



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 80 Virginia Avenue, West Memphis, Tennessee 38106

Applicant Name & Mailing Address: Parachute Investment Company - 1350 Concourse Ave Memphis TN 38104
Representative: Amelia Carkuff **STE 149**

Applicant Phone Number: 901.921.6398 Applicant Fax Number: n/a

Property Owner's Name & Mailing Address: Mike Kennedy - 1350 Concourse Ave Memphis TN 38104

Property Owner's Phone Number: 901.921.0149

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

- Sign Renovation
New Building Other Exterior Alteration

Project Description:

Renovation of an existing warehouse into 24 apartments

Status of Project:

Construction Documents complete and submitted to building department for review. Finance to close second week of September 2020 with construction to begin immediately. Pending DRB approval.

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 contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: Michael Kennedy *Mike Kennedy*

Date: 8/26/2020

*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.

80 Virginia - Existing Condition



South Elevation



East Elevation



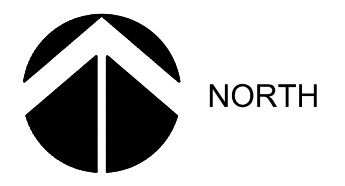
North Elevation



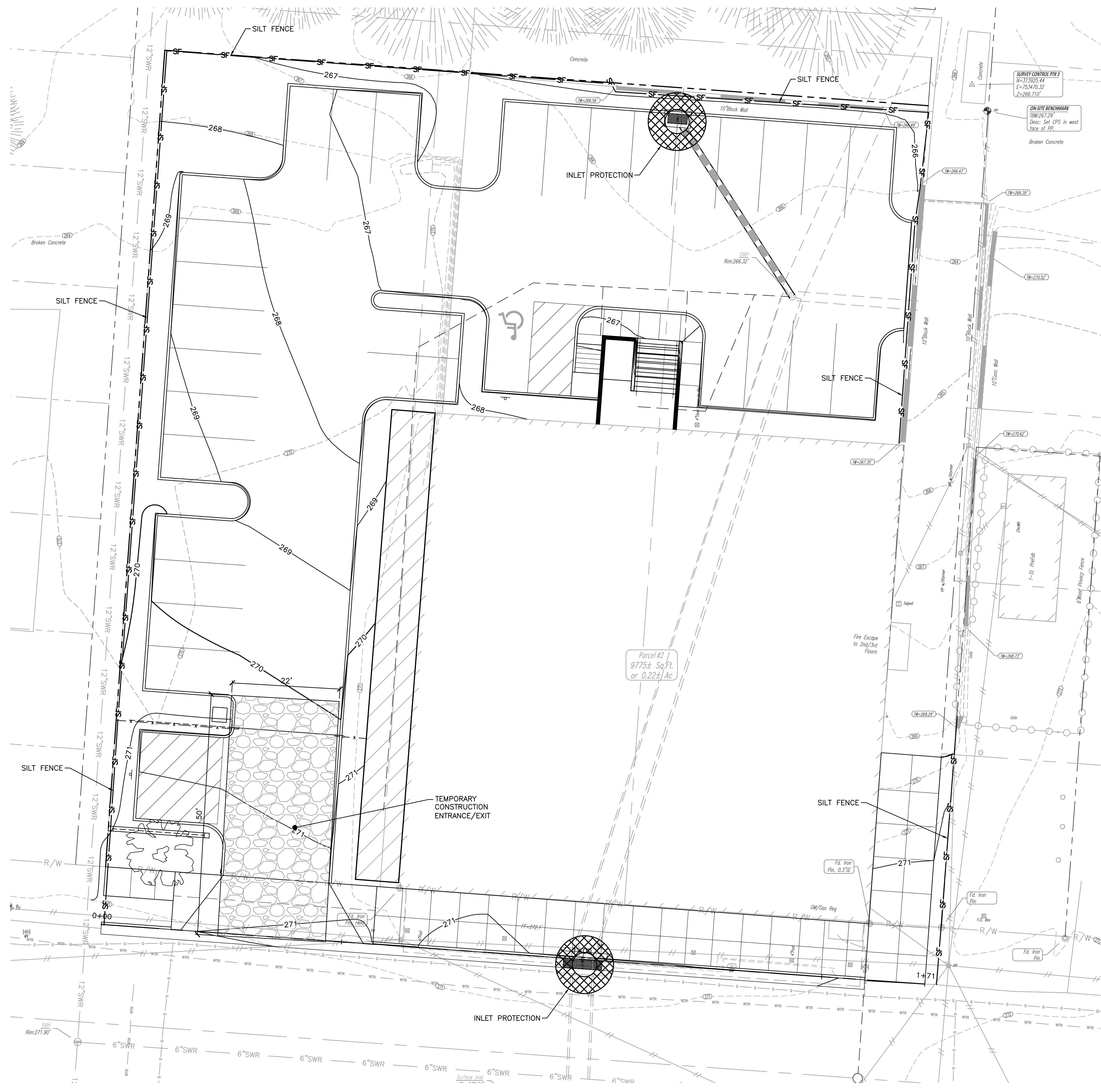
West Elevation



VICINITY MAP
(N.T.S.)



