



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: _____

Applicant Name & Mailing Address: _____

Applicant Phone Number: _____ Applicant Fax Number: _____

Property Owner's Name & Mailing Address: _____

Property Owner's Phone Number: _____

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

- Sign Renovation
New Building Other Exterior Alteration

Project Description:

Status of Project:

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

Owner/Applicant Signature: _____

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.



URBANARCH ASSOCIATES
DRB Application-Existing
JOB: 22002
DATE: 06/15/2022
SCALE:

UA2 / Desoto Lofts

154 G.E. Patterson Ave. Memphis, TN 38103

Urban
ARCH
associates, pc



Legend:

1. Replace Exterior Windows
2. Removal of Brick Infill for Storefront
3. Tuck Point Exterior Masonry Above 3rd Floor Windows
4. Pressure Wash Brick Exterior
5. Replace Existing Sidewalk
6. Scrub and Clean Precast Surrounds



Legend:

- 1. View of Existing Opening in West Elevation
- 2. View of East Elevation Bordering Army/Navy Park
- 3. View of North Side of the Lot
- 4. View of South Elevation
- 5. Placement of New Openings on East Elevation





Legend:

- 1. New Storefront with Steel Cantilevered Overhang
- 2. New Painted Signage and Lighting
- 3. New Channel Letter Signage
- 4. New Window with Steel Shroud Surround and Perforated Metal (Existing Opening)
- 5. New Concrete Sidewalk
- 6. Existing Columns and Entablature to be Cleaned and Painted to Match Limestone
- 7. Brick to be Tuck Pointed and Cleaned (Repair Cracks @ Upper Corners)
- 8. New Aluminum Clad Windows
- 9. New Full Lite Glass Door, Side Lites & Arched Transom Glass @ Existing Filled Arch



1 South Elevation

- Added storefronts w/ covered entries
- Replace Windows
- Added Signage



2 West Elevation

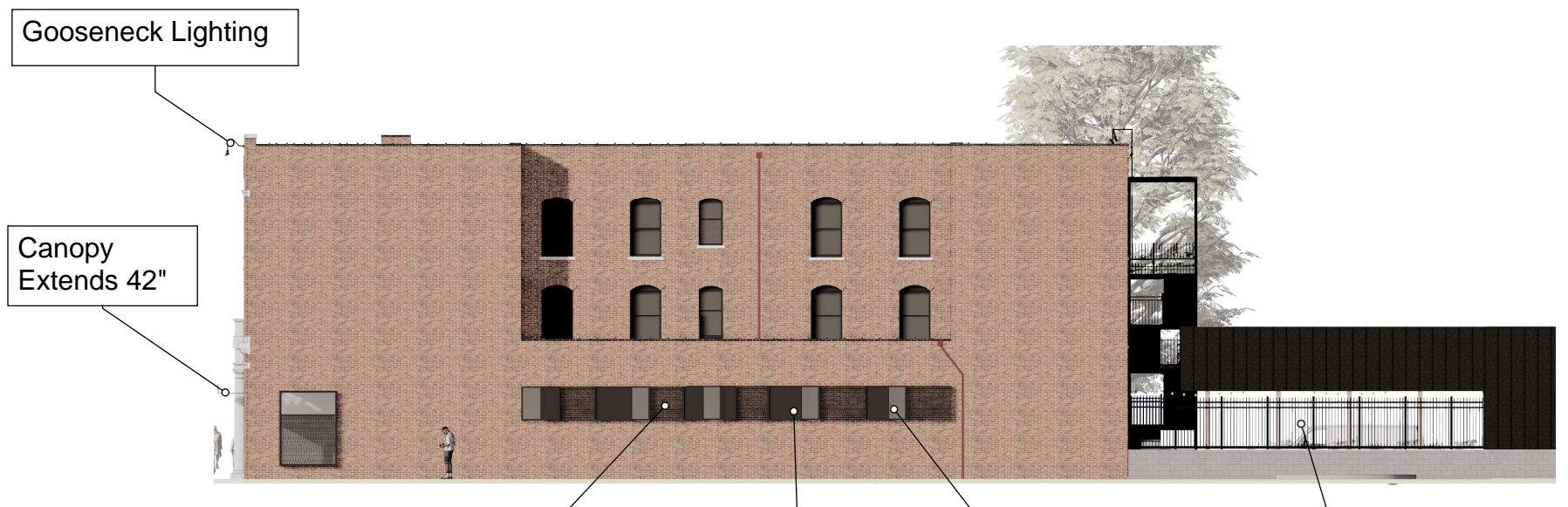
- Replace Windows
- New Covered Patio, CMU Block, Standing Seam Metal Panel, Wrought Iron
- New Steel Egress Stairs



