



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 1162 Peabody Ave. Memphis, TN 38104

Applicant Name & Mailing Address: cnct. design - 631 Madison Ave. Memphis, TN 38103

Applicant Phone Number: 901.654.8444 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: Cerpa Construction LLC & Simpson Construction LLC
4541 Chickasaw Rd. Memphis, TN 38117

Property Owner's Phone Number: 901.334.1320

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

Sign Renovation
New Building Other Exterior Alteration

Project Description:

The following project proposal is located on Peabody Ave. within the Medical District, between S. Waldran Blvd. and S. Cleveland Blvd. The site is on the north side of Peabody and consists of a vacant lot measuring 80'-0" x 150'-0" in total with an area of 0.275 acres. The parcel is zoned RU-3, is within the Sophia Sensitive Drainage Basin, and within the Medical Overlay District.

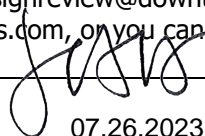
The following presentation proposes a three-story multi-family apartment building with off-street secured parking, and is a project allowed by-right.

Status of Project:

Construction Documents

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

Owner/Applicant Signature: _____

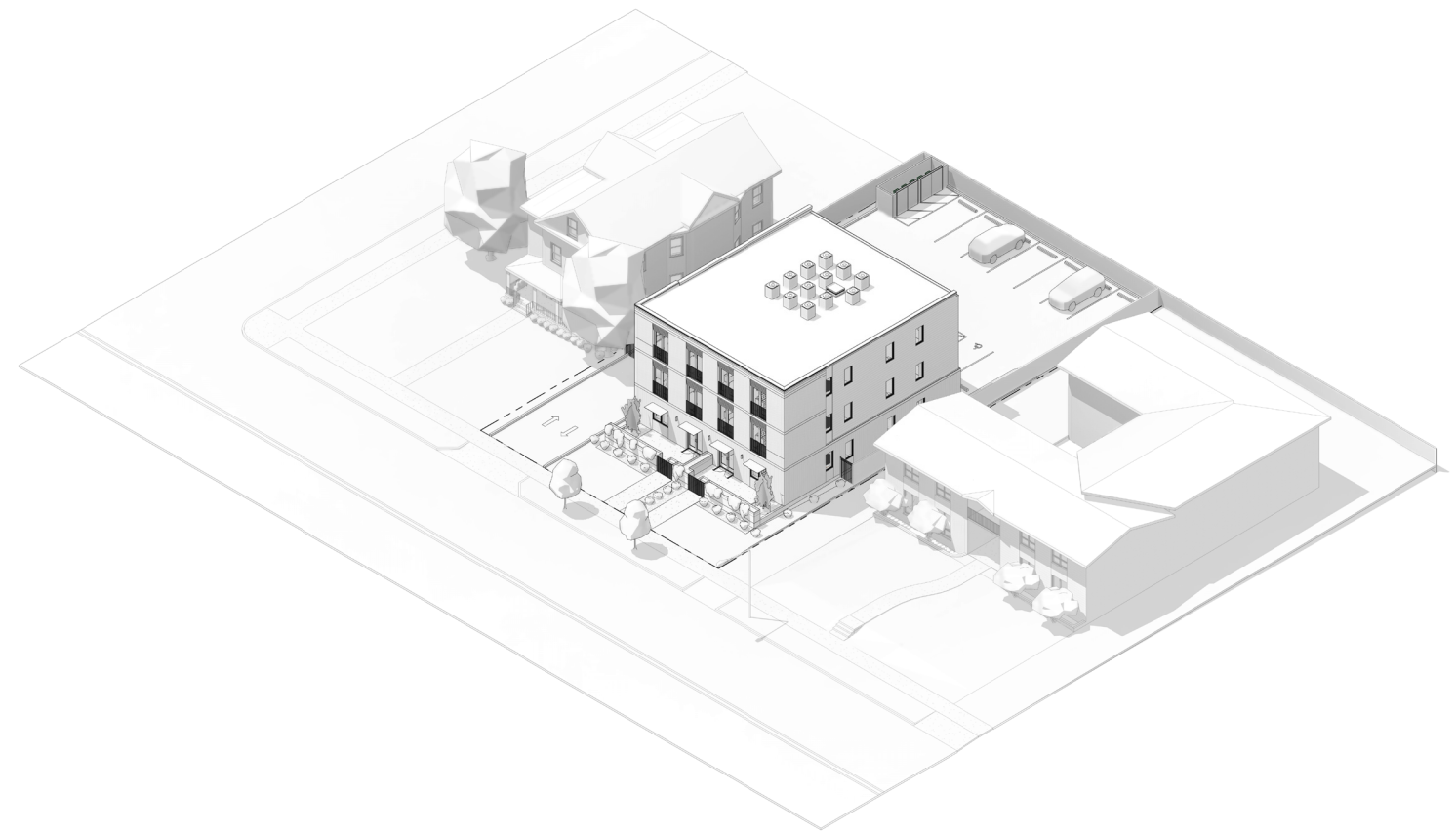

07.26.2023

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.

1162 Peabody Ave.
DRB Presentation
August 2023

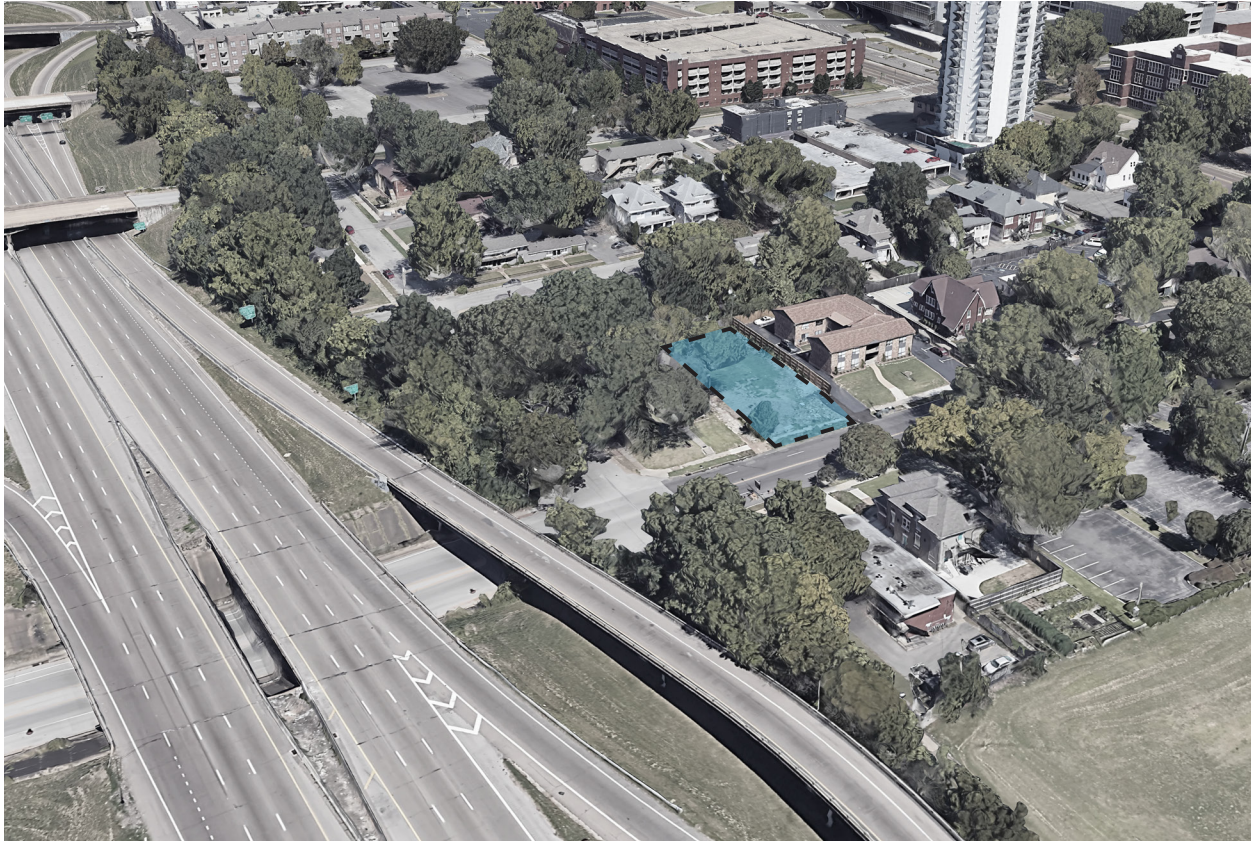
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Site Plan

