date: 9/11/26

Address: 2736 S Nonconnah Blvd 38132

Time: 5:00 PM - 6:00 PM

Attendance

Attended on behalf of the applicant: Role (Applicant, Engineer, Architect, etc.)

Rajeev Chawhan (Applicant) -
Piyush Patel (Applicant)

Number of Invitations Mailed: 27

Approx. Neighborhood Attendees: _____

Proceedings

Please provide a brief summary of the meeting. Identify the most commonly raised concerns, and, if applicable, describe any application changes planned in response to resident feedback.

No one showed up

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-017

Attachments

Also included in this submission are the following:

- ☐ Mailed Invitation
- ☐ Invitation Mailing List
- ☐ Applicant's Presentation
- ☐ Handouts Provided
- ☐ Sign-in Sheet(s)
- ☐ Photographs of Meeting
- ☐ Other: _____

***Note:** while these attachments will not be included in the staff report unless deemed particularly relevant, they will be part of the public record and available from the Division upon request.*

Attestation

This meeting was:

- ☑ Required under Section 9.3.2 of the UDC
- ☐ Optional/Additional

I hereby attest that I attended the subject neighborhood meeting, and that the preceding and attached information is, to the best of my knowledge, correct and represents an accurate account of the relevant proceedings. If this was a required neighborhood meeting, I also attest that the meeting, to the best of my knowledge, fulfilled the requirements outlined in Section 9.3.2 of the UDC, including, pursuant to Sub-Section 9.3.2C, that at least the required fifteen (15) minutes were reserved for community members, businesses, and/or neighborhood associations wishing to make a presentation regarding the development.

Rajeev Chauhan
Print Name

Signature

09/11/26
Date

Please submit to staff planner, alongside the indicated attachments, via email as soon as possible after the meeting.

Page 2 of 2

APPLICATION

Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis, Tennessee 38134
Downtown Service Center: 125 N. Main Street; Memphis, Tennessee 38103

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Pending

Opened Date: July 9, 2026

Record Number: SUP 2026-017

Expiration Date:

Record Name: Fairfield Inn & Suites by Marriott

Description of Work: Hello,
We are planning to reconstruct and reopen the closed hotel at the airport. The building has been non operational for over a year so we have been asked to apply for zoning application.

Parent Record Number:

Address:
2736 S NONCONNAH BLVD, Memphis 38132

Owner Information

Primary	Owner Name
Y	ARP79 INVESTMENTS LLC AND APR79 LODGING

Owner Address | **Owner Phone**

4047 COPELAND CT, DELAWARE, OH 43015

Parcel Information
060222 A00028

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Rajeev Chauhan
Date of Meeting	07/09/2026
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	-

GENERAL PROJECT INFORMATION	
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-
APPROVAL CRITERIA	
A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	Yes
B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations	Yes
UDC Sub-Section 9.6.9C	Yes
UDC Sub-Section 9.6.9D	Yes
UDC Sub-Section 9.6.9E	Yes
UDC Sub-Section 9.6.9F	Yes
GIS INFORMATION	
Case Layer	BOA1985-133
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	EMP
State Route	-
Lot	10A
Subdivision	NONCONNAH CORPATE CENTER
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
RAJEEV CHAUHAN

Contact Type
APPLICANT

Address

Phone
(224)436-5593

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1744482	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	07/09/2026
1744482	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/09/2026

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, Rajeev Chauhan (Print Name) _____ (Sign Name), *state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):*

☒ *I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises*

☐ *I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)*

of the property located at 2736S Nonconnah Blvd., Memphis, 38132
and further identified by Assessor's Parcel Number 060222 A00028
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 8th *day of* July *in the year of* 2026.

_____ 4-11-2027
Signature of Notary Public *My Commission Expires*

ALISON E. HYDE
Notary Public-State of South Carolina
My Commission Expires
April 11, 2027

LETTER OF INTENT

7/8/2026

Members of the Memphis City Zoning Council:

I am writing to express my intent to redevelop and reopen the hotel as a Fairfield Inn & Suites by Marriott, located at 2738 S Nonconnah Blvd near the airport. This investment represents a commitment to revitalizing the surrounding area, creating jobs, and enhancing the experience of visitors arriving in Memphis.

The reopening of this hotel will provide substantial public benefits, including the creation of construction and permanent hospitality positions, increased local tax revenues, support for nearby businesses, and additional lodging capacity for business and leisure travelers. A vibrant, professionally managed hotel will also serve as a welcoming gateway to the city for airport visitors.

At present, the block has experienced prolonged inactivity, which has diminished its vitality and contributed to conditions that may encourage nuisance activity and crime. Returning this property to productive use will introduce continuous legitimate activity, improved lighting and maintenance, and a sustained presence of employees and guests. In doing so, the project is expected to help reactivate the block and foster a safer, more attractive environment for residents, visitors, and neighboring businesses.

We look forward to partnering with the City of Memphis to bring this important redevelopment project to fruition and to contribute meaningfully to the economic growth and well-being of the community.

Respectfully,

Rajeev Chauhan
Owner, APR79 Lodging LLC
Rajeev.m.chauhan@gmail.com

Ph. # (224) 436-5593

LETTERS RECEIVED

No letters received at the time of completion of this report.

Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis, Tennessee 38134
Downtown Service Center: 125 N. Main Street; Memphis, Tennessee 38103

website: www.develop901.com

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Name of DPD Planner	Rajeev Chauhan
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Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	-

GENERAL PROJECT INFORMATION

Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	Yes
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UDC Sub-Section 9.6.9C	Yes
UDC Sub-Section 9.6.9D	Yes
UDC Sub-Section 9.6.9E	Yes
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GIS INFORMATION

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Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
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Wellhead Protection Overlay District	No
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City Council District	-
City Council Super District	-

Contact Information

Name
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☐ *I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)*

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and further identified by Assessor's Parcel Number 060222 A00028, *for which an application is being made to the Division of Planning and Development.*

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Respectfully,

Rajeev Chauhan
Owner, APR79 Lodging LLC
Rajeev.m.chauhan@gmail.com

Ph. # (224) 436-5593

GENERAL

1. PROVIDE CONSTRUCTION CONFORMING TO THE IBC 2021 BUILDING CODE WITH THE LATEST STATE AMENDMENT. REFERENCE TO OTHER STANDARDS, SPECIFICATIONS, OR CODES MEANS THE LATEST STANDARD OR CODE PUBLISHED A AND ADOPTED.
2. THE STRUCTURAL GENERAL NOTES APPLY EXCEPT WHERE INDICATED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATIONS. A DETAIL SHOWN FOR ONE CONDITION APPLIES FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY INDICATED ON THE DRAWINGS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCY.
4. THE STRUCTURE IS ABLE TO RESIST DESIGN LOADS ONLY WHEN STRUCTURAL WORK IS COMPLETE. DURING CONSTTRUCTION, THE STRUCTURE IS NOT SELF-SUPPORTING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND ALL OTHER MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
5. COORDINATE THE STRUCTURAL CONTRACT DOCUMENT WITH DOCUMENTS FROM ARCHITECTURAL, MECHANICAL, PLUMBING, CIVIL AND ALL OTHER CONSULTANTS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IN WRITING OF ANY CONFLICT AND/OR OMISSION.
6. COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR ADDITIONAL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. REVIEW OF THE SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER OF RECORD IS ONLY FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR MUST REVIEW AND STAMP ALL SUBMITTALS PRIOR TO SUBMISSION. THE CONTACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED BY STRUCTURAL ENGINEER OF RECORD.
8. ELECTRONIC DRAWING FILES OR MODEL FILES WILL NOT BE PROVIDED TO THE CONTRACTOR OR SUBCONTRACTOR, UNLESS AGREED TO OTHERWISE FOR ADDITIONAL COSTS.
9. DO NOT MAKE SHOP DRAWINGS USING REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR REFERENCING THE CONTRACT DOCUMENTS.
10. PROVIDE AN ALLOWANCE OF 10% OF ALL STRUCTURAL MATERIALS TO BE FABRICATED AND PLACED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER OF RECORD IN ADDITION TO ALL STRUCTURAL MATERIALS INDICATED ON THE CONTRACT DOCUMENTS. CREDIT ANY UNUSED QUANTITY TO THE OWNER AT THE END OF THE PROJECT.

FOUNDATIONS

1. AFTER EXCAVATION, IF THE CONDITION OF THE SOILS DO NOT MEET THE RECOMMENDED DESIGN CRITERIA STATED IN THE GEOTECHNICAL REPORT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD SO THAT THE FOUNDATIONS MAY BE REDESIGNED IF NECESSARY.
2. A GEOTECHNICAL ENGINEER MUST VERIFY THE CONDITION AND/OR A DEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS PRIOR TO THE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, ETC.
3. IF ANY INTERFERENCE APPEARS BETWEEN EXISTING FOUNDATIONS AND THE SPECIFIED DESIGN, NOTIFY THE ARCHITECT SO THAT THE FOUNDATIONS MAY BE REDISIGNED AS REQUIRED.
4. COORDINATE TOP OF FOOTING ELEVATIONS WITH THE REQUIREMENTS OF OTHER TRADES INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, OR ELECTRICAL.
5. PLACE ALL COLUMN FOOTINGS AND WALL FOOTINGS MONOLITHICALLY WITH ADJACENT FOOTINGS AT THE SAME ELEVATION.
6. PREPARE SUBGRADE AND PLACE FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
7. FIELD DENSITY TESTS MUST BE MADE AS DESCRIBED BY THE GEOTECHNICAL ENGINEER TO VERIFY ADEQUATE COMPACTION AND DESIGN BEARING PRESSURE.
8. SIDES OF FOUNDATIONS MUST BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS PLACED AGAINTS THE EARTH REQUIRE THE FOLLOWING PRECAUTIONS : SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER AND CLEAN UP SLOUGHING BEFORE AND DURING CONCRETE PLACEMENT.
9. WHERE FOOTING STEPS ARE NECESSARY, SLOPE NO STEEPER THAN ONE VERTICAL TO TWO HORIZONTAL.
10. DO NOT BACKFILL AGAINTS BASEMENT WALLS (WALLS SUPPORTED AT THE TOP AND BOTTOM) UNTIL SLABS, FRAMING, AND DIAPHRAGMS ARE IN PLACE TO PROVIDE SUPPORT AT TOP AND BOTTOM OF WALL. CONCRETE DIAPHRAGMS MUST REACH 65% OF THEIR DESIGN 28 DAY COMPRESSION STRENGTH PRIOR TO BACKFILLING.
11. DEPOSIT BACKFILL EVENLY AGAINTS BOTH SIDES OF THE WALL UNTIL THE LOWER FINISHED GRADE IS REACHED.
12. UNLESS NOTED OTHERWISE, PLACE ALL SLABS ON GRADE ON A 10 MIL POLYETHYLENE VAPOR RETARDER AND A CRUSHED STONE BASE OVER A PROPERLY COMPACTED SUBGRADE. LAP JOINTS OF VAPOR RETARDER A MINIMUM OF 6 INCHES AND SEAL WATERTIGHT BY TAPING EDGES AND ENDS.

CONSTRUCTION NOTES

GC TO PROVIDE ALL TEMPORARY BRACING, SHORING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING DEMOLITION OR OTHER WORKS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH ALL PRINCIPLES DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION

CONCRETE NOTES

1. CONCRETE DESIGN IS IN ACCORDANCE WITH ACI 318-14
   CONCRETE PLACEMENT AND QUALITY: PER RECOMMENDATIONS IN ACI SP-15
2. RESULTS FOR ALL CONCRETE COMPRESSIVE STRENGTH TEST SHALL BE AVAILABLE ON THE JOB SITE FOR REVIEW BY THE INSPECTOR.
3. DEBRIS: REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
4. SEGREGATION OF AGGREGATES: DO NOT DROP CONCRETE THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES
5. INSERTS: SECURELY POSITION ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, AND SLEEVES IN THE FORMS BEFORE PLACING CONCRETE.
6. CONSTRUCTION JOINTS: OBTAIN THE ARCHITECTS APPROVAL OF JOINT LOCATIONS IN ALL SLABS, BEAMS, AND SHEAR WALLS. REMOVE LAITANCE AND CLEAN SURFACE OF CONCRETE CONSTRUCTION JOINTS.
7. PIPES: DO NOT EMBED PIPES OTHER THAN ELECTRICAL CONDUITS IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ARCHITECT. MAXIMUM PIPE SIZE SHALL BE 1/3 OF THE SLAB THICKNESS AND LOCATED AT THE MID DEPTH. MINIMUM SPACING SHALL BE 3 TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER. ANY PIPES OF ALUMINUM ARE PROHIBITED IN STRUCTURAL CONCRETE.
8. PROVIDE WELDABLE REBAR AT ALL LOCATIONS WHERE REBAR IS ATTACHED TO STRUCTURAL STEEL BY MEANS OF WELDING. ANY REBAR THAT IS NOT DESIGNATED AS WELDABLE SHALL NOT BE WELDED. WELDED REBAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 AND SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 GRADE 60 OR 70. PLACEMENT IN CONCRETE SHALL BE IN THE CENTER OF THE SLAB.
10. REBAR GRADES: ALL REINFORCING STEEL TO BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. ALL ACCESSORIES ARE TO BE INCLUDED. BARS ARE TO BE COLD BENT IN SHOP. BAR SUPPORTS ARE TO BE SPACIED IN ACCORDANCE WITH ACI 315 AND CRSI. ALL BAR SPLICES ARE TO BE CONSIDERED AS CLASS 'B' - CLASS 'B' SPLICES ARE TO BE LAPPED A DISTANCE OF 1.3 Lb. COMPRESSION REINFORCING SHALL BE LAPPED A MIN. OF 40 BAR DIAMETERS.
11. ANCHORAGE OF SPIRAL REINFORCEMENT SHALL BE PROVIDED BY 1 - 1/2 EXTRA TURNS OF SPIRAL BAR OR WIRE AT EACH END OF A SPIRAL UNIT.
12. REBAR COVER: ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL ONT NOTED AS "CLEAR" ARE TO CENTER OF STEEL. MINIMUM REBAR COVER (CLEAR) FOR NONPRESTRESSED CONCRETE SHALL BE AS FOLLOWS:

LOCATION	MIN. COVER (CLEAR)	TOLERANCES
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"	3/8"
EXPOSED TO EARTH OR WEATHER:		
#5 AND SMALLER BARS	1 1/2"	3/8"
#6 AND LARGER BARS	2"	3/4"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:		
STRUCTURAL SLABS AND WALLS	3/4"	1/8"
BEAMS AND COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS)	1 1/2"	3/8"
SLABS ON GRADE	1 1/2"	1/4"

TOLERANCES OF REBAR PLACEMENT: TOLERANCE FOR LONGITUDINAL LOCATION OF BENDS AND END OF REINFORCEMENT SHALL BE PLUS OR MINUS 2 INCHES EXCEPT AT DISCONTINUING ENDS OF MEMBERS WHERE TOLERANCES SHALL BE PLUS OR MINUS 1/2 INCH.

CONCRETE USE:	CONCRETE QUALITY STRENGTH @ 28 DAYS	SLUMP	AIR	AGGREGATE SIZE	AGGREGATE TYPE
GROUND BEAM	4000	4" +- 1"	-	1 1/2"	ASTM C33
FOUNDATIONS	4000	4" +- 1"	-	1 1/2"	ASTM C33
EXTERIOR SLABS	3000	4" +- 1"	4-6%	1"	ASTM C33
STRUCTURAL WALLS	4000	3" +- 1"	-	1"	ASTM C33
YARD WALLS	4000	3" +- 1"	-	1 1/2"	ASTM C33
SLAB ON GRADE	3000	4" +- 1"	-	1"	ASTM C33

DO NOT ADD WATER TO CONCRETE MIX AT SITE UNLESS APPROVED BY ARCHITECT

CONCRETE: NORMAL WEIGHT CONCRETE SHALL HAVE A MINIMUM UNIT WEIGHT OF 145 POUNDS PER CUBIC FOOT.

AGGREGATE: NORMAL WEIGHT AGGREGATE CONFORMING TO ASTM C33

AGGREGATE SIZE CONFORMING TO:
3/4" ASTM C67
1" ASTM C67
1 1/2" ASTM C67

CEMENT: TYPE I

CONCRETE AGE: NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY ARCHITECT

GENERAL MASONRY NOTES

1. MASONRY WALLS MADE OF CMU ARE TO BE REINFORCED USING 3/16" TRUSS TYPE REINFORCEMENT (GALVANIZED AFTER FABRICATION) AT 16" O.C.
2. MASONRY COURSING TO BE A RUNNING BOND, PERPENDICULAR JOINTS SHALL BE TOOTHED TOGETHER
3. ALL MASONRY TO BE TYPE "N" AND MEET ASTM C90 GUIDELINES.
4. 8" CMU SHALL BE 7 5/8" x 7 5/8" x 15 5/8" w/ 3/8" JOINTS
5. ALL MASONRY SHALL HAVE NET COMPRESSIVE STRENGTH (f'm) OF 1500 psi.
6. ANY CMU MASONRY WITH COMPRESSIVE STRENGTH OF GREATER THAN 1500 psi SHALL BE VERIFIED BY TEST ACCORDING TO ASTM C1314 OR BY ASTM C140. THESE TEST RESULTS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR.
7. GROUT SHALL CONSIST OF 1 PART PORTLAND CEMENT, 2 PARTS SAND, 2 PARTS COARSE AGGREGATE (MAX SIZE 1/2") AND WATER AS REQUIRED TO BRING MIXTURE TO DESIRED CONSISTENCY, GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 psi AND SHALL MEET ASTM 476.
8. MORTAR TO BE TYPE "S" AND COMPLY TO ASTM C270.
9. BACK-FILL AT BASEMENT AND RETAINING WALLS SHALL BE DONE UNDER CONTROLLED CONDITIONS ONLY AFTER WALL HAS SET UP.

STRUCTURAL STEEL

1. PROVIDE STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION CONFORMING TO LATEST EDITION OF THE FOLLOWING STANDARDS:
   - AISC 303, CODE OF STANDARD PRACTICE FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES
   - AISC 325, STEEL CONSTRUCTION MANUAL, 14TH EDITION
   - AISC 326, DETAILING FOR STEEL CONSTRUCTION, 3RD EDITION
   - AISC 360, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
   - AISC 341, SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
   - AISC 358, PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS
   - AWS D1.1, STRUCTURAL WELDING CODE - STEEL
   - AWS D1.8, STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT
2. PROVIDE STEEL SHAPES MADE OF MATERIAL CONFORMING TO THE FOLLOWING STANDARDS, UNLESS NOTED OTHERWISE:
   - WIDE FLANGE SHAPES AND WT SHAPES : ASTM A992
   - ANGLES AND CHANNELS : ASTM A36
   - PLATES : ASTM A572, GRADE 50
   - HOLLOW STRUCTURAL SECTIONS (HSS) : ASTM A500 GRADE C
   - STEEL PIPES : ASTM A53, TYPE E OR S, GRADE B
3. UNLESS NOTED OTHERWISE, PROVIDE ANCHOR RODS FOR CAST-IN-PLACE CONDITIONS IN CONCRETE THAT CONFORMS TO ASTM F1554 GRADE 36 OR GRADE 55-S1. UNLESS NOTED OTHERWISE, INSTALL CONNECTIONS SO THEY ARE SNUG-TIGHT.
4. UNLESS NOTED OTHERWISE, PROVIDE ANCHORS FOR POST-INSTALLED CONDITIONS IN CONCRETE THAT CONFORMS TO MANUFACTURER'S REQUIREMENTS. INSTALL CONNECTIONS SO THEY ARE PRE-TENSIONED PER MANUFACTURER'S SPECIFICATIONS.
5. UNLESS NOTED OTHERWISE, MAKE ALL CONNECTIONS WITH 3/4" MINIMUM DIAMETER ASTM F3125 GRADE A325 BOLTS WITH THREADS INCLUDED IN THE SHEAR PLANE. UNLESS NOTED OTHERWISE, INSTALL CONNECTIONS SO THEY ARE PRE-TENSIONED. CALIBRATE TIGHTENING METHOD USED SO THEY ARE IN CONFORMANCE WITH SECTION 8, INSTALLATION AND TIGHTENING OF RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS". USE ONE OF THE FOLLOWING TIGHTENING METHODS: CALIBRATED WRENCH, DIRECT TENSION INDICATOR, OR ALTERNATE BOLT WITH TWIST OF ELEMENTS. DO NOT USE TURN OF THE NUT METHOD, UNLESS CONTINUOUSLY OBSERVED BY TESTING AGENCY.
6. MAKE ALL WELDED CONNECTIONS IN ACCORDANCE WITH AWS D1.1, USING TYPE E70XX ELECTRODES. USE ONLY CERTIFIED WELDERS. PROOF OF CERTIFICATION MUST BE MAINTAINED AT THE JOB SITE.
7. UNLESS SPECIFICALLY DETAILED ON THE PLANS OR ON THE "STEEL BEAM REACTION SHEAR CONNECTION SCHEDULE", PROVIDE THE FOLLOWING BEAM CONNECTIONS:
   - WHERE BEAM REACTIONS ARE SHOWN, PROVIDE CONNECTIONS TO DEVELOP THE REACTION SHOWN
   - WHERE BEAM REACTIONS ARE NOT SHOWN, PROVIDE CONNECTIONS TO DEVELOP ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE MAXIMUM TOTAL UNIFORM LOAD TABLES, IN PART 3 OF THE STEEL CONSTRUCTION MANUAL
   - WHERE REACTIONS ARE SUBJECT TO ECCENTRICITY, THE ECCENTRICITY MUST BE ACCOUNTED FOR.
8. SUBMIT SHOP DRAWINGS PREPARED IN ACCORDANCE WITH AISC 326. PROVIDE COMPLETE WELDING INFORMATION USING AWS SYMBOLS. USE PREQUALIFIED WELDED JOINTS PER THE STEEL CONSTRUCTION MANUAL AND AWS D1.1. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD.
9. THE DESIGN OF SPECIAL CONNECTIONS BETWEEN STEEL FRAMING COMPONENTS (INCLUDING BUT NOT LIMITED TO BRACED END CONNECTIONS, MOMENT-RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS, AND MEMBER SPLICE CONNECTIONS) NOT DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD MUST BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE.
10. DO NOT USE GAS CUTTING TORCHES TO CORRECT FABRICATIONS ERRORS IN STRUCTURAL STEEL FRAMING.
11. PROVIDE TEMPORARY BRACING FOR STRUCTURAL STEEL FRAMING UNTIL ALL PERMANENT BRACING, MOMENT CONNECTIONS, AND FLOOR/ROOF DECKS (DIAPHRAGMS) ARE COMPLETELY INSTALLED.
12. PAINT STRUCTURAL STEEL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. DO NOT PAINT STEEL SURFACES TO BE ENCASED IN CONCRETE, SURFACE TO RECEIVE FIRE PROOFING, CONNECTIONS DESIGNATED AS FRICTION TYPE, SURFACES TO BE WELDED, OR SURFACES RECEIVING WELDED STUDS OR DBAS IN THE FIELD.
13. UNLESS NOTED OTHERWISE BY THE ARCHITECT, CONSIDER STEEL THAT IS EXPOSED TO THE PUBLIC TO BE ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AND SHOULD BE FABRICATED PER THOSE REQUIREMENTS.
14. ALL SPECIAL MOMENT FRAME CONNECTIONS ARE TO BE REDUCED BEAM SECTIONS CONNECTIONS PER AISC 358.

SUBMITTALS

SUBMIT FOR REVIEW:

SUBMITTALS FOR SHOP DRAWINGS. PRODUCT DATA, AND MILL TESTS ARE REQUIRED FOR ITEMS NOTED IN THE INDIVIDUAL MATERIALS SECTIONS AND FOR BIDDER DESIGNED ELEMENTS.

SUBMITTAL REVIEW PERIOD:

SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A MINIMUM OF (2) TWO WEEKS OR (10) TEN WORKING DAYS TO REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO THE ONSET OF FABRICATION.

GENERAL CONTRACTORS PRIOR REVIEW:

PRIOR TO THE SUBMISSION TO THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS, DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD (S.E.R) AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE ANY NECESSARY DIMENSIONAL DETAILS REQUESTED BY THE DETAILER AND PROVIDE THE CONTRACTORS REVIEW STAMP AND SIGNATURE BEFORE FORWARDING TO THE ARCHITECT/ENGINEER.

SHOP DRAWING REVIEW:

ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW, THE STRUCTURAL ENGINEER OF RECORD (S.E.R) WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. MARKING OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS NOR DEPARTURES THERE FROM. THE S.E.R WILL RETURN SUBMITTALS IN THE FORM THAT THEY ARE SUBMITTED IN (EITHER HARD COPIES OR ELECTRONIC). FOR HARD COPY SUBMITTALS, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE REQUIRED NUMBER OF COPIES TO THE S.E.R FOR REVIEW.

SHOP DRAWING DEVIATIONS

WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS, THEY SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE PROJECT IS LOCATED.

DEFERRED SUBMITTAL :

1. ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE S.S.E. COMPONENT DRAWINGS, THE S.E.R WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (S.S.E.) SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH THE DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE S.S.E'S DESIGN DRAWINGS AND CALCULATIONS.
2. THE DEFERRED SUBMITTAL SHALL ALSO BE SUBMITTED TO THE CITY FOR APPROVAL IF REQUIRED BY THE CITY.
3. DESIGN OF THE PREFABRICATED, "BIDDER-DESIGNED", MANUFACTURED, PRE-ENGINEERED, OR OTHER FABRICATED PRODUCTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   - DESIGN CONSIDERS TRIBUTARY DEAD, LIVE, WIND, AND EARTHQUAKE LOADS IN COMBINATIONS REQUIRED BY IBC 2021.
   - DESIGN WITHIN THE DEFLECTION LIMITS NOTED HEREIN AND AS SPECIFIED OR REFERENCED IN THE IBC 2021
   - DESIGN SHALL CONFORM TO THE SPECIFICATIONS AND REFERENCE STANDARDS OF THE GOVERNING CODE.
   - SUBMITTALS SHALL INCLUDE:
     a. CALCULATIONS PREPARED, STAMPED, AND SEALED BY THE SPECIALTY STRUCTURAL ENGINEER (S.S.E.) DEMONSTRATING CODE CONFORMANCE.
     b. ENGINEERED COMPONENT DESIGN DRAWINGS, ARE PREPARED, STAMPED, AND SIGNED BY THE S.S.E.
     c. PRODUCT DATA, TECHNICAL INFORMATION, MANUFACTURER'S WRITTEN REQUIREMENTS AND AGENCY APPROVALS AS APPLICABLE.
     d. S.S.E. MAY SUBMIT TO THE ARCHITECT/ENGINEER A REQUEST TO UTILIZE RELEVANT ALTERNATE DESIGN CRITERIA OF SIMILAR NATURE AND GENERAL EQUIVALENCY WHICH IS RECOGNIZED BY THE CODE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUBMIT ADEQUATE DOCUMENTATION OF DESIGN.
4. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, DETAILS, AND STRUCTURAL CALCULATIONS FOR THE ITEMS PER THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND DESIGN CRITERIA FOR THE ITEMS MENTIONED BUT NOT LIMITED TO BELLOW:
   A. ELEVATOR, INCLUDING ANCHORAGE
   B. EXTERIOR SIGNAGE (SEPARATE PERMIT)
   C. HANDRAILS, GUARDRAILS, CATWALK FRAMING, AND BALCONY RAIL
   D. ROOF MECHANICAL SCREEN AND CONNECTIONS
   E. TEMPORARY SHORING SYSTEMS
   F. WINDOW WASHING SYSTEM TIE-DOWN ANCHORAGE
   G. EXTERIOR CLADDING SYSTEMS, CURTAIN WALL SYSTEMS, PRE-ENGINEERED PANELS.
   H. LIGHT POLE, CONNECTIONS, FOUNDATIONS AND SHOP DRAWINGS
5. THE ARCHITECT AND ENGINEER-OF-RECORD SHALL REVIEW ALL DEFERRED SUBMITTAL ITEMS, SIGN, AND STAMP THEM AS APPROVED, AND FORWARD THEM TO BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING AND NO EXCEPTIONS TAKEN.
6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFLECTION LIMITS FOR S.S.E. / BIDDER DESIGNED ELEMENTS	
VERTICAL	LIMIT
*ROOF MEMBERS, DEAD + LIVE OR RAIN, SNOW OR WIND TOTAL LOAD (TL) DEFLECTION	L/240 WHERE 'L' IS SPAN LENGTH IN INCHES
ROOF LIVE OR RAIN, SNOW OR WIND LOAD (RLL)	L/360
FLOOR MEMBERS TOTAL LOAD (TL) UNLESS NOTED OTHERWISE (U.N.O)	L/480
FLOOR LIVE LOAD (LL) U.N.O	L/600
MEMBERS SUPPORTING MASONRY	L/1200 OR 1/4" MAX. MASONRY (DL) ONLY
OPERABLE PARTITION SUPPORT MEMBERS	L/600 OR 1/4" MAX.
HORIZONTAL	LIMIT
MEMBERS SUPPORTING BRITTLE FINISHES	L/240 (NOTE 1)
MEMBERS SUPPORTING FLEXIBLE FINISHES	L/180 (NOTE 1)
MEMBERS SUPPORTING MASONRY	L/600 AT 0.7 x CLADDING WIND OR 0.7E (NOTE 1)
INTERSTORY DRIFT	0.020 x STORY HEIGHT

*ROOF MEMBERS SHALL BE DESIGNED TO CONTROL PONDING SUCH THAT CHORD MEMBER STRESSES DO NOT EXCEED LIMITS INDICATED ON PLANS UNDER DEAD + RAIN LOADING

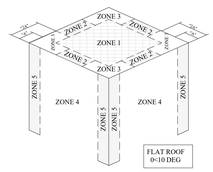
NOTE 1:
WIND LOAD IS REDUCIBLE TO 0.42 TIMES COMPONENT AND CLADDING LOADS PER TABLE 1604.3 FOOT NOTE f.

COMPONENTS AND CLADDING DESIGN WIND PRESSURES

	A	B	C	D
ROOF	1	10	16.0	-40.0
	1	20	16.0	-37.7
	1	50	16.0	-34.8
	1	100	16.0	-32.5
	2	10	16.0	-62.7
	2	20	16.0	-59.6
	2	50	16.0	-55.4
	2	100	16.0	-52.3
	3	10	16.0	-62.7
	3	20	16.0	-59.6
	3	50	16.0	-55.4
	3	100	16.0	-52.3
OVERHANG	1	10	-	-58.2
	1	20	-	-55.9
	1	50	-	-51.5
	1	100	-	-48.2
	2	10	-	-80.9
	2	20	-	-77.8
	2	50	-	-72.2
	2	100	-	-68.0
	3	10	-	-103.7
	3	20	-	-100.6
	3	50	-	-90.7
	3	100	-	-83.2
WALL	4	10	27.3	-27.3
	4	20	27.3	-27.3
	4	50	25.2	-25.9
	4	100	23.5	-24.8
	4	500	19.7	-22.3
	5	10	27.3	-50.1
	5	20	27.3	-50.1
	5	50	25.2	-44.3
	5	100	23.5	-40.0
	5	500	19.7	-29.8
PARAPET	4	10	82.9	-46.6
	4	20	79.7	-46.6
	4	100	68.4	-40.2
	4	500	57.0	-33.7
	5	10	82.9	-70.0
	5	20	79.7	-70.0
	5	100	68.4	-55.7
	5	500	57.0	-49.6

ULTIMATE WIND SPEED : 105 mph
ZONE WIDTH, a: 9.8 ft
COLUMN A: Zone per figure 30.5-1 in ASCE 7.
COLUMN B: Effecive Wind Area in square feet
COLUMN C: Maximum Positive Pressure in pounds per square foot. Positive Pressure indicates pressure toward building
COLUMN D: Maximum Negative Pressure in pounds per square foot. Negative Pressure indicates pressure away from building

Pressures shown are Ultimate Loads. To convert to an Allowable Load, multiply value by 0.6



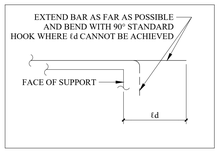
1. COMPONENTS AND CLADDING FORCES PER THIS TABLE ARE CALCULATED AT ULTIMATE LEVEL AND ASSUME AN EFFECTIVE WIND LOADED AREA OF 10 PSF.
2. ROOF AND WALL FORCES ARE CALCULATED AT MEAN ROOF HEIGHT, PARAPET FORCES ARE CALCULATED AT TOP OF PARAPET.
3. DP RATINGS FOR WINDOWS AND DOORS MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY 0.6.
4. FURTHER REDUCTIONS MAY BE TAKEN PER ASCE 7-10 FOR EFFECTIVE WIND LOADED AREAS IN EXCESS OF 10 PSF.
5. WIND PRESSURE ON OVERHANDS/EYEBROWS MAY BE ASSUMED EQUAL TO 1.0 TIMES ROOF PRESSURE FOR ZONE 2 AND 1.15 TIMES ROOF PRESSURE IN ZONE 3 - THIS ACCOUNTS FOR FORCES ON BOTH TOP AND BOTTOM SURFACES OF OVERHANGS/EYEBROWS. WIND PRESSURE ON SOFFITS MAY BE ASSUMED EQUAL TO ADJACENT WALL PRESSURES.

IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)

IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:

1. YOU ARE A QUALIFIED CONTRACTOR AND OR SUBCONTRACTOR SPECIFICALLY IN PROVIDING A COMPLETE TURNKEY SERVICE IN YOUR TRADE OR PROFESSION FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.
2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE DESIGN PROFESSIONAL INTENDED DESIGN FOR THIS PROJECT.
3. YOUR BID INCLUDED AL

BAR SIZE	f'c = 3000 psi				f'c = 4000 psi			
	TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	22	32	17	25	19	28	15	22
#4	29	43	22	33	25	37	19	29
#5	36	54	28	42	31	47	24	36
#6	43	65	33	50	37	56	29	43
#7	63	94	48	72	54	81	42	63
#8	72	107	55	83	62	93	48	72
#9	81	121	62	93	70	105	54	81
#10	90	134	69	103	78	116	60	89



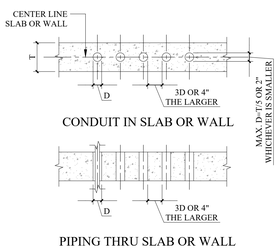
NOTES:
1. TABLE FOR USE WITH NORMAL WEIGHT HARDROCK CONCRETE AND GRADE 60 UNCOATED REINFORCING BARS. FOR LIGHTWEIGHT AGGREGATE USE 1.3 L
2. TOP BARS ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST IN THE MEMBER BELOW THE BAR
3. FOR BARS ENCLOSED IN STANDARD COLUMN SPIRALS, USE 0.75 L OR 12" MIN.
4. DEVELOPMENT LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE 1.2 Ld FOR THAT BAR IN A 3-BAR BUNDLE AND 1.33 Ld FOR A 4-BAR BUNDLE
5. COMPRESSION DEVELOPMENT LENGTH (ONLY WHERE INDICATED ON DRAWINGS) FOR GRADE 60 BARS USE 22 BAR DIAMETERS.
6. CASE SELECTION
   - FOR FOUNDATION REINFORCEMENT USE CASE 1 UNO
   - FOR COLUMN REINFORCEMENT AND DOWELS USE CASE 1 UNO
   - FOR BEAM REINFORCEMENT USE CASE 1 UNO
   - FOR STRUCTURAL SLAB REINFORCEMENT USE CASE 2 UNO
   - FOR SLAB ON GRADE REINFORCEMENT USE CASE 1 UNO.
   - FOR WALL REINFORCEMENT AND DOWELS USE CASE 1 (EXCEPT AS NOTED BELOW) UNO
   - FOR WALLS WITH A SINGLE MAT OF STEEL CENTERED IN THE WALL, USE CASE 1 FOR WALL REINFORCEMENT AND DOWELS UNO.
   - FOR CHORD STEEL REINFORCEMENT USE CASE 2 UNO.