NORTH



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP NUMBER 47157C0265 F DATED SEPTEMBER 28, 2007 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS. NEAREST BFE: 231.0

CITY OF MEMPHIS BENCH MARK
CITY OF MEMPHIS MONUMENT
CRUMP AND FLORIDA STREET
CITY MONUMENT IS LOCATED ON THE NW COR.
ELEVATION = 270.65 (NAVD88)

ITEM NO.	REVISION DESCRIPTION of CHANGE	APPROVAL DATE



dpc Davis Patrikios Criswell engineers
7975 STAGE HILLS BOULEVARD, SUITE 1
MEMPHIS, TENNESSEE 38133
901.277.9984 office
901.385.1813 fax
www.dpcmemphis.com

80 VIRGINIA LOFTS
OWNER: STRUCTURAL WATERPROOFING AND RESTORATION, LLC
ENGINEER: DAVIS PATRIKIOS CRISWELL, INC.

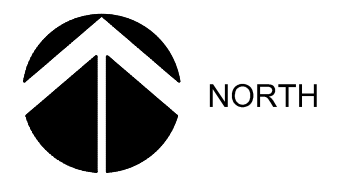
FORT PICKERING 1-N
SCALE 1" = 10' 10"

SHEET 1 of 1
DIVISION OF ENGINEERING
EROSION CONTROL PLAN - PH. 1
LOCATION: 80 VIRGINIA AVENUE
MEMPHIS, TENNESSEE

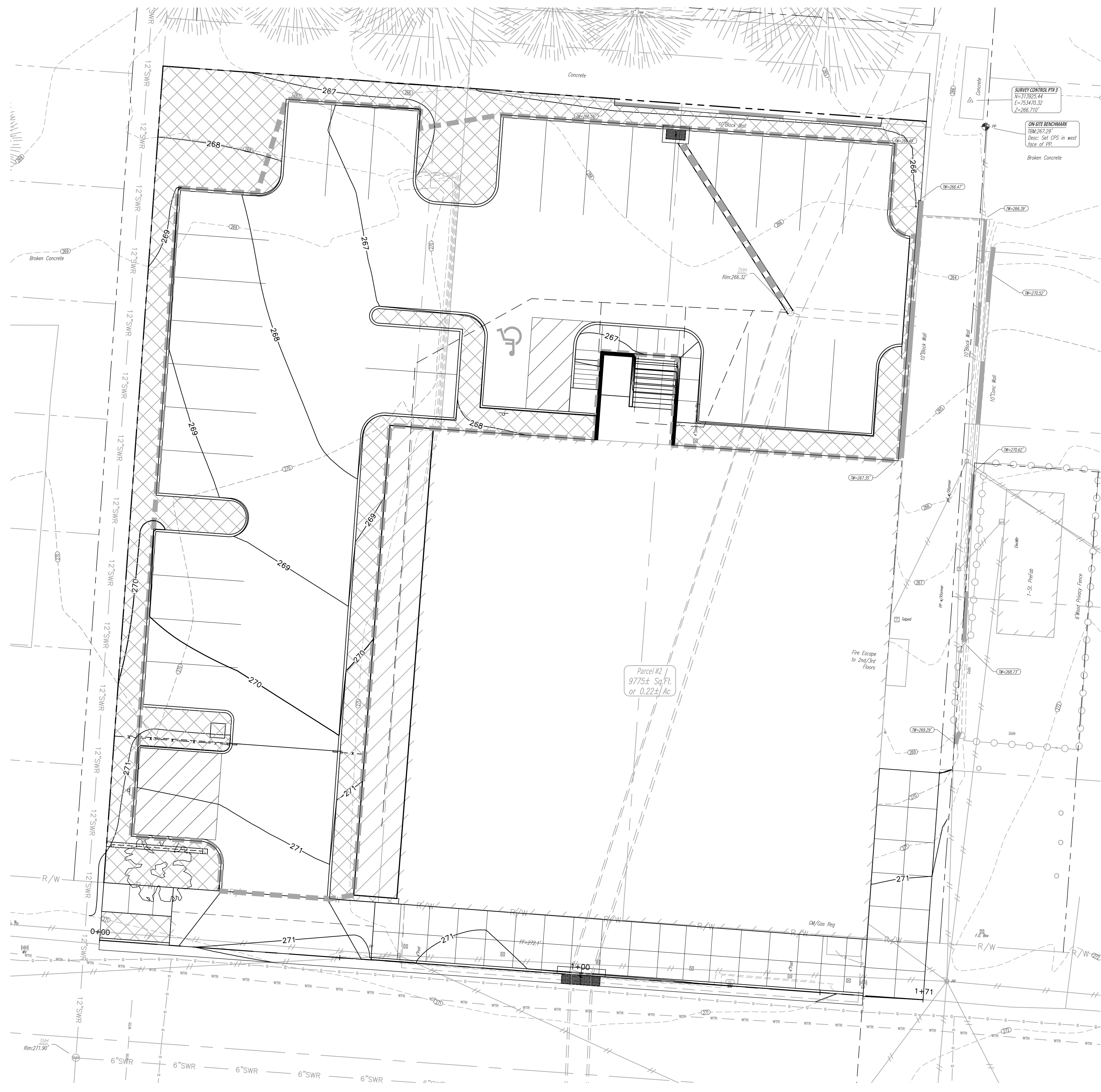
SURVEY BY: ALLEN & HOSHALL DATE: 9-16-16 BOOK: _____
DESIGN BY: DAVIS PATRIKIOS CRISWELL DATE: 7-20-17 SCALE: AS NOTED
REVIEWED: _____
DEPUTY CITY ENGINEER: _____ DATE: _____ CITY ENGINEER: _____ DATE: _____