Residential

9,000 GSF

12 Units

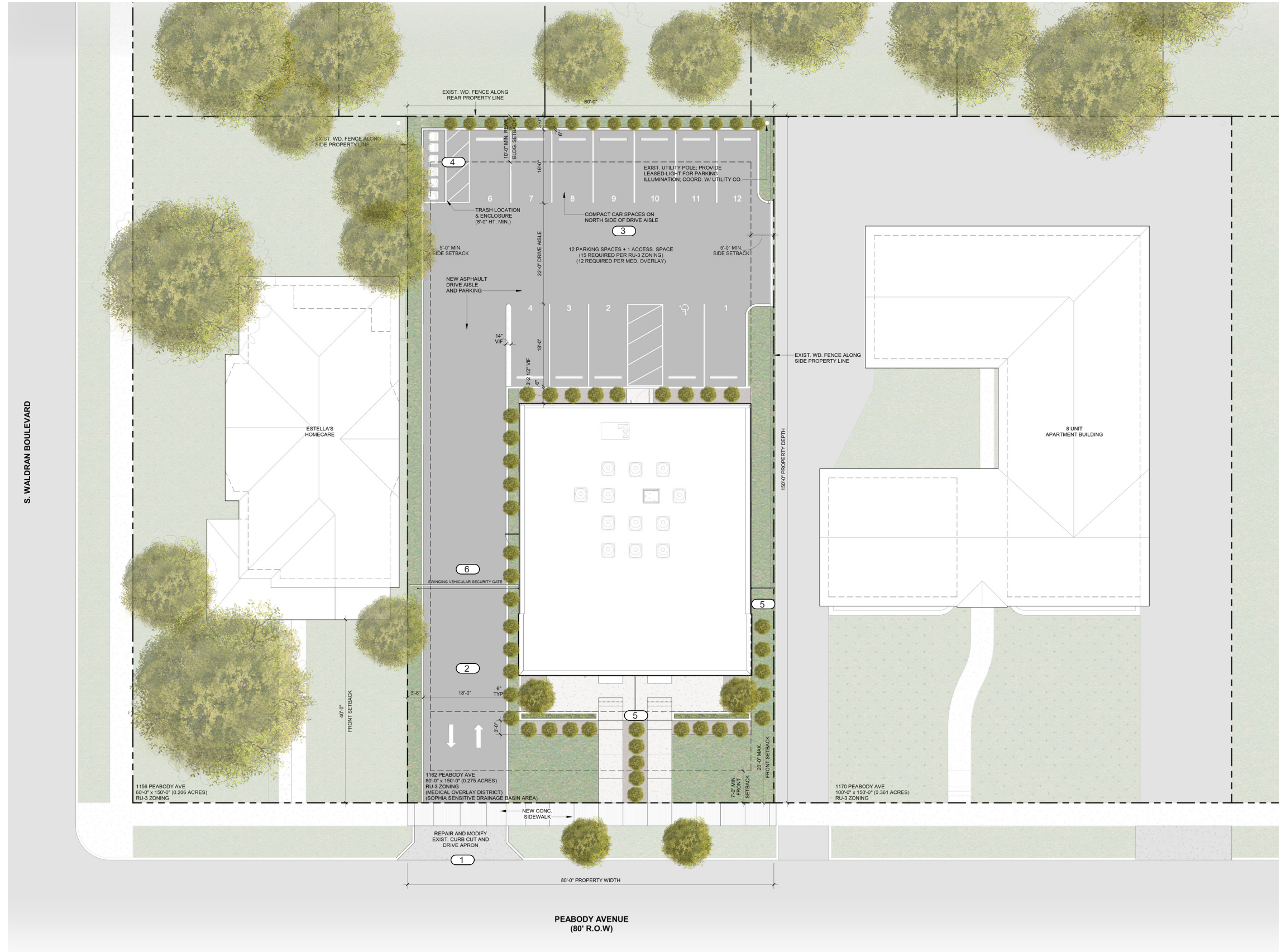
- 1 Bedroom: 6 Units (50%)
714 RSF / each
- Studio: 6 Units (50%)
505 RSF / each