1 TENSION DEVELOPMENT LENGTH (CONCRETE ONLY)
NTS

BAR SIZE	LAP CLASS	f'c = 3000 psi				f'c = 4000 psi			
		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	A	22	33	17	25	19	28	15	22
	B	28	42	22	33	25	37	19	28
#4	A	29	43	22	33	25	37	19	29
	B	38	56	29	43	33	49	25	37
#5	A	36	54	28	42	31	47	24	36
	B	47	70	36	54	41	61	31	47
#6	A	43	65	33	50	37	56	29	43
	B	56	84	43	65	49	73	37	56
#7	A	63	94	48	72	54	81	42	63
	B	81	122	63	94	71	106	54	81
#8	A	72	107	55	83	62	93	48	72
	B	93	139	72	107	81	121	62	93
#9	A	81	121	62	93	70	105	54	81
	B	105	157	81	121	91	136	70	105
#10	A	90	134	69	103	78	116	60	89
	B	116	174	90	134	101	151	78	116

NOTES:
1. TABLE FOR USE WITH NORMAL WEIGHT HARDROCK CONCRETE AND GRADE 60 UNCOATED REINFORCING BARS. FOR LIGHTWEIGHT AGGREGATE USE 1.3 L
2. THERE ARE 2 CLASSES
   CLASS A - HALF OR LESS OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH
   CLASS B - MORE THAN HALF OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH
3. TOP BARS ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST THE MEMBER BELOW THE BAR
4. FOR BARS ENCLOSED IN STANDARD COLUMN SPIRALS, USE 0.75 L OR 12" MIN.
5. LAP SPLICES OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE 1.2 L FOR THAT BAR IN A 3-BAR BUNDLE AND 1.33 L FOR A 4-BAR BUNDLE. ENTIRE BUNDLES SHALL NOT BE STAGGERED SUCH THAT THEY DO NOT OVERLAP.
6. L= BASIC LAP LENGTH, SHOWN AT LEFT
7. CASE SELECTION
   - FOR FOUNDATION REINFORCEMENT USE CASE 1 UNO
   - FOR COLUMN REINFORCEMENT AND DOWELS USE CASE 1 UNO
   - FOR BEAM REINFORCEMENT USE CASE 1 UNO
   - FOR STRUCTURAL SLAB REINFORCEMENT USE CASE 2 UNO
   - FOR SLAB ON GRADE REINFORCEMENT USE CASE 1 UN0.
   - FOR WALL REINFORCEMENT AND DOWELS USE CASE 1 (EXCEPT AS NOTED BELOW) UNO
   - FOR WALLS WITH A SINGLE MAT OF STEEL CENTERED IN THE WALL, USE CASE 1 FOR WALL REINFORCEMENT AND DOWELS UNO.
   - FOR CHORD STEEL REINFORCEMENT USE CASE 2 UNO.
8. DIFFERENT SIZE BARS ARE TO BE LAPPED BY THE LARGER BAR.
9. DIFFERENT DIAMETER BARS ARE TO BE LAPPED PER THE LARGER BAR.

2 TENSION LAP SPLICE (CONCRETE ONLY) TENSION LAP SPLICE LENGTHS, (IN INCHES) FOR GRADE 60 UNCOATED BARS
NTS

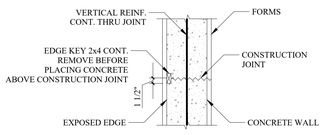


CONDUIT IN SLAB OR WALL

PIPING THRU SLAB OR WALL

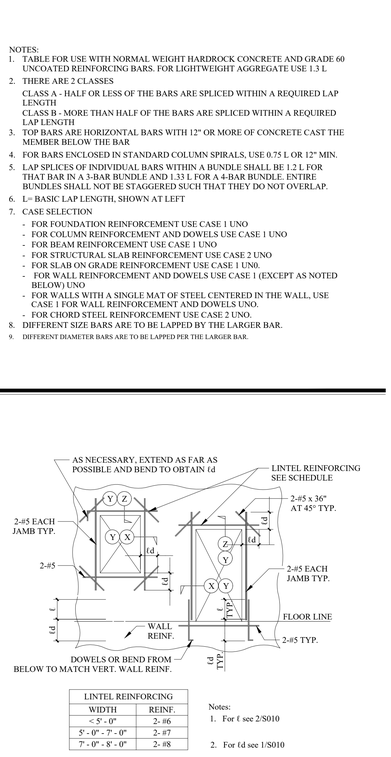
NOTE:
1. Where clear distance between sleeves is impossible this area shall be treated as a slab opening or as a wall opening.

5 PIPING CONDUIT IN OR THRU SLAB OR WALL
NTS



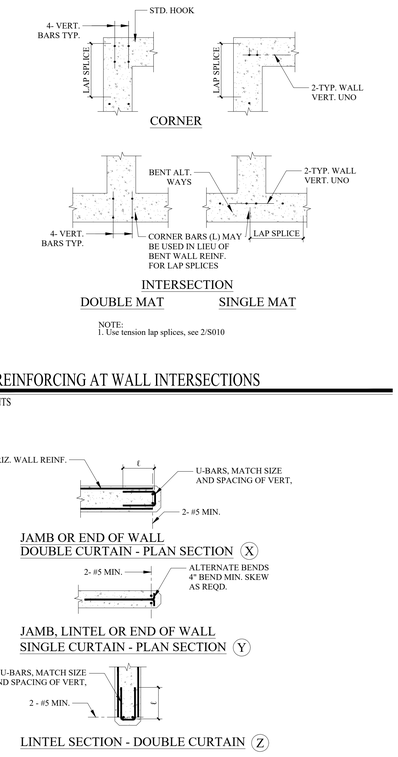
NOTE:
1. Provide edge key on both faces when both faces are exposed.

6 HOR1ZONTAL WALL CONSTRUCTION JOINT
NTS



LINTEL REINFORCING	
WIDTH	REINF.
< 5' - 0"	2- #6
5' - 0" - 7' - 0"	2- #7
7' - 0" - 8' - 0"	2- #8

Notes:
1. For ℓ see 2/S010
2. For fd see 1/S010



JAMB OR END OF WALL
DOUBLE CURTAIN - PLAN SECTION (X)

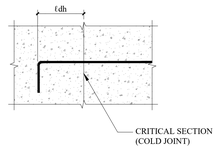
JAMB, LINTEL OR END OF WALL
SINGLE CURTAIN - PLAN SECTION (Y)

LINTEL SECTION - DOUBLE CURTAIN (Z)

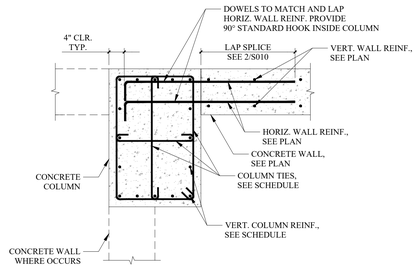
7 CONCRETE WALL OPENINGS AND DETAILS
NTS

BAR SIZE	REBAR GRADE	f dh (in)	
		fc' = 3000 psi	fc' = 4000 psi
#3	60	9	8
#4		11	10
#5		14	12
#6		17	15
#7		20	17
#8		22	19
#9		25	22
#10		28	24

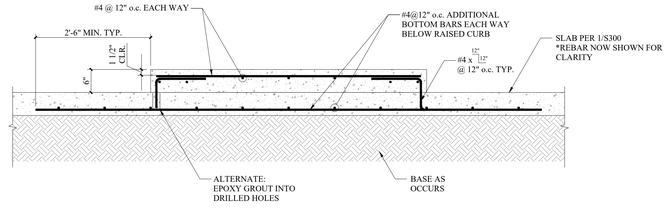
NOTES:
1. TABLE FOR USE WITH NORMAL WEIGHT HARDROCK CONCRETE. FOR LIGHTWEIGHT AGGREGATE USE $1.3 f_{dh}$.
2. TABLE FOR USE WITH UNCOATED REINFORCEMENT. FOR COATED REINFORCEMENT, USE $1.5 f_{dh}$.
3. EFFECTS OF LIGHT WEIGHT AGGREGATE AND EPOXY COATING ARE CUMULATIVE.
4. FOR TYPICAL BAR BENDS, SEE 4/S010



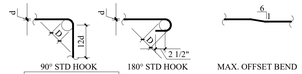
9 HOOKED BAR SCHEDULE
NTS



10 TYPICAL CONCRETE WALL AT COLUMN - PLAN VIEW
NTS



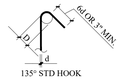
11 RAISED CURB ON CONCRETE SLAB
NTS



D=6d FOR #3 TO #8
D=8d FOR #9 TO #11
D=10d FOR #14 TO #18

PRINCIPAL REINFORCING

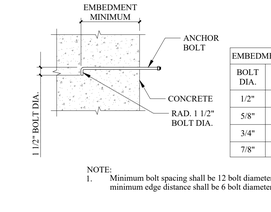
MIN. D=1 1/2" FOR #3
MIN. D=2" FOR #4
MIN. D=2 1/2" FOR #5



STIRRUPS AND TIES

NOTES:
1. All bends shall be made cold.
2. #14 and #18 bars shall be bend tested and lab approved prior to bending.

3 REINFORCING AT WALL INTERSECTIONS
NTS



EMBEDMENT SCHEDULE	
BOLT DIA.	MIN. EMBED UNO
1/2"	4"
5/8"	5"
3/4"	6"
7/8"	6"

NOTE:
1. Minimum bolt spacing shall be 12 bolt diameters, minimum edge distance shall be 6 bolt diameters

8 ANCHOR BOLT EMBEDMENT
NTS

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NOTES

GC TO PROVIDE SHOP DRAWINGS OF **CONCRETE AND REBAR** TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK

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716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

HUDSON ADAMS ARCHITECTURE & ENGINEERING AGRICULTURE COMMERCIAL
Pr. 106568
STATE OF TENNESSEE
09/29/2025

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4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT
Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION:GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

TYPICAL CONCRETE DETAILS

SHEET
S010

25-018 S00x General.dwg

NOTES

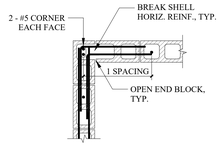
GC TO PROVIDE SHOP DRAWINGS OF **CMU** TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK

TENSION DEVELOPMENT AND LAP SPLICE LENGTH (FOR MASONRY ONLY)

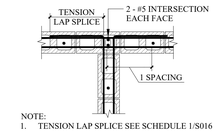
CMU Thickness	MASONRY DESIGN STRENGTH / PLACEMENT OF BAR / BAR SIZE	f'm = 1500 psi		f'm = 2000 psi		f'm = 2500 psi		f'm = 3000 psi	
		CENTER	EDGE	CENTER	EDGE	CENTER	EDGE	CENTER	EDGE
8"	#3	15.1	15.1	13.1	13.1	12.0	12.0	12.0	12.0
	#4	20.1	23.7	17.4	20.5	15.6	18.4	14.2	16.8
	#5	25.2	38.1	21.8	33.0	19.5	29.5	17.8	27.0
	#6	42.8	NP	37.1	NP	33.2	NP	30.3	NP
	#7	59.4	NP	51.4	NP	46.0	NP	42.0	NP

NOTES:
1. ALL LENGTHS ARE IN INCHES.
2. FOR BAR PLACEMENT, EDGE DISTANCE (D DIM.) SEE 4/S020
3. WHERE 2-BARS PER CELL OCCUR THEY SHALL BE PLACED PER EDGE CONDITION SEE NOTE 2.
4. FOR 6" MASONRY WALL, 2- BARS PER CELL IS NOT PERMITTED.
5. FOR 8" MASONRY WALL, 2- BARS PER CELL UP TO #5 ARE PERMITTED.
6. FOR 10" MASONRY WALL, 2- BARS PER CELL UP TO #7 ARE PERMITTED.
7. NP INDICATES NOT PERMITTED. #10 AND #11 BARS WHERE SHOWN ON PLANS OR DETAILS REQUIRE A MECHANICAL SPLICE.

1 TENSION DEVELOPMENT AND LAP SPLICE LENGTH
NTS

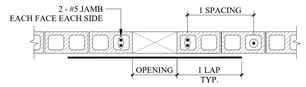


TYPICAL CORNER DETAIL

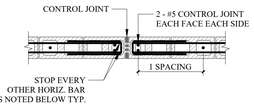


NOTE:
1. TENSION LAP SPLICE SEE SCHEDULE 1/S016

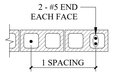
TYPICAL INTERSECTION DETAIL



TYPICAL OPENING DETAIL



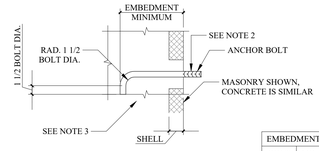
TYPICAL CONTROL JOINT DETAIL



TYPICAL END DETAIL

NOTE:
1. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF JOINT LOCATIONS, WHICH SHALL NOT EXCEED 24'-0" o.c.
2. HORIZONTAL REINF. AT FLOOR LINES, ROOF LINES, LINTEL REINF. AND EVERY OTHER HORIZ. BAR (OR BAR SET) SHALL BE CONTINUOUS THROUGH JOINT. PROVIDE VERTICAL WALL REINF. EACH SIDE OF JOINT, # 5 BARS MIN. 3.

2 TYPICAL MASONRY DETAILS
NTS

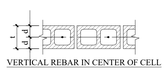


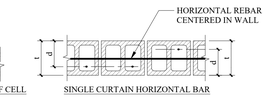
EMBEDMENT SCHED.	
BOLT DIA.	MIN. EMBED UNO
1/2"	4"
5/8"	5"
3/4"	6"
7/8"	6"

NOTES:
1. MINIMUM BOLT SPACING SHALL BE 12 BOLT DIAMETERS, MINIMUM EDGE DISTANCE SHALL BE 6 BOLT DIAMETERS.
2. 1" MIN. GROUT ALL AROUND BOLTS IN MASONRY SHELL.
3. GROUT CELL FOR A MINIMUM OF 6" ABOVE AND BELOW THE BOLTS.

3 ANCHOR BOLT EMBEDMENT - MASONRY
NTS



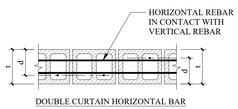


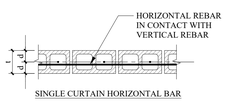


CMU (Concrete Masonry Units)					
NOMINAL THICKNESS	ACTUAL THICKNESS (t)	d (inches)			
		#3 - #6	#7	#8	#9
6" CMU	5 5/8"	3.25	NP	NP	NP
8" CMU	7 5/8"	5.25	5	4.625	NP
10" CMU	9 5/8"	7.25	7	6.625	6.25
12" CMU	11 5/8"	9.25	9	8.625	8.25
16" CMU	15 5/8"	13.25	13	12.625	12.25

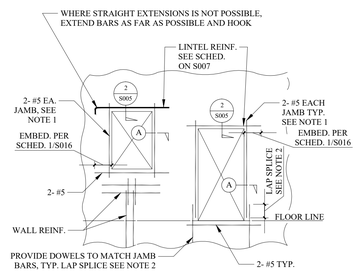
Concrete Masonry Units		
NOMINAL THICKNESS	ACTUAL THICKNESS (t)	d (inches)
6" CMU	5 5/8"	2.8
8" CMU	7 5/8"	3.8
10" CMU	9 5/8"	4.8
12" CMU	11 5/8"	5.8
16" CMU	15 5/8"	7.8

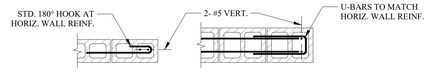
NOTE:
1. WHERE TWO VERTICAL REINFORCING BARS OCCUR IN A CELL, BARS SHALL BE SECURED IN PLACE BY A BAR POSITIONED AT THE TOP AND BOTTOM, AND AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS.





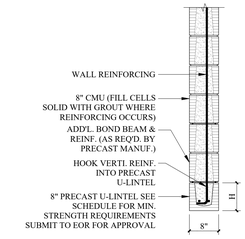
4 PLAN DETAIL FOR REBAR PLACEMENT IN MASONRY
NTS





NOTES:
1. Extend jamb bars full height of wall when width of opening is more than 4'-0".
2. Typical tension lap splice per schedule 1/S020

5 MASONRY WALL OPENINGS AND DETAILS
NTS



LINTEL SCHEDULE FOR MARKED OPENINGS				
MARK	HEIGHT (H)	REINFORCING	MINIMUM BEARING	REMARKS
L1	8"	(2) - #5	8" EACH END	SEE FLOOR PLAN DRAWINGS FOR LINTEL LOCATION
L2	24"	(2) - #6	24" EACH END	SEE FLOOR PLAN DRAWINGS FOR LINTEL LOCATION

6 LINTEL DETAILS - MASONRY
NTS

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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

HUDSON ADAMS REGISTERED ARCHITECT AGRICULTURE Judson Adams COMMERCIAL RESIDENTIAL PE. 106568 STATE OF TENNESSEE

09/29/2025

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APR79 LODGING LLC
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DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:

PERMIT

PROJECT NO.: 25-018

DATE: 09/15/25

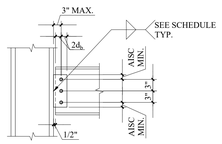
DRAWN BY: SK

CHKD. BY: RD

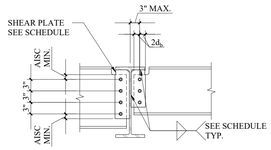
CMU TYPICAL DETAILS

SHEET
S020

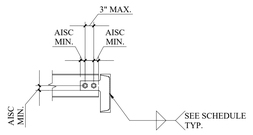
25-018 S00x General.dwg



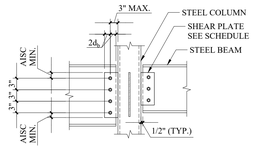
BEAM TO COLUMN FLANGE



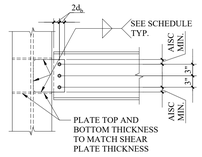
2 SIDED BEAM TO BEAM



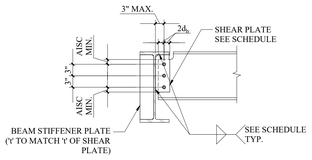
6" OR LESS CONNECTION



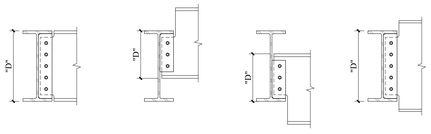
BEAM TO HSS COLUMN



BEAM TO COLUMN WEB



1 SIDED BEAM TO BEAM



BEAM TO BEAM ALIGNMENTS

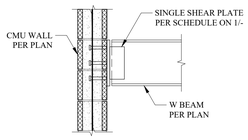
BEAM CONNECTION SCHEDULE				
NOMINAL MEMBER DEPTH "D"	BOLT NO. AND SIZE	SHEAR PLATE THICKNESS	SIZE OF FILLET WELD	LRFD CAPACITY (k)
8" - 10"	2 - 3/4" DIA.	5/16	1/4	25.1
12" - 14"	3 - 3/4" DIA.	5/16	1/4	47.9
16"	4 - 3/4" DIA.	3/8	1/4	63.3
18"	5 - 3/4" DIA.	3/8	1/4	82
21"	6 - 1" DIA.	7/16	5/16	111
24"	7 - 1" DIA.	1/2	5/16	151
27"	8 - 1" DIA.	1/2	5/16	171
30" -33"	9 - 1" DIA.	1/2	5/16	192
36" - 40"	10 - 1" DIA.	1/2	5/16	213

NOTES:

1. ALL 3/4" DIA. BOLTS SHALL BE A325-N. ALL 1" DIA. BOLTS SHALL BE A490-N.
2. PROVIDE LARGER WELDS WHERE MAY BE REQUIRED BY AISC.
3. USE LARGER PLATES AND WELDS WHERE REQUIRED BY BRACE FRAME CONNECTIONS OR OTHER SPECIFIC DETAILS.
4. d_b = BOLT DIAMETER.
5. USE SHORT SLOTTED HOLES IN ONE END OF BEAM FOR FIELD TOLERANCES.
6. "D" = NOMINAL MEMBER DEPTH.
7. PROVIDE HORIZONTAL SHORT SLOTTED HOLES WHERE BEAM WEB THICKNESS "T" EXCEEDS D/2-1/16" AND NUMBER OF BOLTS "N" EXCEEDS 5 PER AISC TABLE 10-9.
8. SIMILAR CONDITION AT HSS COLUMN

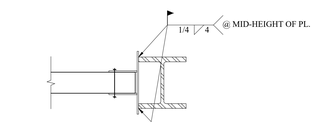
1 TYPICAL BEAM CONNECTION SCHEDULE AND DETAILS

NTS

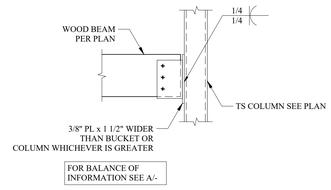


2 TYPICAL W BEAM TO CMU WALL CONNECTION

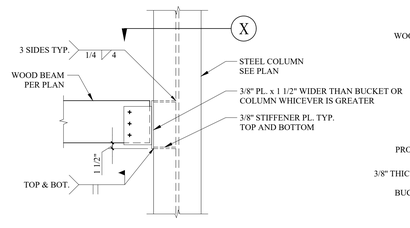
NTS



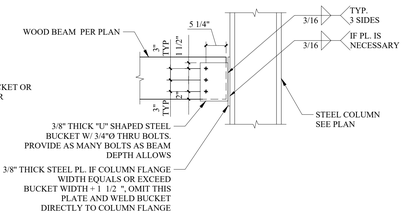
X SECTION



C CONNECTION TO TUBE STEEL



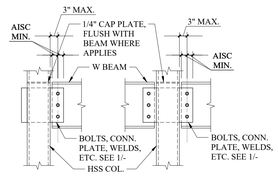
B CONNECTION TO WIDE FLANGE COLUMN

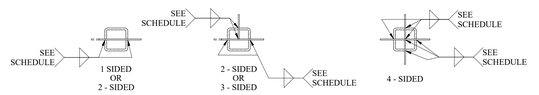


A CONNECTION TO WIDE FLANGE COLUMN

4 TYPICAL WOOD BEAM TO STEEL COLUMN CONNECTION

NTS





NOTES:

1. DRILL STRESS RELIEVING HOLE PRIOR TO SLOTTING TUBE, HOLE AND SLOT SHALL BE 1/8" LARGER THAN PLATE WIDTH.
2. AT CONTINUOUS COLUMN LOCATIONS SPLICE COLUMN AT TOP OF BEAM USING FLARE-V GROOVE WELD ALL AROUND WITH EFFECTIVE THROUGH THICKNESS LESS THAN COLUMN WALL THICKNESS.

3 W BEAM TO HSS COLUMN DETAIL (OPTION)

NTS

IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)

IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:

1. YOU ARE A QUALIFIED CONTRACTOR AND OR SUBCONTRACTOR SPECIFICALLY IN PROVIDING A COMPLETE TURNKEY SERVICE IN YOUR TRADE OR PROFESSION FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.
2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE DESIGN PROFESSIONAL INTENDED DESIGN FOR THIS PROJECT.
3. YOUR BID INCLUDED ALL THE STEPS, PROCESSES, MATERIALS, PRODUCTS, GOVERNING PERMITS AND APPROVALS NECESSARY TO PROVIDE A COMPLETED AND WARRANTED SYSTEM OR INSTALLATION THAT DOES NOT REQUIRED ANOTHER CONTRACTOR OR PRODUCT TO COMPLETE YOUR SCOPE OF WORK.
4. YOUR BID MUST HAVE INCLUDED ANY DESIGN INFORMATION REFERENCED WITHIN ANY CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OR PLUMBING DRAWINGS; ALSO NOTE THESE DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW ONLY BASIC CONCEPTS AND GENERAL INFORMATION. THE COMPLETION OF YOUR WORK MAY INCLUDE OTHER STEPS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND OR APPROVALS NECESSARY TO PROVIDE A COMPLETE SYSTEM INSTALLATION WHETHER SUGGESTED ON THE DRAWINGS OR NOT.
5. AS AN EXAMPLE: ITEMS AND OR TASKS LIKE; FIRE CAULK, DRAFT STOPS, FASTENERS, ANCHORS, EMBEDMENTS, DUMPSTERS, DEBRIS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND OR SUBCONTRACTOR, AT THE OWNERS' DISCRETION.

NOTES

GC TO PROVIDE SHOP DRAWINGS OF **STEEL MEMBERS, CONNECTIONS, AND WELDS** TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK

MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:



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CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER

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APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:

PERMIT

PROJECT NO.: 25-018

DATE: 09/15/25

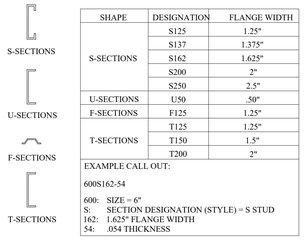
DRAWN BY: SK

CHKD. BY: RD

TYPICAL STRUCTURAL STEEL DETAILS

SHEET
S030

25-018 S00x General.dwg



SHAPE	DESIGNATION	FLANGE WIDTH
S-SECTIONS	S125	1.25"
	S137	1.375"
	S162	1.625"
	S200	2"
	S250	2.5"
U-SECTIONS	U50	.50"
F-SECTIONS	F125	1.25"
T-SECTIONS	T125	1.25"
	T150	1.5"
	T200	2"

EXAMPLE CALL OUT:

600S162-54

600: SIZE = 6"
S: SECTION DESIGNATION (STYLE) = S STUD
162: 1.625" FLANGE WIDTH
54: .054 THICKNESS

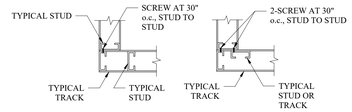
1 STEEL STUD/ JOIST SECTION IDENTIFICATION
NTS

SECTION THICKNESS (mils)	(in.)	(ga.)	'A' WELD SIZE(in.)	Fy (ksi)	Fu (ksi)
33	0.0321	20	N/A	33	45
43	0.0451	18	0.0451	33	45
54	0.0566	16	0.0566	33	45
68	0.0713	14	0.0713	33	45
97	0.1017	12	0.1017	33	45
43	0.0451	18	0.0451	50	65
54	0.0566	16	0.0566	50	65
68	0.0713	14	0.0713	50	65
97	0.1017	12	0.1017	50	65

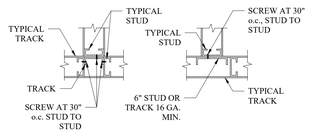


NOTES:
1. Fy = THE MINIMUM YIELD STRENGTH OF THE CONNECTED PARTS
2. Fu = THE MINIMUM TENSILE STRENVTH OF THE CONNECTED PARTS
3. WHEN CONNECTING MATERIALS OF DIFFERENT THICKNESS OR TENSILE STRENGTHS, USE THE WELD SIZE FOR THE LIGHTER GA. SECTION.
4. WELD PROCEDURES ARE BASED ON SECTION E2 OF THE AISI CODE AND AWS D1.3. STEEL STUD SECTIONS MUST BE AT LEAST 18 GA. MINIMUM FOR WELDING.

2 STEEL STUD/ JOIST WELDING
NTS

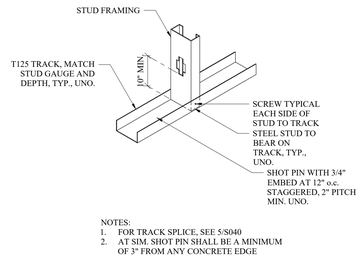


TYPICAL CORNER



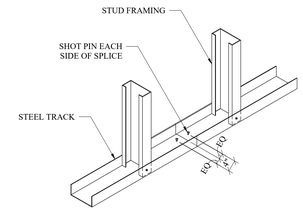
TYPICAL INTERSECTION

3 PLAN DETAILS AT WALL INTERSECTIONS
NTS

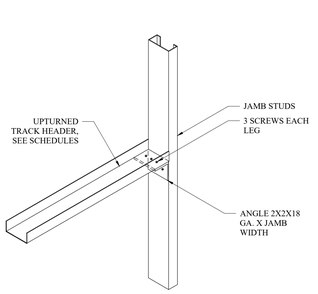


NOTES:
1. FOR TRACK SPLICE, SEE 5/S040
2. AT SIM. SHOT PIN SHALL BE A MINIMUM OF 3" FROM ANY CONCRETE EDGE

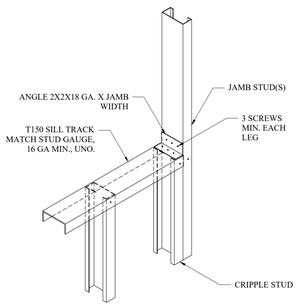
4 TRACK TO STRUCTURE
NTS



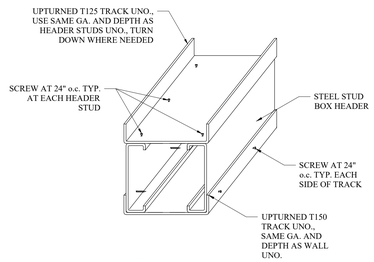
5 STEEL STUD/ JOIST WELDING
TRACK SPLICE



6 TRACK HEADER AT JAMB
NTS

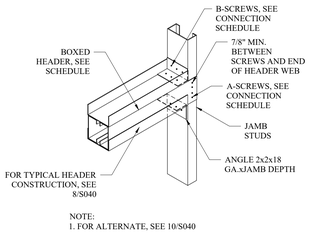


7 SILL CONNECTION
NTS



NOTES:
1. FOR CONNECTION TO JAMB, SEE 9/S040
2. CONTRACTOR TO COORDINATE INSULATION REQUIREMENTS AT BUILT-UP SECTIONS

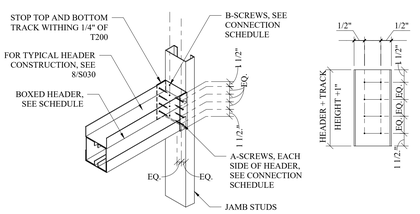
8 BOXED HEADER CONNECTION
NTS



NOTE:
1. FOR ALTERNATE, SEE 10/S040

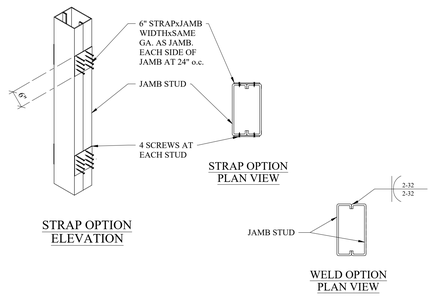
9 BOXED HEADER TO JAMB CONNECTION
NTS

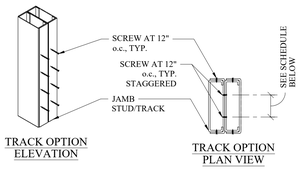
CONNECTION SCHEDULE		
DEPTH OF TRACK OR STUDS	A- SCREWS TO JAMB	B- SCREWS AT ANGLE
12 INCHES	2- ROWS OF 5 EACH SIDE, 20 TOTAL	6- SCREWS EACH LEG
10 INCHES	2- ROWS OF 4 EACH SIDE, 16 TOTAL	5- SCREWS EACH LEG
8 INCHES	2- ROWS OF 3 EACH SIDE, 12 TOTAL	4- SCREWS EACH LEG
6 INCHES	2- ROWS OF 3 EACH SIDE, 12 TOTAL	4- SCREWS EACH LEG
3 5/8 INCHES	2- ROWS OF 2 EACH SIDE, 8 TOTAL	3- SCREWS EACH LEG
NOTE: ALL EXTERIOR CONNECTIONS ARE TO BE MADE WITH #10 SCREWS, UNO.		



CONNECTION SCHEDULE		
DEPTH OF TRACK OR STUDS	A- SCREWS TO HEADER	B- SCREWS TO JAMB
12 INCHES	6 EACH SIDE, 12 TOTAL	2- ROWS OF 5-SCREWS, 10 TOTAL
10 INCHES	5 EACH SIDE, 10 TOTAL	2- ROWS OF 5-SCREWS, 10 TOTAL
8 INCHES	5 EACH SIDE, 10 TOTAL	2- ROWS OF 4-SCREWS, 8 TOTAL
6 INCHES	4 EACH SIDE, 8 TOTAL	2- ROWS OF 4-SCREWS, 8 TOTAL
3 5/8 INCHES	3 EACH SIDE, 6 TOTAL	2- ROWS OF 3-SCREWS, 6 TOTAL
NOTE: ALL EXTERIOR CONNECTIONS ARE TO BE MADE WITH #10 SCREWS, UNO.		

10 STEEL STUD/ JOIST SECTION IDENTIFICATION
NTS



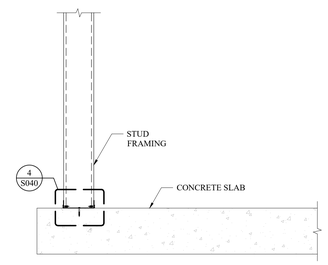


FASTENER SPACING	
STUD	SPACING
S250	1 3/4"
S362	2 1/2"
S400	3"
S600	4"
S800	6"

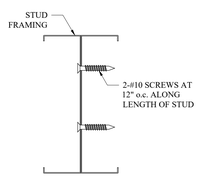
NOTE:

1. CONTRACTOR TO COORDINATE INSULATION REQUIREMENTS AT BUILT-UP SECTION

11 TYPICAL JAMB CONSTRUCTION
NTS



12 BASE CONNECTION AT EDGE OF SLAB
TRACK SPLICE



13 BACK TO BACK FRAMING CONNECTION
NTS

NOTES

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MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
PE. 106568
STATE OF TEXAS
09/29/2025

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CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT
Fairfield BY MARRIOTT
2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

LIGHT GAUGE TYPICAL DETAILS

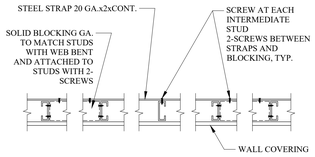
SHEET
S040

25-018 S00x General.dwg

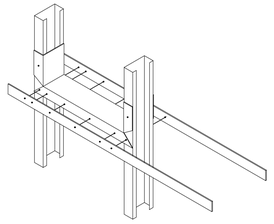
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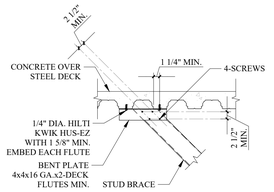
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2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE DESIGN PROFESSIONAL INTENDED DESIGN FOR THIS PROJECT.
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NOTES:
1. Blocking to occur at each end of wall or adjacent to each opening and at spacing, per general notes.
2. Contractors options: continuous CRC see 3/S031 in lieu of stud and strap bridging.



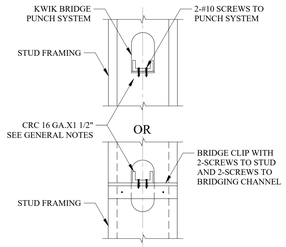
1 PLAN DETAILS BLOCKING OR BRIDGING AT STEEL WALL STUDS
NTS



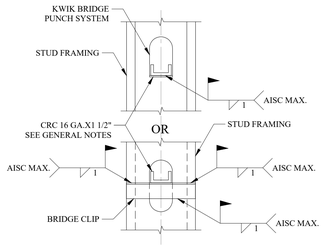
NOTE:
1. Floor deck perpendicular is similar.

FLOOR DECK

2 KICKER ATTACHMENT
NTS



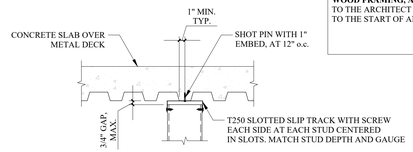
SCREW OPTIONS



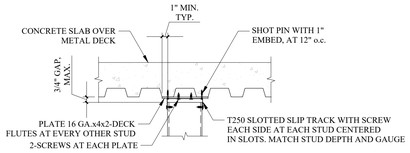
WELD OPTIONS

NOTES:
1. See steel stud manufacturers association (SSMA) for bridging requirements at interior non-structural walls.