VICINITY MAP
(N.T.S.)



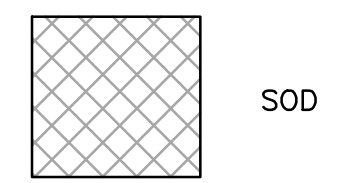
NORTH



Parcel #2
9775± Sq.Ft.
or 0.22± Ac

SURVEY CONTROL PTR 3
N=31,925.44
E=75,347.32
Z=266.710'

ON-SITE BENCHMARK
BM:267.29'
Desc: Set CPS in west
face of PP
Broken Concrete



SOD

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CITY OF MEMPHIS MONUMENT
CRUMP AND FLORIDA STREET
CITY MONUMENT IS LOCATED ON THE NW COR.
ELEVATION = 270.65 (NAVD88)

REVISION	DESCRIPTION of CHANGE	APPROVAL DATE



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903.277.9984 office
901.385.1813 fax
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80 VIRGINIA LOFTS
OWNER: STRUCTURAL WATERPROOFING AND RESTORATION, LLC
ENGINEER: DAVIS PATRIKIOS CRISWELL, INC.

FORT PICKERING 1-N
SCALE 1" = 10'
SHEET 1 of 1
DIVISION OF ENGINEERING
EROSION CONTROL PLAN - PH. 2
LOCATION: 80 VIRGINIA AVENUE
MEMPHIS, TENNESSEE

SURVEY BY: ALLEN & HOSHALL DATE 9-16-16 BOOK
DESIGN BY: DAVIS PATRIKIOS CRISWELL DATE 7-20-17 SCALE AS NOTED
REVIEWED
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

