



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: \_\_\_\_\_

Applicant Name & Mailing Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_ Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: \_\_\_\_\_

Property Owner's Phone Number: \_\_\_\_\_

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

- Sign                       Renovation   
New Building                       Other Exterior Alteration

Project Description:

Status of Project:

**A complete application must be submitted to the Development Department no later than three weeks before a regularly scheduled meeting of the Design Review Board.** Please submit the application with any necessary attachments to [designreview@downtownmemphis.com](mailto:designreview@downtownmemphis.com). Questions can also be e-mailed to [designreview@downtownmemphis.com](mailto:designreview@downtownmemphis.com), or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

**To: Design Review Board**  
**From: 1030 Poplar LLC**  
**Mr. Amin Zaki**

**Letter to the Board requesting modifications**

We received approval for PILOT in March 2021 and were not able to close the construction Loan until a PILOT Lease agreement was signed. The Lease was officially signed in June and within those 3 months our costs went up 10% due to COVID and inflation. After adjusting for inflation costs, and COVID creating a lack of certain materials being available in the market, we are requesting a modification to the originally approved design. The modification is mostly focused on the metal paneling on Poplar Ave. façade design and we are requesting a different paint color on the hardie board siding, as well showing the design board how we will be using HVAC PTAC systems like in hotels in order to heat and cool the units. The PTAC system will protrude out the exterior siding of the buildings below the window and we plan to use a black grill to match the window and window trim colors. As you will see below in this modification request, the Poplar Ave. façade would retain its original construction façade materials of brick and replaced siding. The metal paneling will only be installed vertically up the cobblestone/cement block walls in a “champagne” color (spec sheet included below), instead of covering almost all of the Poplar Ave. façade on the building with metal.

Additionally, we are also submitting our landscape and exterior lighting design. Our landscape design package is concentrated on our courtyards in between the two cluster of buildings. We were unable to put shrubbery or other plants around the perimeter of the fence line in order to secure more parking. Our exterior lighting design is created to try and light up the entire parking lot around the buildings for added safety as well as creating an architectural design curb appeal for the neighborhood. Please see attached the landscaping and lighting design packages. I apologize for not getting these designs to you sooner for the lighting package before we installed, however, our GC wanted to get lighting onsite to try and deter theft on the construction site.

Lastly, as a side note, we have worked hard with our GC to try and perfect the interior scopes in order to maximize usage of the small studio spaces. We were able get a full-size refrigerator, oven, above the range microwave, as well as stackable washer/dryer in each unit. One way we were able to accomplish this is by utilizing the PTAC HVAC systems that are used in hotels. This allowed us to not have a mechanical closet taking up space inside the units.