Parking

13 Spaces (1 Accessible)

Site Plan

1. Modified existing curb-cut at Peabody Ave.
2. Two-way drive aisle to parking
3. Newly paved parking lot (13 spaces)
4. Trash & Recycling enclosure
5. Planting beds along building perimeter
6. Drive aisle security gate



Floor Plan (Level 01-03)

Residential

9,000 GSF

12 Units

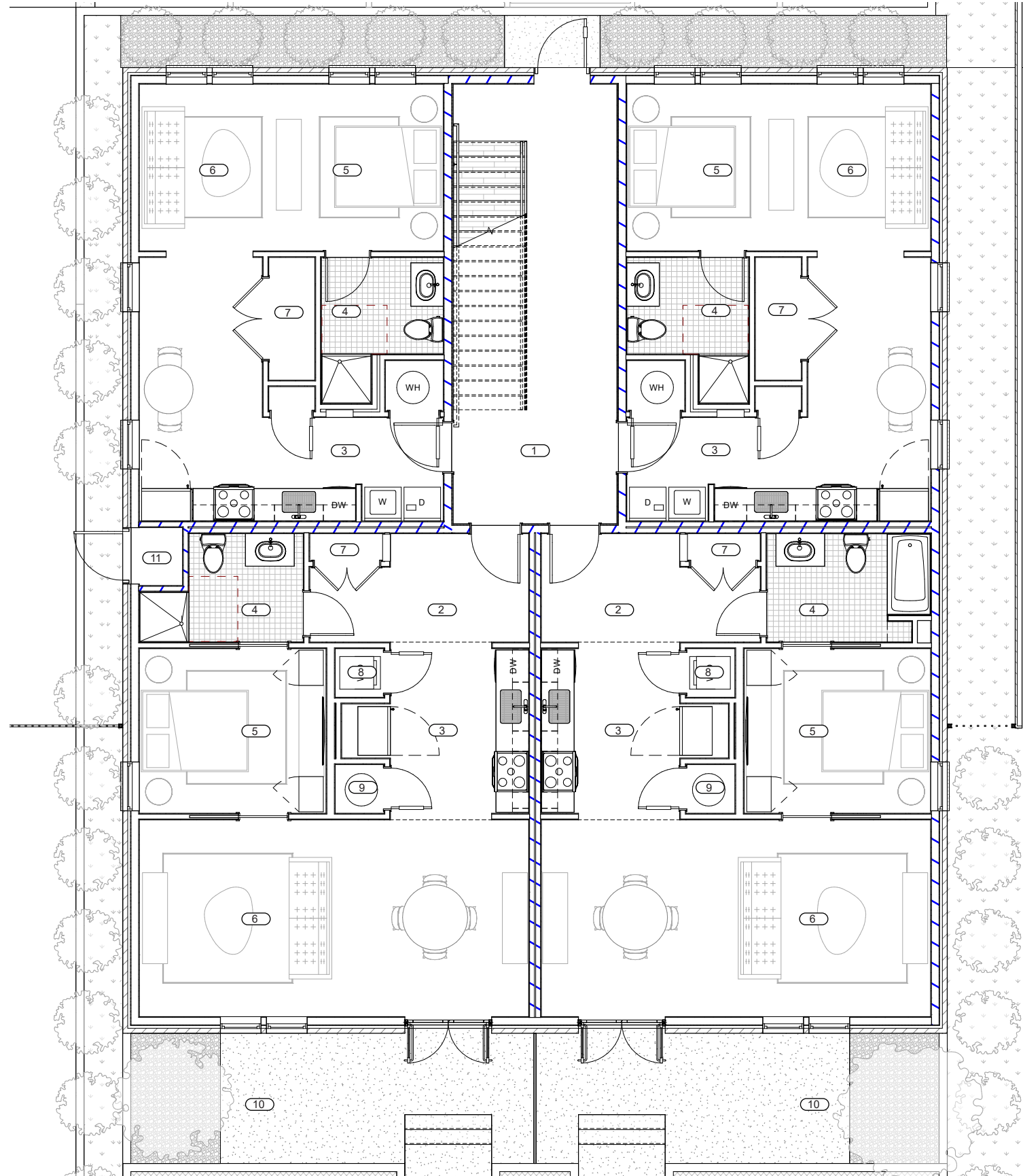
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Floor Plan