A NEW APARTMENT COMPLEX FOR

PIC MEMPHIS / 80 VIRGINIA

80 VIRGINIA STREET

MEMPHIS, TENNEESE



ARCHITECTURAL

WALKERarch, LLC

MICHAEL J. WALKER AIA
105 CENTER ST., SUITE 207
COLLIERSVILLE, TN 38011 PH 901.299.7410

CIVIL

DAVIS PATRIKIOS CRISWELL INC

ERIC CRISWELL, P.E.
1915 STAGE HILLS BLVD., SUITE 1
MEMPHIS, TN 38133 PH 901.371.9384

STRUCTURAL

CHAD STEWART & ASSOCIATES, INC

BEN KNOERNSCHILD, P.E.
9100 VILLAGE CIRCLE, SUITE 300
LAKELAND, TN 38002 PH 901.260.7850

MECHANICAL / PLUMBING / ELECTRICAL

HNA ENGINEERING, PLLC

JOSHUA HOLTGREWE, P.E.
11880 CRANSTON DRIVE, SUITE 104
ARLINGTON, TN 38002 PH 901.484.1365



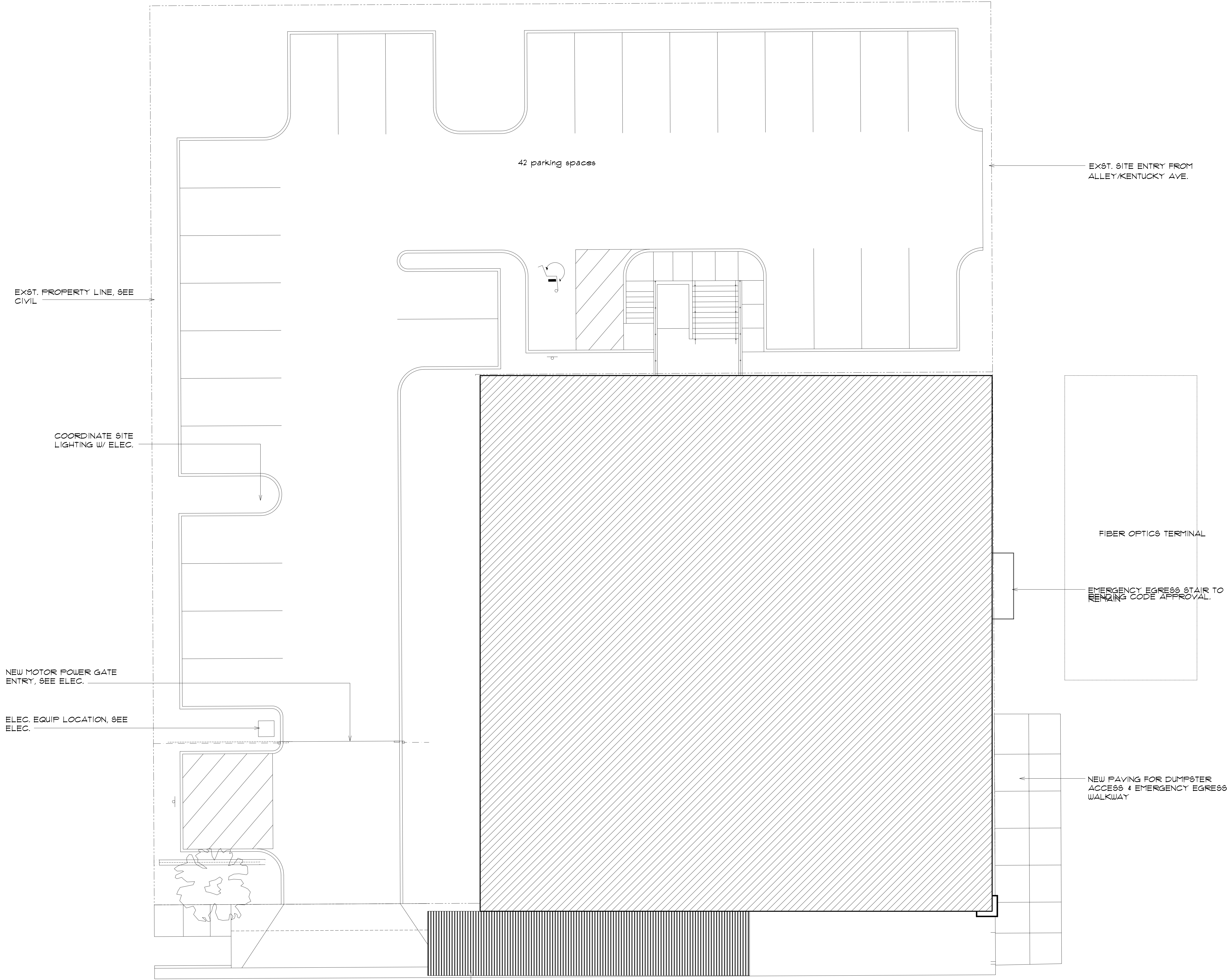
NO.	DATE	REVISION

A NEW APARTMENT COMPLEX FOR
PIC MEMPHIS / 80 VIRGINIA
80 VIRGINIA STREET
MEMPHIS, TENNEESE



WALKERarch
ARCHITECTURE
PLANNING
SCENIC DESIGN
6815 TALISMAN COVE
MEMPHIS, TN
38119
901.299.7410
105 CENTER ST., SU. 207
COLLIERSVILLE, TN
38017
www.walkarch.com

SHEET TITLE
COVER SHEET
SHEET
DATE
15 MAY, 2020
PROJECT NO.
20-015
SHEET NO.
T10



NEW FRONT CANOPY TO BE BUILT WITHIN EXST. CANOPY LIMITS, SEE STRUCT. VERIFY EXTENTS W/ CIVIL.

VIRGINIA AVENUE

EXST. SITE ENTRY FROM ALLEY/KENTUCKY AVE.

FIBER OPTICS TERMINAL

EMERGENCY EGRESS STAIR TO REMAINING CODE APPROVAL.

NEW PAVING FOR DUMPSTER ACCESS & EMERGENCY EGRESS WALKWAY

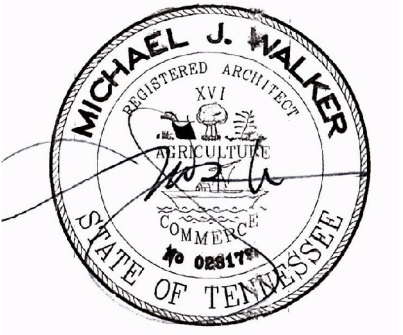
EXST. PROPERTY LINE, SEE CIVIL

COORDINATE SITE LIGHTING W/ ELEC.

NEW MOTOR POWER GATE ENTRY, SEE ELEC.

ELEC. EQUIP LOCATION, SEE ELEC.