3 North Elevation

- Replacement of Windows
- Added Exit Stair

Enclose North Portion of Lot with Wrought Iron Fence



4 East Elevation

- Replace Windows

Perforated Metal Panels

Metal Shroud

New Windows

Enclosure of Outdoor Patio, CMU Block, Standing Seam Metal Panel, Wrought Iron Fence



Signage Placement on Primary Facade



4 Rendering Looking Northwest



- 1 Primary Signage:
- "Desoto Lofts"
 - Size: 2'-6" H x 44' L
 - Type: Painted brick (color to be determined)
 - Goose-neck sconce lighting

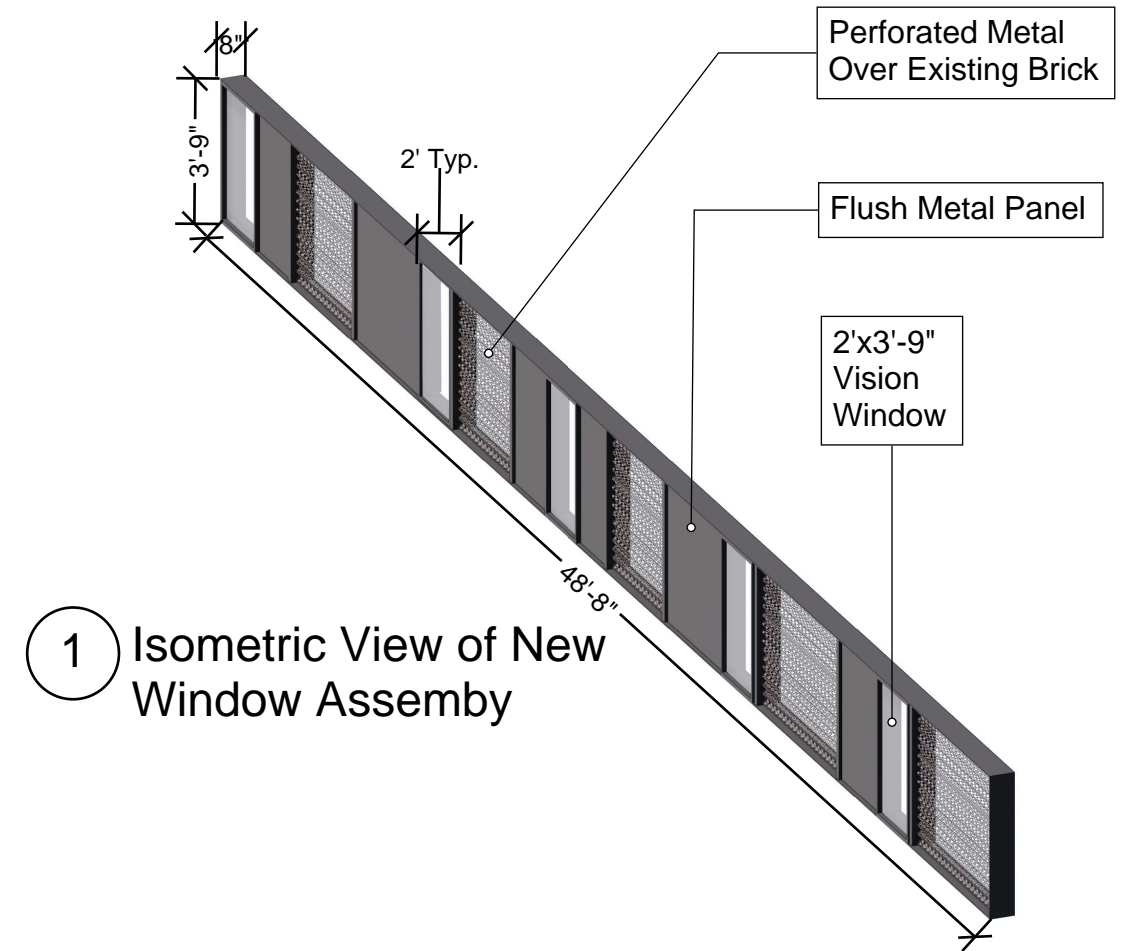


- 2 Primary Signage:
- Business Name
 - Size: 12" H x 7'-5" L
 - Type: Channel letters welded to steel awning
 - Lighting to be determined