1. Entry / Stair
2. Foyer
3. Kitchen
4. Bathroom
5. Bedroom
6. Living Room
7. Storage
8. Laundry
9. Mechanical
10. Patio
11. Riser Room



Exterior Rendering



Streetscape

The project massing responds to contextual and programmatic constraints, while maximizing the site's development potential. The front setback is reduced from contextual setbacks to maintain screening of the parking area and acknowledging the potential for walkability in the neighborhood with a more urban development.

Ground level apartments are given direct access to the front yard and sidewalk via generous glazed entry doors, while the setback distance maintains a balance for privacy. Landscaping further adds to the privacy of the public face of the building, and extends around the property perimeter to soften the edges.



1. Concrete sidewalk & walkway
2. Entry door with full-lite at ground level apartments
3. Street trees
4. Decorative grasses & landscaping around site
5. Raised planter to screen private patio
6. Brick detailing
7. Juliet balcony railing & operable doors
8. Pre-fin. metal parapet coping detail
9. CFB lap siding

South Elevation

- 1. Secure parking gate
- 2. Pre-fin. metal parapet coping detail
- 3. Brick with detailing
- 4. Architectural Lighting (Fixture 01)
- 5. Entry door with full-lite at ground level apartments
- 6. Juliet balcony railing & operable doors
- 7. Raised planter to screen private patio space



West Elevation

- 1. Secure parking gate
- 2. Pre-fin. metal parapet coping detail
- 3. Brick with detailing
- 4. Raised planter to screen private patio space
- 5. Cement fiber board lap siding at rear
- 6. Riser room door
- 7. Architectural Lighting (Fixture 03)