**POPLAR FAÇADE**

**Before:**



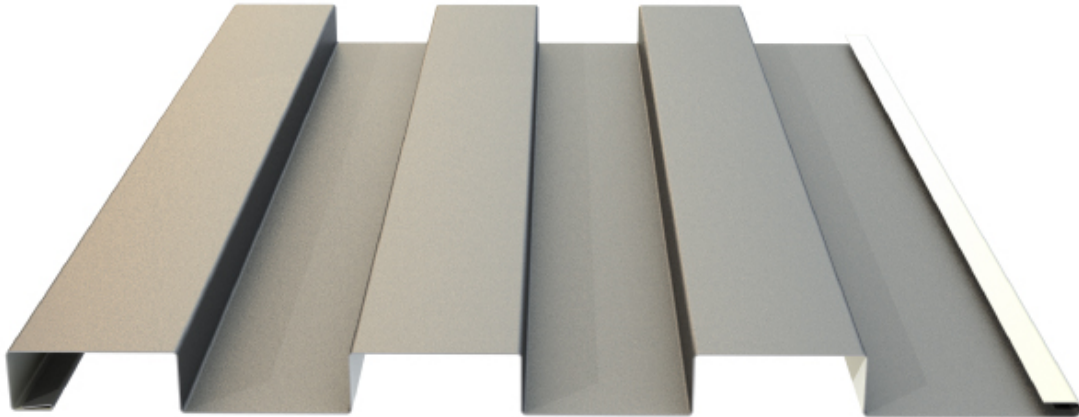
**DRB Approved Design:**



**Modifications Request:**

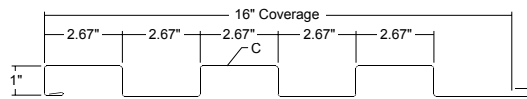


**Metal Panel Material:**



**EM1-1653 CF WALL** **Condensed  
Technical  
Reference**

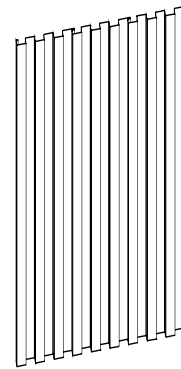
**EMPIRE SERIES™**



- ARCHITECTURAL  
COMMERCIAL  
INDUSTRIAL  
PANEL
- CONCEALED  
FASTENERS
- 16"  
COVERAGE
- WALL AND  
LINER PANEL
- OPEN FRAMING OR  
SOLID SUBSTRATE

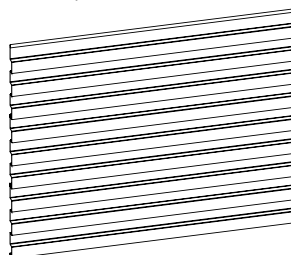
**PANEL OVERVIEW**

- ▶ Finish: Standard: PVDF and Acrylic-Coated Galvalume®  
Optional: multi-pass Kynar 500® and Fluoropon® PURE
- ▶ Corrosion Protection: AZ50 per ASTM A 792 for Painted Galvalume®  
AZ55 per ASTM A 792 for Acrylic-Coated Galvalume®  
G90 per ASTM A 653 for Painted Galvanized
- ▶ Gauges: 24 ga standard; 22 ga and 20 ga optional
- ▶ 16" panel coverage, 1" panel height, 5 1/8" rib spacing
- ▶ Clip-attached, concealed-fastened panel system
- ▶ Panel Length: 5' minimum, 30' maximum
- ▶ Panels can be installed horizontally or vertically
- ▶ Panels are interchangeable for accent effects
- ▶ Use on single-skin or field-assembled wall systems



**TESTING**

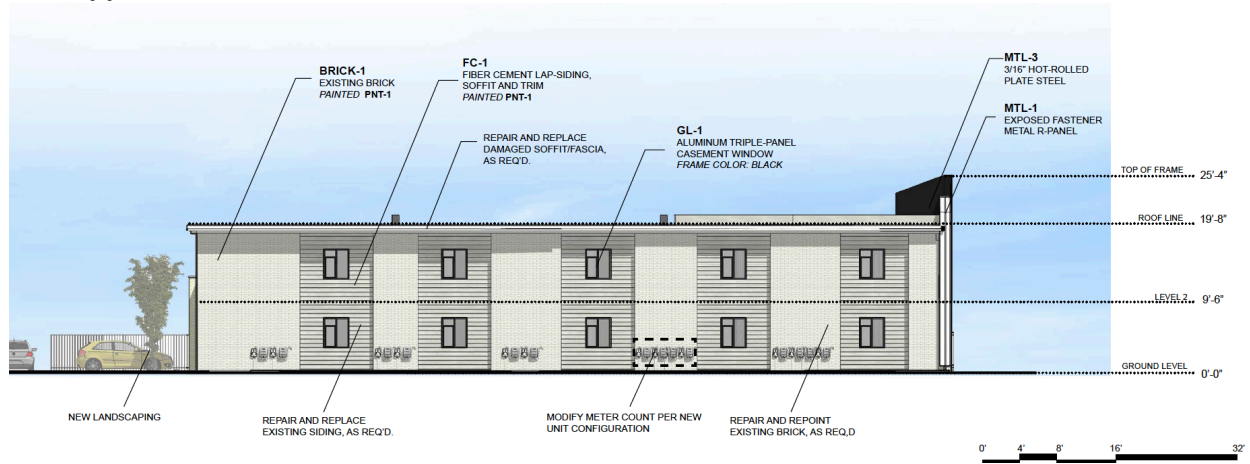
- ▶ ASTM E 283 Air Leakage
- ▶ ASTM E 331 Water Penetration
- ▶ ASTM E 330 Load Test
- ▶ ASTM E 1592 Load Test