42 parking spaces



15 MAY, 2020

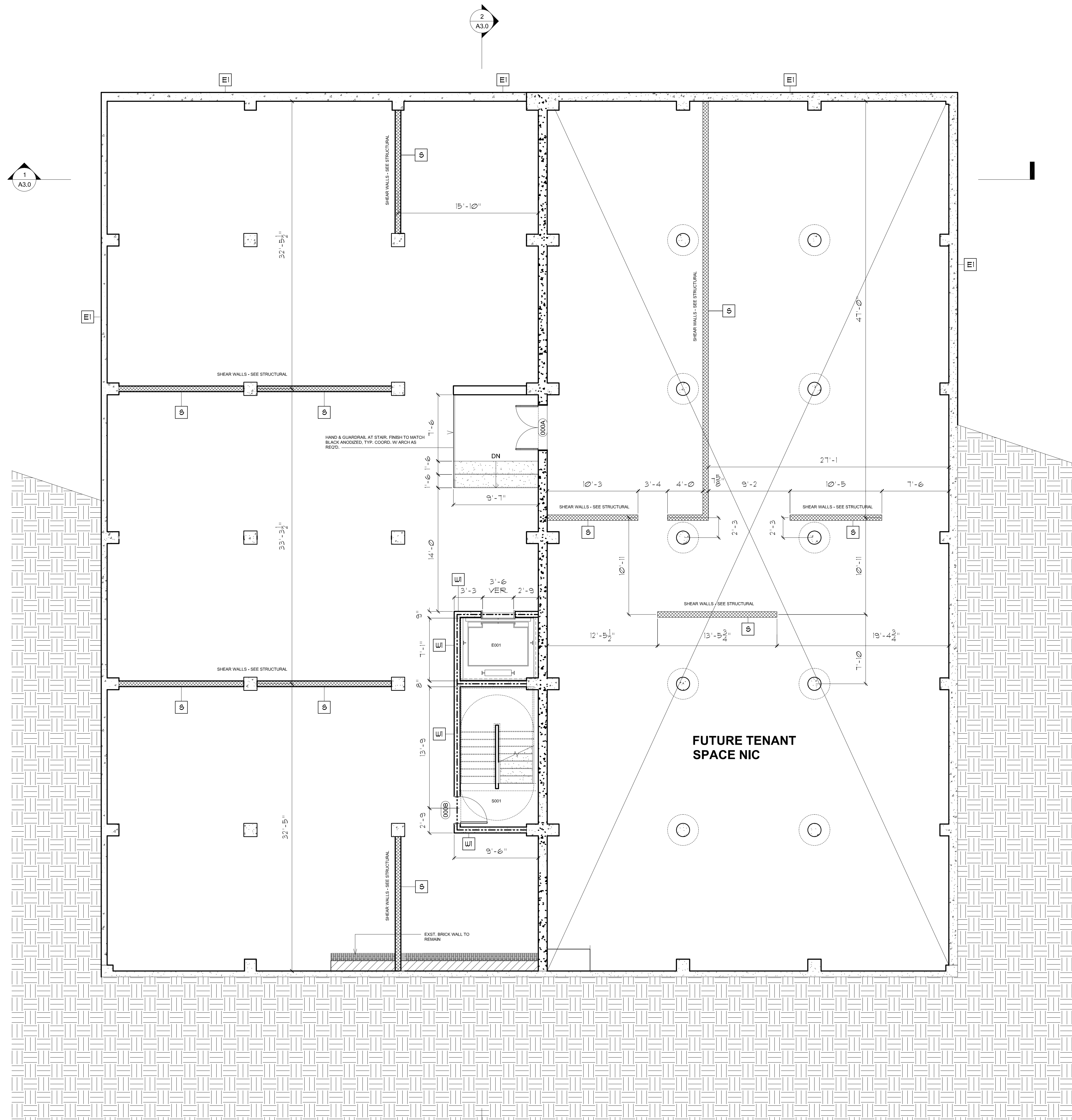
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A NEW APARTMENT COMPLEX FOR
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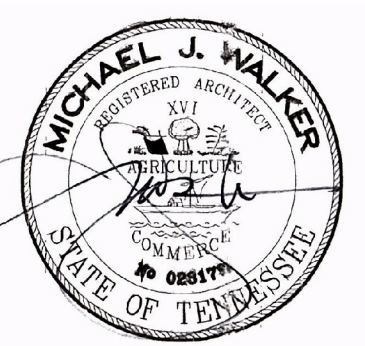
SHEET TITLE	ARCHITECTURAL SITE PLAN
DATE	15 MAY, 2020
PROJECT NO.	20-015
SHEET NO.	AS1.1



LEGEND

- NEW 8" CMU SHEAR WALL - SEE STRUCTURAL FOR DETAILS
- NEW 1 HR. RATED 8" CMU SHEAR WALL
- NEW 2 HR. RATED 8" CMU SHEAR WALL
- NEW 1 HR. RATED CONSTRUCTION
- NEW 2 HR. RATED CONSTRUCTION
- WALL TYPE TAG - SEE SHEET A16
- DOOR TAG - SEE SHEET A41
- WINDOW TAG - SEE SHEET 42A
- PLAN DETAIL TAG
- ELEVATION TAG
- SECTION TAG

IB LEGEND NA



15 MAY, 2020

NO.	DATE	REVISION

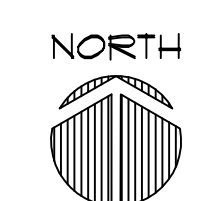
A NEW APARTMENT COMPLEX FOR
PIC MEMPHIS / 80 VIRGINIA
 80 VIRGINIA STREET
 MEMPHIS, TENNESSEE