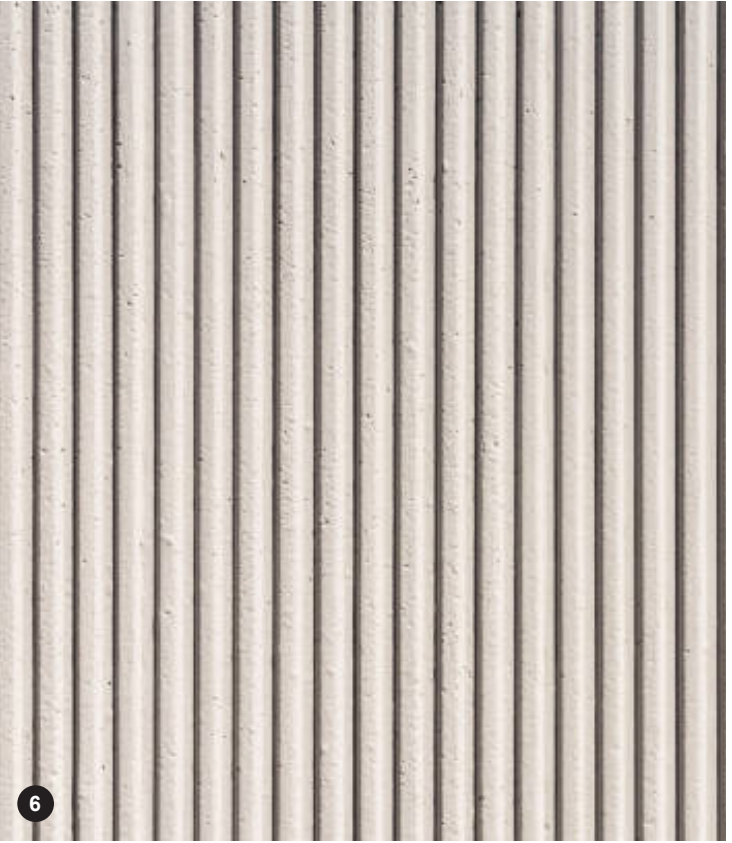
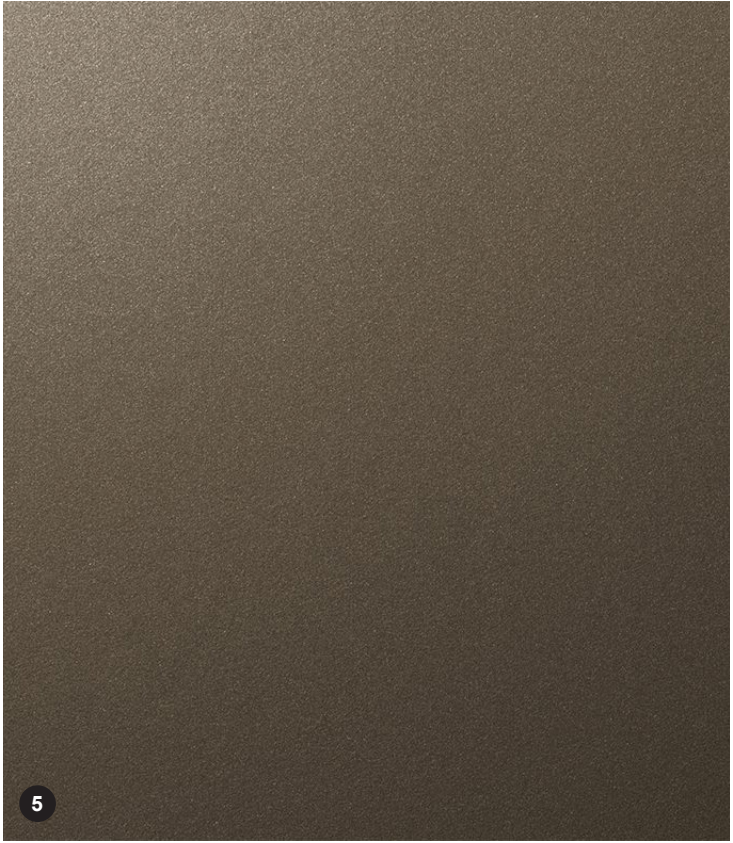
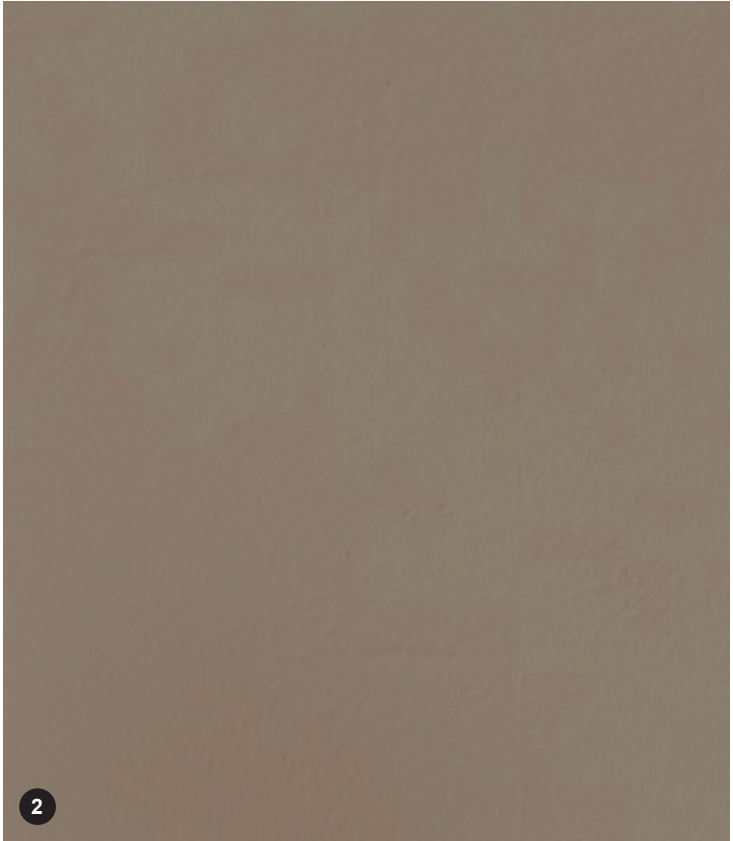
North Elevation