**metal sales**  
manufacturing corporation

## West Elevation:

DRB approved:



Modification request:



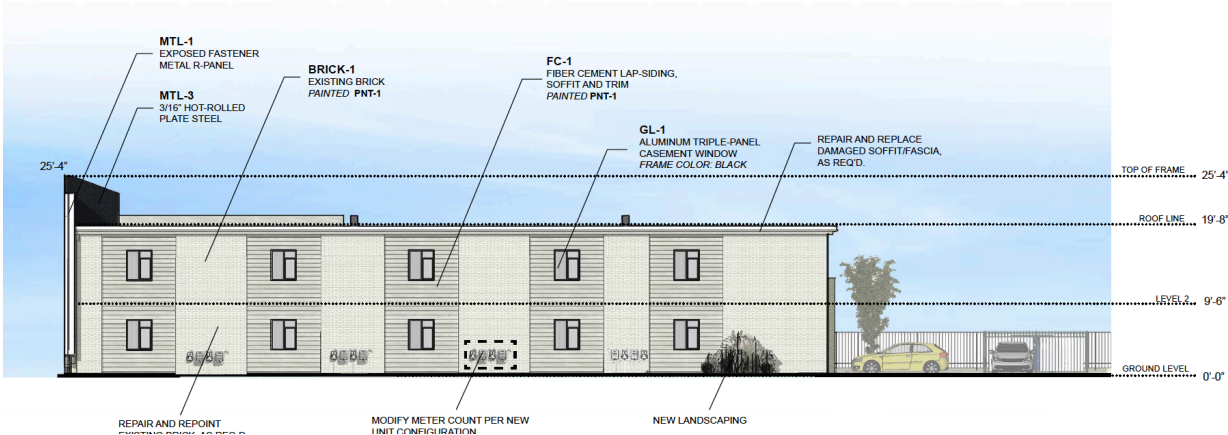
All Brick will be Chantilly Lace OC-65 Benjamin Moore

All Siding will be painted Pussywillow SW7643

All soffit, fascia, freeze board, ceilings, wrought iron BM2124-10

**East Elevation:**

**DRB Approved:**



**Modification Request:**





All Brick will be Chantilly Lace OC-65 Benjamin Moore  
All Siding will be painted Pussywillow SW7643  
All soffit, fascia, freeze board, ceilings, wrought iron BM2124-10

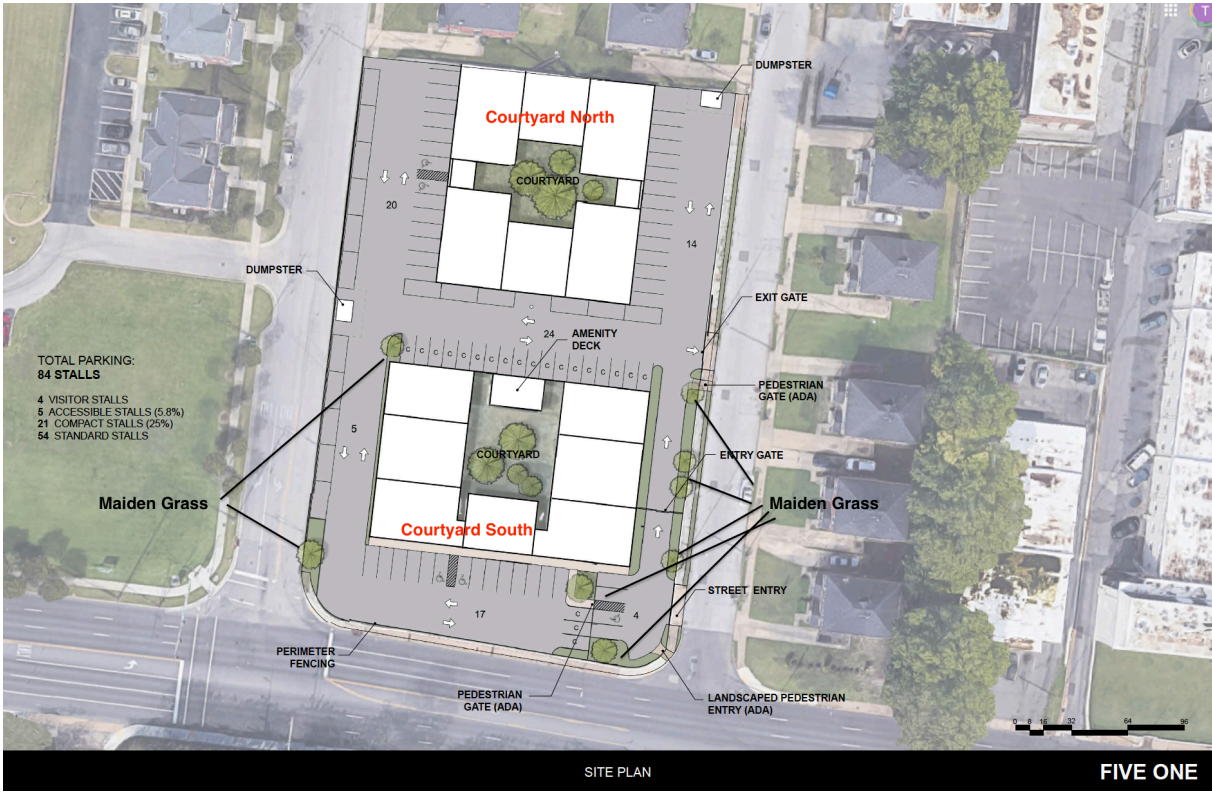
### HVAC PTAC Exterior detail:



Using a PTAC HVAC system for the studio apartments throughout this project allows the units to feel more spacious because of not creating a mechanical closet. This allowed for more room to fit washer/dryer stackable units as well as a full-size fridge and oven. The picture above shows the grill cover for the PTAC units.



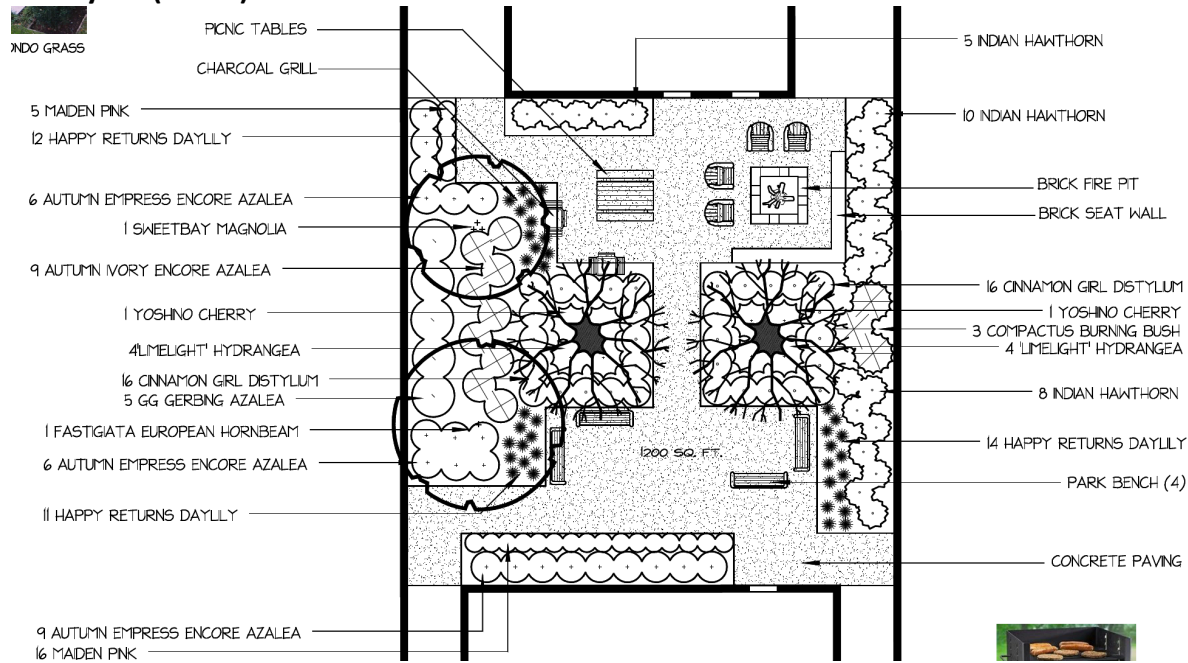
# Landscaping Package: Courtyards Design