3 COLD-ROLLED CHANNEL BRIDGING
NTS

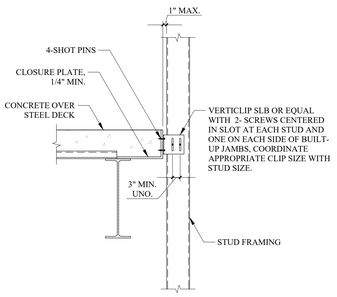


STUD ALIGNMENT WITH DECK FLUTE

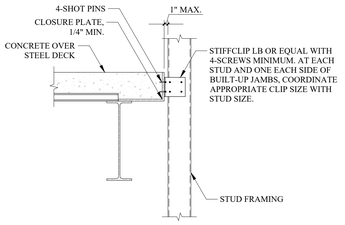


STUD ALIGNMENT NOT WITH DECK FLUTE

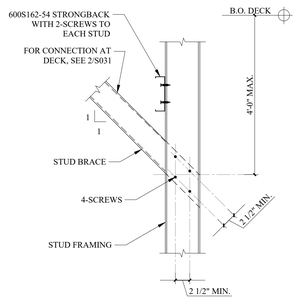
4 SLOTTED SLIP TRACK AT CONCRETE DECK
NTS



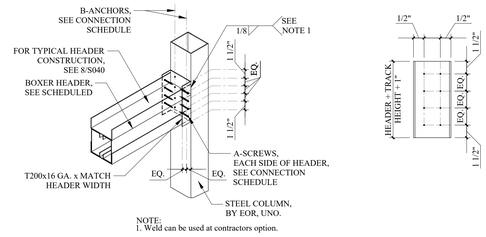
5 VERTICLIP SLB CONNECTION
NTS



6 STIFFCLIP CONNECTION
NTS



7 KICKER SUPPORT FOR STUD WALL
NTS



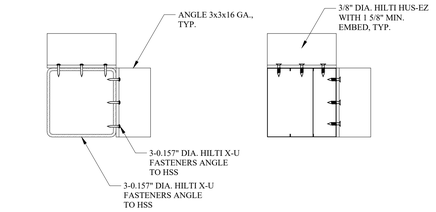
NOTE:
1. Weld can be used at contractors option.

CONNECTION SCHEDULE

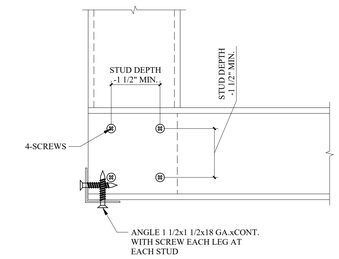
DEPTH OF TRACK OR STUDS	A- SCREWS TO HEADER	B- ANCHORS TO COLUMNS
8 INCHES	2- ROWS OF 4 EACH SIDE, 8 TOTAL	2- ROWS OF 2- SHOT PINS, 4 TOTAL
6 INCHES	2- ROWS OF 3 EACH SIDE, 6 TOTAL	2- ROWS OF 2- SHOT PINS, 4 TOTAL
4 INCHES	2- ROWS OF 3 EACH SIDE, 6 TOTAL	1- ROW OF 2- SHOT PINS, 2 TOTAL

NOTES:
1. ALL SCREWS ARE TO BE MADE WITH #10 SCREWS, UNO.
2. HILTI X-U FASTENERS SHALL BE SPACED NO LESS THAN 3" OC.

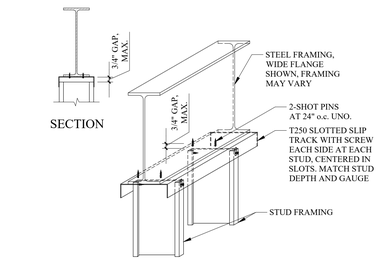
8 BOXED HEADER TO STEEL COLUMN CONNECTION
NTS



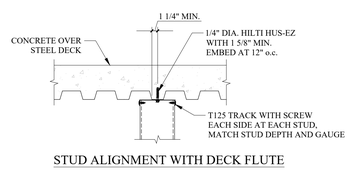
9 JAMB BASE CONNECTION
NTS



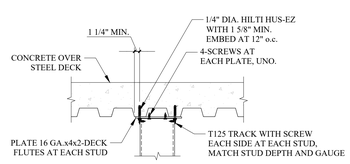
10 TYPICAL CORNER CONNECTION
NTS



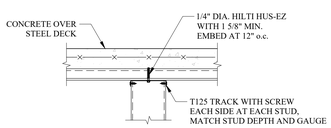
11 SLOTTED SLIP TRACK AT STEEL BEAM
NTS



STUD ALIGNMENT WITH DECK FLUTE

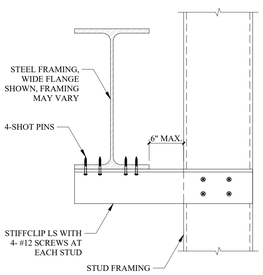


STUD ALIGNMENT NOT WITH DECK FLUTE

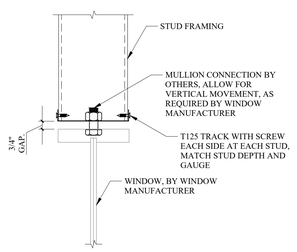


STUD ALIGNMENT PERPENDICULAR TO DECK

12 RIGID TRACK CONNECTION AT CONCRETE DECK
NTS



13 STIFFCLIP CONNECTION AT STEEL BEAM
NTS



14 SLIP CONNECTION AT WINDOW FRAMING
NTS

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NOTES

GC TO PROVIDE SHOP DRAWINGS OF **WOOD FRAMING, AND CONNECTIONS** TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK

MWT
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ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
Judson Adams
PE. 106568
STATE OF TEN
09/29/2025

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APR79 LODGING LLC
4047 COPELAND CT
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FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:

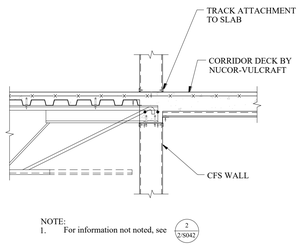
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PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

LIGHT GAUGE TYPICAL DETAILS

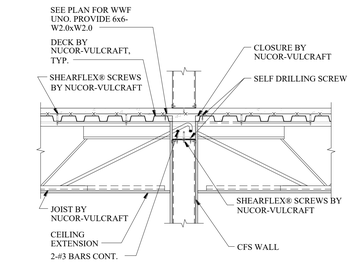
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S041

25-018 S00x General.dwg

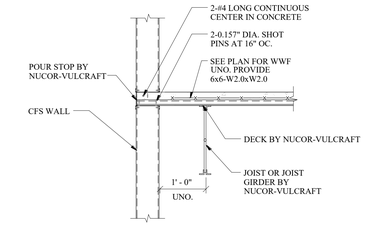


NOTE:
1. For information not noted, see (2/S042)

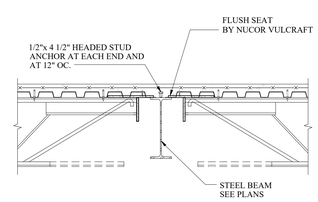
1 JOIST SEAT ON CFS AT TRANSITION
NTS



2 JOIST SEAT ON CFS
NTS

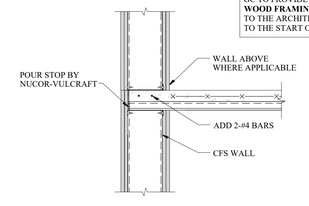


3 DECK EDGE WITH BENT PLATE
NTS



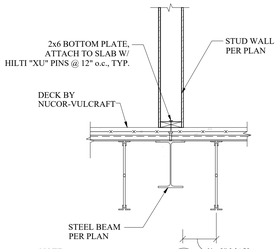
NOTE:
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4 JOIST SEAT AT STEEL BEAM
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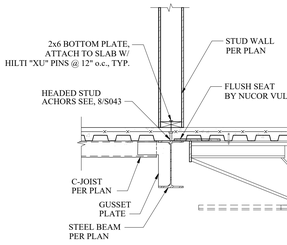
NOTE:
1. For information not noted, see (2/S042)

5 DECK EDGE AT STAIR WALL/SHAFT WALL
NTS



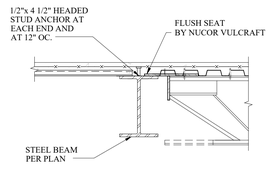
NOTE:
1. For information not noted, see (2/S042)

6 JOIST SEAT AT STEEL BEAM
NTS



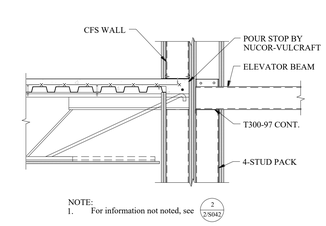
NOTE:
1. For information not noted, see (2/S042)

7 JOIST SEAT AT STEEL BEAM
NTS



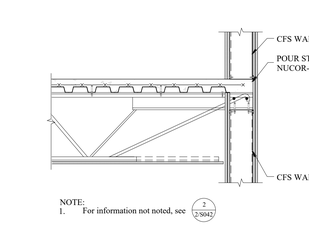
NOTE:
1. For information not noted, see (2/S042)

8 DECK TRANSITION AT BALCONY
NTS



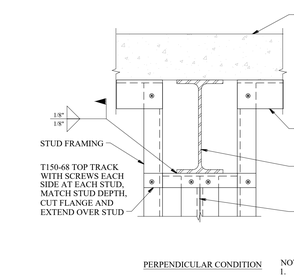
NOTE:
1. For information not noted, see (2/S042)

9 HSS AT ELEVATOR GUIDE RAIL
NTS

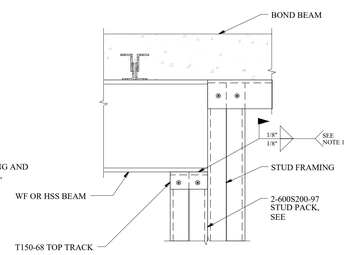


NOTE:
1. For information not noted, see (2/S042)

10 2 HOUR BEARING WALL ASSEMBLY
NTS



PERPENDICULAR CONDITION

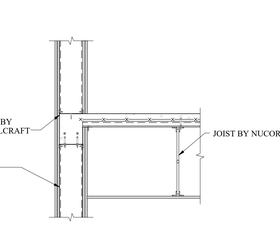


PARALLEL CONDITION

NOTE:
1. Panelizer to use same weld for shop welded nested steel headers.

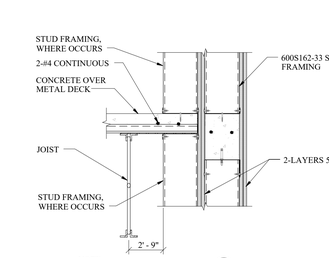
11 WIDE FLANGE BEAM POCKET
NTS

12 BOND BEAM
NTS



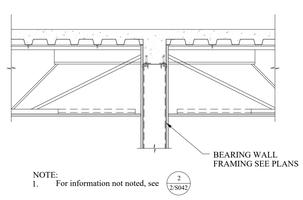
NOTE:
1. For information not noted, see (2/S043)

13 WIDE FLANGE BEAM AT CORRIDOR DECK TRANSITION
NTS



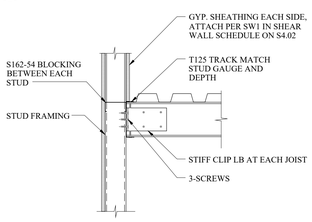
14 SHAFT WALL AT FLOOR - MEP
NTS

15 PERPENDICULAR CONCRETE SLAB
NTS

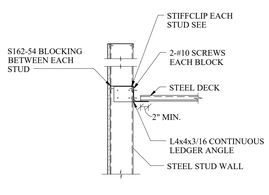


NOTE:
1. For information not noted, see (2/S042)

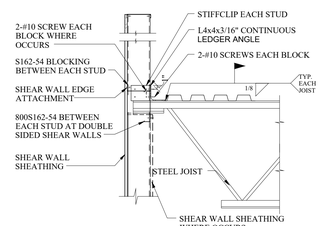
16 DOUBLE WALL AT ELEVATOR
NTS



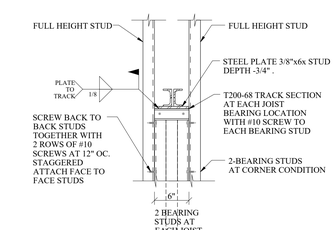
17 DECK TRANSITION AT CORRIDOR WALL AT ELEVATOR
NTS



18 OFFSET OPPOSING 4 1/2 JOIST SEATS ON CFS
NTS



19 BLOCKING AT JOIST BEARING - ELEVATION
NTS



20 CONTINUOUS DECK AT BEARING WALL
NTS

21 TRACK AT WALL
NTS

22 STEEL DECK BEARING AT STEEL STUD WALL
NTS

23 STEEL JOIST AT STEEL STUD WALL
NTS

24 BOND BEAM
ROOF FRAMING AT WALL

NOTES

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3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS PROFESSIONAL ENGINEER AGRICULTURE CIVIL
PE. 106566
STATE OF TEXAS
09/29/2025

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DRAWING QUESTIONS
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1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

LIGHT GAUGE TYPICAL DETAILS

SHEET
S042

25-018 S00s General.dwg

BEARING WALL FRAMING SCHEDULE

LOCATION	INTERIOR LOAD-BEARING WALLS			EXTERIOR LOAD-BEARING WALLS		
	STUD MEMBER AND SPACING	TOP TRACK	BOTTOM TRACK	STUD MEMBER AND SPACING	TOP TRACK	BOTTOM TRACK
1ST FLOOR TO 2ND FLOOR	600S200-54 @ 16" o.c.	600T300-68	600T125-68	600S200-54 @ 16" o.c.	600T300-68	600T125-68
2ND FLOOR TO 3RD FLOOR	600S200-43 @ 16" o.c.	600T300-68	600T125-68	600S200-43 @ 16" o.c.	600T300-68	600T125-68
3RD FLOOR TO 4TH FLOOR	600S200-33 @ 16" o.c.	600T300-68	600T125-68	600S200-33 @ 16" o.c.	600T300-68	600T125-68
4TH FLOOR TO 5TH FLOOR	600S200-33 @ 16" o.c.	600T300-54	600T125-54	600S200-33 @ 16" o.c.	600T300-54	600T125-54
5TH FLOOR TO ROOF	600S200-33 @ 16" o.c.	600T300-43	600T125-43	600S200-33 @ 16" o.c.	600T300-43	600T125-43

NOTES:

1. 33KSI FOR 33MIL (20GA) AND 43MIL (18GA)
2. 50KSI FOR 54MIL (16GA), 68MIL (14GA), AND 97MIL (12GA)
3. PROVIDE WALL STUDS PER SCHEDULE ABOVE U.N.O. ON PLAN
4. ALL TRUSSES TO BEAR DIRECTLY OVER WALL STUDS
5. PROVIDE BRIDGING SPACED EVENLY AT THE LESSER OF 1/3 WALL HEIGHT OR 4'-0" U.N.O.

(H) WALL HEADER / JAMB SCHEDULE

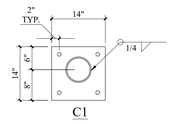
LEVEL	OPENING SIZE	HEADER SIZE	JAMB SIZE
5TH FLOOR TO ROOF	0'-0" - 4'-0"	2-800S162-43 AND 2-600T150-43	(2)-600S162-43
	4'-1" - 6'-0"	2-800S200-68 AND 2-600T150-68	(2)-600S162-68
4TH FLOOR TO 5TH FLOOR	0'-0" - 4'-0"	2-800S162-43 AND 2-600T150-43	(2)-600S162-54
	4'-1" - 6'-0"	2-800S200-68 AND 2-600T150-68	(2)-600S162-68
3RD FLOOR TO 4TH FLOOR	0'-0" - 4'-0"	2-800S162-43 AND 2-600T150-43	(2)-600S200-54
	4'-1" - 6'-0"	2-800S200-68 AND 2-600T150-68	(2)-600S200-68
2ND FLOOR TO 3RD FLOOR	0'-0" - 4'-0"	2-800S162-54 AND 2-600T150-54	(2)-600S200-68
	4'-1" - 6'-0"	2-800S200-68 AND 2-600T150-68	(2)-600S200-97
1ST FLOOR TO 2ND FLOOR	0'-0" - 4'-0"	2-800S162-54 AND 2-600T150-54	(2)-600S200-68
	4'-1" - 6'-0"	2-800S200-97 AND 2-600T150-97	(2)-600S200-97

THICKENED SLAB SCHEDULE

MARK	FOOTING SIZE	REINFORCING
TS1.5	1-6" WIDE x 1'-0" THICK	(2) - #5 CONT. #5 @ 12"o.c. TRANSVERSE
TS3.0	3'-0" WIDE x 1'-0" THICK	(3) - #5 CONT. #5 @ 12"o.c. TRANSVERSE

COLUMN SCHEDULE

MARK	COLUMN SIZE	BASE PLATE SIZE	ANCHOR BOLTS
C1	Ø6" x 0.375"	14" x 14" x 1/2"	(4) - 3/4"Ø x 12" EMBEDMENT



C1

BASE PLATE DETAILS

PLATE WASHER SCHEDULE

ANCHOR ROD Ø	BASE PLATE HOLE Ø	MIN. WASHER SIZE	WELD SIZE
1"	1-13/16"	3/8"x3" Ø OR SQUARE	1/4"
1 1/4"	2-1/16"	1/2"x3" Ø OR SQUARE	1/4"
1 1/2"	2-5/16"	1/2"x3-1/2" Ø OR SQUARE	1/4"

NOTES:

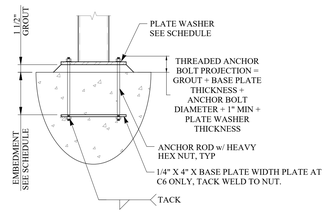
1. PLATE WASHERS SHALL BE ASTM A36 MATERIAL.
2. PROVIDE STANDARD HOLES IN PLATE WASHERS.

ANCHOR ROD EMBEDMENT SCHEDULE

ANCHOR ROD Ø	EMBEDMENT	MIN. PROJECTION ABOVE CONCRETE
1"	SEE COLUMN SCHEDULE	6"
1 1/4"	SEE COLUMN SCHEDULE	6"
1 1/2"	SEE COLUMN SCHEDULE	6"

NOTES:

1. PROVIDE ANCHOR RODS CONFORMING TO ASTM F1554 GRADE 36 UNO.
2. PROVIDE NUT AT THE EMBEDDED END OF THE ANCHOR ROD.
3. INSTALL ALL ANCHOR RODS MINIMUM 3" AWAY FROM EDGE OF CONCRETE.



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NOTES

GC TO PROVIDE SHOP DRAWINGS OF **HEADER, AND CONNECTIONS** TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK

MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
Judson Adams
PE. 106568
STATE OF TENNESSEE

09/29/2025

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1-800-717-5816

PROJECT OWNER

RAJEEV CHAUHAN
APR79 LODGING LLC
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FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:

PERMIT

PROJECT NO.: 25-018

DATE: 09/15/25

DRAWN BY: SK

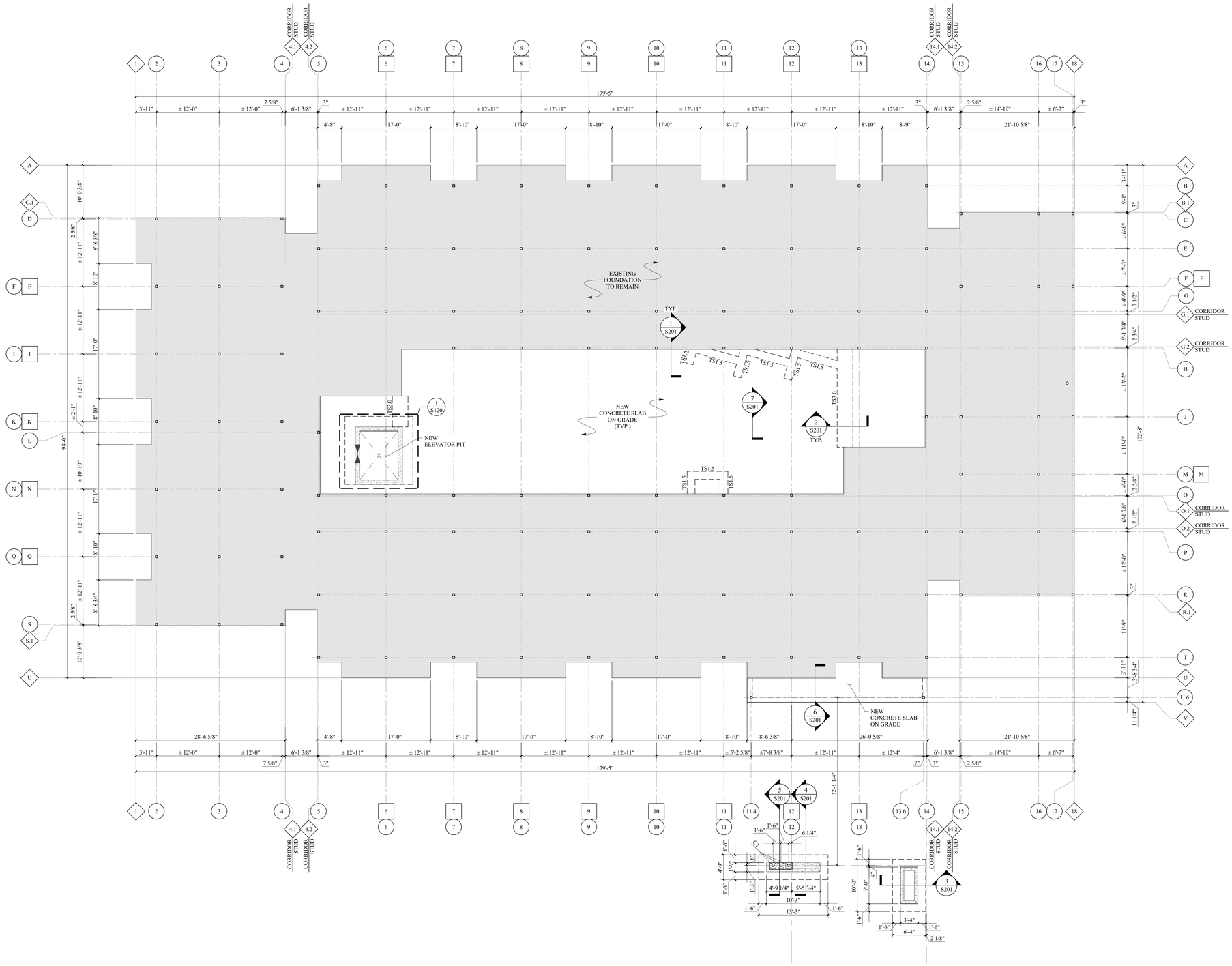
CHKD. BY: RD

SCHEDULES

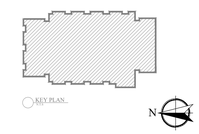
SHEET
S050

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6. EXISTING FOUNDATION TO REMAIN.



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



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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ARCHITECT
AGRICULTURE
P.E. 106568
STATE OF TEN
09/29/2025

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DRAWING QUESTIONS
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1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

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ISSUED FOR:
PERMIT

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CHKD. BY:	RD

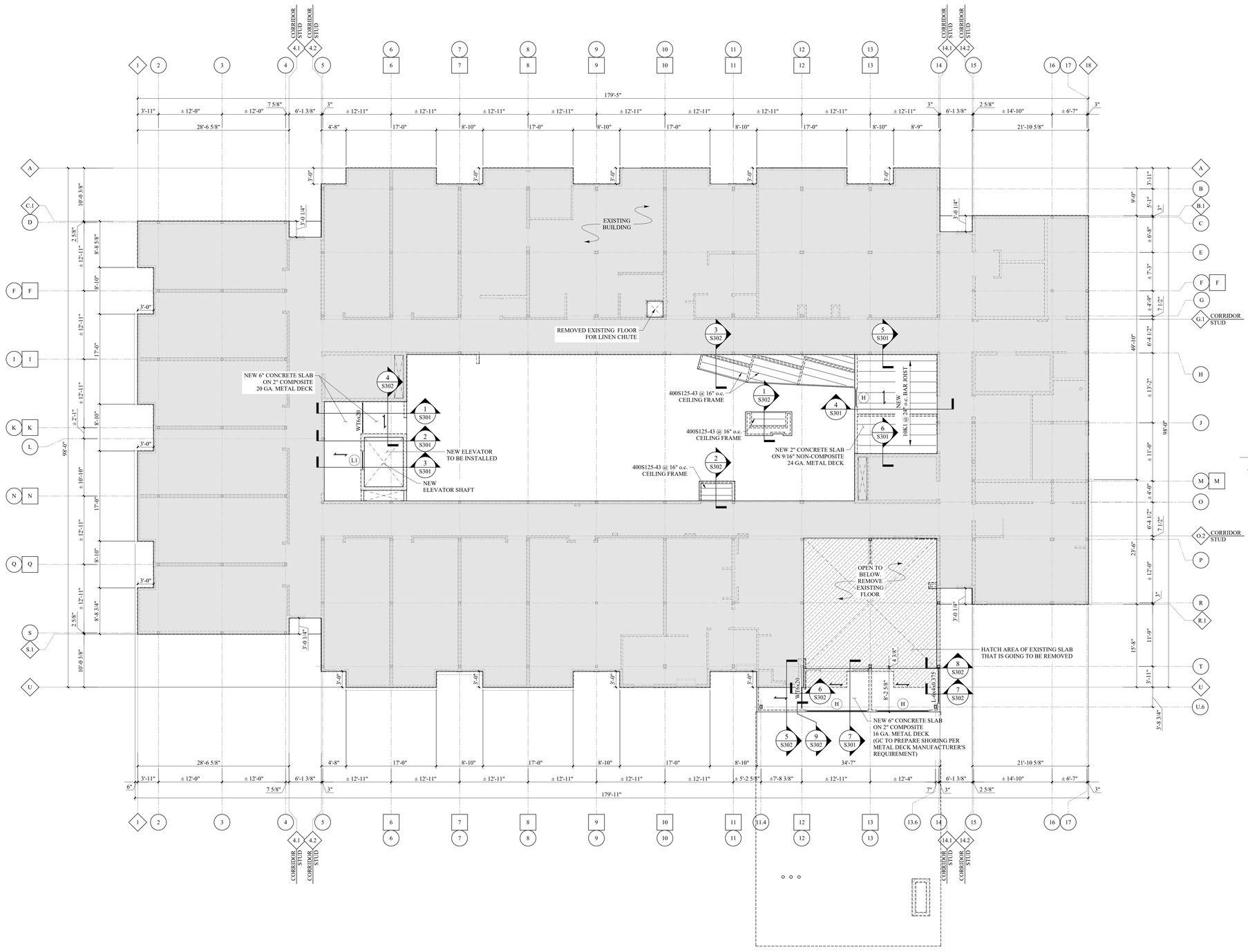
FOUNDATION PLAN

SHEET
S101

25-018 S101 Foundation Plan.dwg

NOTES

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5. EXISTING STRUCTURE TO REMAIN.
6. INDICATES METAL DECK DIRECTION



1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

2 PORTE COCHERE - ROOF FRAMING PLAN
1/8" = 1'-0"

KEY PLAN

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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS CERTIFIED ENGINEER AGRICULTURE Judson Adams PE. 106568 STATE OF TENNESSEE
09/29/2025

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DRAWING QUESTIONS
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1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

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CHKD. BY: RD

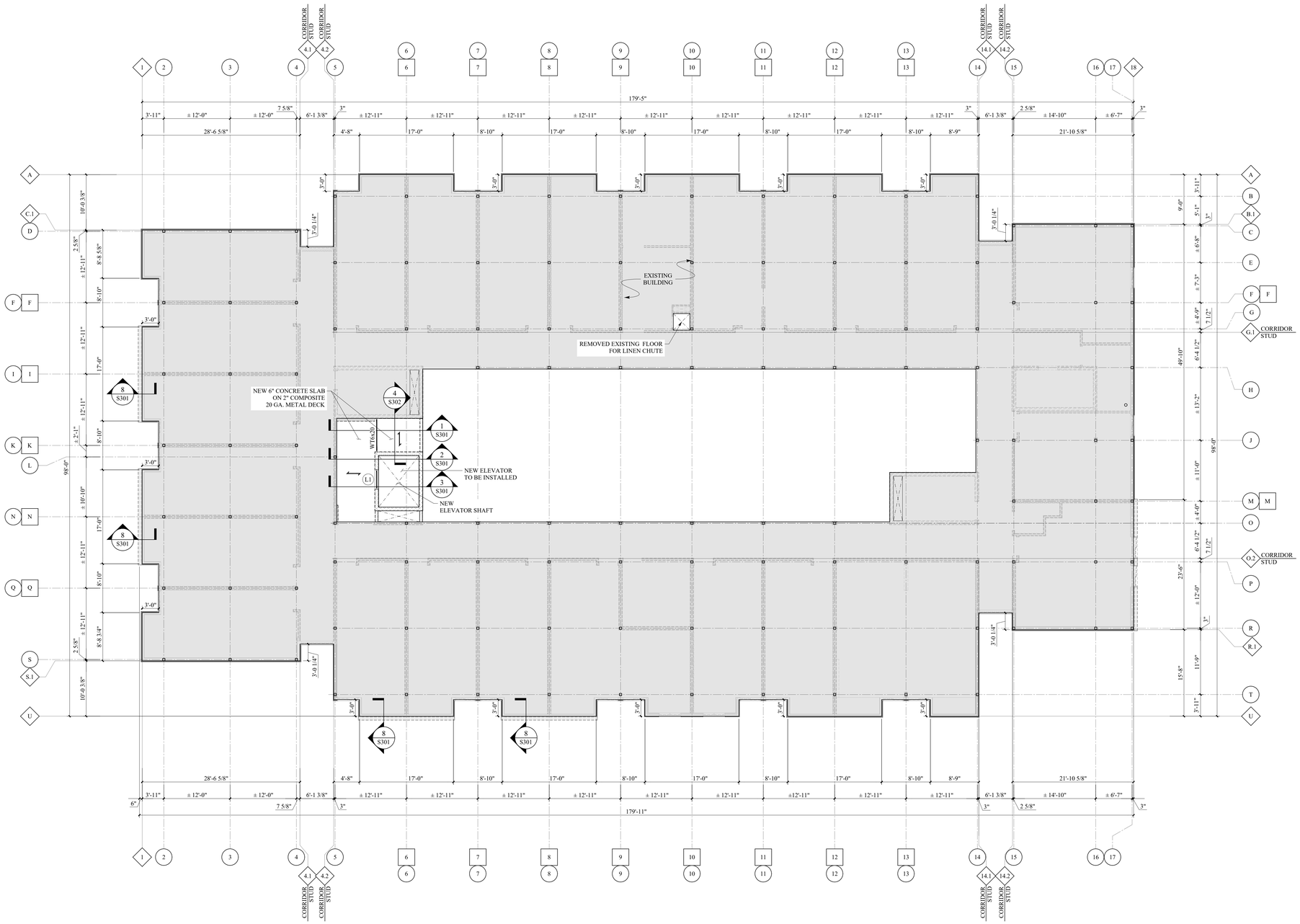
SECOND FLOOR FRAMING PLAN

SHEET
S102

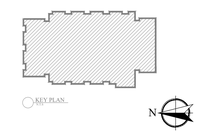
25-018 S102 2nd Floor Framing Plan.dwg

NOTES

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5. EXISTING STRUCTURE TO REMAIN.
6. INDICATES METAL DECK DIRECTION



1 THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"



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716-631-0600

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REGISTERED ENGINEER
AGRICULTURE
Judson Adams
PE. 106568
STATE OF TEN
09/29/2025

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PROJECT OWNER

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FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

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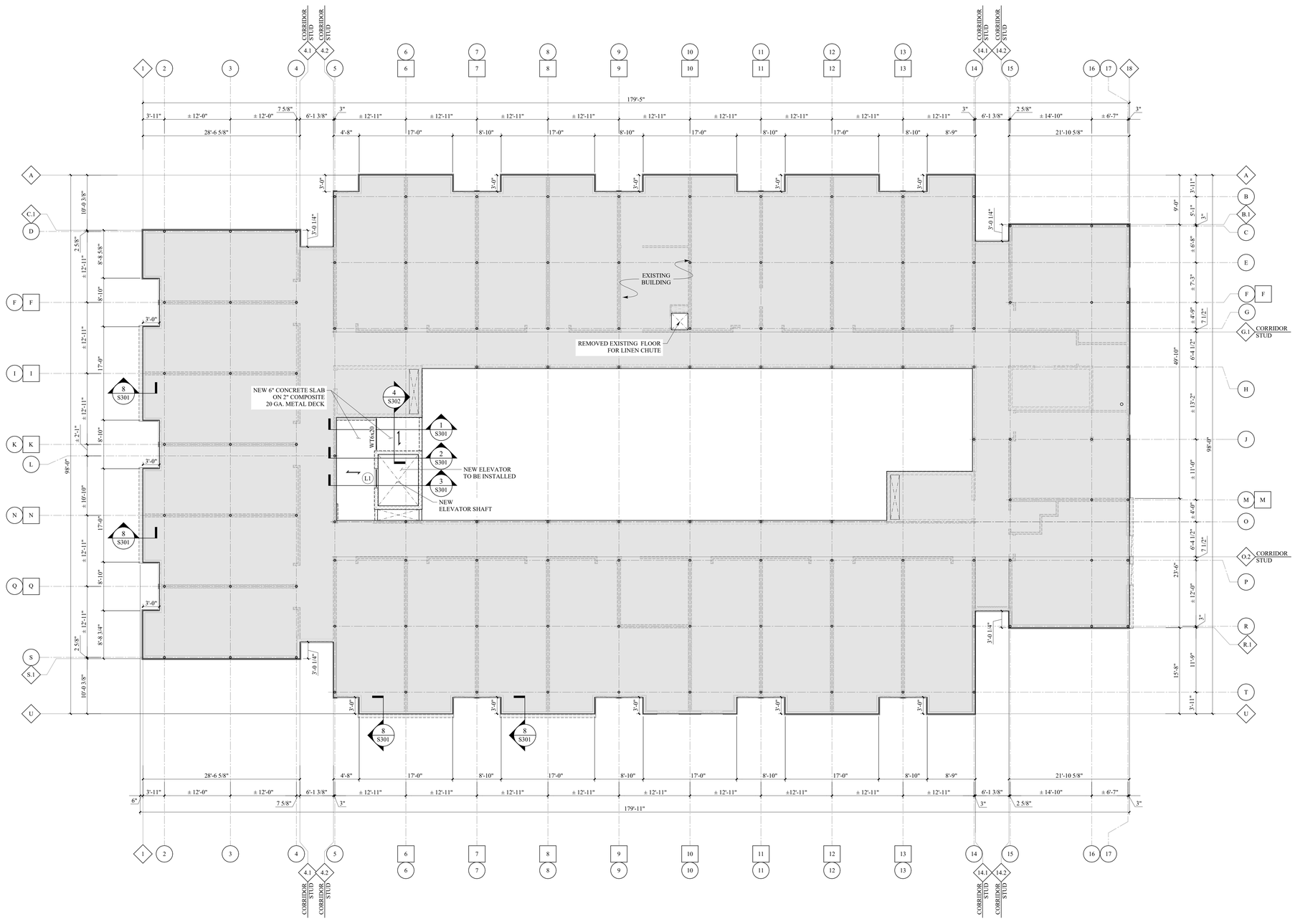
THIRD FLOOR FRAMING PLAN

SHEET
S103

25-018 S103 3rd Floor Framing Plan.dwg

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1 FOURTH FLOOR FRAMING PLAN
1/8" = 1'-0"

KEY PLAN

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ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS CERTIFIED ENGINEER AGRICULTURE Judson Adams P.E. 106568 STATE OF TEXAS
09/29/2025

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1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