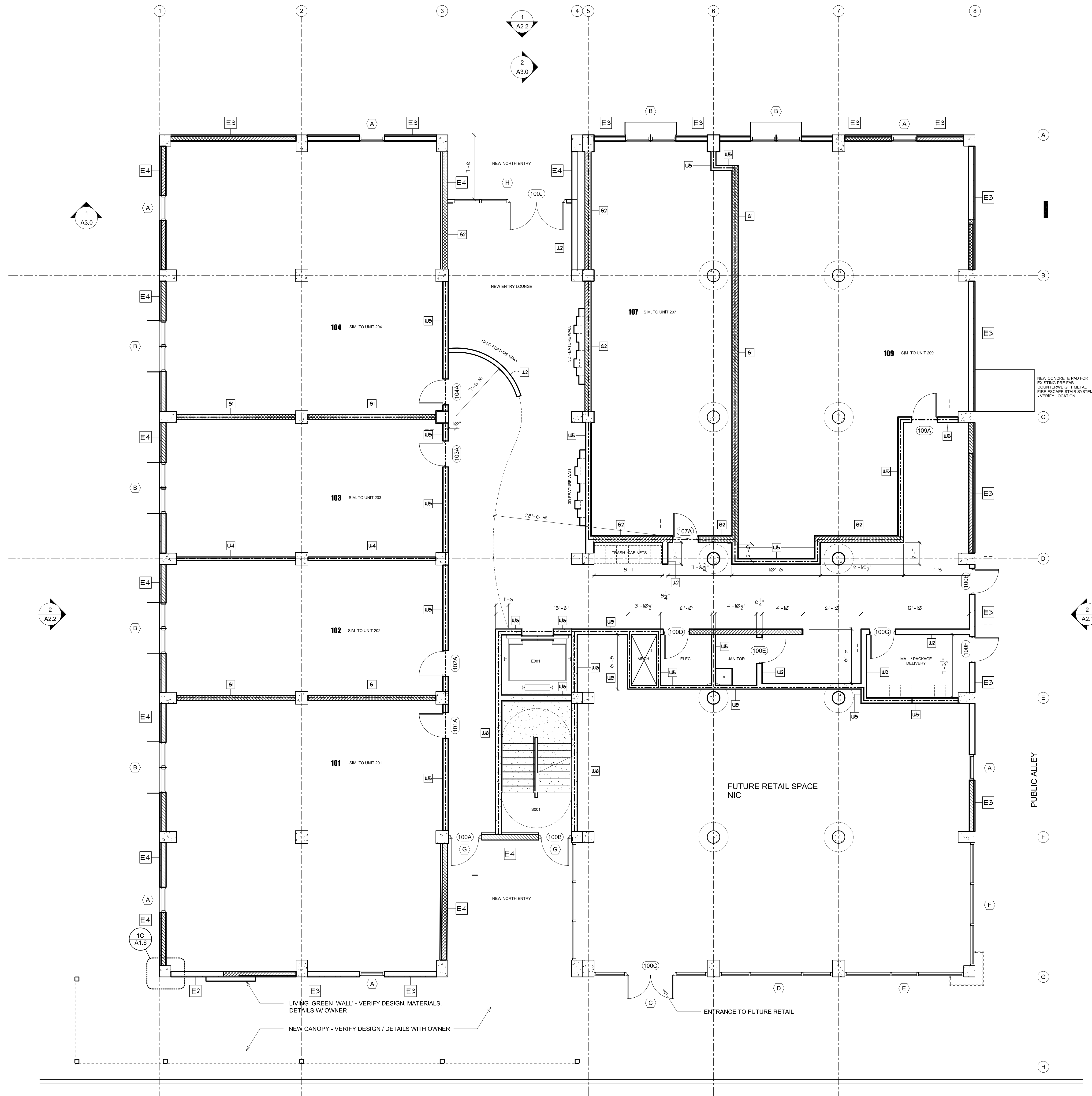
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GENERAL NOTE:

1. ELEVATOR DETAILS / INFO - SEE MANUF. SUBMITTAL



SHEET TITLE	NEW BASEMENT
REF. # DIM.	FLOOR PLAN
DATE	15 MAY, 2020
PROJECT NO.	20-015
SHEET NO.	A1.0



LEGEND

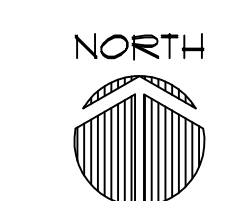
- NEW 8" CMU SHEAR WALL - SEE STRUCTURAL FOR DETAILS
- NEW 1 HR. RATED 8" CMU SHEAR WALL
- NEW 2 HR. RATED 8" CMU SHEAR WALL
- NEW 1 HR. RATED CONSTRUCTION
- NEW 2 HR. RATED RATED CONSTRUCTION
- WALL TYPE TAG - SEE SHEET A1.6
- DOOR TAG - SEE SHEET A4.1
- WINDOW TAG - SEE SHEET 4.2A
- PLAN DETAIL TAG
- ELEVATION TAG
- SECTION TAG