1. Secure parking gate
2. Pre-fin. metal parapet coping detail
3. Brick with detailing
4. Entry door with full-lite at ground level common entry
5. Cement fiber board lap siding at rear
6. Architectural Lighting (Fixture 02)



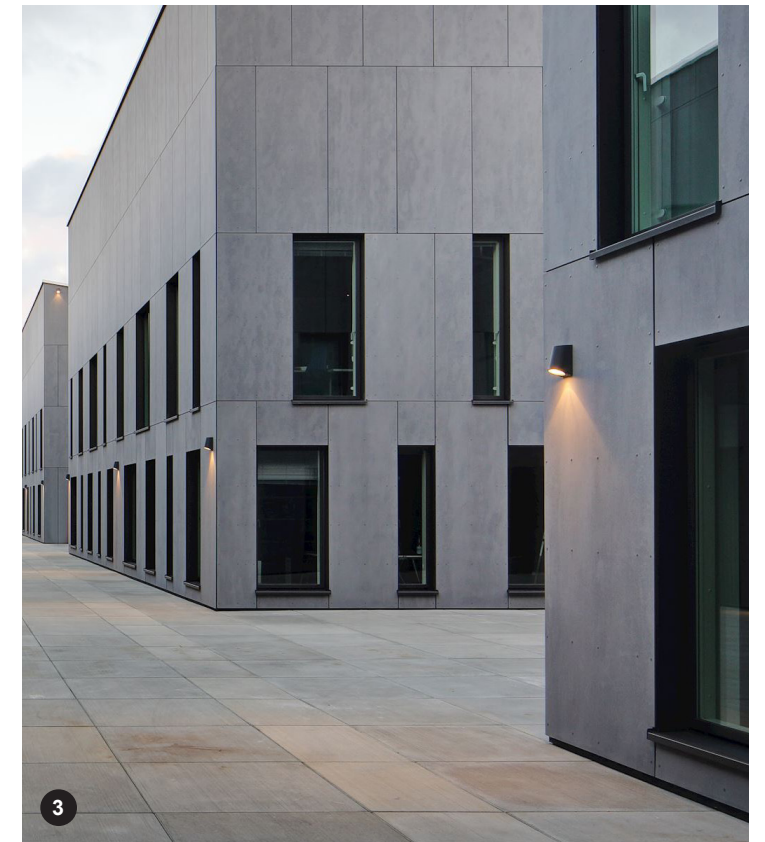
Materials

- 1. Painted Wood Openings (Off-White Color)
- 2. Cement Fiber Board Panel (Light Brown Color)
- 3. 6" Exposure Cement Fiber Board (Off-White Color)
- 4. Modular Brick (General Shale - Mountain Smoke)
- 5. Metal Finishes (Dark Bronze)
- 6. Corrugated Concrete (Planter Wall)



Lighting

1. Up-Down Exterior Wall Sconce, Dark Bronze Finish, South Elevation
2. Downlight Exterior Wall Sconce, Dark Bronze Finish, North Elevation
3. Downlight Exterior Wall Sconce, Dark Bronze Finish, West Elevation