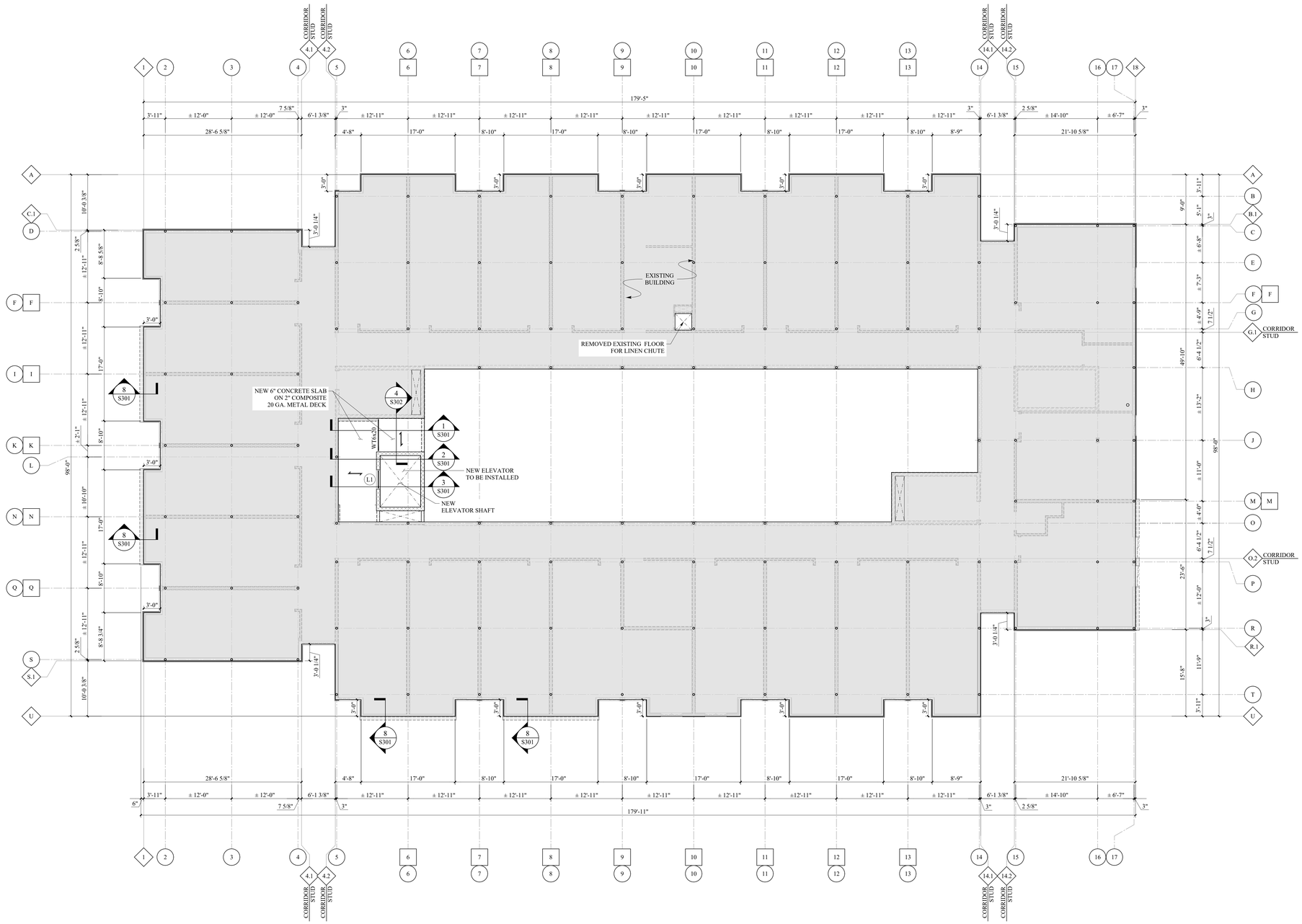
FOURTH FLOOR FRAMING PLAN

SHEET
S104

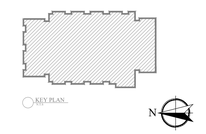
25-018 S104 4th Floor Framing Plan.dwg

NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLOPES, ELEVATIONS, AND OTHER INFORMATION NOT SHOWN. COORDINATE ALL DIMENSIONS, HEIGHTS WITH ARCHITECTURAL DRAWINGS. COORDINATE OPENINGS WITH ARCH. AND MECHANICAL DRAWINGS.
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4. GC SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCIES ARE FOUND, GC SHALL CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD BEFORE PERFORMING ANY ALTERATION WORKS.
5. EXISTING STRUCTURE TO REMAIN.
6. INDICATES METAL DECK DIRECTION



1 FIFTH FLOOR FRAMING PLAN
1/8" = 1'-0"



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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS — REGISTERED DESIGN PROFESSIONAL — AGRICULTURE — CIVIL — STRUCTURAL — P.E. 106568 — STATE OF TENNESSEE

09/29/2025

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DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER

RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

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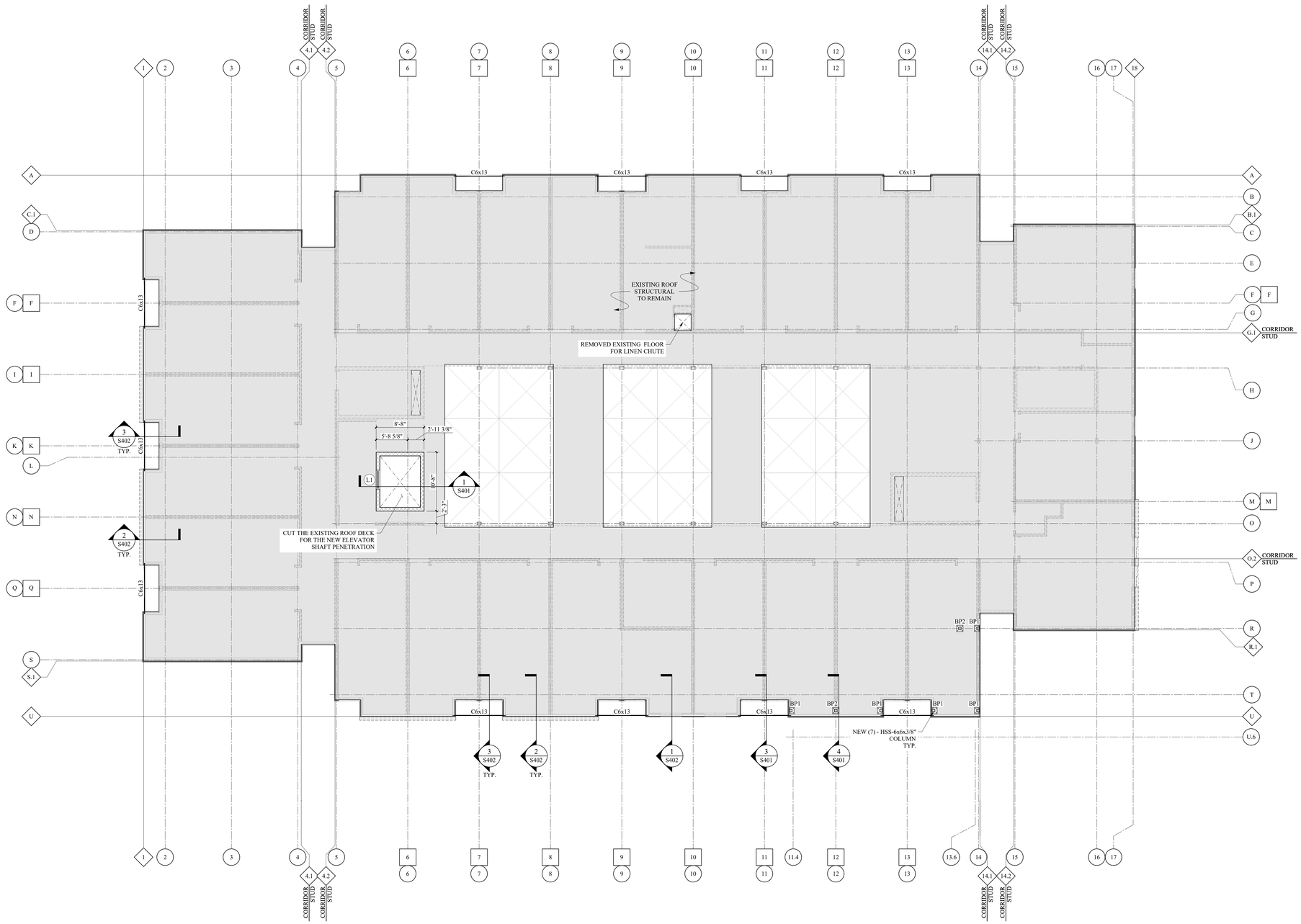
FIFTH FLOOR FRAMING PLAN

SHEET
S105

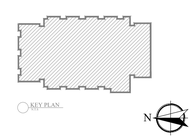
25-018 S105 5th Floor Framing Plan.dwg

NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLOPES, ELEVATIONS, AND OTHER INFORMATION NOT SHOWN. COORDINATE ALL DIMENSIONS, HEIGHTS WITH ARCHITECTURAL DRAWINGS. COORDINATE OPENINGS WITH ARCH. AND MECHANICAL DRAWINGS.
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5. EXISTING STRUCTURE TO REMAIN.



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



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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS — REGISTERED ARCHITECT — AGRICULTURE — P.E. 106568 — STATE OF TENNESSEE
09/29/2025

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DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER

RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

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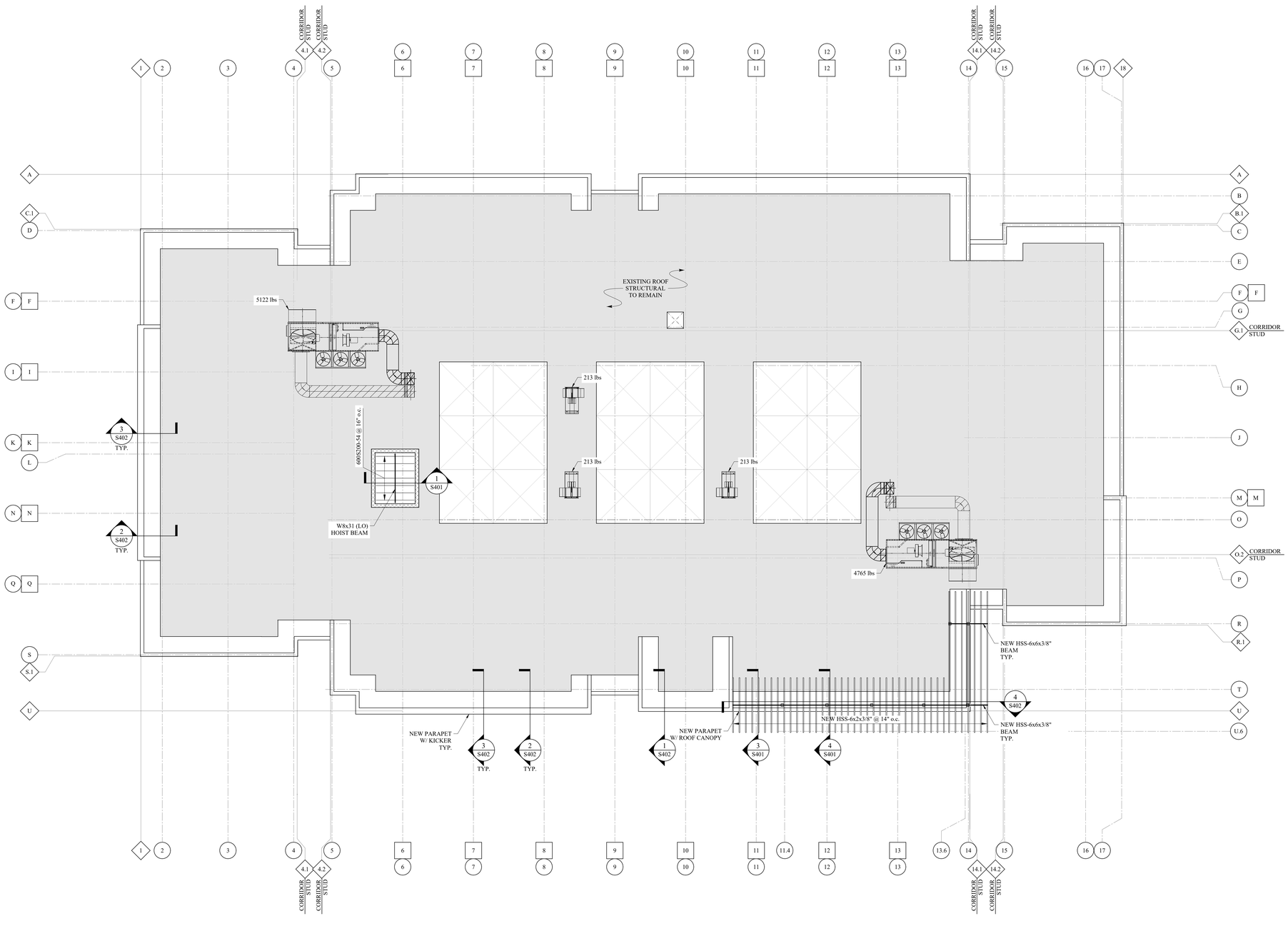
ROOF
FRAMING PLAN

SHEET
S106

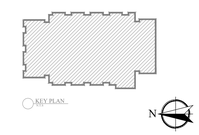
25-018 S106 Roof Framing Plan.dwg

NOTES

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3. FINISHED ROOF ELEVATION TO MATCH EXISTING FLOOR ELEVATION.
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5. EXISTING STRUCTURE TO REMAIN.



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



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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ARCHITECT
AGRICULTURE
PE. 106568
STATE OF TEN
09/29/2025

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DRAWING QUESTIONS
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PROJECT OWNER
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4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

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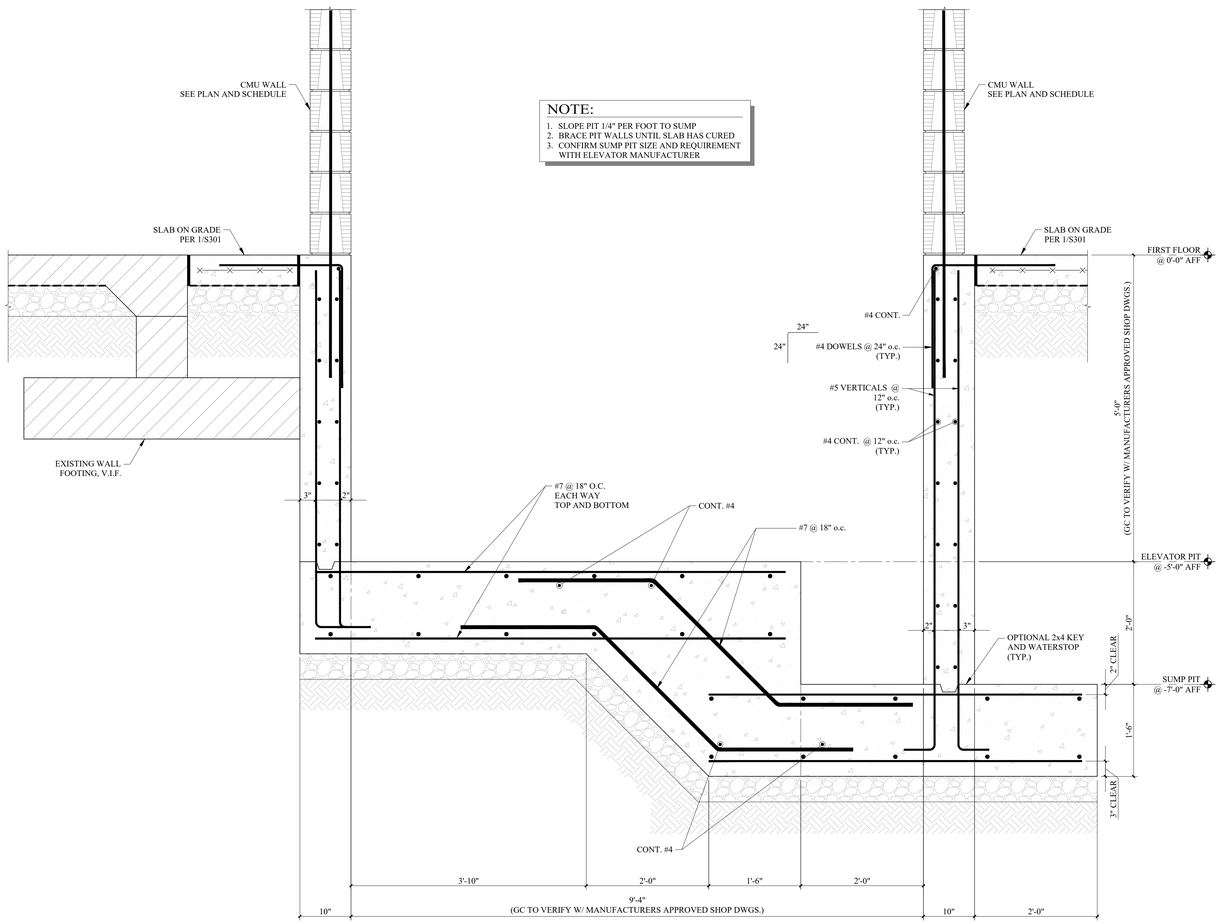
ELEVATOR ROOF FRAMING PLAN

SHEET
S107

25-018 S107 Elevator Roof Framing Plan.dwg

NOTES

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3. FINISHED FLOOR ELEVATION TO MATCH EXISTING FLOOR ELEVATION.
4. VERIFY BOTTOM OF FOOTING ELEVATIONS WITH EXISTING FOOTING ELEVATIONS PRIOR TO PLACEMENT OF CONCRETE.
5. GC SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCIES ARE FOUND, GC SHALL CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD BEFORE PERFORMING ANY ALTERATION WORKS.
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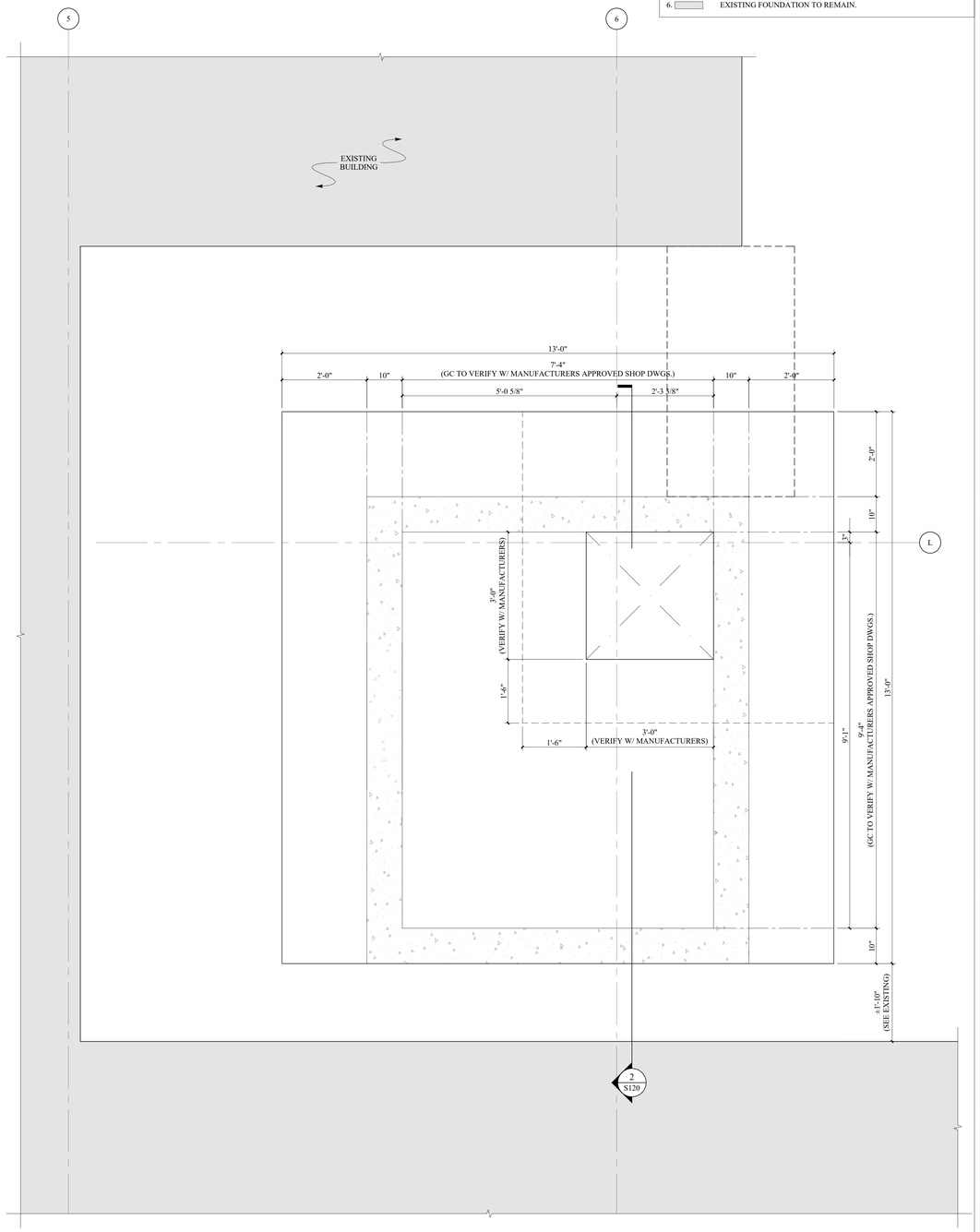


2 NEW ELEVATOR PIT FOUNDATION DETAIL

1" = 1'-0"

NOTE:

1. SLOPE PIT 1/4" PER FOOT TO SUMP
2. BRACE PIT WALLS UNTIL SLAB HAS CURED
3. CONFIRM SUMP PIT SIZE AND REQUIREMENT WITH ELEVATOR MANUFACTURER



1 NEW ELEVATOR PIT PLAN

3/4" = 1'-0"

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3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
Judson Adams
PE. 106568
STATE OF TENNESSEE
09/29/2025

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DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION:GEN 4.5

REVISIONS

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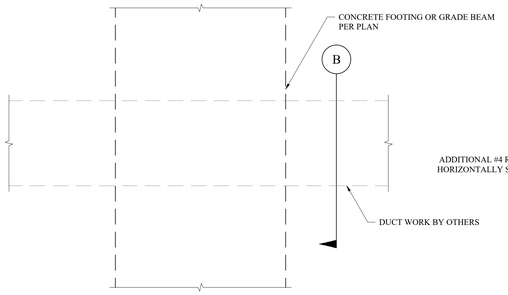
PROJECT NO.: 25-018
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CHKD. BY: RD

NEW
ELEVATOR PIT
PLAN AND DETAIL

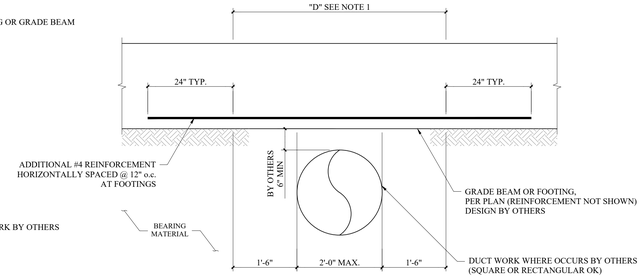
SHEET

S120

25-018 S120 Elevator Pit Plan And Detail.dwg



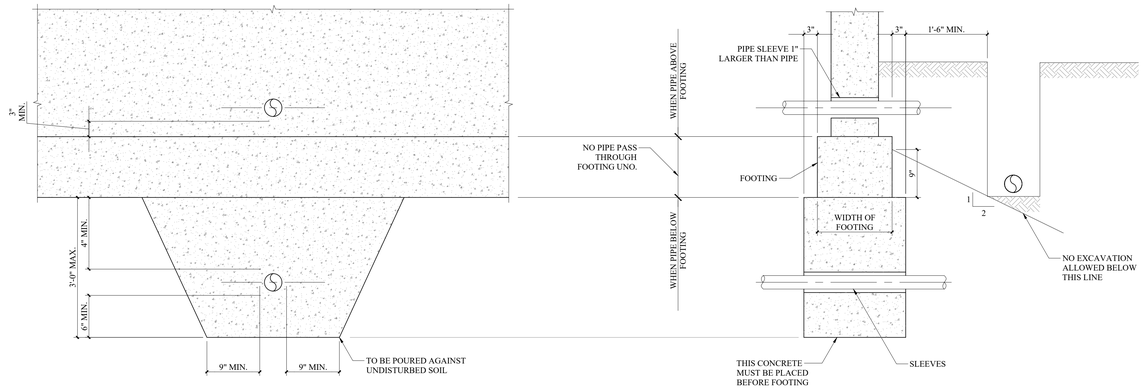
A PARTIAL PLAN



NOTES:
1. NO POSTS OR CONCENTRATE LOADS WITHIN "D" AS NOTE ABOVE.
2. CONTRACTOR TO PROTECT DUCTWORK FROM FOOTING SETTLEMENT.

B SECTION

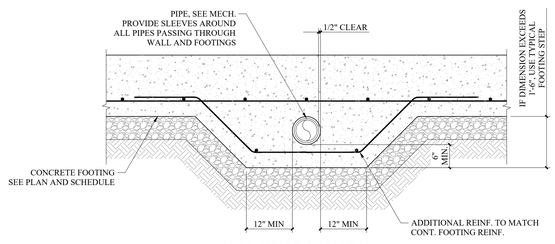
9 TYPICAL DUCT BELOW FOOTING OR GRADE BEAM
NTS



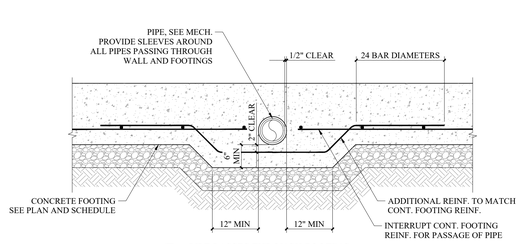
A ELEVATION

B SECTION

8 TYPICAL PIPE THRU FOUNDATION DETAIL
NTS

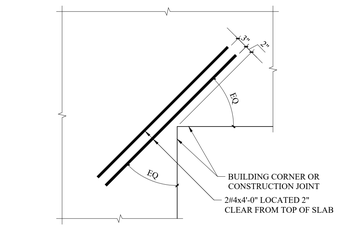


B PIPE PASSES BELOW FOOTING



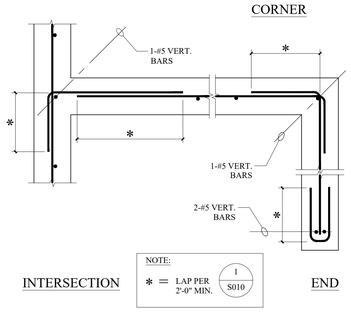
A PIPE PASSES THROUGH FOOTING

7 TYPICAL PIPE THRU SLAB ON GRADE
NTS

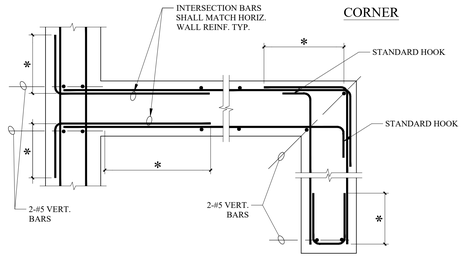


TYPICAL REINFORCEMENT AT RE-ENTRANT CORNER IN SLAB ON GRADE

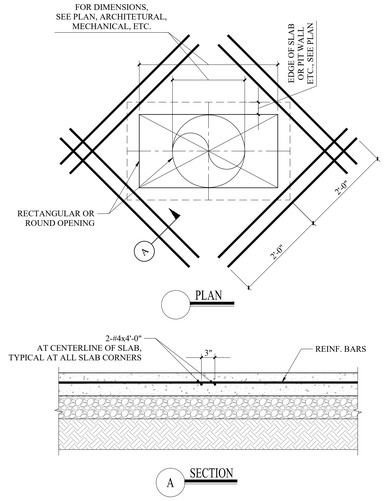
6 DETAIL
NTS



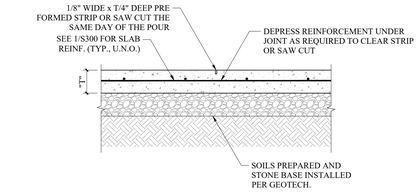
NOTE:
* = LAP PER 2'-0" MIN. (1 / S010)



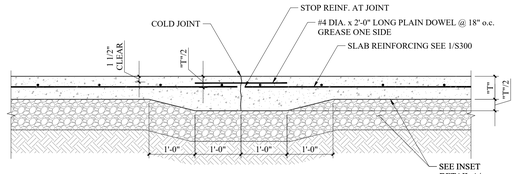
5 TYP. CONC. FOOTING REBAR DETAIL AT CORNERS - PLAN VIEW
NTS



4 OPENING IN SLAB ON GRADE
NTS



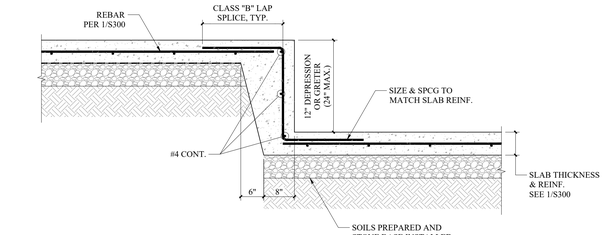
A CONTROL JOINT WHERE CONTINOUS POUR IS USED

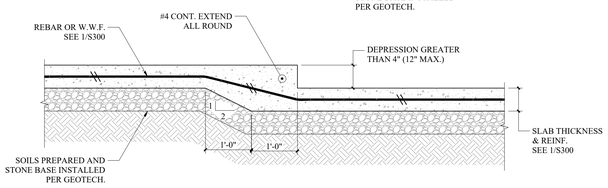


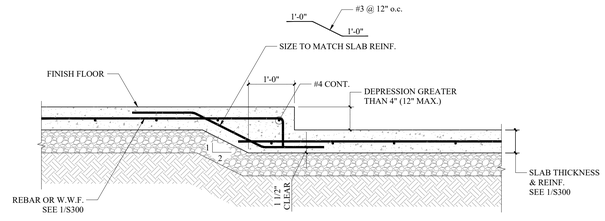
NOTES:
1. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" o.c. MAX. AND EVERY 400 SQUARE FEET.
2. IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
3. SEE 1/S300 FOR "T".

B TYPICAL CONSTRUCTION JOINT

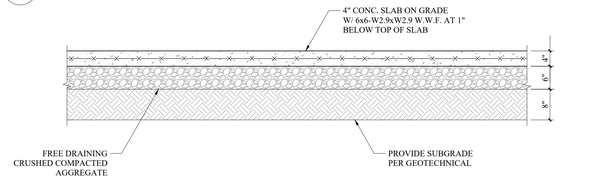
3 JOINTS AT SLAB ON GRADE
NTS







2 SLAB ON GRADE DEPRESSION
NTS



1 TYPICAL CONCRETE SLAB ON GRADE
NTS

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MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

HUDSON ADAMS ARCHITECTURE ENGINEERING AGRICULTURE
Judson M. Adams
PE. 106566
STATE OF TENNESSEE
09/29/2025

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DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION:GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

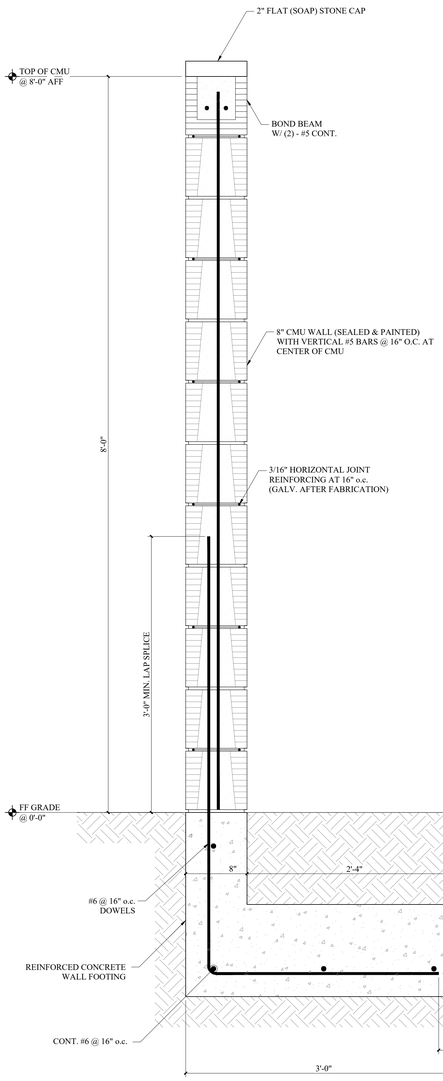
ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

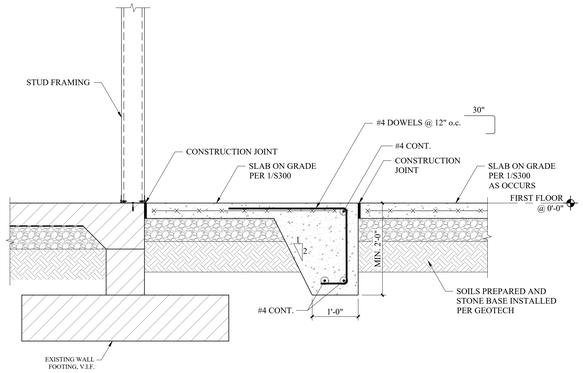
TYPICAL FOUNDATION DETAILS

SHEET
S200

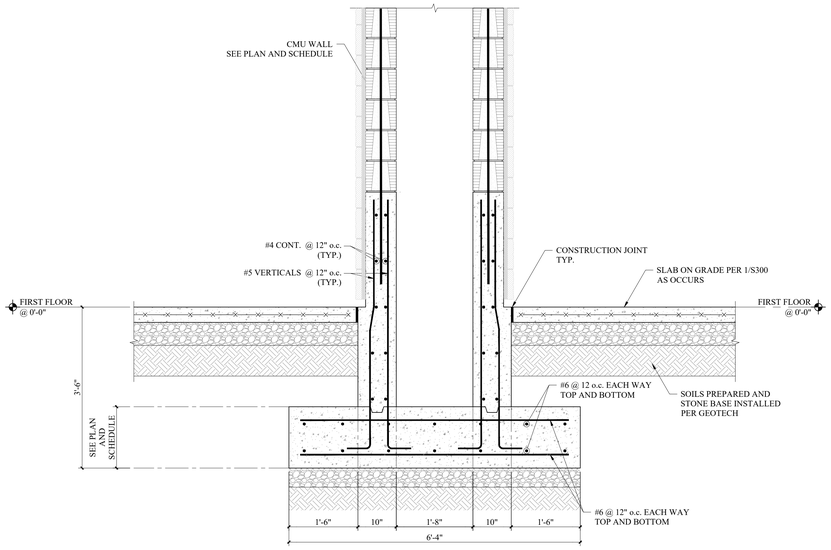
25-018 S200 Foundation Details.dwg



8 CMU FENCE DETAIL
1 1/2" = 1'-0"



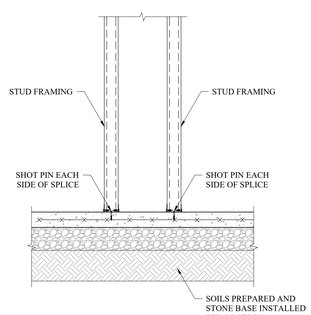
6 FOUNDATION DETAIL
3/4" = 1'-0"



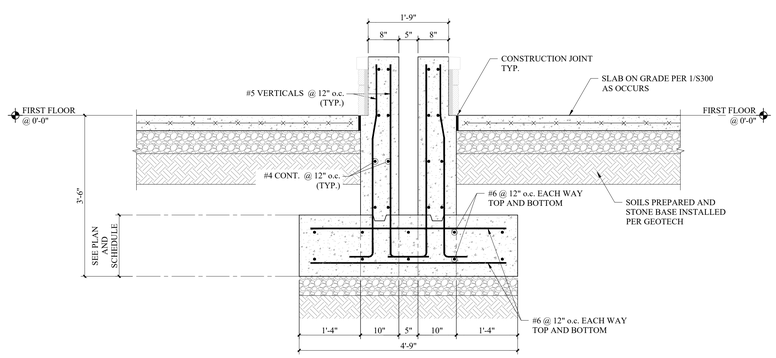
3 FOUNDATION DETAIL
3/4" = 1'-0"