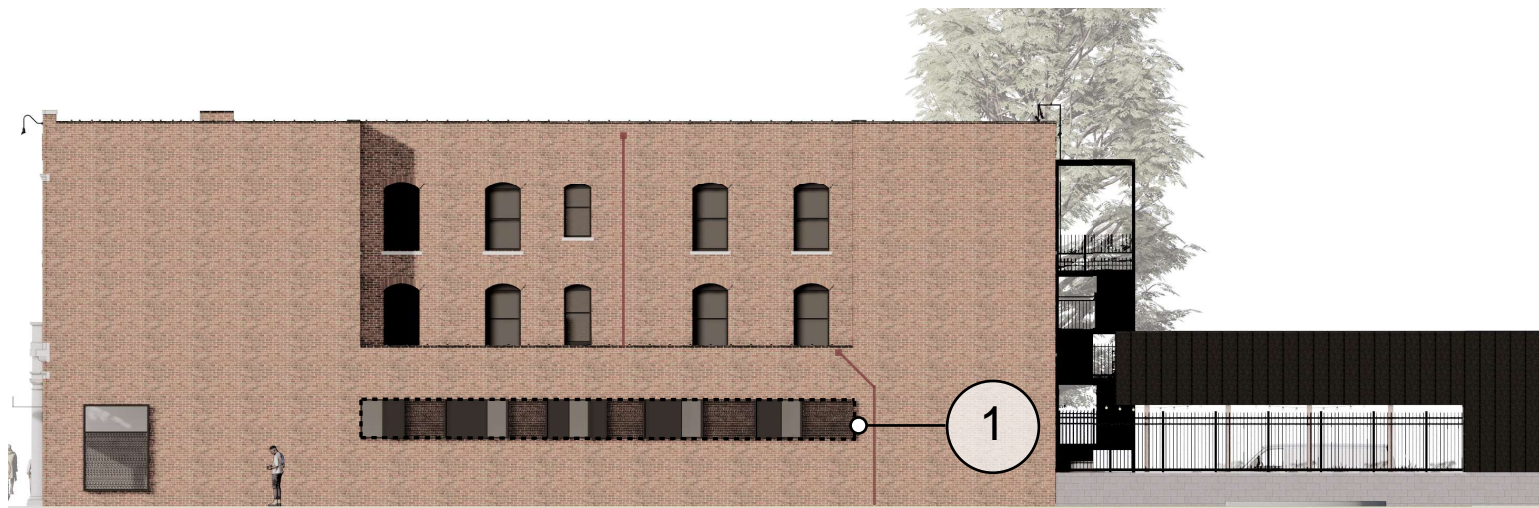
- 3 Secondary Signage:
- Street Address
 - Size: 12" H x 4'-4" L
 - Type: Channel letters welded to steel awning
 - Lighting to be Determined