Planting

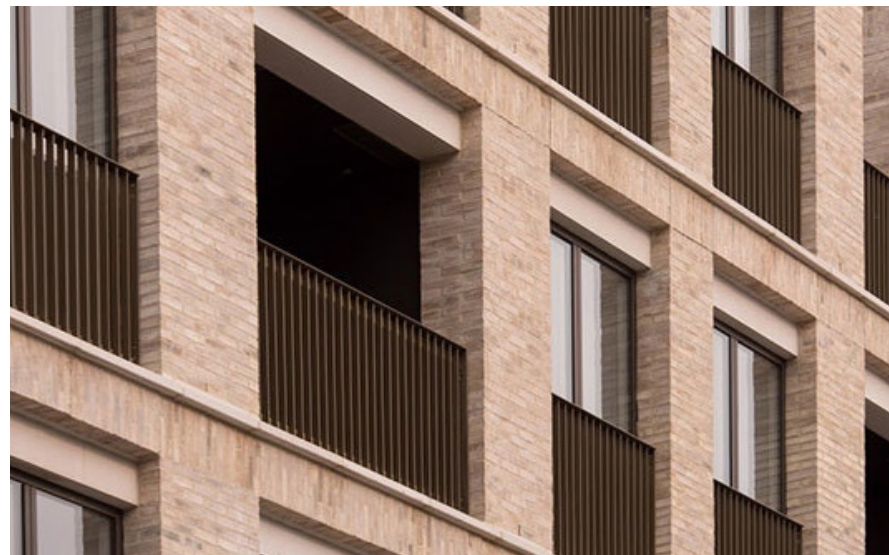
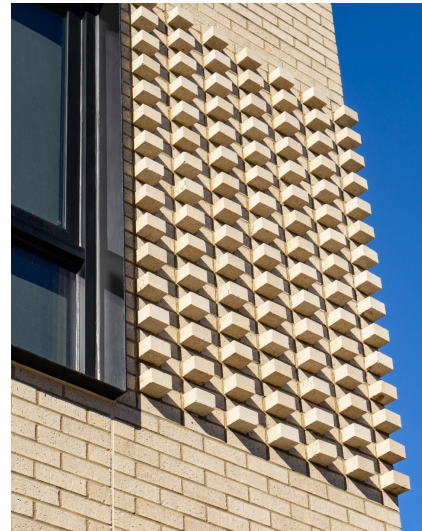
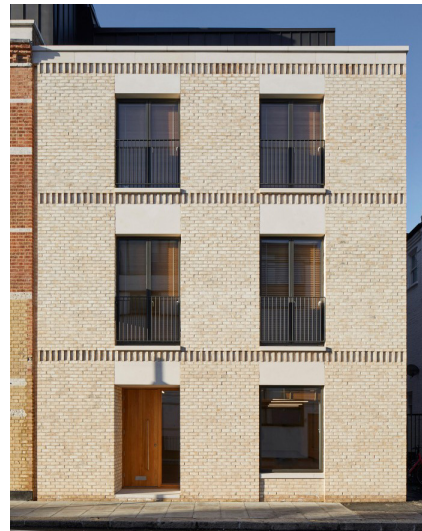
- 1. Dwarf Hornbeam (Front Porch Tree)
- 2. Mexican Feathergrass (Front Planting Bed)
- 3. Prairie Dropseed (Sidewalk Median Planting)
- 4. Liriope Muscari (Rear Planting Bed)
- 5. Dee Runk Boxwood (Rear Parking Screening)
- 6. Creeping Jenny (Front Planter)
- 7. Arp Rosemary (Side Planting)



Exterior

Exterior massing responds to contextual and programmatic constraints, while maximizing the site's development potential.

Materials will include earthy, brick tones mixed with neutral-colored cement fiber board siding in select areas to reduce material costs. Bronze accents will define crisp edges and profiles, such as around openings, while brick detailing adds texture and curb appeal to the project.



Interiors

Apartments will be designed to accommodate a modern lifestyle while delivering timeless comforts and spatial organization.

Simple colors and natural textures will act as a backdrop for a variety of design styles. Large windows and access to outdoors will provide fresh air, daylight, and views to the adjacent Annesdale Park Historic District.