5 FOUNDATION DETAIL
3/4" = 1'-0"

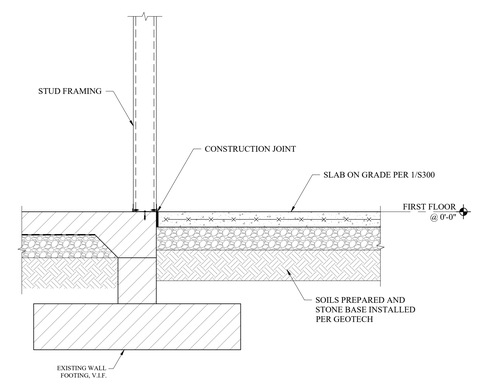
2 TYPICAL THICKENED SLAB
3/4" = 1'-0"



7 FOUNDATION DETAIL
3/4" = 1'-0"



4 FOUNDATION DETAIL
3/4" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"

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MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
Judson Adams
P.E. 106568
COMMONWEALTH OF VIRGINIA
09/29/2025

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CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION:GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

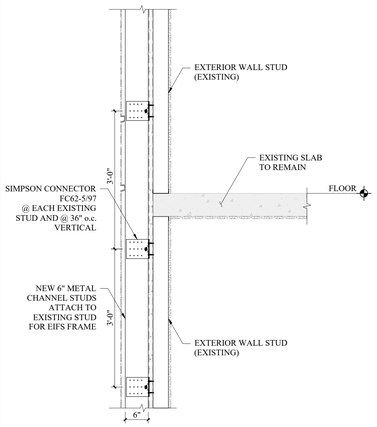
ISSUED FOR:
PERMIT

PROJECT NO.:	25-018
DATE:	09/15/25
DRAWN BY:	SK
CHKD. BY:	RD

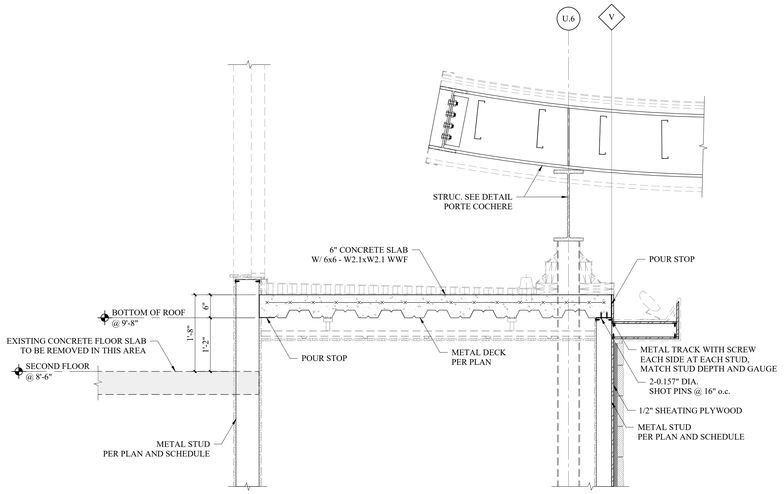
TYPICAL FOUNDATION DETAILS

SHEET
S201

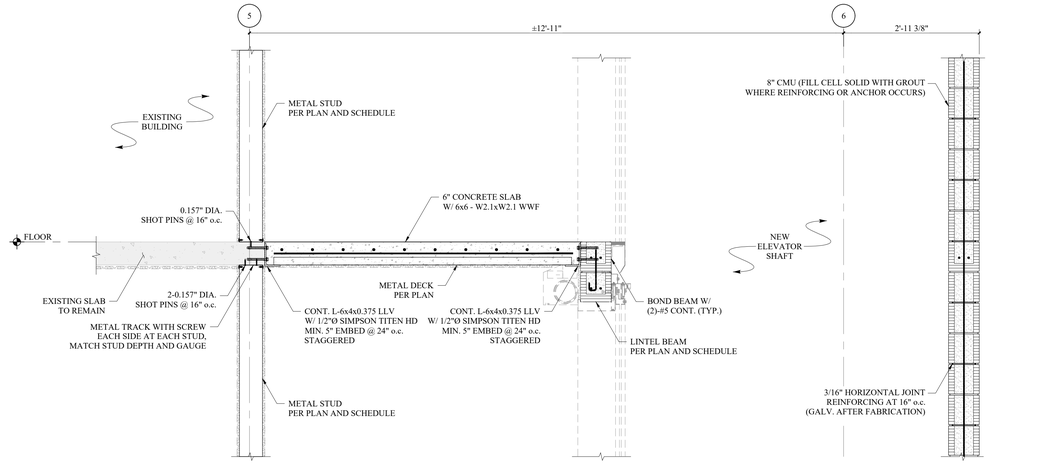
25-018 S200 Foundation Details.dwg



8 FLOOR FRAMING DETAIL AT NEW EIFS
3/4" = 1'-0"



7 FLOOR FRAMING DETAIL
3/4" = 1'-0"

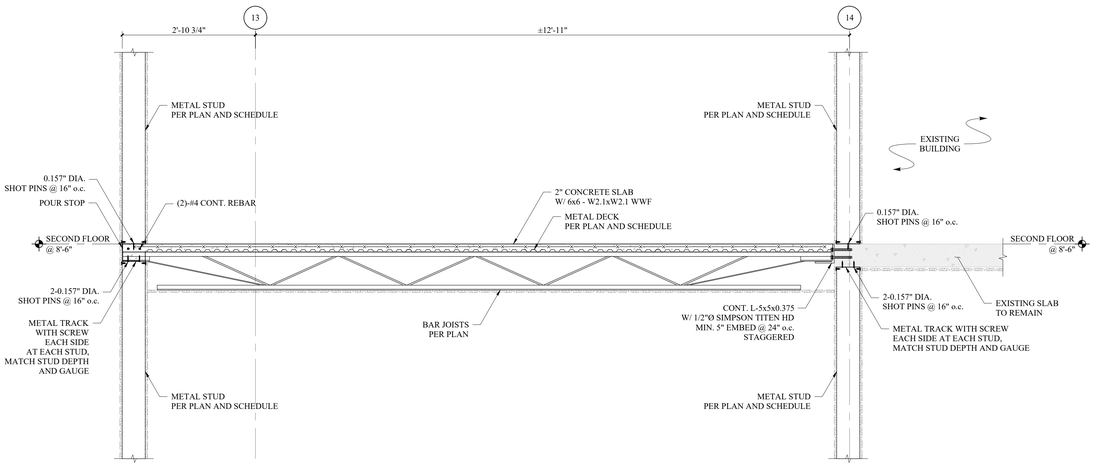


3 FLOOR FRAMING DETAIL
3/4" = 1'-0"

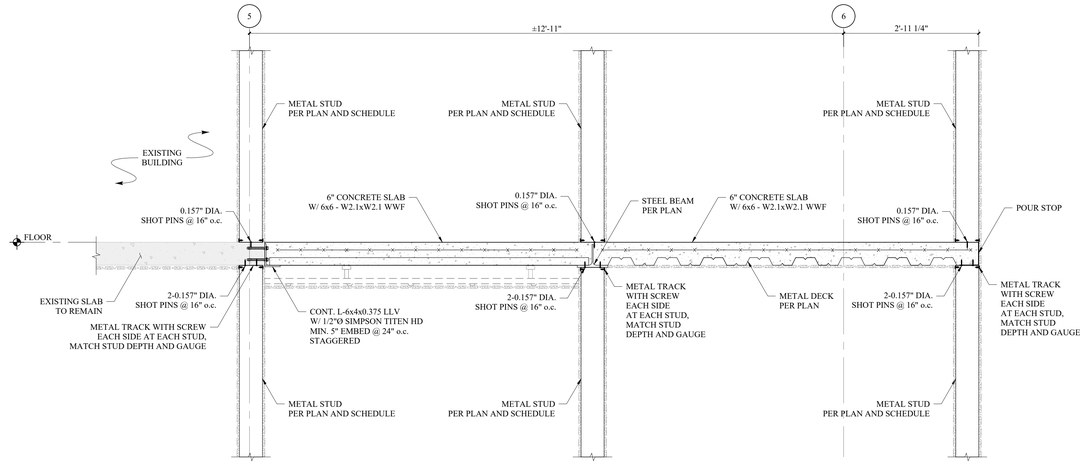
6 FLOOR FRAMING DETAIL
3/4" = 1'-0"

5 FLOOR FRAMING DETAIL
3/4" = 1'-0"

2 FLOOR FRAMING DETAIL
3/4" = 1'-0"



4 FLOOR FRAMING DETAIL
3/4" = 1'-0"



1 FLOOR FRAMING DETAIL
3/4" = 1'-0"

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MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

HUDSON ADAMS
REGISTERED ARCHITECT
AGRICULTURE
Pr. 106568
STATE OF TEN
09/29/2025

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PROJECT OWNER
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APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

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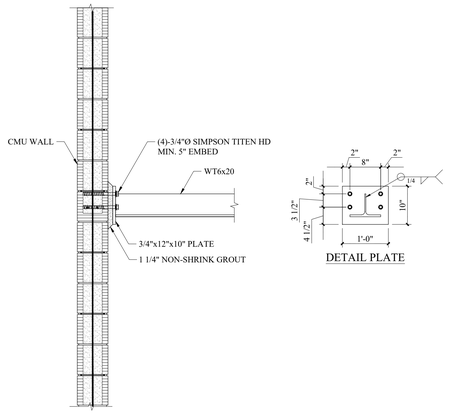
ISSUED FOR:
PERMIT

PROJECT NO.: 25-018
DATE: 09/15/25
DRAWN BY: SK
CHKD. BY: RD

FLOOR FRAMING DETAILS

SHEET
S301

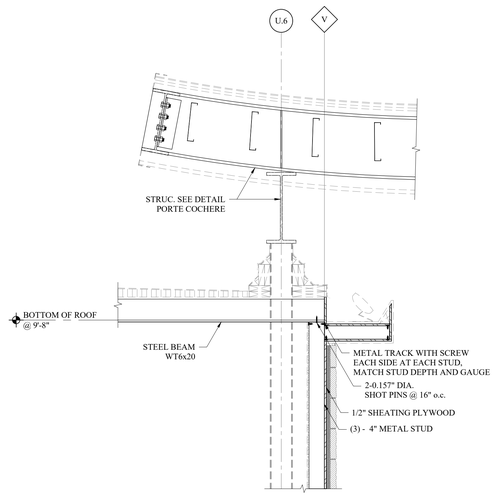
25-018 S301 Floor Framing Details.dwg



DETAIL PLATE

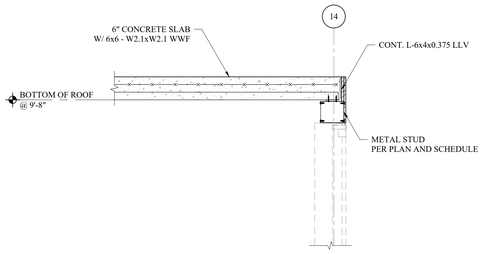
10 TYPICAL CONNECTION STEEL BEAM TO CMU WALL

3/4" = 1'-0"



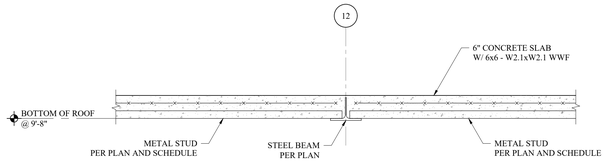
9 FLOOR FRAMING DETAIL

3/4" = 1'-0"



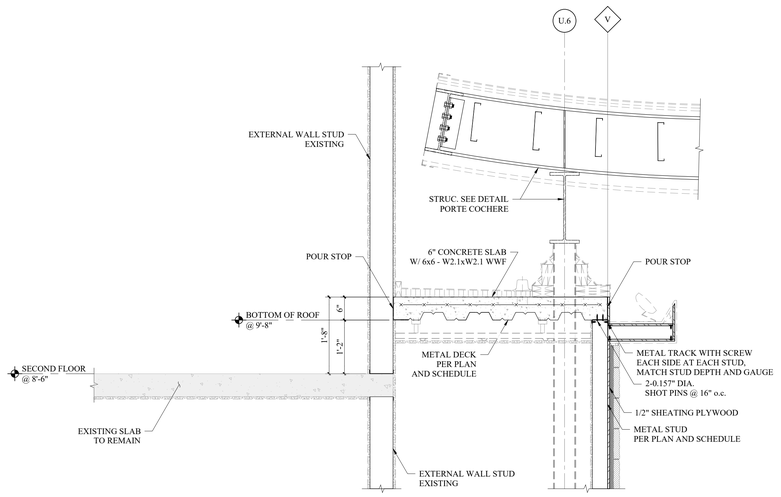
7 FLOOR FRAMING DETAIL

3/4" = 1'-0"



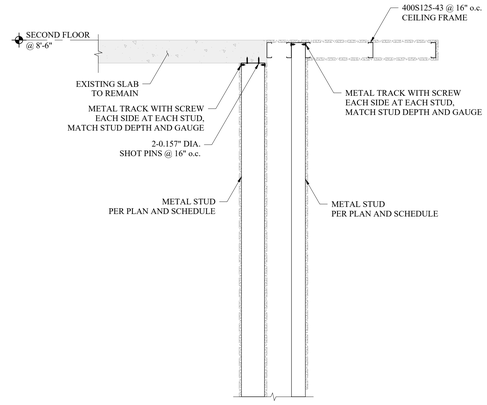
6 FLOOR FRAMING DETAIL

3/4" = 1'-0"



5 FLOOR FRAMING DETAIL

3/4" = 1'-0"

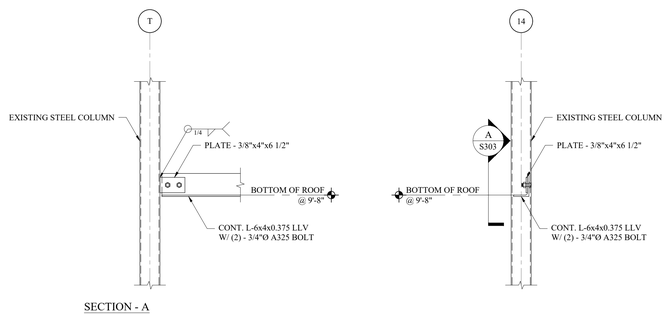


3 FLOOR FRAMING DETAIL

3/4" = 1'-0"

2 FLOOR FRAMING DETAIL

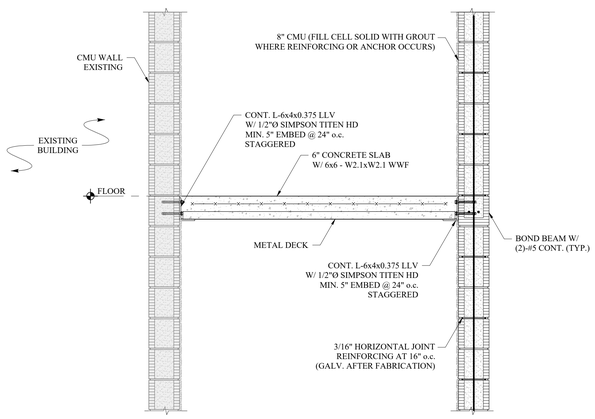
3/4" = 1'-0"



SECTION - A

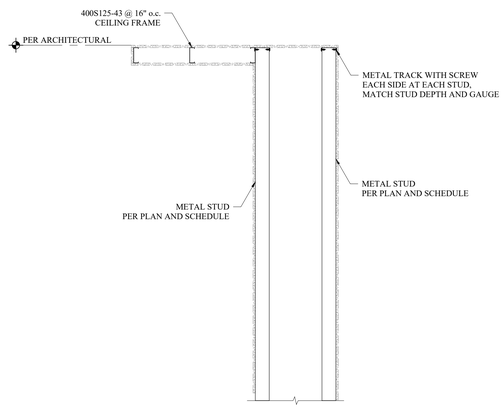
8 FLOOR FRAMING DETAIL

3/4" = 1'-0"



4 FLOOR FRAMING DETAIL

3/4" = 1'-0"



1 FLOOR FRAMING DETAIL

3/4" = 1'-0"

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3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ARCHITECT
AGRICULTURE
P.E. 106568
STATE OF TEXAS
09/29/2025

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DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

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MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

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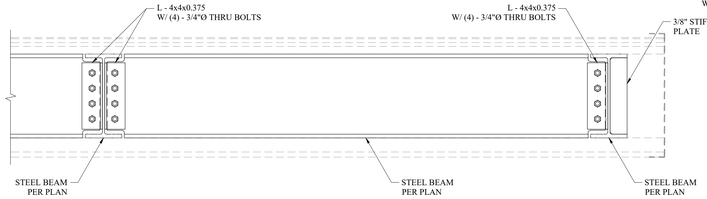
ISSUED FOR:
PERMIT

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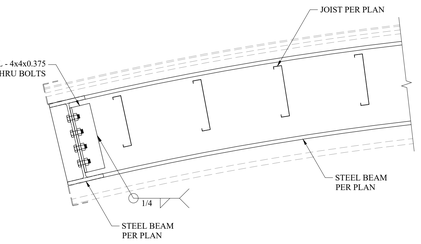
FLOOR FRAMING DETAILS

SHEET
S302

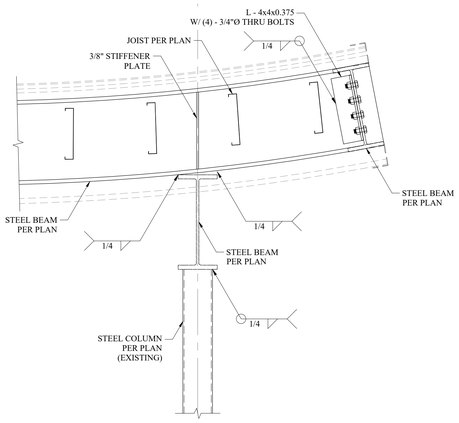
25-018 S301 Floor Framing Details.dwg



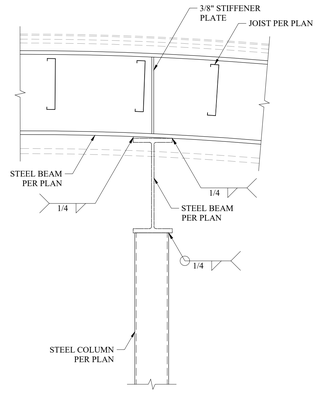
5 PORTE COCHERE DETAIL
1" = 1'-0"



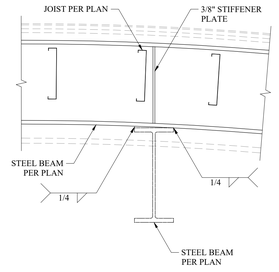
4 PORTE COCHERE DETAIL
1" = 1'-0"



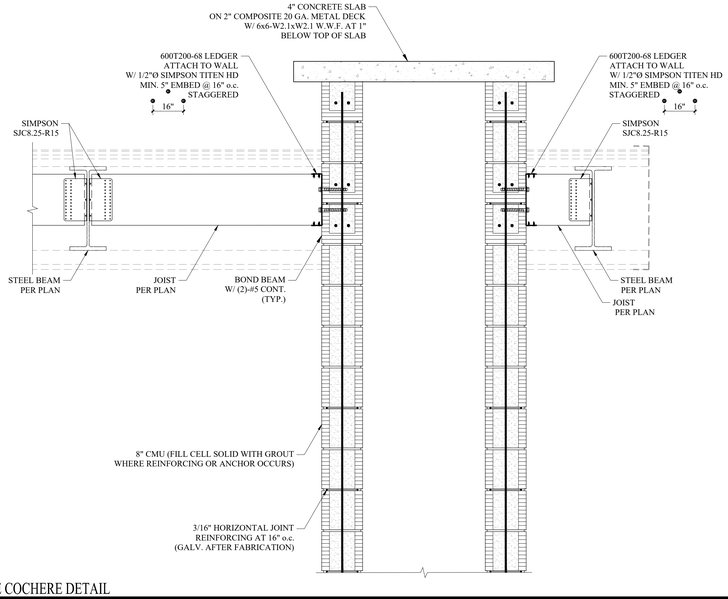
7 PORTE COCHERE DETAIL
1" = 1'-0"



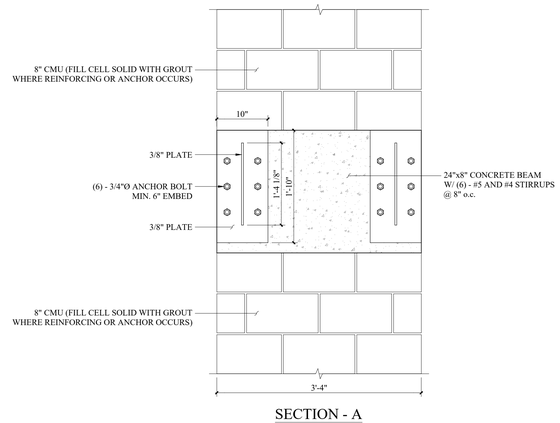
3 PORTE COCHERE DETAIL
1" = 1'-0"



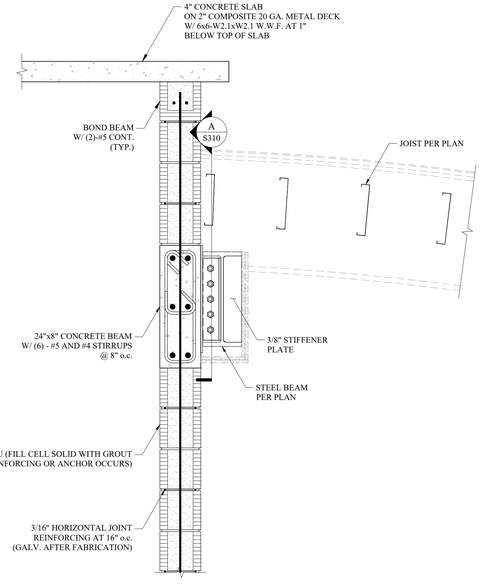
2 PORTE COCHERE DETAIL
1" = 1'-0"



6 PORTE COCHERE DETAIL
1" = 1'-0"



SECTION - A



1 PORTE COCHERE DETAIL
1" = 1'-0"

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MWT
3827 BILLO ROAD
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716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
REGISTERED ENGINEER
AGRICULTURE
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P.E. 106568
STATE OF TENNESSEE
09/29/2025

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FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

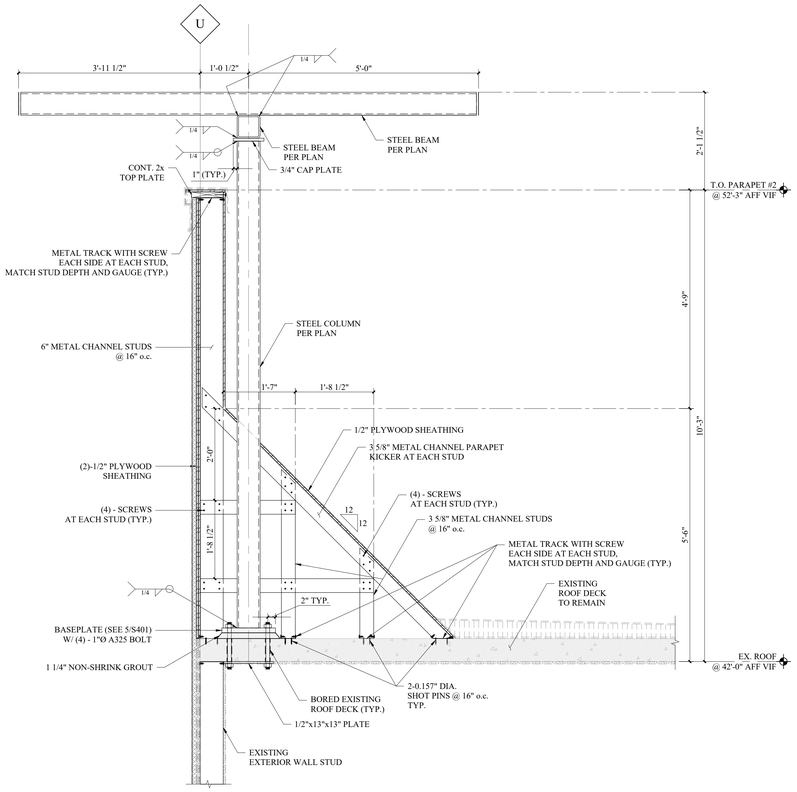
ISSUED FOR:
PERMIT

PROJECT NO.:	25-018
DATE:	09/15/25
DRAWN BY:	SK
CHKD. BY:	RD

PORTE COCHERE DETAILS

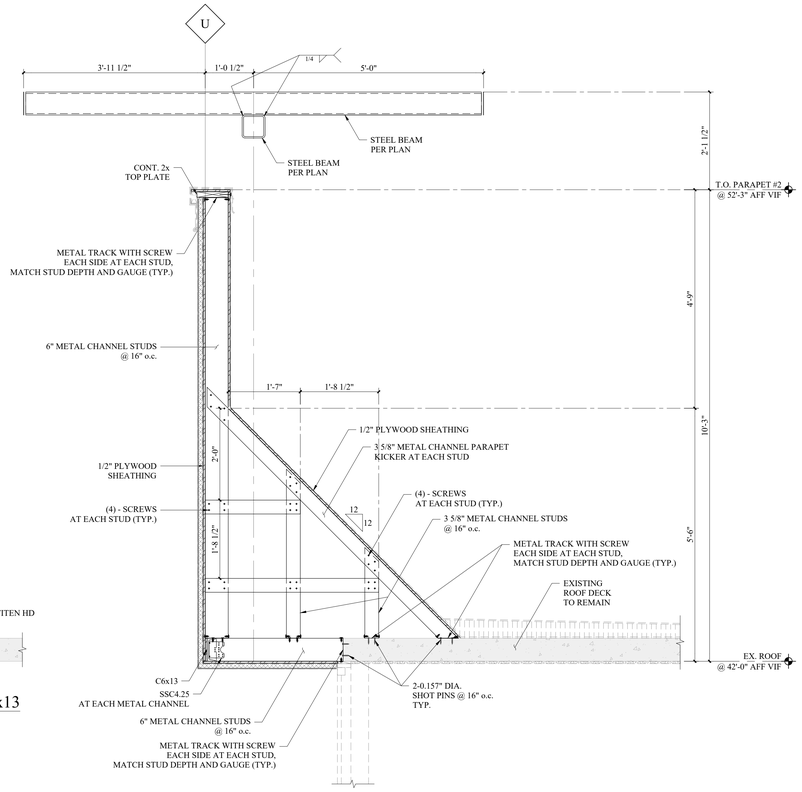
SHEET
S310

25-018 S310 Detail Porte Cochere.dwg



4 ROOF FRAMING DETAIL AT NEW PARAPET AND ROOF SHADE CANOPY

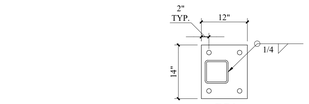
3/4" = 1'-0"



DETAIL CONN. C6x13 TO EXISTING

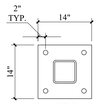
3 ROOF FRAMING DETAIL AT NEW PARAPET AND ROOF SHADE CANOPY

3/4" = 1'-0"



BP1

BASE PLATE DETAILS

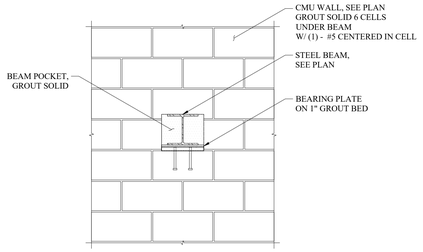


BP2

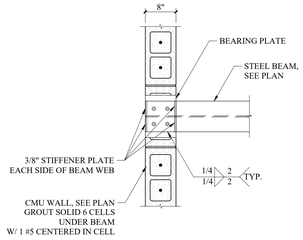
BASE PLATE DETAILS

5 DETAIL BASE PLATE

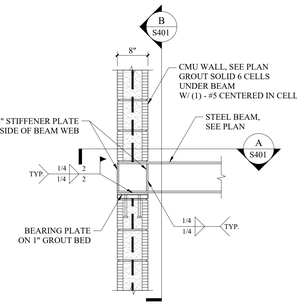
3/4" = 1'-0"

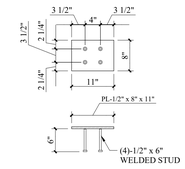


SECTION - B



SECTION - A

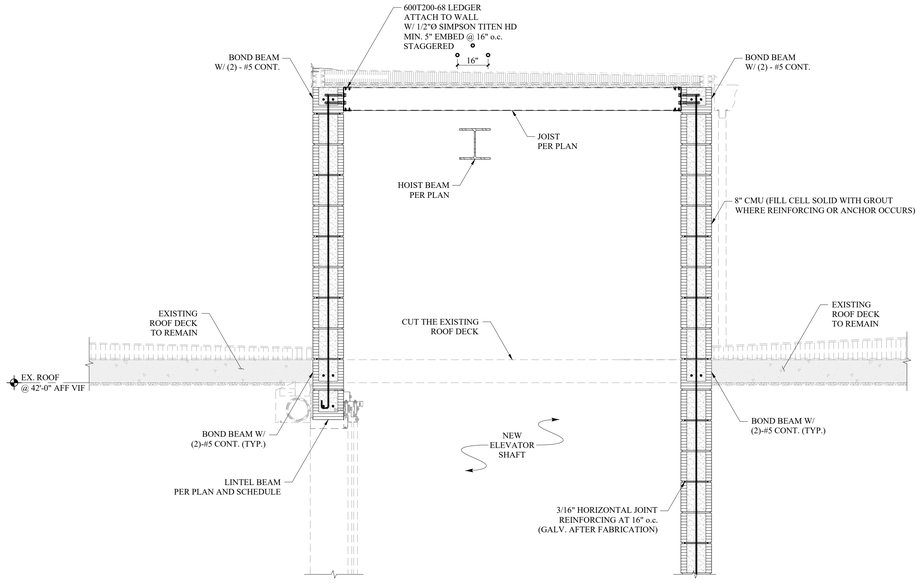




BEARING PLATE DETAIL

2 TYP. HOIST BEAM TO CMU WALL CONNECTION

3/4" = 1'-0"



1 ROOF FRAMING DETAIL AT NEW ELEVATOR

3/4" = 1'-0"

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FAIRFIELD BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION: GEN 4.5

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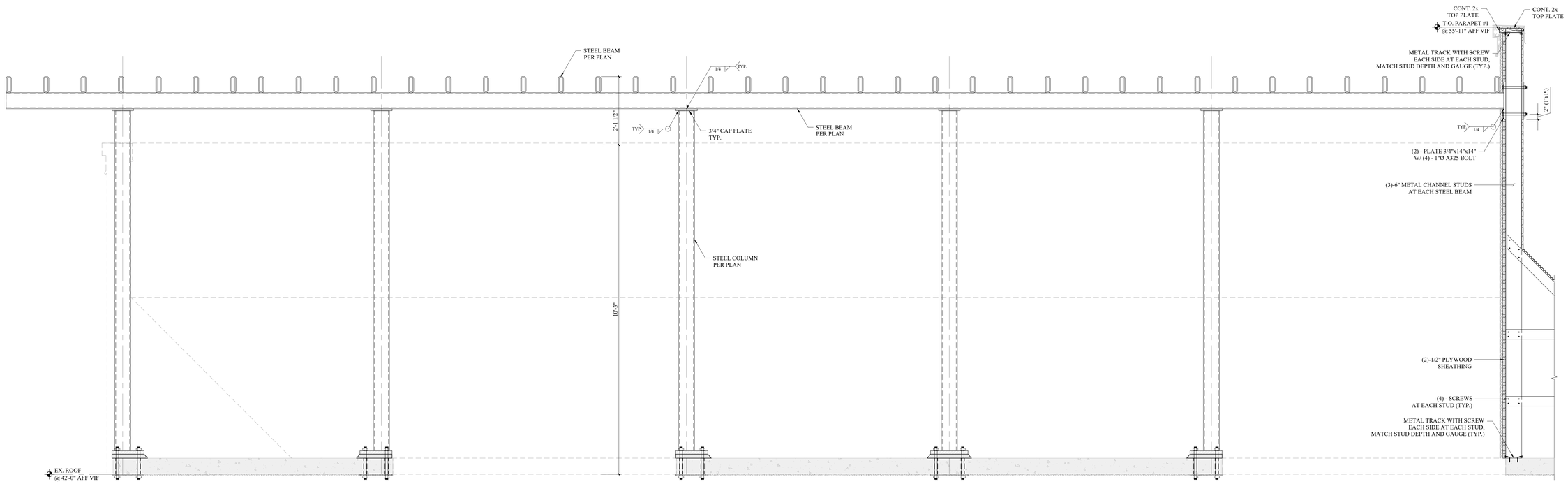
ISSUED FOR:
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PROJECT NO.: 25-018
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CHKD. BY: RD

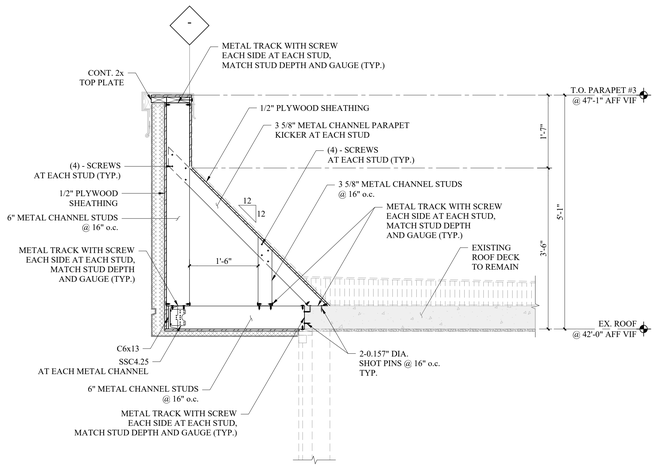
ROOF FRAMING DETAILS

SHEET
S401

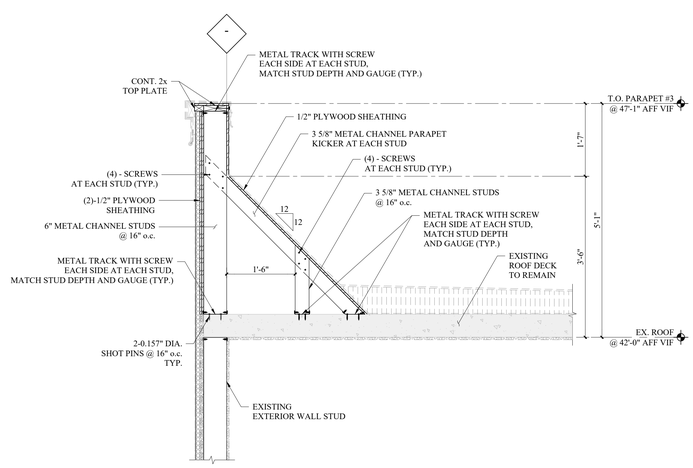
25-018 S401 Roof Framing Details.dwg



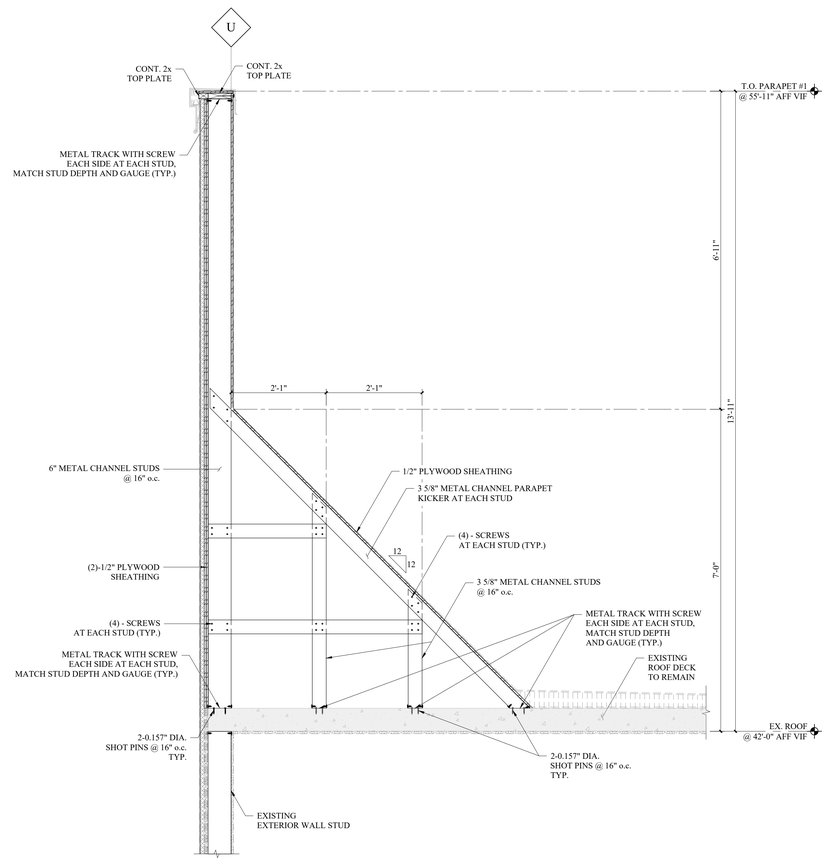
4 ROOF FRAMING DETAIL AT NEW PARAPET AND ROOF SHADE CANOPY
3/4" = 1'-0"



3 ROOF FRAMING DETAIL AT NEW PARAPET
3/4" = 1'-0"



2 ROOF FRAMING DETAIL AT NEW PARAPET
3/4" = 1'-0"



1 ROOF FRAMING DETAIL AT NEW PARAPET
3/4" = 1'-0"

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BY MARRIOTT

Fairfield BY MARRIOTT

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PROTOTYPE VERSION: GEN 4.5

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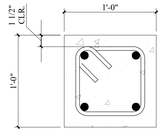
ROOF FRAMING DETAILS

SHEET
S402

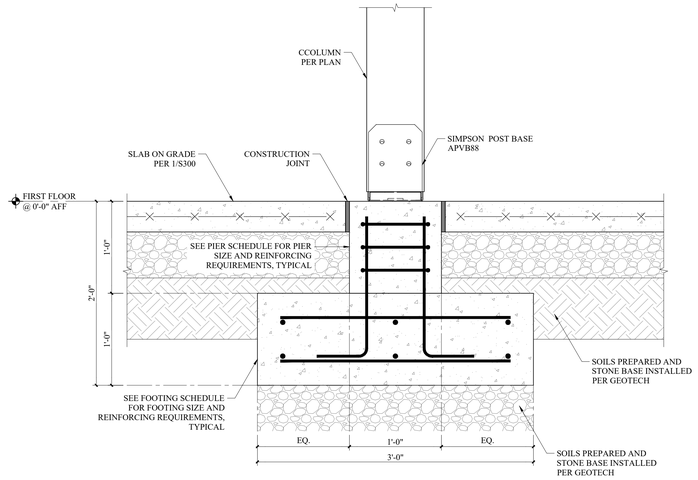
25-018 S401 Roof Framing Details.dwg

CONCRETE PIER SCHEDULE	
MARK	PIER SIZE AND REINFORCING
P1	12" x 12" CONCRETE PIER WITH (4) #6 DOWELS AND #4 STIRRUPS AT 8" o.c. (3 MIN.)