NO.	DATE	REVISION

1B LEGEND NA

- GENERAL NOTES:**
1. SEE SHEET A1.2 FOR TYPICAL UNIT LAYOUT
 2. SEE SHEET A1.3 FOR TYPICAL UNIT DIMENSIONS
 3. ELEVATOR DETAILS / INFO - SEE MANUF. SUBMITTAL



A NEW APARTMENT COMPLEX FOR
PIC MEMPHIS / 80 VIRGINIA
 80 VIRGINIA STREET
 MEMPHIS, TENNESSEE



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SHEET TITLE	NEW
FIRST FLOOR PLAN	15 MAY, 2020
PROJECT NO.	20-015
SHEET NO.	A.1

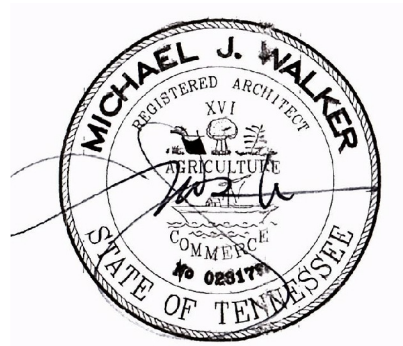
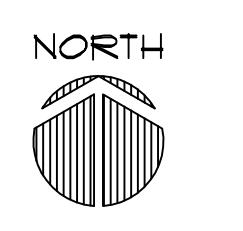


LEGEND

	NEW 8" CMU SHEAR WALL - SEE STRUCTURAL FOR DETAILS
	NEW 1 HR. RATED 8" CMU SHEAR WALL
	NEW 2 HR. RATED 8" CMU SHEAR WALL
	NEW 1 HR. RATED CONSTRUCTION
	NEW 2 HR. RATED CONSTRUCTION
	WALL TYPE TAG - SEE SHEET A1.6
	DOOR TAG - SEE SHEET A4.1
	WINDOW TAG - SEE SHEET 4.2A
	PLAN DETAIL TAG
	ELEVATION TAG
	SECTION TAG

IB	LEGEND	NA
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- GENERAL NOTES:**
- SEE SHEET A1.3 FOR TYPICAL UNIT DIMENSIONS
 - ELEVATOR DETAILS / INFO - SEE MANUF. SUBMITTAL
 - SEE SHEET A1.1 FOR EXTERIOR WALL TYPES AND INTERIOR CORRIDOR/STAIR WALL WALL TYPES.



15 MAY, 2020

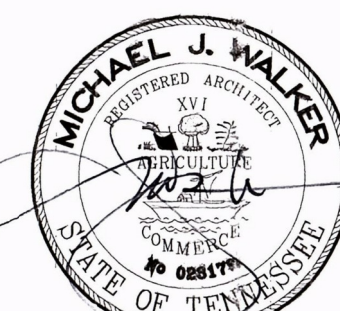
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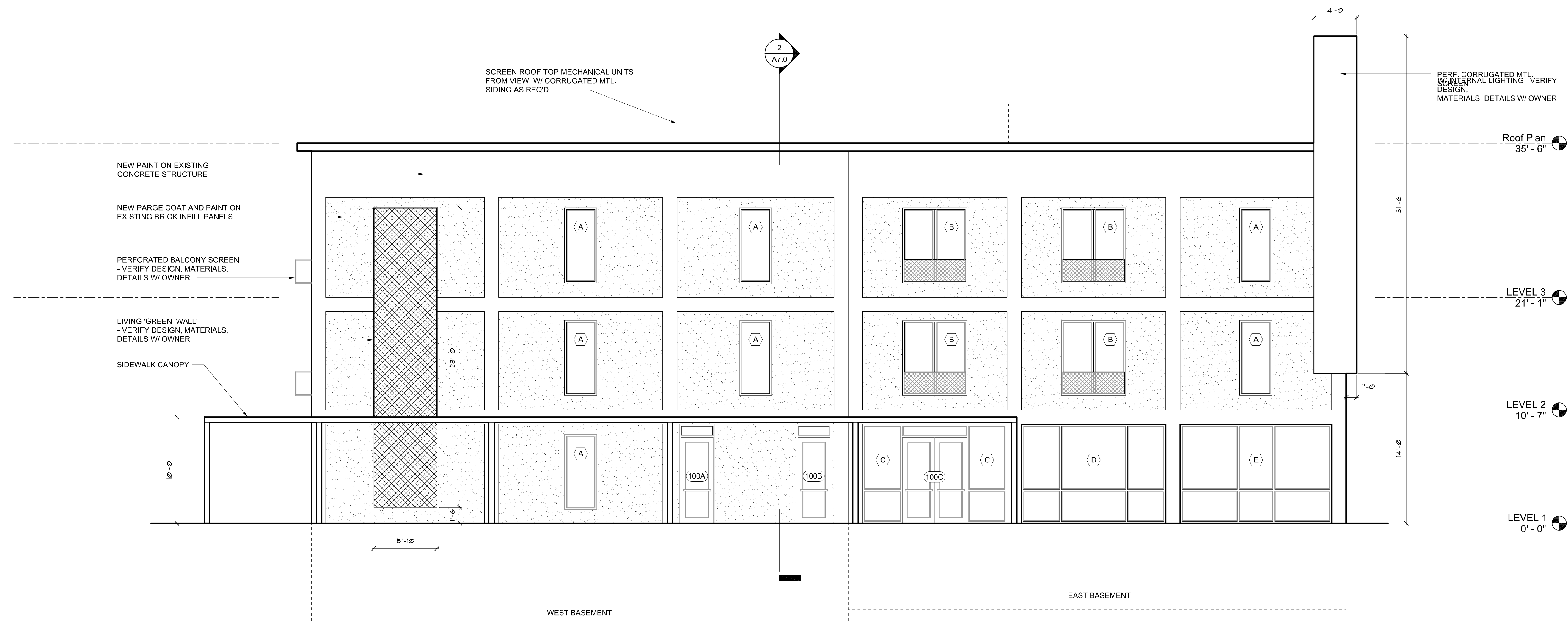
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SHEET TITLE	NEW REF.
SECOND & THIRD FLOOR PLAN	FLOOR PLAN
DATE	15 MAY, 2020
PROJECT NO.	20-015
SHEET NO.	A1.2