Maiden Grass:



### Courtyard (South):

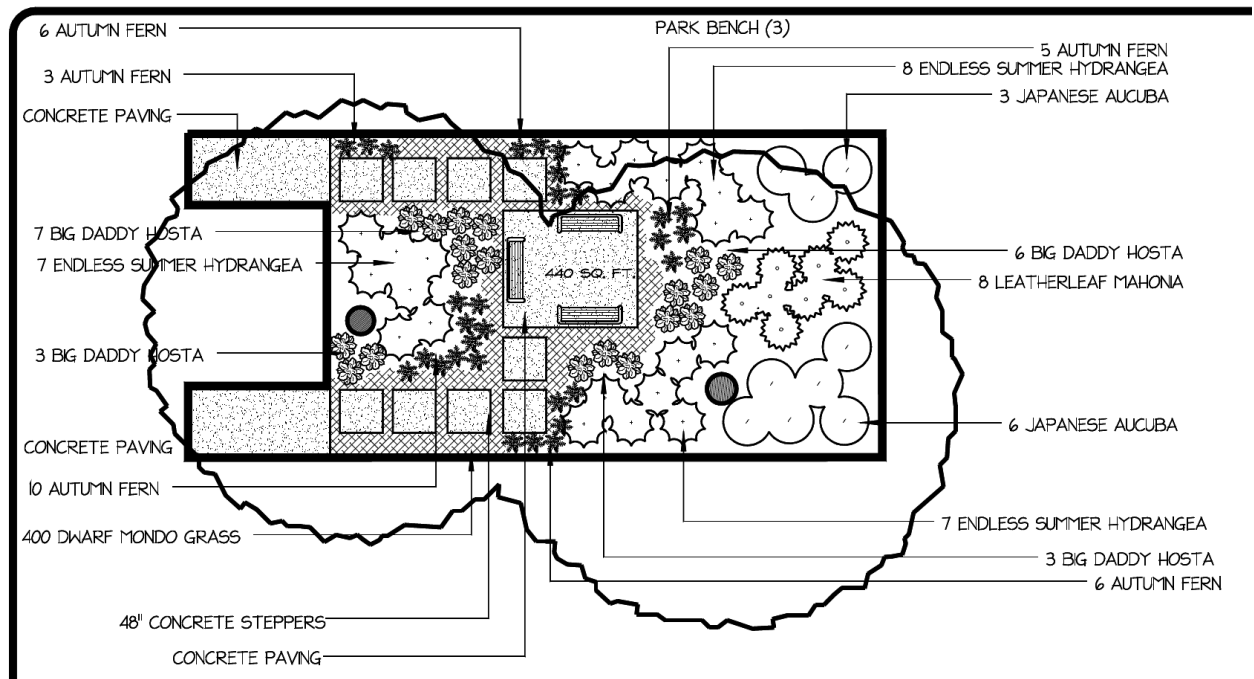


### Courtyard (South):





## Courtyard (North):



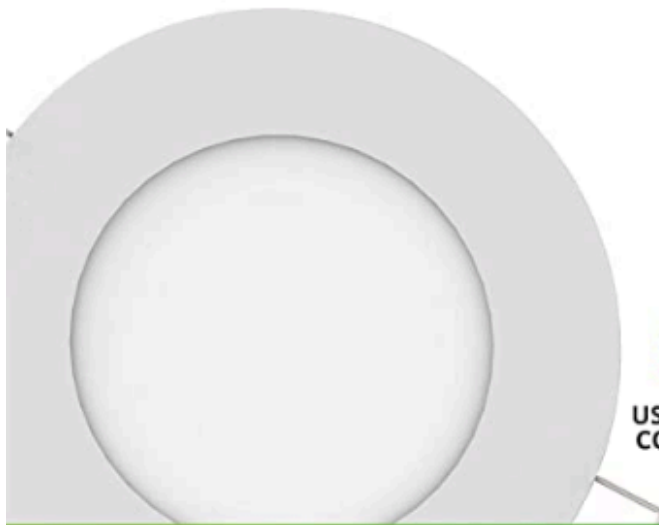
## Plant List:

Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
1	<i>Carpinus betulus</i> 'Fastigiata'	FASTIGIATA EUROPEAN HORNBEAM	2" CAL.
1	<i>Magnolia virginiana</i>	SWEETBAY MAGNOLIA	2" CAL.
2	<i>Prunus x yedoensis</i>	YOSHINO CHERRY	2" CAL.
<b>Shrubs</b>			
9	<i>Aucuba japonica</i>	JAPANESE AUCUBA	3 GAL.
5	<i>Azalea indica</i> 'Mrs. GG Gerbing'	GG GERBING AZALEA	3 GAL.
21	<i>Azalea</i> X 'Conles'	AUTUMN EMPRESS ENCORE AZALEA	3 GAL.
9	<i>Azalea</i> X 'Roblev'	AUTUMN IVORY ENCORE AZALEA	3 GAL.
32	<i>Dystylium</i> 'PIDST-V'	CINNAMON GIRL DISTYLUM	3 GAL.
3	<i>Evonymus alatus</i> 'Compactus'	COMPACTUS BURNING BUSH	3 GAL.
22	<i>Hydrangea macrophylla</i> 'Endless Summer'	ENDLESS SUMMER HYDRANGEA	3 GAL.
8	<i>Hydrangea paniculata</i> 'Limelight'	'LIMELIGHT' HYDRANGEA	3 GAL.
8	<i>Mahonia bealei</i>	LEATHERLEAF MAHONIA	3 GAL.
23	<i>Rhapiolepis indica</i>	INDIAN HAWTHORN	3 GAL.
<b>Perennials and Annuals</b>			
21	<i>Dianthus deltoides</i>	MAIDEN PINK	1 GAL.
30	<i>Dryopteris erythrosora</i>	AUTUMN FERN	1 GAL.
37	<i>Hemerocallis</i> 'Happy Returns'	HAPPY RETURNS DAYLILY	1 GAL.
19	<i>Hosta</i> 'Big Daddy'	BIG DADDY HOSTA	1 GAL.
400	<i>Ophiopogon japonicus</i> 'Nand'	DWARF MONDO GRASS	4" POT

Architectural Lighting Package Materials List:

# CERTIFIED PRODUCT

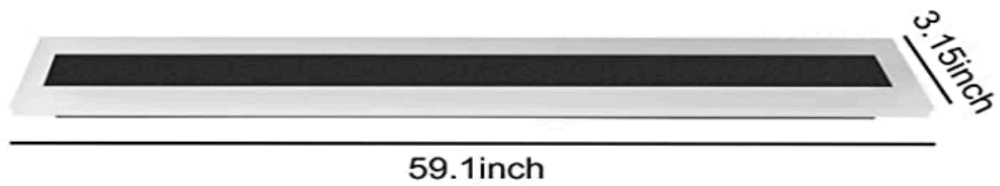
The **safety** and **quality** of our 4" Ultra Slim Downlight is proudly backed by Energy Star, ETL, RoHS and FCC Certificates.



Buy with confidence! Sunco offers an industry leading warranty on all our products.

A vertical grey bar on the right side of the advertisement contains several certification and warranty logos. From top to bottom: the Energy Star logo (a blue square with a white star and the word "Energy" in a script font); the ETL Intertek logo (a circular logo with "ETL" in the center, "C" on the left, and "US" on the right, with "Intertek" written below); the RoHS logo (a black checkmark above the text "RoHS"); the FCC logo (the letters "FCC" in a bold, sans-serif font); and a 7 Year Warranty badge (a green-bordered badge with a large "7" and the text "YEAR WARRANTY" and "SUNCO LIGHTING" below it).

Sunco Lighting 4 inch ultra thin LED recessed lights slim, 2700K soft white.



Size(inch)	12	24	32	40	48	60	67	79	95
<b>Drive Parameters</b>									
Drive Brand	MEAN WELL								
Input(V)	100-240V								
Outpput(V)	12V								
Operating temperature	-30~+65°C								
<b>LED Light Strip Source</b>									
Lamp beads	E2835-3YB								
CRI(Ra)	80								
Lumen(Lm)	150	300	400	500	600	750	850	1000	1200
Suitable Area	1-3m²	5-8m²	8-12m²	10-15m²	12-15m²	18-25m²	20-25m²	20-30m²	25-35m²



Long Wall Lamp Modern LED Waterproof IP65 Outdoor Wall Mount Lighting Fixture Garden Porch Sconce Lantern – Two will be installed on either side of the front entrance to the Managers office on Poplar Ave.