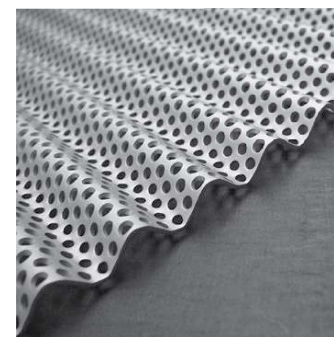
New Openings at Midday



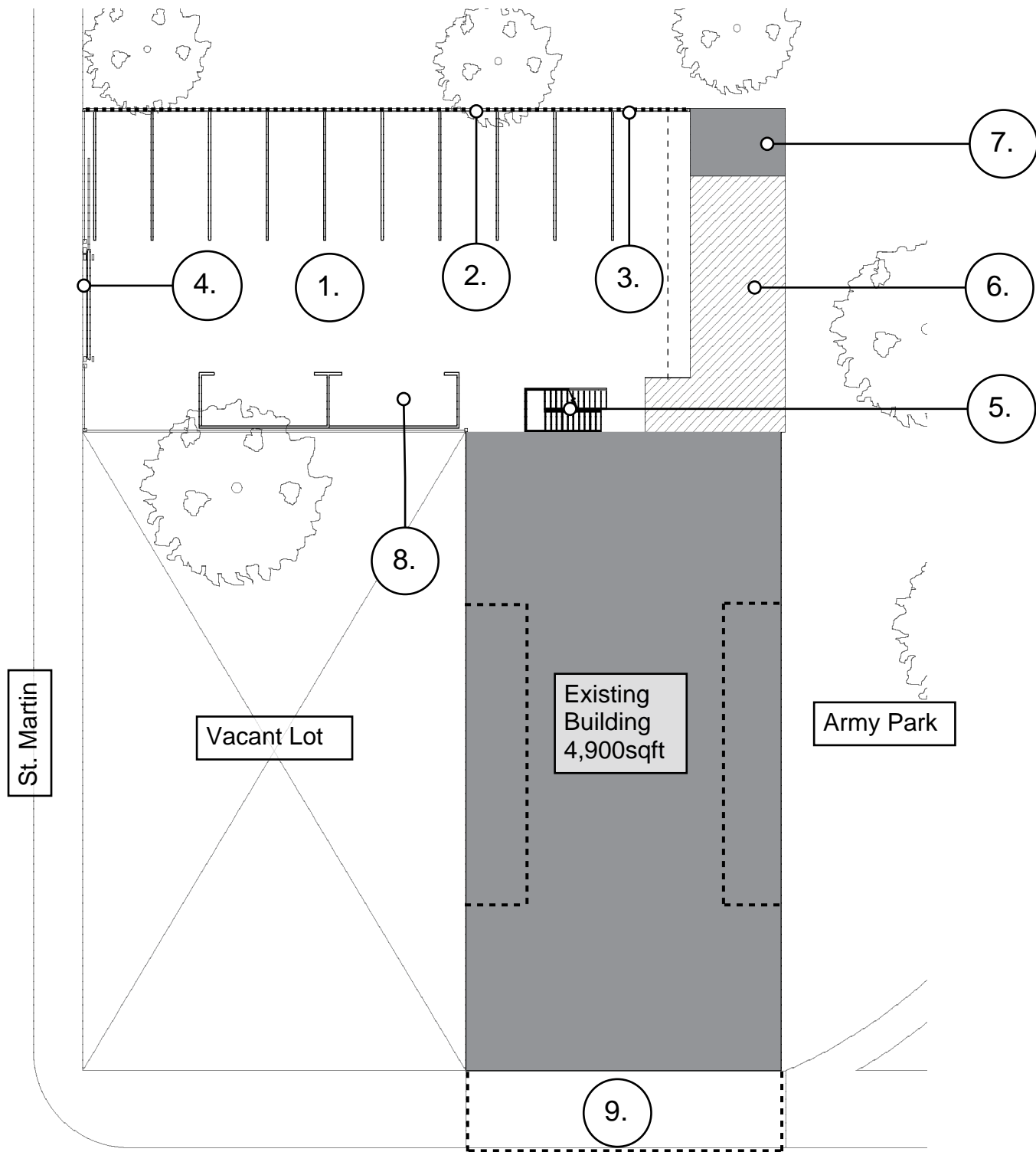
1 Isometric View of New Window Assembly



East Elevation

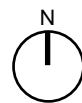


Example of Possible Perforated Metal to be Used



Site Plan:
Scale: 1"= 250'