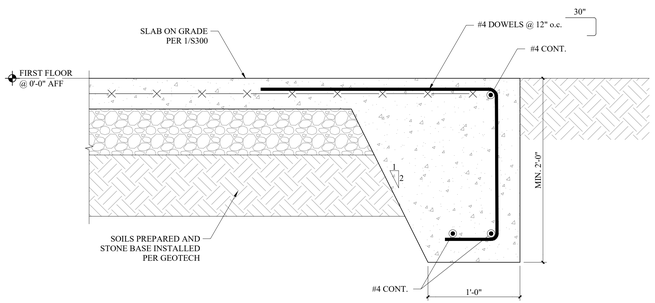
FOOTING SCHEDULE		
MARK	FOOTING SIZE	REINFORCING
F3	3'-0" x 3'-0" x 12" THICK	(3) #5 EACH WAY TOP AND BOTTOM



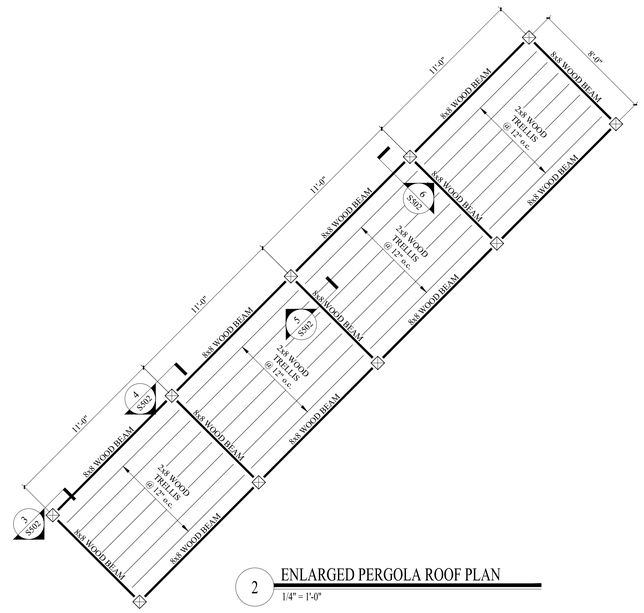
PIER DETAIL P1



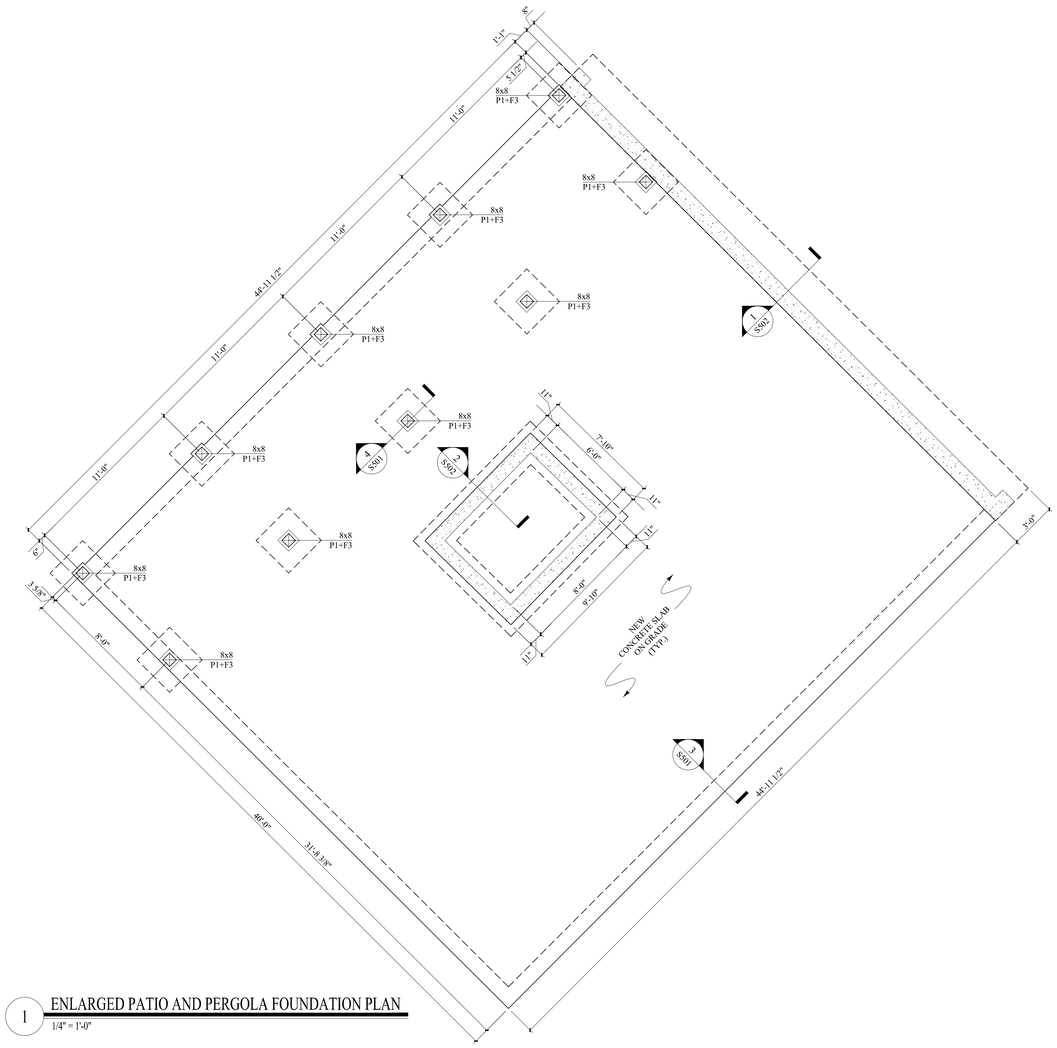
4 PATIO FOUNDATION SECTION
1 1/2" = 1'-0"



3 PATIO FOUNDATION SECTION
1 1/2" = 1'-0"



2 ENLARGED PERGOLA ROOF PLAN
1/4" = 1'-0"



1 ENLARGED PATIO AND PERGOLA FOUNDATION PLAN
1/4" = 1'-0"

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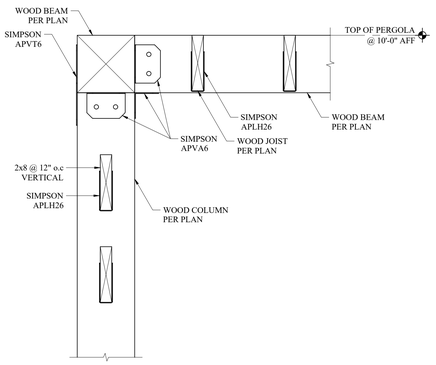
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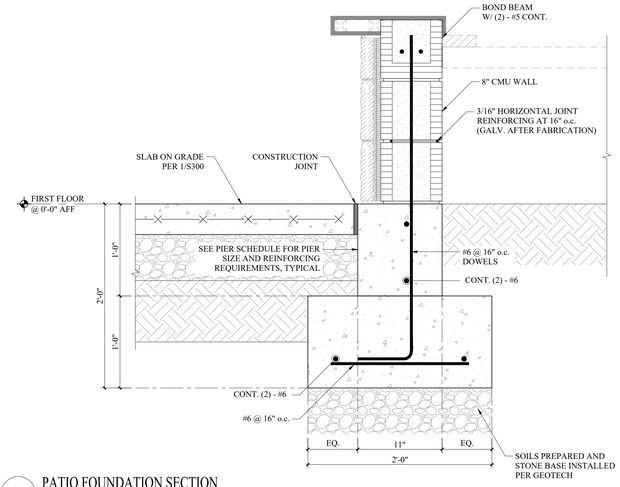
FOUNDATION, ROOF AND DETAILS ENLARGED PATIO AND PERGOLA

SHEET
S501

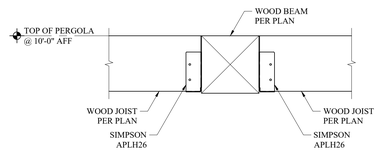
25-018 S501 Patio & Pergola Details.dwg



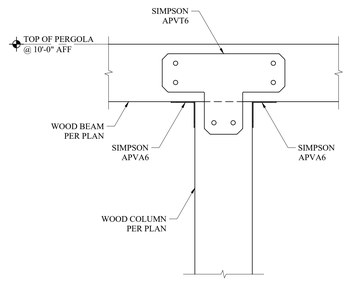
6 PERGOLA ROOF DETAIL
1 1/2" = 1'-0"



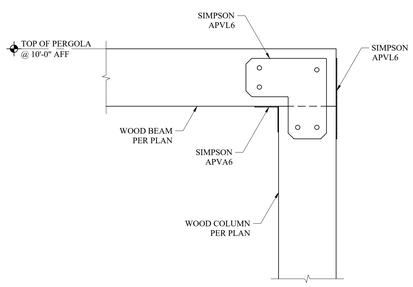
2 PATIO FOUNDATION SECTION
1 1/2" = 1'-0"



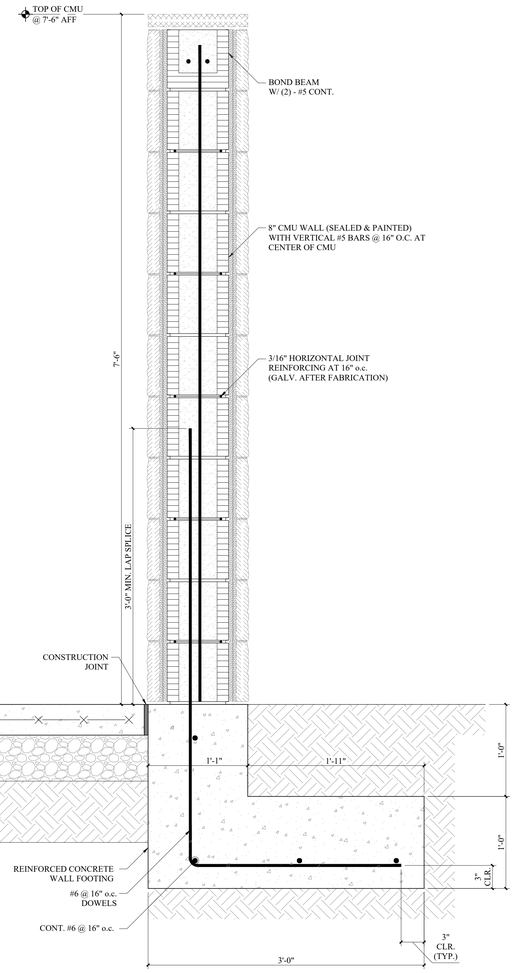
5 PERGOLA ROOF DETAIL
1 1/2" = 1'-0"



4 PERGOLA ROOF DETAIL
1 1/2" = 1'-0"



3 PERGOLA ROOF DETAIL
1 1/2" = 1'-0"



1 PATIO FOUNDATION SECTION
1 1/2" = 1'-0"

IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)

IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:

1. YOU ARE A QUALIFIED CONTRACTOR AND OR SUBCONTRACTOR SPECIFICALLY IN PROVIDING A COMPLETE TURNKEY SERVICE IN YOUR TRADE OR PROFESSION FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.
2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE DESIGN PROFESSIONAL INTENDED DESIGN FOR THIS PROJECT.
3. YOUR BID INCLUDED ALL THE STEPS, PROCESSES, MATERIALS, PRODUCTS, GOVERNING PERMITS AND APPROVALS NECESSARY TO PROVIDE A COMPLETED AND WARRANTED SYSTEM OR INSTALLATION THAT DOES NOT REQUIRED ANOTHER CONTRACTOR OR PRODUCT TO COMPLETE YOUR SCOPE OF WORK.
4. YOUR BID MUST HAVE INCLUDED ANY DESIGN INFORMATION REFERENCED WITHIN ANY CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OR PLUMBING DRAWINGS, ALSO NOTE THESE DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW ONLY BASIC CONCEPTS AND GENERAL INFORMATION. THE COMPLETION OF YOUR WORK MAY INCLUDE OTHER STEPS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND OR APPROVALS NECESSARY TO PROVIDE A COMPLETE SYSTEM INSTALLATION WHETHER SUGGESTED ON THE DRAWINGS OR NOT.
5. AS AN EXAMPLE: ITEMS AND OR TASKS LIKE; FIRE CAULK, DRAFT STOPS, FASTENERS, ANCHORS, EMBEDMENTS, DUMPSTERS, DEBRIS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND OR SUBCONTRACTOR, AT THE OWNERS' DISCRETION.

MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

DESIGN PROFESSIONAL

LICENSE #:

JUDSON ADAMS
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
P.E. 106566
STATE OF TENNESSEE
09/29/2025

WARNING
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OR ENGINEER, TO ALTER OR REPRODUCE THESE DRAWINGS IN ANY WAY.

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DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER
RAJEEV CHAUHAN
APR79 LODGING LLC
4047 COPELAND CT
DELAWARE, OH 43015

FAIRFIELD
BY MARRIOTT

Fairfield BY MARRIOTT

2736 NONCONNAH BLVD
MEMPHIS, TN 38132

PROTOTYPE VERSION:GEN 4.5

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.:	25-018
DATE:	9/11/2025
DRAWN BY:	SK
CHKD. BY:	RD

FOUNDATION, AND ROOF DETAILS ENLARGED PATIO AND PERGOLA

SHEET
S502

25-018 S501 Patio & Pergola Details.dwg

Shelby County Tennessee

Willie F. Brooks, Jr.

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

25011602
02/12/2025 - 08:10:30 AM

9 PGS	
CEPEDRA 2800992-25011602	
VALUE	1200001.00
MORTGAGE TAX	0.00
TRANSFER TAX	4440.00
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	4490.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: register@shelbycountytn.gov

This Instrument Prepared By:

Evans Petree PC
Attn: Donald E. Bourland, Esq.
1715 Aaron Brenner Drive Suite 800
Memphis, TN 38120
(901) 525-6781

After Recording Return To:

ARP79 Investments LLC
Attn: Amit Bhavsar
4047 Copeland Ct.
Delaware, OH 43015

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of the 30th day of January, 2025, by and among 2240 DEMOCRAT ROAD LLC, a Florida limited liability company, hereinafter sometimes referred to as "Democrat", and 2736 S. NONCONNAH BOULEVARD LLC, a Florida limited liability company, hereinafter sometimes referred to as "Nonconnah", with Democrat and Nonconnah hereinafter referred to collectively as "Grantor", and ARP79 INVESTMENTS LLC, a Tennessee limited liability company, hereinafter sometimes referred to as "Investments", and APR79 LODGING LLC, a Tennessee limited liability company, hereinafter sometimes referred to as "Lodging", with Investments and Lodging hereinafter referred to collectively as "Grantee".

WITNESSETH:

Democrat is the record title owner of Parcel 1, described below, and Nonconnah is the record title owner of Parcel 2, described below; and

By this instrument Investments is being conveyed fee simple title to Parcel 1, and Lodging is being conveyed fee simple title to Parcel 2.

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, as set forth herein, the following described real estate, situated and being in the City of Memphis, County of Shelby, and State of Tennessee:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS
EXHIBIT A AND MADE A PART HEREOF BY REFERENCE

Parcel 1 being part of the same property conveyed to Democrat by deeds from MPC Memphis HI LLC, of record at Instrument No. 20101989, and of record at Instrument No. 20101990, both in the Register's Office of Shelby County, Tennessee.

Parcel 2 being the same property conveyed to Nonconnah by deed from 2240 Democrat Road of record at Instrument No. 21132189 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

As to the respective properties, Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters shown on Exhibit B as Permitted Exceptions, attached hereto and made a part hereof by reference, and that the title and quiet possession thereto Grantee will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the signature of Grantor the day and year first above written.

2240 DEMOCRAT ROAD LLC
a Florida limited liability company

By: _____
Richard L. Wahl
Its: Manager

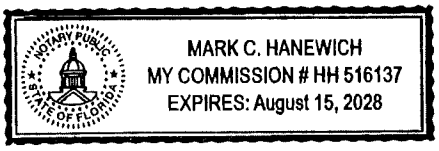
STATE OF FLORIDA
COUNTY OF MANATEE

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Richard L. Wahl, by means of [X] physical presence or [ ] online notarization, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2240 Democrat Road LLC, the within named bargainor, a Florida limited liability company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Florida limited liability company, by himself as such Manager.

WITNESS my hand and Notarial Seal at office this 28 day of January, 2025.

_____
Notary Public **MARK C. HANEWICH**

My Commission Expires:



WITNESS the signature of Grantor the day and year first above written.

2736 S. Nonconnah Boulevard LLC
a Florida limited liability company

By: _____
Richard L. Wahl
Its: Manager

STATE OF FLORIDA
COUNTY OF MANATEE

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Richard L. Wahl, by means of [X] physical presence or [ ] online notarization, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2736 S. Nonconnah Boulevard LLC, the within named bargainor, a Florida limited liability company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Florida limited liability company, by himself as such Manager.

WITNESS my hand and Notarial Seal at office this 18 day of January, 2025.

_____
Notary Public **MARK C. HANEWICH**

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MARK C. HANEWICH
MY COMMISSION # HH 516137
EXPIRES: August 15, 2028

STATE OF Ohio
COUNTY OF Franklin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amit B. B
Affiant - Amitkumar Bhavsar

Subscribed and sworn to before me this 28 day of January, 2025

Cathy L Noskowiak
Notary Public

My Commission Expires:
4-29-29

NOTARIAL SEAL
STATE OF OHIO
CATHY L. NOSKOWIAK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-29-2029

Tax Parcel Identification:
Parcel 1: 06-0222A00029
Parcel 2: 060222 A00028

Property Address
Parcel 1: 2240 Democrat Road
Memphis, TN 38132
Parcel 2: 2736 South Nonconnah Boulevard
Memphis, TN 38132

Property Owner & Address
Parcel 1: ARP79 Investments LLC
116 Agnes Road, Suite 200
Knoxville, TN 37919

Parcel 2: APR79 Lodging LLC
116 Agnes Road, Suite 200
Knoxville, TN 37919

Mail Tax Bills to:
ARP79 Investments LLC
APR79 Lodging LLC
4047 Copeland Ct.
Delaware, OH 43015

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Real property located in the City of Memphis, County of Shelby, State of Tennessee, *to-wit:*

Lot 3A, consolidation plat of NONCONNAH CORPORATE CENTER, as shown on plat of record in Plat Book 291, Page 8, in the Register's office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being part of the same property conveyed to 2240 Democrat Road LLC, a Florida limited liability company, by Deeds from MPC Memphis HI LLC, a Delaware limited liability company, of record in Instrument No. 20101989; and of record in Instrument No. 20101990, in the Register's office of Shelby County, Tennessee.

For Informational Purposes Only:
Property Address: 2240 Democrat Road, Memphis, TN 38132
Parcel ID: 06-0222-A0-0029.

PARCEL 2 :

Real property located in the City of Memphis, County of Shelby, State of Tennessee, *to-wit:*

Lot 10A, Nonconnah Corporate Center, as shown on plat of record in Plat Book 291, Page 8, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 2736 S. Nonconnah Boulevard LLC, a Florida limited liability company, by deed from 2240 Democrat Road LLC, a Florida limited liability company, of record in Instrument No. 21132189, in the Register's Office of Shelby County, Tennessee.

For Informational Purposes Only:
Property Address: 2736 South Nonconnah Boulevard, Memphis, TN 38132
Parcel ID: 060222 A00028

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

2. Taxes and assessments for the year 2025 for County of Shelby and 2025 for City of Memphis and subsequent years, not yet due and payable.

3. Rights of parties in possession not shown by the Public Records. (Affects Parcels 1 and 2)

4. All matters as shown on that certain plat recorded in Plat Book 39 Page 54; as affected by Release Deed in Instrument F8 9298; and Release Deed in Instrument K3 6916; and Plat Book 291 Page 8 in the Register's Office of Shelby County, Tennessee. (Affects Parcels 1 and 2).

5. Terms and provisions of Sanitary Sewer Line Easement, by and between Mollie Robinson (widow) and City of Memphis, recorded June 23, 1944 in Book 1806 Page 248 of Register's Office, Shelby County, Tennessee. (Affects Parcels 1 and 2).

6. Terms and conditions contained in that certain Easement Contract between Aline Bailey, and City of Memphis, acting through Memphis Light, Gas and Water Division, and unto its successors and assigns, as recorded in Book 3140 Page 55 of Register's Office, Shelby County, Tennessee. (Affects Parcels 1 and 2).

7. Terms and provisions of Restrictive Covenants Applicable to Nonconnah Corporate Center, Section "A", Subdivision, by State Farm Life Insurance Company, an Illinois corporation, of record in Instrument F6 0493; as affected by Amended and Restated Declaration of Covenants and Restrictions Applicable to Nonconnah Corporate Center in Instrument BA 2933 and Instrument HP 5161 and Approval of Variance and Amendment of Declaration in Instrument GE 8964 of the Register's Office, Shelby County, Tennessee. (Affects Parcels 1 and 2).

8. Terms and provisions of Avigation and Hazard Easement, by and between State Farm Life Insurance Company, an Illinois corporation, and Memphis Shelby County Airport Authority, the City of Memphis, Tennessee and the County of Shelby, Tennessee, their successors and assigns, of record in Instrument G7 6331 of the Register's Office, Shelby County, Tennessee. (Affects Parcels 1 and 2).

9. Terms and conditions contained in that certain Easement Contract between Bill B. Blankenship, and City of Memphis, acting through Memphis Light, Gas and Water Division, and unto its successors and assigns, as recorded in Instrument J2 0593 of Register's Office, Shelby County, Tennessee. (Affects Parcels1 and 2).

10. Terms and conditions contained in that certain easement contract as recorded in Instrument L8 2706 in the Register's Office of Shelby County, Tennessee.

11. Terms and conditions contained in that certain Declaration of Easement as recorded in Instrument N3 0068 in the Register's Office of Shelby County, Tennessee.

12. All matters reflected on the ALTA/NSPS Land Title Survey of the subject property completed by Joe S. Wiseman, Tennessee RLS No. 1932, of Harris & Associates Land Surveyors, LLC dated January 14, 2025, Project Number 25005.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 31, 2025.

Affiant
Date: January 31, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

October 8, 2026

Rajeev Chauchan
2736 S Nonconnah Blvd
Memphis, TN 38132

Sent via electronic mail to: rajeev.m.chauhan@gmail.com

Case Number: SUP 2026-017
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, October 8, 2026, the Memphis and Shelby County Land Use Control Board recommended ***approval*** of your special use permit application to allow a hotel located at 2736 S Nonconnah Blvd, subject to the following conditions:

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The existing nonconforming curb cut shall be closed and replaced with sidewalk in accordance with City standards.

This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

It is the applicant's responsibility to contact the City Council Records Office to determine when the application is scheduled to be heard at committee and in public session. The City Council Records Office may be reached at (901) 636-6792.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at Truus.Abuosi@memphistn.gov.

Respectfully,

Truus Abuosi

Truus Abuosi
Planner I
Land Use and Development Services
Division of Planning and Development

File

ORDINANCE TO ESTABLISH MEMPHIS CITY COUNCIL MEETING DATES FOR 2027

WHEREAS, Referendum Ordinance 4274, approved by the citizens of Memphis on November 8, 1994, amended the Council's meeting dates to the first and third Tuesdays of each month; and

WHEREAS the Council wishes to approve the 2027 meeting dates.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council will conduct its regular meetings on the following Tuesdays of each month at 4:00 pm in the Memphis City Council Chamber:

January	5	19
February	2	16
March	2	16
April	6	20
May	4	18
June	1	15
July	6	20
August	10	24
September	7	21
October	5	19
November	2	16
December	7	21

Sponsor:
Jana Swearengen-Washington, Chairwoman
Chase Carlisle, Vice Chairman

SUBSTITUTE ORDINANCE NO. 5953 SUBSTITUTE ORDINANCE PROVIDING FOR THE ALLOCATION OF LAWFULLY AVAILABLE FUNDS OF THE CITY, IN AN AMOUNT EQUAL TO A PORTION OF PROPERTY TAX REVENUES COLLECTED BY THE CITY ON CERTAIN ARTIFICIAL INTELLIGENCE PROPERTY, TO CERTAIN PUBLIC PURPOSES WITHIN THOSE AREAS OF THE CITY AFFECTED BY THE DEVELOPMENT, USE AND OPERATION OF SUCH PROPERTY

WHEREAS, certain real and personal property are located in the City of Memphis, Tennessee (the "City"), and are used for, or planned for use for, artificial intelligence infrastructure, including but not limited to supercomputers, facilities and equipment needed to operate supercomputers and other related facilities and equipment (as such real and personal property is further identified and defined herein, the "AI Real Property" and "AI Personal Property," respectively, and collectively defined herein as the "AI Property"); and

WHEREAS, as a way to address any impacts to those areas of the City located close in proximity to the AI Property (as further described herein, the "Surrounding Area"), the City hereby determines to allocate an amount of lawfully available funds of the City equal to a portion of those property tax revenues collected by the City on the AI Property each year (as further described and defined herein, the "Public Purpose Amount"), to fund certain public purposes benefitting the Surrounding Area; and

WHEREAS, the City Council of the City (the "Council") hereby determines it is in the best interests of the City to use the Public Purpose Amount to fund those public purposes consisting of public projects and progran1s in the Surrounding Area and grants or other forms of financial aid to governmental and/or nonprofit organizations serving the City, including the Surrounding Area; and

WHEREAS, pursuant to applicable law, the City may contribute its funds . for public projects and programs benefitting its residents; and

WHEREAS, pursuant to Section 824.1 of the Charter of the City, the City is authorized to contribute amounts from its general funds to any charity, charitable institution, or charitable organization, the object of which is to care for the poor and afflicted residents of the City, and the City is further authorized by Section 6-54-111 , Tennessee Code Annotated, as amended, to make appropriations to nonprofit organizations to benefit City residents in accordance with the terms of said statute; and

WHEREAS, the Council hereby determines that allocating the Public Purpose Amount to support the Surrounding Area in the manner so described herein is in the best interests of the City and promotes both economic development and the general welfare of residents of the City; and

WHEREAS, for the reasons and purposes hereinabove described, it is the intent of the Council to budget and appropriate annually so much of the Public Purpose Amount as it deems

necessary and appropriate to support the Surrounding Area, as the Council may in its discretion approve in an annual operating budget ordinance, and to adopt this Ordinance to provide guidelines for accomplishing the foregoing purposes; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Memphis, Tennessee, as follows:

Section 1. **Definitions**. The following terms shall have the following meanings ·in this Ordinance unless the text expressly or by necessary implication requires otherwise:

(a) "Artificial Intelligence Infrastructure" means those facilities and equipment needed to power artificial intelligence processes and technologies, and includes but is not limited to supercomputers, facilities and equipment needed to operate supercomputers and other related facilities and equipment.

(b) "City" has that meaning ascribed in the above preamble.

(c) "Council" has that meaning ascribed in the above preamble.

(d) "Public Purposes ' means (i) capital and operating costs related to public projects and programs in the Surrounding Area, including but not limited to costs to improve, acquire, operate, maintain, staff and/or repair public buildings, facilities, infrastructure and equipment or other public projects or initiatives related thereto or public programs for the economic development and/or general welfare of City residents in the Surrounding Area, and (ii) grants or other forms of financial aid to governmental and/or nonprofit agencies, departments, commissions, authorities entities and/or other organizations that serve the City, including the Surrounding Area, and such agencies, departments commissions, authorities, entities and/or other organizations shall include but not be limited to those providing or otherwise supporting affordable housing in the City, including the Surrounding Area, all to the extent provided by and in accordance with applicable law.

(e) "Public Purpose Amount" has that meaning provided in Section 2(b) of this Ordinance.
(f) "Surrounding Area" means those parcels of land in the City, or portions thereof, that are located within a five (5) mile radius of the AI Property.
(g) "AI Personal Property" means personal property comprising Artificial Intelligence Infrastructure in the City.
(h) "AI Real Property" means those parcels of real property within the City described on Exhibit A attached hereto, to the extent Artificial Intelligence Infrastructure is located, wholly or partially, on such property. To the extent that any parcels of real property described on

Exhibit A no longer have Artificial Intelligence Infrastructure located, wholly or partially, on such property, such parcels shall no longer constitute AI Real Property.

(i) "AI Property" means, collectively, AI Personal Property and KI Real Property.

Section 2. **Allocation of Public Purpose Amount**.

(a) Subject to annual budgeting and appropriation by Council, the City hereby determines to allocate annually the Public Purpose Amount for Public Purposes, and the Council is hereby authorized to pass such operating budget ordinance, budget amendment or other legislation as necessary to effectuate such appropriation. To the extent so budgeted and appropriated, the Public Purpose Amount shall be used for Public Purposes upon the terms and in the manner provided herein.

(b) The Public Purpose Amount shall be lawfully available funds of the City equal in amount to 25% of the real and personal property tax revenues collected by the City on the AI Property in the most recent year, which year may be a tax year, fiscal year or calendar year as determined by the Chief Financial Officer of the City. Notwithstanding the foregoing, the Public Purpose Amount, as calculated above, to be allocated by the City to Public Purposes in any year shall decrease by that amount of money allocated by other public entities during such year specifically to benefit those areas of the City surrounding the Artificial intelligence Infrastructure. The Public Purpose Amount, to the extent so budgeted and appropriated, shall be an appropriation from the General Fund of the City or any other lawfully available funds of the City._

(c) In any fiscal year during which the Council allocates the Public Purpose Amount pursuant to this Ordinance, the Council shall also designate a percentage of said allocation to support community education and outreach efforts related to environmental and sustainability topics. Such percentage shall not be less than one percent (1%) of the total Public Purpose Amount. The specific percentage shall be determined by the Council during each applicable budget cycle, based on fiscal conditions and priorities. These education and outreach efforts shall be developed, implemented, and maintained by the City Administration or its designated departments or divisions, in coordination with relevant public or nonprofit partners. They shall include, but not be limited to, programs addressing clean energy, wastewater infrastructure, environmental justice, sustainability practices, and the operation and impact of Artificial Intelligence Infrastructures. Prior to implementation, the Administration shall present a proposed education and outreach plan to the Council for review and approval. The Administration shall submit an annual report to the Council

detailing the goals, expenditures, community reach, and outcomes of such educational programming. The Council retains discretion to determine the percentage level of such funding in each budget season, provided that such percentage shall not fall below the one percent (l %) minimum set forth herein.

(d) It is the intent of the City that there be $100 million allocated in the aggregate, inclusive of the Public Purpose Amount allocated by the City and monies allocated by other public entities, to benefit those areas of the City surrounding the Artificial [intelligence Infrastructure, and once $ I 00 million in the aggregate has been so allocated, as determined by the Chief Financial Officer of the City, the Council is hereby directed to review the terms of this Ordinance to determine whether further allocation by the City of the Public Purpose Amount for Public Purposes 3 pursuant to the terms herein is necessary or desirable.

(e) The Council hereby confirms that the provisions of this Ordinance comprise the guidelines directing for what purposes the Public Purpose Amount may be spent, and the Public Purpose Amount, as applied pursuant to the terms herein promotes the general welfare of the residents of the City. The Public Purpose Amount so appropriated in any year shall be used and expended under the direction and control of Council, as provided herein and pursuant to the terms herein, in conjunction with the guidelines set forth in this Ordinance and, if applicable, Section 6 54-111, Tennessee Code Annotated, as amended, and any related required procedures of the comptroller of the treasury of the State of Tennessee, to the extent so applicable.

Section 3. Miscellaneous Authorizations.

All prior actions undertaken by the Mayor of the City (the "Mayor") or his designee and other officials, employees attorneys and agents of the City preliminary to and in preparation for the adoption of this Ordinance are hereby ratified, confirmed and approved. The Mayor or his designee and other appropriate officials of the City are hereby authorized to enter into such agreements and they and other appropriate officials of the City are hereby authorized to execute such certificates or other documents and take such other actions, as may be necessary or appropriate to carry out the intent of this Ordinance.

Section 4. Severability.

The provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences, clauses, phrases, or parts are held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

CoM Public

Section 5. **Effective Date**

This Ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, and certified and delivered to the Office of Mayor in writing by the comptroller and become effective as otherwise provided by law.