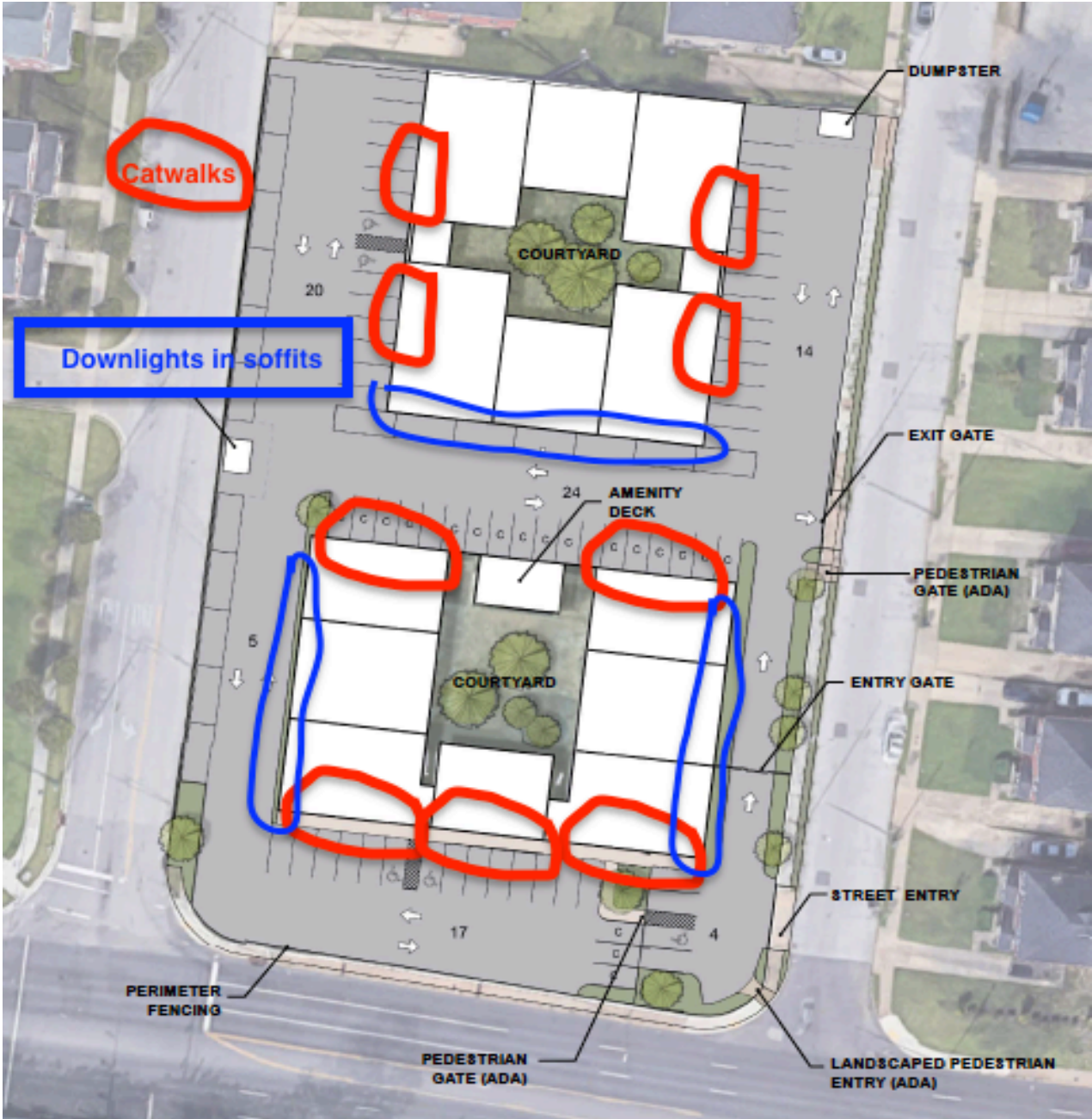


**LMP LED square up and down lights outdoor wall light, body in aluminum waterproof outdoor wall lamps, 3000k 5W with certificate ETL**