G.E. Patterson



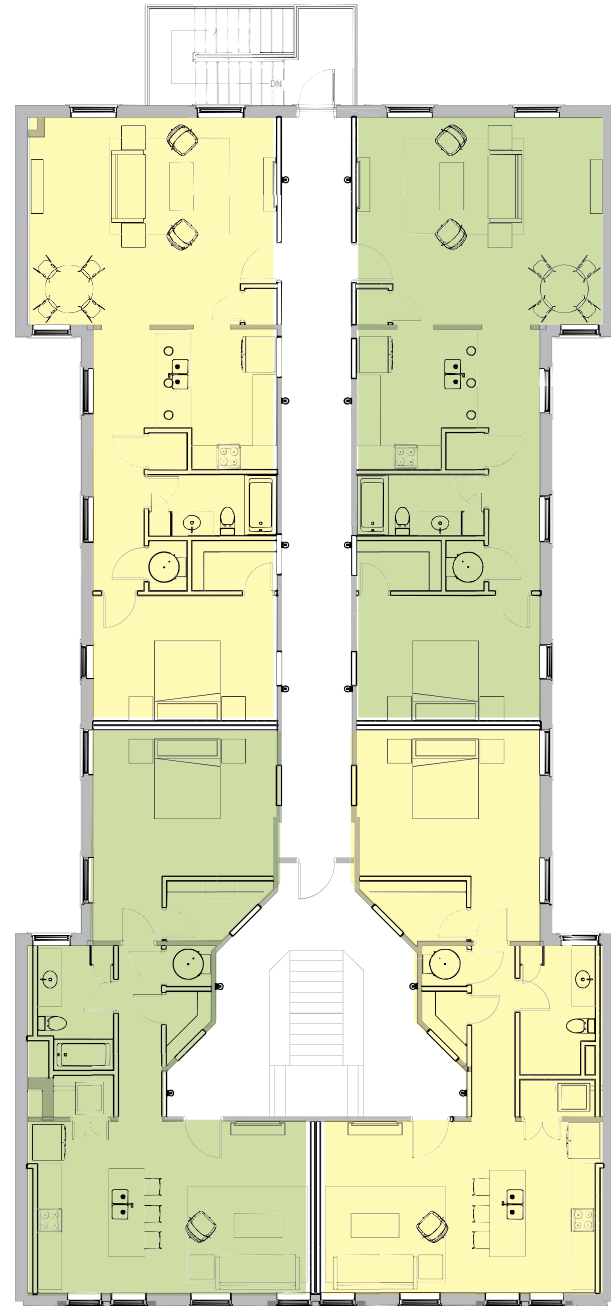
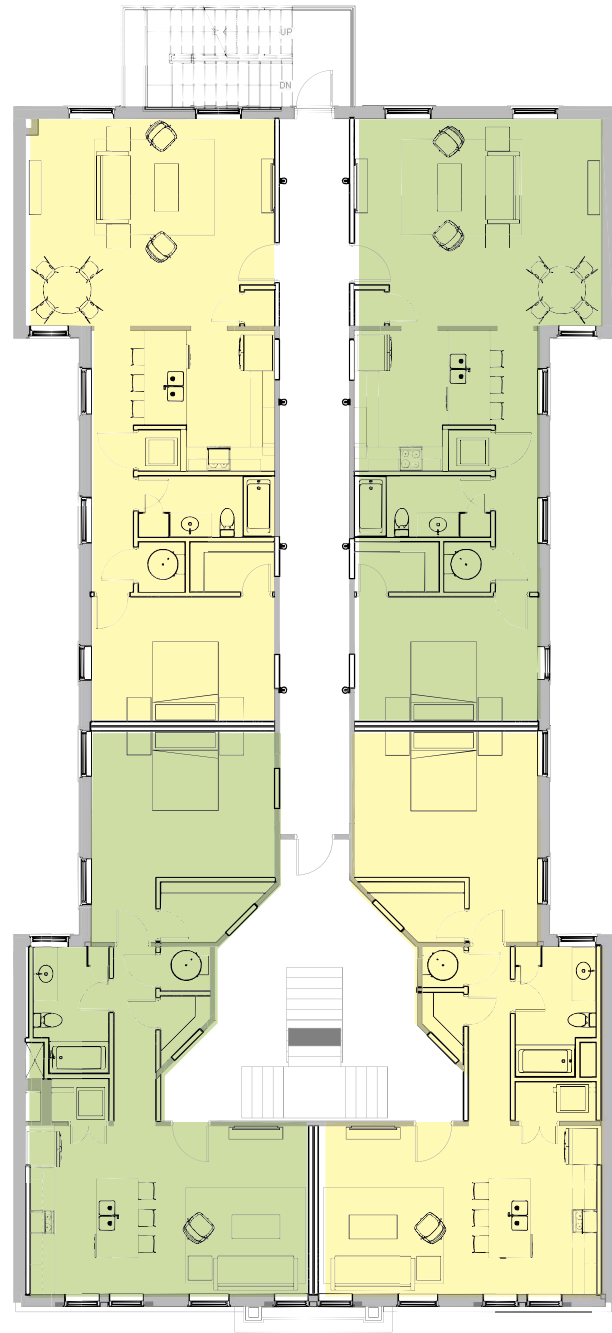
Legend:

- 1. New Asphalt Parking Lot
- 2. Demo Existing CMU Block Wall
- 3. New Wrought Iron Fence
- 4. New Controlled Access Gate
- 5. New Steel Egress Stairs
- 6. New Covered Outdoor Seating Area, CMU Block, Standing Seam Metal Panel, Wrought Iron Fence, Brick Patio
- 7. New Storage Space
- 8. Twelve Parking Spaces
- 9. New Side Walk



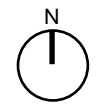
Basis of Fence Design





1 Second Floor Lofts:
 - 4 Units
 - 1 Bedroom Lofts
 -900 sqft.

2 Third Floor Lofts:
 - 4 Units
 - 1 Bedroom Lofts
 -900 sqft.



3 Rendering of Patio Space