.+

CoM Public

EXHIBIT A

Description of AI Real Property #1

[_Legal Description]

LEGAL DESCRIPTION OF THE MEMPHIS AND SHELBY COUNTY PORT COMMISSION PROPER.TYAS RECORDED PER QUIT CLAW DEED INSTRUMENT NUMBER 11090258 IN THE SHELBY COUNTY REGISTER'S OFFICE (SCRO), LESS TIIAT PART FOR THE WIDENING OF PAUL R. LOWRY ROAD AS RECORDED PER INSTRUMENT NUMBER 12076866 (SCRO), BEING PART OF LOTS 11, 13, AND 14 AS SHOWN ON THE PLAT OF THE ENSLEY PLANTATION OF RECORD IN PLAT BOOK 3-PAGES 59 AND 60 (SCRO), ALL LYING IN THE CITY OF MEMPHIS, SHELBY COUNTY, TENNESSEE, MORE PARTICULARLYDESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH REBAR IN THE WESTERLYRIGHT-OF-WAY OF PAUL R. LOWRY ROAD (PUBLIC PAVED ROAD, R.O.W. VARIES, 54 FEET WEST OF CENTERLINE) AS DEDICATED PER INSTRUMENT NUMBER 12076866 (SCRO), SAID POINT BEING LOCATED 2,391.85 FEET SOUTH OF THE TANGENT INTERSECTION OF THE NORTHWARD EXTENSION OF THE WEST RIGHT-OF-WAY OF PAUL R. LOWRY ROAD WITH THE WESTWARD EXTENSION OF THECENTERLINE OF RIVERPORT ROAD, SAID POINT OF BEGINNING BEING FURTHERLOCATEDATTENNESSEESTATEPLANECOORDINATES OF 291700.72 FEET NORTH AND 726126.01 FEET EAST (NAD 83) AND SAID POINT OF BEGINNING ALSO BEING IN THE SOUTII LINE OF THE MEMPHIS, LIGIIT, GAS, AND WATER PROPERTY AS RECORDED PER SPECIAL WARRANTYDEED NO. HB2558 {SCRO);
THENCE FOLLOWING PARALLEL TO AND 54.00 FEET WEST OF THE CENTERLINE OF PAUL R. LOWRY ROAD AS FOLLOWS: SOUTH 07 DEGREES 54 MINUTES 21 SECONDS WEST- 2,984.67 FEET ALONG THE WESTERLY RIGHT-OF-WAYOF PAUL R LOWRYROAD TO A SET '/2 INCH REBAR ON A POINT OF CURVE TO TIIB LEFT HAVING A RADIUS OF 1,454.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 08 MINUTES 30 SECONDS; THENCE SOUTHWESTWARDLY ALONG THE ARC A DISTANCE OF 257.37 FEET (CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 50 MINUTES 06 SECONDS WEST-257.03 FEE1) TO A SET 1/2 INCH REBAR; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF PAUL R. LOWRY ROAD, NORTH 64 DEGREES 53 MINUTES 58 SECONDS WEST - 1,297.18 FEET TO A FOUND 1/2 INCH REBAR; THENCE NORTH 54 DEGREES 21 MINUTES 03 SECONDS WEST - 1,224.94 FEET TO A FOUND 1/2 INCH REBAR ON THENORTH LINE OF .A FORMER 400 FOOT TVA EASEMENT NOW OWNED BY THE CITY OF MEMPHIS, IBNNESSEE AND SHELBY COUNTY, TENNESSEE PER INSTRUMENT 052092 (SCRO); THENCE NORTH 64 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 174.75 FEET ALONG THE NORTHERLY LINE OF SAID FORMER TVA EASEMENT TO A FOUND 1/2" REBAR; THENCE LEAYING THE NORTHERLY LINE OF SAID FORMER TVA EASEMENT, NORTH 34 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 708.25 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 11 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 639.44 FEET TO A FOUND 1/2[11] REBAR; THENCE NORTH 22 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,475.47 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 14 DEGREES 31

MINUTES 04 SECONDS EAST, A DISTANCE OF, 314.63 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 22 DEGREES 58 MINUTES 07 SECONDS EAST, A DISTANCE OF 186.15 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 21 DEGREES 00 MINUTES 58 SECONDS EAST, A DISTANCE OF 451.90 FEET TO A FOUND 1/2" REBAR IN THE SOUTH LINE OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY PROPERTY AS RECORDED PER DEED IN BOOK 3937-PAGE 205 (PART OF PARCEL 3)(SCRO); THENCE SOUTH 82 DEGREES 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 1,076.48 FEET ALONG THE Southerly LINE
23-087200 (SB)

OF SAID CITY OF MEMPHIS AND COUNTY OF SHELBY PROPERTY AS RECORDED PER DEED IN BOOK 3937-PAGE 205 (PART OF PARCEL 3)(SCRO) TO A FOUND 1/211 REBAR; THENCE LEAYING SAID SOUTHERLY LINE, SOUTH 07 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 935.29 FEET TO A FOUND 1/211 REBAR; THENCE SOUTH 82 DEGREES 05 J:vfINUTES 39 SECONDS EAST, A DISTANCE OF 769.49 FEET TO A FOUND 1/2" ≺EBAR ON 1BE NORTHWEST CORNER OF THE AFORESAID MEMPHIS, LIGHT, GAS, AND WATER (MLGW) PROPERTY; THENCE SOUTH07 DEGREES 54 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF THE MLGW PROPERTY, A DISTANCE OF 350.00 FEET TO A FOUND 1/2" ≺EBAR ON THE SOUTHWEST CORNER OF SAID MEMPHIS, LIGHT, GAS, AND WATER PROPERTY; THENCE SOUTH 82 DEGREES 05 MINUTES 39 SECONDS EAST· 488.74 FEET ALONG TIIB SOUTH LINE OF THE MEMPHIS, LIGHT, GAS, AND WATER PROPERTY TO THE POINT OF BEGINNING.

CONTAINING 9,431,225 SQUARE FEET OR 216.511 ACRES, MORE OR LESS.

CoM Public

EXHIBIT A

Description of AI Real Property #2

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LAND SITUATED IN THE 6TH COUNCIL DISTRICT OF THE CITY OF MEMPHIS, SHELBY COUNTY, TENNESSEE, BEING A PORTION OF THE LAND PREVIOUSLY CONVEYED TO THE CITY OF MEMPHIS, OF RECORD IN BOOK 3937, PAGE 205, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE (R.O.S.C.,TN), SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PLANT ROAD AND RIVERPOR T ROAD, SAID POINT HAVING A GROUND SCALED TENNESSEE ST A TE PLANE COORDINATE VALUE OF N:293504.09, E:730556.04, THENCE SOUTH 88 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 3972 FEET TO A½" IRON REBAR FOUND ALONG THE WESTERLY MARGIN OF PAUL R. LOWRY ROAD, SAID REBAR HAVING A GROUND SCALED TENNESSEE STA TE P_LANE COORDINATE VALUE OF N:293397.96, E:726585.46 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN AND ALONG A CURVE TURNING TO THE LEFT, WITH A RADIUS OF 1442.00 FEET, A CHORD :BEARING OF SOUTH 29 DEGREES 20 MINUTES 41 SECONDS WEST, A CHORD DISTANCE OF 493.23 FEET, FOR AN ARC DISTANCE OF 495.66 FEET TO AN UNCAPPED AND BENT½" REBAR FOUND ALONG SAID MARGIN;

THENCE LEAVING SAID MARGIN AND WITH THE LINE OF THE ECONOMIC DEVELOPMENT GROWTH ENGINE OF MEMPHIS AND SHELBY COUNTY TENNESSEE, OF RECORD IN INSTRUMENT NUMBER 15031861, R.O.S.C.,TN, NORTH 82 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 965.53 FEET TO A½" CAPPED IRON REBAR SET WITH A GRESHAM SMITH CAP;

THENCE LEAVING SAID LINE AND ALONG A NEW PARTITION FOR THE REMAINING CALLS, NORTH 07 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 595.83 FEET TO A ½" CAPPED IRON REBAR SET WITH A GRESHAM SMITH CAP;

THENCE SOUTH 82 DEGREES 08 MINUTES 12 SECONDS EAST, A DISTANCE OF 649.53 FEET TO A½" CAPPED IRON REBAR SET WITH A GRESHAM SMITH ALONG AN EASEMENT LINE CALLED FOR INSTRUMENT NUMBER U26 l 59, R.O.S.C.,TN;

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EXHIBIT A

Description of AI Real Property #3

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The following description is based on the Tennessee State Plane Coordinate System (TN SPC) Grid North [NAD 83(2011), Epoch 2010.00, U.S. Survey Feet] using a Combined Factor of 1.000054784 and a Convergence Angle of-02°22'01" at Computed Coordinates ofN:265862.18, E:757862.94.

A combination of the DGR MCRE SOUTHAVEN II VENTURE, LP property recorded in Instrument No. 22069099, the DRG INDUSTRIAL FUND I STATELINE PARCEL 2, LLC property recorded in Instrument No. 22039403 and the DRG INDUSTRIAL FUND I STATELINE PARC EL 3, LLC property recorded in Instrument No. 22039404 in the Register of Deed's office, said parcels lying and being situated in Section 15, Township 01 South, Range 08 West, in the City of Memphis, Shelby County, Tennessee and being more particularly described as follows:

Commencing at the calculated southwest comer of said Section 15 located at the intersection of Tulane Road (R.O.W. varies) and Stateline Road (RO.W. unknown) in Southaven, Mississippi; thence run N 04°49'03" E for a distance of 1160.37' to a 1/2" rebar found in the east line of said Tulane Road in the locally accepted state line between Mississippi and Tennessee, said re bar being at the Point of Beginning.

From said Beginning thence nm N 02°17'1 l" E along said east line for a distance of 1782.71 feet to a 1/2" rebar found at the southwest comer of the Mt Joyner Baptist Church property recorded in Deed Book 78, Page 25; thence run around said Church property the following calls: N 88°25'01" E for a distance of 155.51 feet to a 1/2" rebar found; thence run N 02°20'15" E for a distance of 421.84 feet to a 1/2" rebar found; thence run S 88°25'01 "-W for a distance of 155.88 feet to a 1/2" rebar found in the east line of said Tulane Road; thence run N 02°17'1 l" E along said east line for a distance of 504.24 feet to a 1/2" rebar found at the southwest comer of the City of Memphis Board of Education property recorded in Instrument No. AS-9854; thence run S 87°42'01" E along the south line of said Board of Education property for a distance of 1087.95 feet to a 1 /2" re bar: found at the southwest comer of the Ozier Parkway Partners LP property recorded in Instrument No. 14042899; thence run S 87°45'36" E along the south line of said Ozier Parkway Partners property for a distance of 1544.05 feet to a 1/2" rebar found in the west line of the Illinois Central Railroad Co. property recorded in Chattel Book 110, Page 304 (100' R.O.W.)~ thence run S 13 °25 '41" E along said west line for a distance of 2821.66 feet to a 1/2" re bar found at the northeast corner of the DGR MCRE SOUTHAVEN VENTURE, LP property recorded in Deed Book 978, Page 670 in Desoto County, Mississippi, said rebar being in the locally accepted state line as stated

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above; thence run N 87°3 6' 18" W along said state line and the north line of the USA TV A property recorded in Deed Book 7B, Page 445 in Desoto County, Mississippi, for a distance of3396.24 feet back to the Point of Beginning and containing 186.14 acres more or less.

Being the same property conveyed to DRG MCRE SOUTHAVEN II VENTURE, LP, DRG INDUSTRIAL FUND I STATELINE PARCEL 2, LLC and DRG INDUSTRIAL FUND I STATELINE PARCEL 3, LLC in Instrument Nos. 22069099, 22039403 and 22039404, in the Register's Office of Shelby County, Tennessee.

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EXHIBIT A

Description of AI Real Property #4

Beginning at a point in the east line of Getwell Road (106' R.0.W.), said point being located 309.98 feet north of the intersection of the east line of said Getwell Road extended south and the north line of Crowfarn Drive extended west and being located in the north line of the BRE Space Crowfarn LLC property recorded at Instrument No. 19026817 (found rebar located 10.14 feet east of corner); thence north 01 degrees 34 minutes 32 seconds east with the east line of said Getwell Road, 277.11 feet to a set 1/2" rebar with plastic cap; thence across the Olymbec USA LLC property recorded at Instrument No. 24024935 the following calls: south 88 degrees 08 minutes 59 seconds east, 271.96 feet to a set pk nail; north 01 degrees 43 minutes 20 seconds east, 646.99 feet to a set chisel mark; south 88 degrees 16 minutes 40 seconds east, 615.37 feet to a set 1/2" rebar with plastic cap in the west line of the International Cotton Depots, Inc. property recorded at Instrument No. 09119334; thence south 01 degrees 59 minutes 12 seconds west with the west line of said property recorded at Instrument No. 09119334, 147.03 feet to a found rebar; thence in an easterly direction with the south line of said property recorded at Instrument No. 09119334 the following calls: south 88 degrees 15 minutes 31 seconds east, 1494.32 feet to a found rebar; north 32 degrees 32 minutes 37 seconds east, 175.85 feet to a found rebar in the southwest line of Pilot Drive (80' R.0.W.); thence south 57 degrees 19 minutes 09 seconds east with the southwest line of said Pilot Drive, 280.55 feet to a found rebar in the west line of the James Hardin property recorded at Instrument No. 22110419; thence in a southwesterly direction with the west line of said property recorded at Instrument No 22110419 and with the west line of the Five-III-TN3 L.P. property recorded at Instrument No. 24070710 and with the northwest line of the Shelby County Tax Sale #89.5 Exhibit 8128 property the following calls: along a curve to the left having a radius of 458.59, delta angle of 19 degrees 36 minutes 11 seconds, chord = south 04 degrees 27 minutes 51 seconds west - 156.14 feet, an arc length of 156.90 feet to a point of tangency; south 05 degrees 20 minutes 14 seconds east, 60.00 feet to a point of curvature; along a curve to the right having a radius of 458.59 feet, delta angle of 38 degrees 00 minutes 14 seconds, chord = south 13 degrees 39 minutes 53 seconds west - 298.63 feet, an arc length of 304.18 feet to a found rebar and a point of tangency; south 32 degrees 40 minutes 00 seconds west, 116.02 feet to a point of curvature; along a curve to the right having a radius of 458.59 feet, delta angle of 34 degrees 21 minutes 10 seconds, chord = south 49 degrees 50 minutes 35 seconds west ~ 270.86 feet, an arc length of 274.96 feet to a point in the north line of the TN Portfolio 6 LLC property recorded at Instrument No. 23048746; thence north 88 degrees 08 minutes 59 seconds west with the north line of said property recorded at Instrument No. 23048746 and with the north line of the aforementioned BRE Space Crowfarn LLC property recorded at Instrument No. CoM Public 19026817, passing a found rebar at 200.00 feet

and on for a total distance of 2387.73 feet to the Point of Beginning and containing 46.880 acres of land.

RESOLUTION SUMMARY

1. Description of the Item

Resolution approving the execution, delivery and performance of the Natural Gas Supply Agreement with Tennergy Corporation for the purchase of Natural Gas, and other documents respecting the proposed natural gas prepayment transaction.

2. Additional Information

This gas supply contract with Tennergy Corporation will allow MLGW to purchase gas at discount market prices which benefits our customers with discounts on their gas bill of potentially $3.3 million annually.

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RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE AUTHORIZING THE PURCHASE OF NATURAL GAS FROM THE TENNERGY CORPORATION; APPROVING THE EXECUTION AND DELIVERY OF A NATURAL GAS SUPPLY CONTRACT RELATING TO SAID PURCHASE; AND CONSENTING TO THE ASSIGNMENT OF CERTAIN OBLIGATIONS UNDER THE GAS SUPPLY CONTRACT IN CONNECTION WITH THE ISSUANCE OF BONDS BY THE TENNERGY CORPORATION.

WHEREAS, the Tennergy Corporation, an Energy Acquisition Corporation ("Tennergy") is an energy acquisition corporation formed pursuant to the provisions of Title 7, Chapter 39, Tennessee Code Annotated (the "Act"), a public corporation, and an instrumentality of certain associated municipalities and the State of Tennessee; and

WHEREAS, natural gas is available for purchase at a discount to market price from the Tennergy Corporation if the Memphis Light, Gas & Water Division of the City of Memphis, Tennessee ("MLGW") commits to purchase certain quantities of gas each year during a contract term not to exceed 31 years; and

WHEREAS, the MLGW Board operates and maintains a municipal gas distribution system and is authorized by the provisions of the Charter of the City of Memphis, Tennessee, to acquire, purchase, transport, store and manage supplies of gas necessary to meet the requirements of the residential commercial and industrial customers served by such system; and

WHEREAS, the acquisition of secure, reliable and economic supplies of natural gas is necessary for the prudent and businesslike operation of the system operated and maintained by the MLGW Board, the continued economic development of its community and the promotion of the public health, safety and welfare; and

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WHEREAS, the Tennergy Corporation has offered to sell to MLGW, pursuant to the Contract, a supply of natural gas in the quantities on the dates set forth in the Contract; and

WHEREAS, for the purpose of securing its obligations under the Bonds and to Prepay LLC under the Prepaid Agreement, Tennergy will pledge all of its right, title and interest under the Gas Supply Contract and the amounts payable to Tennergy by MLGW thereunder; and

WHEREAS, MLGW shall have no obligation or liability with respect to the payment of Tennergy's obligations under the Prepaid Agreement or the bonds issued by Tennergy to finance the costs of the Prepaid Project (the "Bonds"), and MLGW's only obligations shall be as set forth in the Gas Supply Contract; and

WHEREAS, the Board of Light, Gas and Water Commissioners is a Municipal Utility, as such term is defined in the Contract; and at its meeting on _____, 2026, adopted a resolution authorizing the execution and delivery of the Contract subject to approval of this Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee, as follows:

1. The Council of the City of Memphis, Tennessee hereby approves the execution and delivery of the Gas Supply Contract, substantially in the form previously submitted to the Council and attached hereto as Exhibit A, pursuant to which the Board will agree to purchase specified quantities of natural gas from Tennergy, such deliveries to be made on the dates, at the volumes and for the prices set forth in such Gas Supply Contract; provided, however, that the Gas Supply Contract shall not be for a term longer than 31 years and shall provide for a natural gas purchase obligation not to exceed an average of 35,000 MMBtu per day at a rate with not less than a thirty-five cent ($0.35) per MMBtu discount for the Initial Reset Period and the Minimum Initial Reset Period is 4.5 years from the date of the issuance of the bonds; provided that the officers, employees and agents of MLGW are authorized to elect to continue to purchase gas during any Reset Period during

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which the discount is less than the Minimum Discount of twenty-five cents ($0.25) per MMBtu if such officers, employees and agents determine such election to be in the best interest of MLGW.

2. The President and CEO or his designated representative, is hereby authorized to execute any such other closing documents or certificates which may be required or contemplated in connection with the execution and delivery of the Contract or carrying out the intent and purpose of this resolution.

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EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

A RESOLUTION OF THE BOARD OF LIGHT, GAS & WATER COMMISSIONERS AUTHORIZING THE PURCHASE OF NATURAL GAS FROM THE TENNERGY CORPORATION; APPROVING THE EXECUTION AND DELIVERY OF A NATURAL GAS SUPPLY CONTRACT RELATING TO SAID PURCHASE; AND CONSENTING TO THE ASSIGNMENT OF CERTAIN OBLIGATIONS UNDER THE GAS SUPPLY CONTRACT IN CONNECTION WITH THE ISSUANCE OF BONDS BY THE TENNERGY CORPORATION; AND REQUESTING THE CONSENT AND APPROVAL OF THE COUNCIL OF THE CITY OF MEMPHIS.

WHEREAS, the Tennergy Corporation, an Energy Acquisition Corporation ("Tennergy") is an energy acquisition corporation formed pursuant to the provisions of Title 7, Chapter 39, Tennessee Code Annotated (the "Act"), a public corporation, and an instrumentality of certain associated municipalities and the State of Tennessee; and

WHEREAS, natural gas is available for purchase at a discount to market price from the Tennergy Corporation if the Memphis Light, Gas & Water Division of the City of Memphis, Tennessee ("MLGW") commits to purchase certain quantities of gas each year during a contract term not to exceed 31 years; and

WHEREAS, the MLGW Board operates and maintains a municipal gas distribution system and is authorized by the provisions of the Charter of the City of Memphis, Tennessee, to acquire, purchase, transport, store and manage supplies of gas necessary to meet the requirements of the residential commercial and industrial customers served by such system; and

WHEREAS, the acquisition of secure, reliable and economic supplies of natural gas is necessary for the prudent and businesslike operation of the system operated and maintained by the MLGW Board, the continued economic development of its community and the promotion of the public health, safety and welfare; and

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WHEREAS, the Tennergy Corporation has offered to sell to MLGW, pursuant to the Contract, a supply of natural gas in the quantities on the dates set forth in the Contract; and

WHEREAS, for the purpose of securing its obligations under the Bonds and to Prepay LLC under the Prepaid Agreement, Tennergy will pledge all of its right, title and interest under the Gas Supply Contract and the amounts payable to Tennergy by MLGW thereunder; and

WHEREAS, MLGW shall have no obligation or liability with respect to the payment of Tennergy's obligations under the Prepaid Agreement or the bonds issued by Tennergy to finance the costs of the Prepaid Project (the "Bonds"), and MLGW's only obligations shall be as set forth in the Gas Supply Contract; and

WHEREAS, MLGW is a Municipal Utility, as such term is defined in the Gas Supply Contract, and desires to enter into the Contract with Tennergy.

NOW, THEREFORE, BE IT RESOLVED by the Board of Light, Gas & Water Commissioners of MLGW as follows:

1. Subject to the consent and approval of the Council of the City of Memphis, Tennessee, Board of Light, Gas & Water Commissioners hereby approves the execution and delivery of the Gas Supply Contact in substantially the form previously submitted to the Board and attached hereto as Exhibit A; provided, however, that the Gas Supply Contract shall not be for a term longer than 31 years and shall provide for a natural gas purchase obligation not to exceed an average of 35,000 MMBtu per day at a rate with not less than a thirty-five cent ($0.35) per MMBtu discount for the Initial Reset Period and the Minimum Initial Reset Period is 4.5 years from the date of the issuance of the bonds; provided that the officers, employees and agents of MLGW are authorized to elect to continue to purchase gas during any Reset Period during which the discount is less than the Minimum Discount of twenty-five cents ($0.25) per MMBtu if such officers, employees and agents determine such election to be in the best interest of MLGW.

2. The President and CEO or his designated representative is hereby authorized

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to execute and deliver any such other closing documents or certificates which may be required or contemplated in connection with the execution and delivery of the Contract or carrying out the intent and purpose of this resolution.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Cleek
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description – Contract No. 12512 – Master Paving Program – Sections 1 and 3**

2. **Requested Funding – $23,025,201.70**

3. **Award Duration – Ratification, Increase, and the Second and final renewal (December 2, 2026 through December 1, 2027)**

4. **Type of Bid – Sealed Bid**

5. **Awarded To – Lehman-Roberts Company**

6. **Plain Language Description – This contract is to supply excavation patches, asphalt milling and paving services for MLGW jobs in the City of Memphis (COM) to meet paving requirements.**

7. **Impact – This contract provides asphalt milling and paving services for MLGW jobs performed on the City of Memphis (COM) streets to meet paving requirements. This will reduce the amount of time patches remain in the city streets as well as allow MLGW to complete the work prior to winter weather and asphalt plant shutdown.**

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RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 approved the Ratification, Increase and Renewal (*Change No. 3*) to Contract No. 12512, Master Paving Program - Sections 1 and 3 with Lehman-Roberts Company to ratify, increase and renew the current contract in the funded amount of $23,025,201.70, and is now recommending to the Council of the City of Memphis that it approves said ratification, increase and renewal as approved; and

WHEREAS, the project scope is to provide all labor, technical skills, tools, materials, and equipment necessary for the milling and paving repairs, paving of approximately 4,100 excavation patches. The Contractor is responsible for set up, operation and take down of all equipment used during the execution of Work. The contract award was selected based on the lowest and best bid using the Sealed Bid process; and

WHEREAS, this change is to ratify, increase and renew the current contract for the second and final annual renewal for the period covering December 2, 2026 through December 1, 2027 in the amount of $23,025,201.70. The additional funding is due to the elimination of the single-lane paving Contract No. 12540. All asphalt milling and paving across the City of Memphis must now be completed through the patching contract instead of single-lane paving. This created a significant increase in workload for Contract No. 12512, resulting in a $12.7 million cost increase. This ratification, increase and renewal complies with all applicable laws and policies. The new contract value is $47,744,928.10; and

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NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved the Ratification, Increase and Renewal (*Change No. 3*) to Contract No. 12512, Master Paving Program - Sections 1 and 3 with Lehman-Roberts Company to ratify, increase and renew the current contract in the funded amount of $23,025,201.70 as approved.

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EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement, Contracts and Strategic Sourcing recommends to the Board of Light, Gas and Water Commissioners the approval of the Ratification, Increase and Renewal (*Change No. 3*) to Contract No. 12512, Master Paving Program - Sections 1 and 3 with Lehman-Roberts Company to ratify, increase and renew the current contract in the funded amount of $23,025,201.70.

The project scope is to provide all labor, technical skills, tools, materials, and equipment necessary for the milling and paving repairs, paving of approximately 4,100 excavation patches. The Contractor is responsible for set up, operation and take down of all equipment used during the execution of Work. The contract award was selected based on the lowest and best bid using the Sealed Bid process.

This change is to ratify, increase and renew the current contract for the second and final annual renewal for the period covering December 2, 2026 through December 1, 2027 in the amount of $23,025,201.70. The additional funding is due to the elimination of the single-lane paving Contract No. 12540. All asphalt milling and paving across the City of Memphis must now be completed through the patching contract instead of single-lane paving. This created a significant increase in workload for Contract No. 12512, resulting in a $12.7 million cost increase. This ratification, increase and renewal complies with all applicable laws and policies. The new contract value is $47,744,928.10.

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NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Ratification, Increase and Renewal (*Change No. 3*) to Contract No. 12512, Master Paving Program - Sections 1 and 3 with Lehman-Roberts Company to ratify, increase and renew the current contract in the funded amount of $23,025,201.70, as outlined in the foregoing preamble, is approved and further,

THAT, the President, or his designated representative, is authorized to execute the Ratification, Increase and Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Cleek
C84E2E63D810415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. Short Title Description – Contract No. 12694 – Hewlett Packard Enterprise Maintenance and Support

2. Requested Funding – $3,081,868.66 ($2,568,223.88 proposal amount plus $513,644.78 in contingency)

3. Award Duration – Ratification of Award (December 1, 2026 through November 30, 2031)

4. Type of Bid – Sole Source

5. Awarded To – Hewlett Packard Enterprise (HPE)

6. Plain Language Description – The five-year HPE Maintenance and Support Agreement ensures the continued reliability, security, and operational resilience of MLGW's critical technology infrastructure. Through 24/7 premium technical support, proactive maintenance, timely hardware and software support, the agreement mitigates operational risks, minimizes service disruptions, and safeguards business continuity for essential customer-facing and enterprise systems, including cashiering, customer information systems, advanced metering operations, virtual servers and desktop services, and GIS.

7. Impact – The loss of vendor support, critical hardware maintenance, replacement parts, and software updates will increase the likelihood of prolonged system outages, delayed recovery, and disruptions to mission-critical operations. These risks could adversely impact customer service delivery and workforce productivity; while potentially increasing emergency repair costs.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 awarded Contract No. 12694, Hewlett Packard Enterprise Maintenance and Support to Hewlett Packard Enterprise (HPE), in the funded amount of $3,081,868.66, and is now recommending to the Council of the City of Memphis that it approve said award ratification as approved; and

WHEREAS, the project scope is to allow Hewlett Packard Enterprise (HPE), as a sole source provider, to furnish a maintenance and support agreement to ensure MLGW's critical HP servers, storage systems, and infrastructure remain reliable, secure, and fully operational; and

WHEREAS, MLGW purchased a license through Hewlett Packard Enterprise, as a sole source provider, to provide maintenance and support to keep critical IT equipment reliable and operational in the amount of $2,568,223.88. The services will ensure reliability, availability, and continued operation of critical HPE infrastructure, including server blades, 8440 storage arrays, and virtual hosting platforms. The agreement provides 24x7 technical support, hardware maintenance, replacement parts, software updates, and expert assistance to minimize downtime and maintain business continuity. These services support mission-critical systems, including the virtual desktop infrastructure, cashiering applications, customer care systems, smart meter operations, and GIS services. MLGW is also requesting 20% in contingency funds in the amount of $513,644.78 to accommodate unanticipated requirements such as installation-related issues, set-up and implementation challenges, configuration changes or modifications, technical adjustments required to maintain system stability and performance, and other unforeseen support requirements necessary to ensure uninterrupted service. The total funded amount of this ratification of award is $3,081,868.66. The term of this contract is five (5) years covering the period December 1, 2026 through November 30, 2031. This sole source award complies with all applicable laws and policies.; and

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved an award ratification of Contract No. 12694, Hewlett Packard Enterprise Maintenance and Support to Hewlett Packard Enterprise (HPE), in the funded amount of $3,081,868.66 as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement and Contracts & Strategic Sourcing recommends to the Board of Light, Gas, and Water Commissioners the Ratification of Award of Contract No. 12694, Hewlett Packard Enterprise Maintenance and Support to Hewlett Packard Enterprise (HPE) in the funded amount of $3,081,868.66.

The project scope is to allow Hewlett Packard Enterprise (HPE), as a sole source provider, to furnish a maintenance and support agreement to ensure MLGW's critical HP servers, storage systems, and infrastructure remain reliable, secure, and fully operational.

MLGW purchased a license through Hewlett Packard Enterprise, as a sole source provider, to provide maintenance and support to keep critical IT equipment reliable and operational in the amount of $2,568,223.88. The services will ensure reliability, availability, and continued operation of critical HPE infrastructure, including server blades, 8440 storage arrays, and virtual hosting platforms. The agreement provides 24x7 technical support, hardware maintenance, replacement parts, software updates, and expert assistance to minimize downtime and maintain business continuity. These services support mission-critical systems, including the virtual desktop infrastructure, cashiering applications, customer care systems, smart meter operations, and GIS services. MLGW is also requesting 20% in contingency funds in the amount of $513,644.78 to accommodate unanticipated requirements such as installation-related issues, set-up and implementation challenges, configuration changes or modifications, technical adjustments required to maintain system stability and performance, and other unforeseen support requirements necessary to ensure uninterrupted service. The total funded amount of this ratification of award is $3,081,868.66. The term of this contract is five (5) years covering the period December 1, 2026 through November 30, 2031. This sole source award complies with all applicable laws and policies.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the ratification of award of Contract No. 12694, Hewlett Packard Enterprise Maintenance and Support to Hewlett Packard Enterprise (HPE) in the funded amount of $3,081,868.66, as outlined in the above preamble, is approved; and further

THAT, the President or his designated representative is authorized to execute the Ratification of Award.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Clark
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. Short Title Description – Contract No. 12298 - Janitorial Services
2. Requested Funding – $80,110.64
3. Award Duration – Increase and Extension (March 2, 2027 through May 22, 2027)
4. Type of Bid – Sealed Bid
5. Awarded To – Mason's Professional Cleaning Services, LLC
6. Plain Language Description – Janitorial services for various MLGW facilities providing supplemental day workers.
7. Impact – This contract assists with the cleanliness and sanitation of various MLGW facilities.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 approved the Increase and Extension (*Change No. 5*) to Contract No. 12298, Janitorial Services to Mason's Professional Cleaning Services, LLC to increase and extend the current contract in the funded amount of $80,110.64, and is now recommending to the Council of the City of Memphis that it approves said increase and extension as approved; and

WHEREAS, the project scope is to furnish all material, labor, transportation, equipment, and supervision to provide janitorial services for the following MLGW facilities: Hickory Hill Service Center, 6012 Winchester Road; South Service Center, 3020 Gill Road; LNG Plant Capleville, 5101 Holmes Road East; Brunswick Service Center, 3773 Brunswick Road; and the Millington Community Office, 5131 Navy Road. The contract award was selected based on the lowest and best bid received using the Sealed Bid process; and

WHEREAS, this change is to increase and extend the current contract for an additional two (2) months covering the period March 2, 2027 through May 22, 2027 in the funded amount of $80,110.64 with no increase in rates from the previous term. This increase and extension complies with all applicable laws and policies. The new contract value is $1,641,567.90; and

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved the Increase and Extension (*Change No. 5*) to Contract No. 12298, Janitorial Services to Mason's Professional Cleaning Services, LLC to increase and extend the current contract in the funded amount of $80,110.64 as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement, Contracts and Strategic Sourcing recommends to the Board of Light, Gas and Water Commissioners the approval of the Increase and Extension (*Change No. 5)* to Contract No. 12298, Janitorial Services to Mason's Professional Cleaning Services, LLC to increase and extend the current contract in the funded amount of $80,110.64.

The project scope is to furnish all material, labor, transportation, equipment, and supervision to provide janitorial services for the following MLGW facilities: Hickory Hill Service Center, 6012 Winchester Road; South Service Center, 3020 Gill Road; LNG Plant Capleville, 5101 Holmes Road East; Brunswick Service Center, 3773 Brunswick Road; and the Millington Community Office, 5131 Navy Road. The contract award was selected based on the lowest and best bid received using the Sealed Bid process.

This change is to increase and extend the current contract for an additional two (2) months covering the period March 2, 2027 through May 22, 2027 in the funded amount of $80,110.64 with no increase in rates from the previous term. This increase and extension complies with all applicable laws and policies. The new contract value is $1,641,567.90.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Increase and Extension (*Change No. 5*) to Contract No. 12298, Janitorial Services to Mason's Professional Cleaning Services, LLC to increase and extend the current contract in the funded amount of $80,110.64, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Increase and Extension.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Cleek
C64E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. Short Title Description – Contract No. 12622 - North Service Center Building 2 Roof Replacement

2. Requested Funding – $694,070.30 ($630,973.00 bid amount plus $63,097.30 contingency funds)

3. Award Duration – One (1) year from the date of the Notice to Proceed.

4. Type of Bid – Sealed Bid

5. Awarded To – B Four Plied, Inc.

6. Plain Language Description – This contract is to replace the existing roof on Building 2 located at MLGW's North Service Center located at 1060 Tupelo St., Memphis, TN 38108.

7. Impact – This contract will help to provide building roof maintenance to ensure the integrity of the building and assets.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

RESOLUTION

WHEREAS, the Board of Light, Gas, and Water Commissioners in their meeting of November 4, 2026 awarded Contract No. 12622, North Service Center Building 2 Roof Replacement to B Four Plied, Inc., in the funded amount of $694,070.30, and is now recommending to the Council of the City of Memphis that is approves said award as approved; and

WHEREAS, the project scope is to furnish all labor, materials, equipment, and insurance to remove and demolish the existing roof and install a new roofing system at MLGW's North Service Center, Building 2 located at 1060 Tupelo St., Memphis, TN 38108.

WHEREAS, the Notice to Bidders was advertised using Memphis Daily News and the Daily Memphian on April 13, 2026 and April 14, 2026. MLGW solicited nine (9) bidders; of which, nine (9) Contractors attended the Mandatory Site Visit held on April 21, 2026. Of the nine (9) Contractors, four (4) submitted qualifications; however, three (3) were deemed qualified to bid on the project. One (1) bidder was deemed non-qualified because they did not submit documentation providing proof of being a certified applicator for the one (1) of the following manufactures (Soprema, Siplast or Tremoco) as required. Two (2) bids were received on June 16, 2026. The lowest and best bid received was from B Four Plied, Inc. in the funded amount of $630,973.00. MLGW is also requesting contingency funds for any unforeseen conditions in the amount of $63,097.30. The total amount for the award is $694,070.30. The term of this contract is one (1) year from the date of the Notice to Proceed. This award complies with all applicable laws and policies; and

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved an award of Contract No. 12622, North Service Center Building 2 Roof Replacement to B Four Plied, Inc., in the funded amount of $694,070.30 as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement and Contracts & Strategic Sourcing recommends to the Board of Light, Gas, and Water Commissioners the award of Contract No. 12622, North Service Center Building 2 Roof Replacement to B Four Plied, Inc., in the funded amount of $694,070.30.

The project scope is to furnish all labor, materials, equipment, and insurance to remove and demolish the existing roof and install a new roofing system at MLGW's North Service Center, Building 2 located at 1060 Tupelo St., Memphis, TN 38108.