**Maxim 57664WTBK Trim ADA/JA8 Compliant energy star polycarbonate shade thin disc round outdoor LED flush mount, 1-light 20 Watt, 1"H x 11"W, black.**

Eagle View of Lighting areas:



- Sunco downlights are installed in the soffits on every part of the horizontal siding for the East and West elevations of the Southern building on Poplar Ave.
- Underneath the catwalk areas there is four lights. On the upstairs soffits, two Maxim 57664WTBK will be installed. On the downstairs wall sconces, two LMP LED will be installed.



West Elevation South Building off Decatur Street:



**East Elevation South Building of Cochran Street:**



**Between Buildings:**



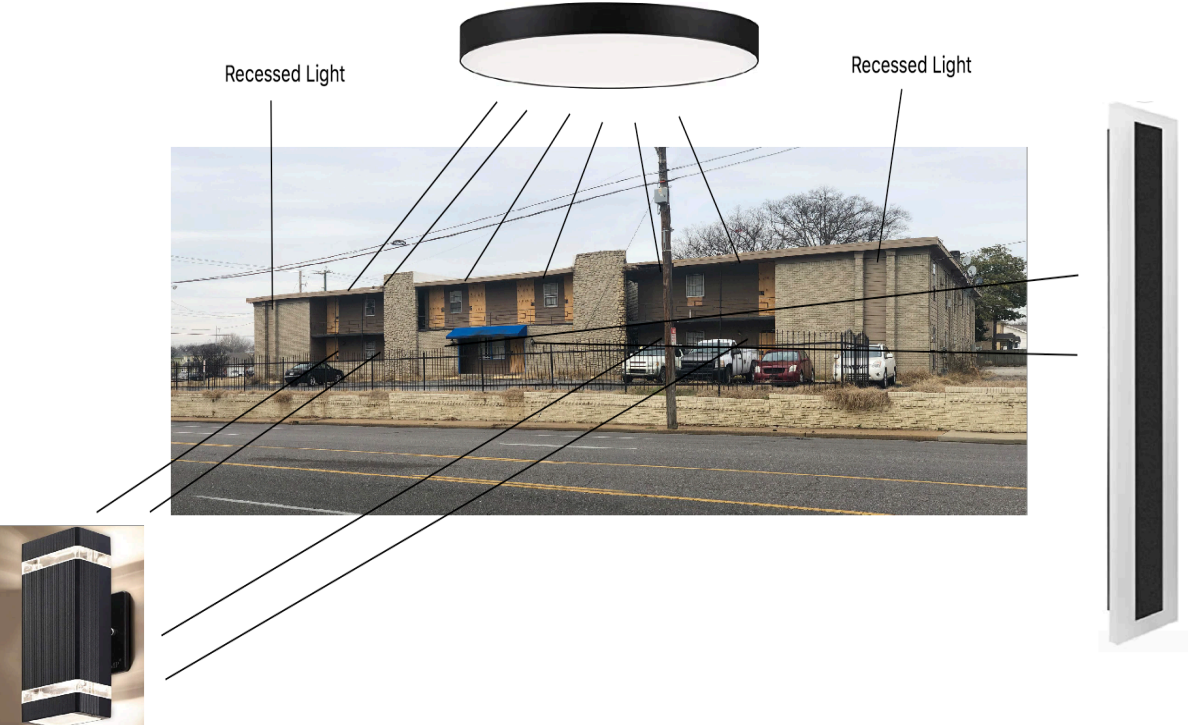
**Underneath Catwalks:**



**Underneath the catwalk areas there is four lights. On the upstairs soffits, two Maxim 57664WTBK will be installed. On the downstairs wall sconces, two LMP LED will installed.**



**South Elevation of Southern building off Poplar Avenue:**



West Elevation North Building off Decatur Street:



Recessed lighting



Recessed lighting

East Elevation of Northern building off Cochran Street:



Recessed lighting

Recessed lighting