The Notice to Bidders was advertised using Memphis Daily News and the Daily Memphian on April 13, 2026 and April 14, 2026. MLGW solicited nine (9) bidders; of which, nine (9) Contractors attended the Mandatory Site Visit held on April 21, 2026. Of the nine (9) Contractors, four (4) submitted qualifications; however, three (3) were deemed qualified to bid on the project. One (1) bidder was deemed non-qualified because they did not submit documentation providing proof of being a certified applicator for the one (1) of the following manufactures (Soprema, Siplast or Tremoco) as required. Two (2) bids were received on June 16, 2026. The lowest and best bid received was from B Four Plied, Inc. in the funded amount of $630,973.00. MLGW is also requesting contingency funds for any unforeseen conditions in the amount of $63,097.30. The total amount for the award is $694,070.30. The term of this contract is one (1) year from the date of the Notice to Proceed. This award complies with all applicable laws and policies.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the award of Contract No. 12622, North Service Center Building 2 Roof Replacement to B Four Plied, Inc., in the funded amount of $694,070.30, as outlined in the above preamble, is approved; and further

THAT, the President or his designated representative is authorized to execute the Award.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Clark
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description – Contract No. 12553 (*formerly Contract No. C2607*) – Well Lots Turf Management**

2. **Requested Funding – $186,332.29 ($166,332.29 Renewal amount plus $20,000.00 in contingency)**

3. **Award Duration – Increase and the Third of four (4) annual renewals (February 1, 2027 through January 31, 2028)**

4. **Type of Bid – Sealed bid**

5. **Awarded To – Turf Doctors L&M, LLC**

6. **Plain Language Description – This contract is for grounds maintenance for well lots at various MLGW locations.**

1. **Impact – This contract will help ensure our well lots are maintained properly.**

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 approved the Increase and Renewal (*Change No. 3*) to Contract No. 12553, *(formerly Contract No. C2607)*, Well Lots Turf Management with Turf Doctors L&LM, LLC to increase and renew the current contract in the funded amount of $186,332.29, and is now recommending to the Council of the City of Memphis that it approves said increase and renewal as approved; and

WHEREAS, the project scope is to furnish all required supervision, labor, materials, transportation, equipment, gasoline, and tools necessary to perform trimming, weed-eating, brush clearing, fence clearing, mowing, removing debris/trash and discarded items, and other grounds maintenance duties throughout Shelby County, Tennessee. The contract award was selected based on the lowest and best bid using the Sealed Bid process; and

WHEREAS, this change is to increase and renew the current contract for the third of four (4) annual renewal terms for the period covering February 1, 2027 through January 31, 2028 in the amount of $166,332.29 with no increase in rates from the previous term. Additionally, MLGW is requesting contingency funds in the amount of $20,000.00 for any unforeseen circumstances. The total funded amount of this renewal is $186,332.29. This increase and renewal complies with all applicable laws and policies. The new contract value is $638,405.05; and

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved the Increase and Renewal (*Change No. 3*) to Contract No. 12553, (*formerly Contract No. C2607*), Well Lots Turf Management with Turf Doctors L&LM, LLC to increase and renew the current contract in the funded amount of $186,332.29 as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement, Contracts and Strategic Sourcing recommends to the Board of Light, Gas and Water Commissioners the approval of the Increase and Renewal (*Change No. 3*) to Contract No. 12553, (*formerly Contract No. C2607*), Well Lots Turf Management with Turf Doctors L&LM, LLC to increase and renew the current contract in the funded amount of $186,332.29.

The project scope is to furnish all required supervision, labor, materials, transportation, equipment, gasoline, and tools necessary to perform trimming, weed-eating, brush clearing, fence clearing, mowing, removing debris/trash and discarded items, and other grounds maintenance duties throughout Shelby County, Tennessee. The contract award was selected based on the lowest and best bid using the Sealed Bid process.

This change is to increase and renew the current contract for the third of four (4) annual renewal terms for the period covering February 1, 2027 through January 31, 2028 in the amount of $166,332.29 with no increase in rates from the previous term. Additionally, MLGW is requesting contingency funds in the amount of $20,000.00 for any unforeseen circumstances. The total funded amount of this renewal is $186,332.29. This increase and renewal complies with all applicable laws and policies. The new contract value is $638,405.05.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Increase and Renewal (*Change No. 3*) to Contract No. 12553, (*formerly Contract No. C2607*), Well Lots Turf Management with Turf Doctors L&LM, LLC to increase and renew the current contract in the funded amount of $186,332.29, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Increase and Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Clark
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short title description – Contract No. 12378 – Fleet Maintenance**

2. **Funded Amount - $200,000.00**

3. **Award Duration – Increase and the Fourth and final renewal (January 1, 2027 through December 31, 2027)**

4. **Type of Bid – RFP**

5. **Awarded to – Goodyear Commercial Tire and Service Centers**

6. **Plain Language Description – This contract is to provide transportation tires for MLGW's fleet.**

7. **Impact – This contract will keep MLGW's fleet vehicles safe and operational.**

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 approved the Increase and Renewal (*Change No. 4*) to Contract No. 12378, Fleet Maintenance with Goodyear Commercial Tire and Service Centers to increase and renew the current contract in the funded amount of $200,000.00, and is now recommending to the Council of the City of Memphis that it approves said increase and renewal as approved; and

WHEREAS, the project scope is to provide tires and tire services for automobiles, trucks, and equipment for eight (8) garages within the MLGW Transportation Department. The contract award was based on the Request for Proposal ("RFP") evaluation process; and

WHEREAS, this change is to increase and renew the current contract for the fourth and final annual renewal term for the period covering January 1, 2027 through December 31, 2027 in the amount of $1,027,512.00 based on estimated tire quantities with a 2.36% increase in rates from the previous term. The rate increase is due to material and energy cost, labor and operational expenses, and inflation. The amount of $827,512.00 will be absorbed from the current contract value; therefore, the total requested amount of this renewal is $200,000.00. This increase and renewal comply with all applicable laws and policies. The new contract value is $4,382,004.00; and

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NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved the Increase and Renewal (*Change No. 4*) to Contract No. 12378, Fleet Maintenance with Goodyear Commercial Tire and Service Centers to renew and increase the current contract in the funded amount of $200,000.00 as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement and Contracts & Strategic Sourcing recommends to the Board of Light, Gas and Water Commissioners the approval of the Increase and Renewal (*Change No. 4*) to Contract No. 12378, Fleet Maintenance with Goodyear Commercial Tire and Service Centers to increase and renew the current contract in the funded amount of $200,000.00.

The project scope is to provide tires and tire services for automobiles, trucks, and equipment for eight (8) garages within the MLGW Transportation Department. The contract award was based on the Request for Proposal ("RFP") evaluation process.

This change is to increase and renew the current contract for the fourth and final annual renewal term for the period covering January 1, 2027 through December 31, 2027 in the amount of $1,027,512.00 based on estimated tire quantities with a 2.36% increase in rates from the previous term. The rate increase is due to material and energy cost, labor and operational expenses, and inflation. The amount of $827,512.00 will be absorbed from the current contract value; therefore, the total requested amount of this renewal is $200,000.00. This increase and renewal comply with all applicable laws and policies. The new contract value is $4,382,004.00.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Increase and Renewal (*Change No. 4)* to Contract No. 12378, Fleet Maintenance with Goodyear Commercial Tire and Service Centers to increase and renew the current contract in the funded amount of $200,000.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Increase and Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Cleek
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description –** Unleaded & Diesel Fuel / Ratification of Purchase Order No. 7076089

2. **Requested Funding –** $25,000,000.00

3. **Award Duration –** November 20, 2025 through April 30, 2028, with the option to extend two additional one-year periods

4. **Type of Bid –** Ratification of Purchase Order Number 7076089

5. **Awarded To –** Mansfield Oil Company of Gainesville, Inc.

6. **Plain Language Description –** To ratify Purchase Order Number 7076089 for unleaded and diesel fuel. Fuel is essential to sustaining operations that enable the Division to deliver reliable electric, gas, and water services. The City of Memphis executed Contract No. 42542 on behalf of both the City and MLGW, which is being used to procure unleaded and diesel fuel. The contract is effective from November 20, 2025, through April 30, 2028, with an option to extend for two additional one-year terms.

7. **Impact –** The Division needs a consistent and uninterrupted supply of unleaded and diesel fuel to maintain continuous operations and provide safe, reliable and efficient service to customers located within Memphis and Shelby County.



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RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of November 4, 2026 approved the ratification of Purchase Order Number 7076089 and is now recommending to the Council of the City of Memphis that it approves said ratification; and

WHEREAS, the purchase of unleaded and diesel fuel is essential to maintaining the Division's daily operations. The Division relies on a large fleet of vehicles and equipment that must remain operational at all times. The assets are critical for routine maintenance, emergency response, system repairs, construction activities, customer service functions, and storm-related restoration activities; and

WHEREAS, in accordance with Tennessee Code Annotated §12-3-1004, Purchases for Other Local Government Units, MLGW is purchasing fuel under the City of Memphis' Contract Number 42542. The bid solicitation required floating rate pricing which fluctuates with the market based upon the Oil Pricing Information Service (OPIS), plus $0.0656 for unleaded and $0.0497 for diesel. Approval is being requested to ratify Purchase Order Number 7076089 issued to Mansfield Oil Company of Gainesville, Inc. It is estimated that MLGW will

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

purchase up to $25,000,000.00 in fuel during the contract period, which includes a 25% contingency to account for escalating diesel prices. The term covers the period from November 20, 2025, through April 20, 2028, with an option to extend for two additional one-year periods. This ratification complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the ratification of Purchase Order Number 7076089 to Mansfield Oil Company of Gainesville, Inc. in the amount of $550,000.00 chargeable to the MLGW 2026 fiscal year budget and $24,450,000.00 chargeable to subsequent budget years as approved.

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Director of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it approves the ratification of Purchase Order Number 7076089 with Mansfield Oil Company of Gainesville, Inc. in the amount of $25,000,000.00.

The purchase of unleaded and diesel fuel is essential to maintaining the Division's daily operations. The Division relies on a large fleet of vehicles and equipment that must remain operational at all times. The assets are critical for routine maintenance, emergency response, system repairs, construction activities, customer service functions, and storm-related restoration activities.

In accordance with Tennessee Code Annotated §12-3-1004, Purchases for Other Local Government Units, MLGW is purchasing fuel under the City of Memphis' Contract Number 42542. The bid solicitation required floating rate pricing which fluctuates with the market based upon the Oil Pricing Information Service (OPIS), plus $0.0656 for unleaded and $0.0497 for diesel. Approval is being requested to ratify Purchase Order Number 7076089 issued to Mansfield Oil Company of Gainesville, Inc. It is estimated that MLGW will purchase up to $25,000,000.00 in fuel during the contract period, which includes a 25%

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contingency to account for escalating diesel prices. The term covers the period from November 20, 2025, through April 20, 2028, with an option to extend for two additional one-year periods. This ratification complies with all applicable laws and policies.

The 2026 budgeted amount for Fuel Management is $5,442,642.00; the amount spent year-to-date is $4,864,842.50; leaving a balance available of $577,799.50; of which $550,000.00 will be spent on this purchase in 2026; leaving a balance available of $27,799.50; of which $24,450,000.00 will be spent in subsequent budget years as approved; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, approves the ratification of Purchase Order Number 7076089 with Mansfield Oil Company of Gainesville, Inc. as outlined in the foregoing preamble.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Clark
C84E2E83D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. Short Title Description - Gas & Water Bond Professionals Series 2027

2. Requested Funding - Bond Proceeds will be used for funding.

3. Award Duration - The duration of the agreement will be determined by the time required to complete the bond issuance.

4. Type of Bid - Professional Services for Underwriter, Legal Counsel and Financial Advisor

5. Awarded To - Raymond James, FHN Financial, Siebert Williams Shank, The Wade Law Firm, Bass Berry & Sims, and Stephens Inc.

6. Plain Language Description - Resolution to approve the selection of professionals (underwriters, bond counsel, and financial advisors) for the upcoming issuance of Series 2027 Gas System Revenue Bonds and Series 2027 Water System Revenue Bonds.

7. Impact - These professionals manage financial risk, ensure regulatory compliance, and execute the marketing and distribution of securities to investors.

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RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners at their meeting held November 4, 2026, approved the selection of the following professionals in connection with the proposed issuance of Series 2027 Gas System Revenue Bonds (estimated at $100,000,000.00), and the Series 2027 Water System Revenue Bonds (estimated at $225,000,000.00):

1) Underwriters at an underwriting fee not to exceed $4.00 per $1,000.00 of bonds

   - Raymond James (Senior Manager)
   - FHN Financial (Co-Manager)
   - Siebert Williams Shank & Co., LLC (Co-Manager)

2) Co-Bond Counsel based on rates previously approved by the MLGW Board and City Council (estimated to be $357,500.00 for all bond issues)

   - The Wade Law Firm, PLLC - 50%
   - Bass Berry & Sims - 50%

3) Financial Advisor

   - Stephens Inc. fees are as follows:
     - Gas Revenue Bonds, Series 2027: $85,000.00 plus expenses
     - Water Revenue Bonds, Series 2027: $135,000.00 plus expenses

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the selection of the above-listed firms in connection with the proposed issuance of Series 2027 Gas System Revenue Bonds (estimated at

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$100,000,000.00), and Series 2027 Water System Revenue Bonds (estimated at $225,000,000.00).

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EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
November 4, 2026

The Secretary-Treasurer recommends that the Board approve the selection of the following professionals in connection with the proposed issuance of Series 2027 Gas System Revenue Bonds (estimated at $100,000,000.00), and Series 2027 Water System Revenue Bonds (estimated at $225,000,000.00):

1) Underwriters at an underwriting fee not to exceed $4.00 per $1,000.00 of bonds

   - Raymond James (Senior Manager)
   - FHN Financial (Co-Manager)
   - Siebert Williams Shank & Co., LLC (Co-Manager)

2) Co-Bond Counsel (estimated to be $357,500.00 for all bond issues)

   - The Wade Law Firm, PLLC - 50%
   - Bass Berry & Sims - 50%

3) Financial Advisor

   - Stephens Inc. fees are as follows:
     - Gas Revenue Bonds, Series 2027: $85,000.00 plus expenses
     - Water Revenue Bonds, Series 2027: $135,000.00 plus expenses

NOW THEREFORE, BE IT RESOLVED BY the Board of Light, Gas &

Docusign Envelope ID: F2C4996A-096B-8CED-83F4-4E7E8CB22097

Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the selection of the above listed firms in connection with the proposed issuance of Series 2027 Gas System Revenue Bonds (estimated at $100,000,000.00) and Series 2027 Water System Revenue Bonds (estimated at $225,000,000.00) as outlined in the above preamble, is approved; and further

THAT, the President and Secretary-Treasurer are authorized to engage and employ these firms to consummate the transactions contemplated herein.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 4th day of November, 2026, at which a quorum was present.

DocuSigned by:
Rodney Clark
C84E2E63D610415...
VP, CFO & Secretary - Treasurer

ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH A FRAMEWORK FOR THE CREATION AND STATE APPROVAL OF A NONPROFIT COMMUNITY BENEFIT AGENCY; TO AUTHORIZE COORDINATION BETWEEN THE CITY OF MEMPHIS AND THE STATE OF TENNESSEE FOR THE LAWFUL RECEIPT, ADMINISTRATION, AND DISTRIBUTION OF DATA CENTER COMMUNITY-BENEFIT FUNDING; TO PROVIDE FOR COMMUNITY REPRESENTATION, FINANCIAL ACCOUNTABILITY, AND PUBLIC OVERSIGHT; AND TO PROVIDE FOR RELATED PURPOSES.

WHEREAS, the City of Memphis recognizes the significant economic development opportunities associated with the establishment, operation, and expansion of data centers and other large-scale technology infrastructure within the City; and

WHEREAS, the City recognizes the importance of ensuring that economic development associated with data centers produces measurable and sustained benefits for Memphis residents, neighborhoods, small businesses, and community-serving organizations; and

WHEREAS, the City seeks to establish a transparent and accountable framework through which eligible community-benefit contributions from data center operators and other participating entities may be received, administered, and distributed for authorized public and community purposes; and

WHEREAS, the City recognizes that the establishment and operation of a nonprofit community benefit agency, including its authority to receive, administer, or distribute public funds, must comply with applicable provisions of the Tennessee Constitution, the Charter of the City of Memphis, Tennessee law, and applicable federal law; and

WHEREAS, the City intends to coordinate with the State of Tennessee and other appropriate governmental authorities to determine the legal structure, approvals, registrations, and statutory authority necessary to establish and operate such an agency; and

WHEREAS, the City recognizes the importance of ensuring that community-benefit funding is administered in a manner that promotes transparency, equitable access, fiscal responsibility, meaningful community participation, and measurable public benefit; and

WHEREAS, the City Council finds that the development of a legally authorized Community Benefit Agency framework warrants formal evaluation and coordination among the City administration, the City Attorney, appropriate state authorities, data center operators, and affected communities;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, AS FOLLOWS:

SECTION 1. PURPOSE AND INTENT.

The purpose of this Ordinance is to establish a municipal framework for developing a nonprofit Community Benefit Agency to facilitate the lawful receipt, administration, management, and distribution of eligible community-benefit funding associated with data centers operating or proposed to operate within the City of Memphis.

The intent of this Ordinance is to:

(a) Establish a process for creating or designating an eligible nonprofit organization to serve as the Memphis Community Benefit Agency;

(b) Provide for coordination with the State of Tennessee to obtain any approvals, registrations, or additional statutory authorization required for the Agency's proposed functions;

(c) Establish a lawful mechanism through which eligible private contributions, grants, and other authorized funding may support community-benefit programs;

(d) Provide a framework for administering and distributing funding for approved community purposes;

(e) Establish appropriate financial controls, public reporting, community representation, and accountability requirements; and

(f) Ensure that the Agency operates within the authority granted by applicable law and any agreements approved by the City.

SECTION 2. PROPOSED ESTABLISHMENT OF THE MEMPHIS COMMUNITY BENEFIT AGENCY.

(a) The City of Memphis hereby authorizes the development of a framework for establishing a nonprofit organization to be known as the Memphis Community Benefit Agency, hereinafter referred to as the "Agency."

(b) The Agency shall be organized or designated under a legal structure approved by the appropriate authorities and determined to be permissible under Tennessee law.

(c) The Agency may be established as an independent nonprofit corporation or through another lawful organizational structure approved following review by the City Attorney and consultation with appropriate state authorities.

(d) The Agency shall not exercise governmental powers, impose mandatory assessments, collect municipal taxes, or control public funds except to the extent expressly authorized by applicable law and any duly approved agreement.

(e) Nothing in this Ordinance shall be construed to establish the Agency as a department, division, or instrumentality of the City unless such status is separately authorized by law and expressly established through the appropriate legal process.

SECTION 3. COORDINATION WITH THE STATE OF TENNESSEE.

(a) The Mayor, or the Mayor's designee, is hereby authorized and directed to coordinate with the City Attorney and appropriate state agencies to determine the legal requirements for establishing and operating the Agency.

(b) Such coordination shall include, as applicable:

1. Determining the requirements for incorporation or other lawful establishment of the Agency under Tennessee law;

2. Determining whether additional state authorization is required for the Agency to perform its proposed functions;

3. Determining the requirements applicable to the Agency's receipt and administration of private contributions, grants, and authorized public funds;

4. Determining whether the Agency may lawfully administer or distribute funds associated with existing or future municipal community-benefit programs;

5. Determining whether any proposed transfer, appropriation, grant, or contractual payment to the Agency requires additional legislative approval, public notice, reporting, or audit procedures; and

6. Identifying any additional state legislation or other governmental approvals necessary to implement the intended funding mechanism.

(c) If the City Attorney determines that the Agency's proposed functions require additional state legislation or authorization, the Mayor and appropriate City officials are authorized to prepare recommendations for consideration by the City Council and submission to the appropriate state authorities.

(d) Nothing in this Section shall be construed to represent that the State of Tennessee has approved the Agency or that any state approval is guaranteed.

SECTION 4. COMMUNITY-BENEFIT FUNDING SOURCES.

Subject to applicable law, the Agency may be authorized to receive or administer funding from the following sources:

(a) Voluntary financial contributions made by data center operators, owners, developers, or affiliated entities pursuant to written agreements;

(b) Corporate community investment contributions designated for eligible community-benefit purposes;

(c) Grants and contributions from foundations, charitable organizations, philanthropic entities, and other eligible private sources;

(d) Grants or other funding awarded by federal, state, county, or municipal governmental entities, where permitted by applicable law and the terms of the applicable award;

(e) Municipal appropriations, grants, or contractual payments that have been separately authorized and approved in accordance with applicable law; and

(f) Other lawful funding sources consistent with the Agency's approved purposes.

All funding arrangements shall identify the source of funds, permitted uses, applicable restrictions, reporting requirements, and any conditions governing disbursement.

No provision of this Ordinance shall be construed to impose a tax, fee, assessment, or mandatory financial contribution upon any data center operator without independent legal authority.

SECTION 5. MUNICIPAL COORDINATION AND AUTHORIZATION.

(a) The City is authorized to evaluate and develop lawful agreements with the Agency for the administration, implementation, or support of eligible community-benefit programs.

(b) Any agreement involving municipal funds, municipal property, public revenue, or the administration of a City program shall be subject to review by the City Attorney and approval by the officials or legislative body required under the City Charter and applicable law.

(c) The City shall determine whether existing community-benefit programs, grants, appropriations, or other authorized funding mechanisms may lawfully be administered in whole or in part through the Agency.

(d) No municipal funds shall be transferred to the Agency solely by virtue of this Ordinance. Any such transfer must be supported by an independent lawful funding mechanism and the necessary appropriation, agreement, approval, or other authorization.

(e) Where required by law, the City shall retain appropriate oversight over the expenditure of public funds and shall ensure that all applicable financial reporting, public inspection, and audit requirements are satisfied.

(f) Nothing in this Ordinance shall be interpreted as transferring taxing authority, governmental regulatory authority, or the City's legislative powers to the Agency.

SECTION 6. AUTHORIZED COMMUNITY-BENEFIT PURPOSES.

Subject to the terms of each funding source and applicable law, funds administered through the Agency may support the following purposes:

(a) Neighborhood revitalization and eligible community improvement projects;

(b) Workforce development, technical education, apprenticeships, and employment preparation;

(c) Small-business development, entrepreneurship, and access to economic opportunities;

(d) Youth development, educational programming, and technology training;

(e) Housing stability and eligible neighborhood stabilization initiatives;

(f) Environmental monitoring, environmental education, and eligible projects addressing community impacts associated with industrial and technology infrastructure;

(g) Public health education and eligible community health initiatives;

(h) Public safety and community resilience programs;

(i) Capacity building and operational support for eligible nonprofit organizations serving Memphis residents; and

(j) Other lawful charitable, educational, economic development, or community purposes approved in accordance with the Agency's governing documents and applicable funding requirements.

The Agency shall establish written eligibility standards and procedures for evaluating applications and selecting funded projects.

No applicant shall be guaranteed funding solely because the applicant operates within a particular neighborhood or geographic area.

SECTION 7. GOVERNANCE AND COMMUNITY REPRESENTATION.

(a) The Agency shall adopt governing documents establishing its mission, organizational structure, board responsibilities, decision-making procedures, and financial accountability requirements.

(b) To the extent permitted by its legal structure, the Agency shall provide for meaningful representation of Memphis communities affected by data center development.

(c) The Agency shall consider appropriate representation from community-based organizations, neighborhood leaders, workforce development organizations, small-business interests, and individuals with relevant financial, legal, environmental, or economic development expertise.

(d) Board members and officers shall comply with written conflict-of-interest policies and shall disclose material financial or organizational interests relating to proposed funding decisions.

(e) No board member, officer, employee, or related entity shall receive an improper personal benefit from the Agency's funding decisions.

(f) The Agency shall establish a process for public input concerning community priorities and proposed funding initiatives.

(g) The Agency's governance structure shall not displace the authority of the Memphis City Council or other governmental bodies established by law.

SECTION 8. FINANCIAL MANAGEMENT, REPORTING, AND AUDIT.

(a) The Agency shall maintain accurate books, records, and accounts documenting all receipts, expenditures, grants, contracts, and other financial transactions.

(b) Funds subject to specific donor, grant, contractual, or statutory restrictions shall be separately accounted for and used only for authorized purposes.

(c) The Agency shall prepare an annual report identifying, to the extent permitted by law and consistent with applicable privacy requirements:

1. The amount of funding received by source;

2. The amounts allocated and disbursed;

3. The programs and projects supported;

4. The organizations receiving grants or other assistance;

5. The administrative expenses incurred;

6. The outcomes and community benefits achieved; and

7. Any material findings arising from required audits or financial reviews.

(d) The Agency shall comply with all applicable audit, financial reporting, and public disclosure requirements.

(e) Any nonprofit organization receiving municipal financial assistance shall comply with applicable Tennessee law, including statutory reporting and audit requirements where applicable.

(f) The City may require additional reporting, financial controls, performance measures, or audit provisions through any agreement entered into with the Agency, to the extent permitted by law.

(g) The Agency shall maintain written procurement, grant-selection, record-retention, and financial approval procedures appropriate to the nature and amount of the funds it administers.

SECTION 9. IMPLEMENTATION PLAN.

(a) Within ninety (90) days after the effective date of this Ordinance, or within such additional time as may be reasonably necessary, the Mayor or the Mayor's designee shall coordinate with the City Attorney and appropriate City departments to prepare an implementation report.

(b) The implementation report shall address:

1. The proposed legal structure of the Agency;

2. Applicable state incorporation, registration, and authorization requirements;

3. Any federal tax-exempt recognition sought by the Agency;

4. The legal mechanisms available for receiving private data center contributions;

5. The legal mechanisms available for receiving or administering authorized public funds;

6. Potential agreements with data center operators and other funding partners;

7. Financial oversight, auditing, and reporting requirements;

8. A proposed governance and community representation structure;

9. Estimated administrative costs and potential funding sources; and

10. Any recommended amendments to this Ordinance or proposed state legislation.

(c) The implementation report shall be submitted to the Mayor and City Council for review and any further action deemed appropriate.

(d) The submission of the implementation report shall not itself authorize the transfer of public funds or the commencement of any activity requiring separate governmental approval.

SECTION 10. AGREEMENTS WITH DATA CENTER OPERATORS.

(a) Subject to applicable law, the City may evaluate agreements with data center operators, owners, developers, or affiliated entities concerning voluntary community-benefit contributions.

(b) Any such agreement shall identify the contributing entity, contribution amount or method of calculation, payment schedule, permitted uses, reporting requirements, and other material terms.

(c) Agreements involving public funds, municipal property, public incentives, or other governmental commitments shall receive the legal and administrative approvals required by applicable law.

(d) Nothing in this Section shall be construed to authorize the City to impose a contribution requirement that is otherwise prohibited by law.

(e) No agreement shall supersede applicable environmental, public safety, land use, utility, or other regulatory requirements.

SECTION 11. PUBLIC TRANSPARENCY AND COMMUNITY PARTICIPATION.

(a) The Agency shall establish a process for receiving public input concerning its funding priorities and community-benefit programs.

(b) The Agency shall publish its annual report and other information required by law or by agreement with the City.

(c) Where permitted by law, the Agency shall provide public access to information concerning funding awards, program outcomes, and financial accountability.

(d) The Agency shall establish procedures for receiving and reviewing complaints regarding funding decisions, financial management, conflicts of interest, or compliance with its governing documents.

(e) Nothing in this Section shall be construed to exempt any record, meeting, transaction, or entity from a public records, open meetings, or disclosure requirement that otherwise applies under law.

SECTION 12. NO AUTOMATIC APPROPRIATION OR TRANSFER OF PUBLIC FUNDS.

(a) This Ordinance does not, by itself, appropriate money from the City treasury or authorize the transfer of municipal tax revenue to the Agency.

(b) Any municipal appropriation or transfer shall be made only pursuant to applicable law, an approved budget or appropriation, and all required legislative and administrative approvals.

(c) The City shall determine whether any proposed appropriation or financial assistance is subject to Tennessee Code Annotated § 6-54-111 or any other applicable statutory requirements.

(d) No provision of this Ordinance shall be construed to alter the legal ownership, allocation, or disposition of existing tax revenue or other public funds.

(e) The Agency shall have no independent authority to levy or collect taxes or compulsory assessments.

SECTION 13. COMPLIANCE WITH APPLICABLE LAW.

The Agency and all agreements, grants, and transactions undertaken pursuant to this Ordinance shall comply with applicable federal law, Tennessee law, the Charter of the City of Memphis, applicable City ordinances, and any lawful conditions imposed upon the receipt or use of funds.

If any proposed function of the Agency requires additional statutory authority or governmental approval, that function shall not commence until the required authority or approval has been obtained.

SECTION 14. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

SECTION 15. IMPLEMENTING AUTHORITY.

The Mayor, the City Attorney, and appropriate City departments are authorized to take administrative actions consistent with this Ordinance to evaluate, develop, and implement the proposed Community Benefit Agency framework, subject to applicable law and any additional approvals required by the City Charter or other governing authority.

Any agreement requiring City Council approval shall be submitted to the Council in accordance with applicable procedures.

SECTION 16. EFFECTIVE DATE.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, that this Ordinance shall take effect from and after the date it has been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the Comptroller, and become effective as otherwise provided by law.

SPONSOR(S): __Dr Jeff Warren, _____

CHAIRMAN OF THE COUNCIL: _____

MAYOR: _____

DATE OF PASSAGE: _____

RESOLUTION RELATED TO THE FIRST AMENDMENT OF THE ECONOMIC IMPACT PLAN FOR LEGACY AT COUNTRYWOOD BY THE ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE

WHEREAS, the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (the "Board") is a nonprofit corporation duly organized and existing under and by virtue of the laws of the State of Tennessee and is empowered and authorized by Sections 7-53-101 et seq., Tennessee Code Annotated (the "Act") to prepare and submit to the City of Memphis, Tennessee (the "City") and the County of Shelby, Tennessee (the "County") an economic impact plan with respect to an area that includes a project within the meaning of the Act and such other properties that the Board determines will be directly improved or benefitted due to the undertaking of such project; and

WHEREAS, CC Club Holdings, LLC, a Delaware limited liability company ("CC Holdings"), owns certain real property located in the city limits of the City along Interstate 40 near its intersection with Highway 64, adjacent to the Colonial Country Club at 2736 Countrywood Parkway (the "Property"); and

WHEREAS, Economic Impact Plan for Legacy at Countrywood (the "Economic Impact Plan"), was approved by (a) the Board on June 30, 2022, (b) the City Council of the City of Memphis, Tennessee (the "City Council") on July 12, 2022, and (c) the Board of County Commissioners of Shelby County, Tennessee (the "County Commission") on July 18, 2022. All capitalized terms used in this Amendment but not otherwise defined herein are given the meanings set forth in the Economic Impact Plan; and

WHEREAS, the Economic Impact Plan provides for the distribution of incremental ad valorem property taxes to the Board to pay the Eligible Costs or to pay the debt service on any TIF obligations issued by the Board, as such terms are defined in the Economic Impact Plan; and

WHEREAS, since the date that the Economic Impact Plan was approved, CC Holdings has faced several unplanned delays due to the design approval for sewer storage tanks, the COVID 19 pandemic, and delays in obtaining the necessary materials for the development of the Plan Area, which have combined to significantly delay the implementation of the Economic Impact Plan and significantly increase the costs for the implementation of the Economic Impact Plan; and

WHEREAS, since the date that the Economic Impact Plan was approved, the Tax Increment Act has been amended to expand the definition of Eligible Cost; and

WHEREAS, CC Holdings has requested that the Board amend the Economic Impact Plan in order to (i) increase the not-to-exceed amount for Eligible Costs from $23 million to $60 million, (ii) modify and expand the description of the Planned Improvements, and (iii) revise certain provisions relating to the grouping of parcels and the allocation of TIF Revenues; and

WHEREAS, the proposed First Amendment to the Economic Impact Plan for Legacy at Countrywood in the form attached hereto as Exhibit "A" has been presented to the Board (the "Amendment"); and

WHEREAS, the Board has reviewed the Amendment in an open, public meeting; and

WHEREAS, the Board has conducted a public hearing on the Amendment after publishing notice of such hearing in a newspaper of general circulation at least two (2) weeks prior to the date of the public hearing, as required by Tennessee Code Annotated Section 7-53-312(g), a copy of which is attached as Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee as follows:

1. The foregoing recitals and whereas clauses are hereby incorporated into and made a part of this Resolution for all purposes and shall have the same force and effect as if fully set forth in this Resolution.

2. It is hereby found and determined by the Board that the Amendment meets the requirements of the Act, will improve the Plan Area, increase surrounding property values, foster the further development and improvement of the City and the County and otherwise further the purposes of the Act.

3. The Board hereby approves the Amendment as submitted to the Board and hereby submits it to the City Council and the County Commission with a recommendation of approval.

4. Subject to and upon the approval of the Amendment by both the City Council and the County Commission in the form submitted by the Board, the Board hereby authorizes the collection of the TIF Revenues in accordance with the Economic Impact Plan, as amended by the Amendment.

5. The Chairman, the Vice Chairman, President and Secretary of the Board (the "Authorized Officers"), any one of whom may act alone, are each hereby authorized and directed to negotiate any amendments to the Development Agreement necessitated by the Amendment and to present such amendments to the Board for approval.

6. It is understood and agreed by and between the Board and CC Holdings that the provisions of this Resolution are not intended to, and shall not be construed or interpreted to, (a) obligate, or authorize the expenditure of, any funds or monies of the Board derived from any source whatsoever other than the TIF Revenues as provided for in this Resolution, or (b) obligate the Board to pay any costs incurred in connection with the implementation of the Economic Impact Plan, as amended by the Amendment, including, without limitation, the Board's attorneys' fees, from any source other than the TIF Revenues and funds to be paid by CC Holdings, (c) constitute a debt or a pledge of the faith and credit or taxing power of the City of Memphis, Tennessee, the County of Shelby, Tennessee, the State of Tennessee, or any other county, municipality or other

political subdivision of the State of Tennessee other than the pledge of the TIF Revenues, or (d) create any personal liability of any officer, director or member of the Board or any official employee of the Board.

7. The Authorized Officers are each hereby authorized and directed in the name and on behalf of the Board, and if appropriate, under its corporate seal, attested by its Secretary or any other officer of the Board, to execute all such other agreements, certificates and instruments and to take all such other action that any officer may consider necessary or appropriate to carry out the foregoing resolutions and transactions contemplated thereby.

8. All acts and doings of the officers of the Board that are in conformity with the purposes and intent of this Resolution and in furtherance of the implementation of the Economic Impact Plan, as amended by the Amendment, shall be and the same hereby are in all respects, approved and confirmed.

Adopted this _____ day of September, 2026.

_____
Chairman
Attested:

_____
Secretary

Exhibit "A"

First Amendment to the Economic Impact Plan for Legacy at Countrywood

[Attached]

Exhibit "B"
Public Notice
[Attached]

51880136.2

RESOLUTION TO AMEND THE FY2027 OPERATING BUDGET TO CONDUCT A TRANSFER FROM GRANTS AND SUBSIDIES TO THE LEGISLATIVE DIVISION

WHEREAS, the Memphis City Council approved the FY2027 Operating budget for the City of Memphis on June 23, 2026; and

WHEREAS, the Memphis City Council seeks to transfer **$12,500** (Twelve thousand, five hundred dollars) **from**:

0111.230101.061026 [General Fund, Grants and Subsidies, Community Initiatives Grants for Non-Profits]

to 0111.810101.052528 [General Fund, Council, Misc Professional Services], and

WHEREAS, the transfer will simultaneously reduce available City Council Community Grant allocations for the following Council members in the specified amounts:

Jana Swearengen-Washington: - $7,500

Chase Carlisle: - $5,000, and

WHEREAS, the cumulative total will be utilized for sponsorship purposes; and

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council hereby amends the adopted Operating budget for Fiscal Year 2027 with the allocation and appropriation of $12,500 (Twelve thousand, five hundred dollars) in operating revenue in the General Fund in the following manner:

FROM: 0111.230101.061026 [General Fund, Grants and Subsidies, Community Initiatives Grants for Non-Profits]

TO: 0111.810101.052528 [General Fund, Council, Misc Professional Services]

Sponsor: Chairwoman Jana Swearengen-Washington