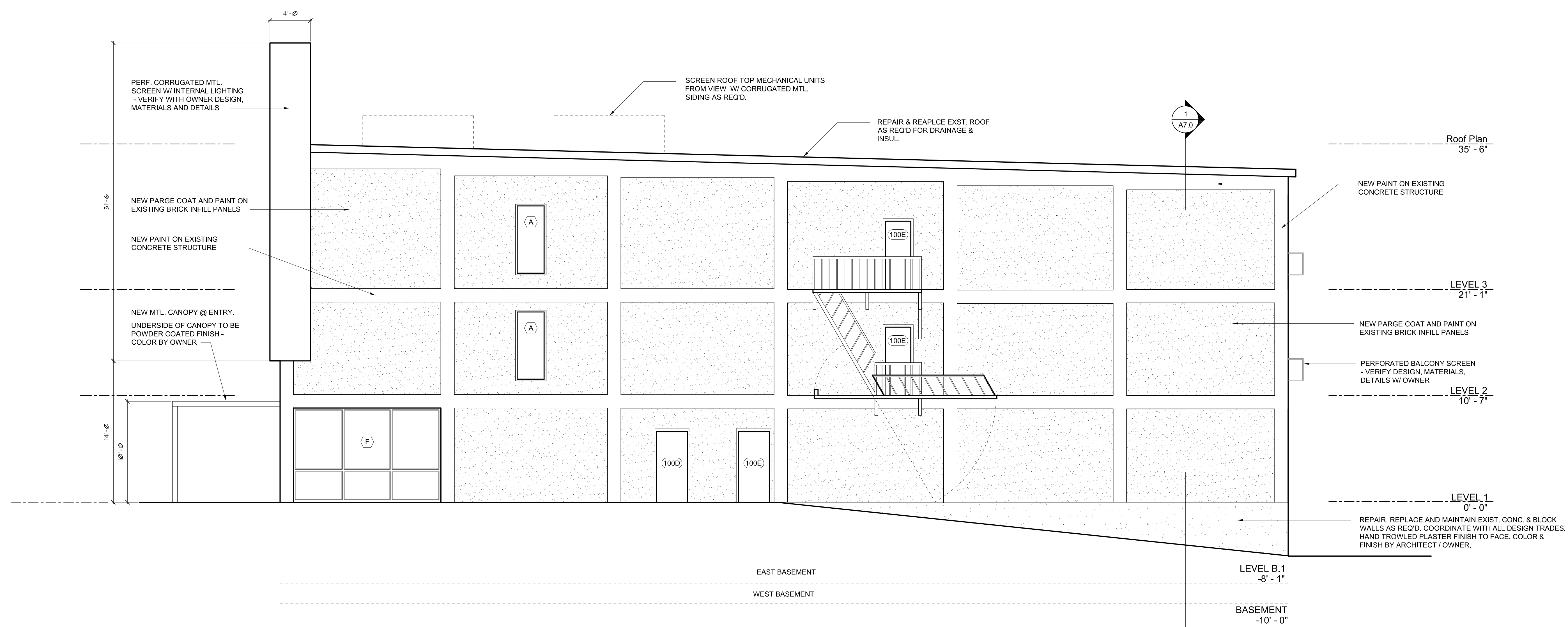
15 MAY, 2020

NO.	DATE	REVISION



E1 NEW SOUTH ELEVATION

3/8"=1'-0"



E2 NEW EAST ELEVATION

3/8"=1'-0"

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 80 VIRGINIA STREET
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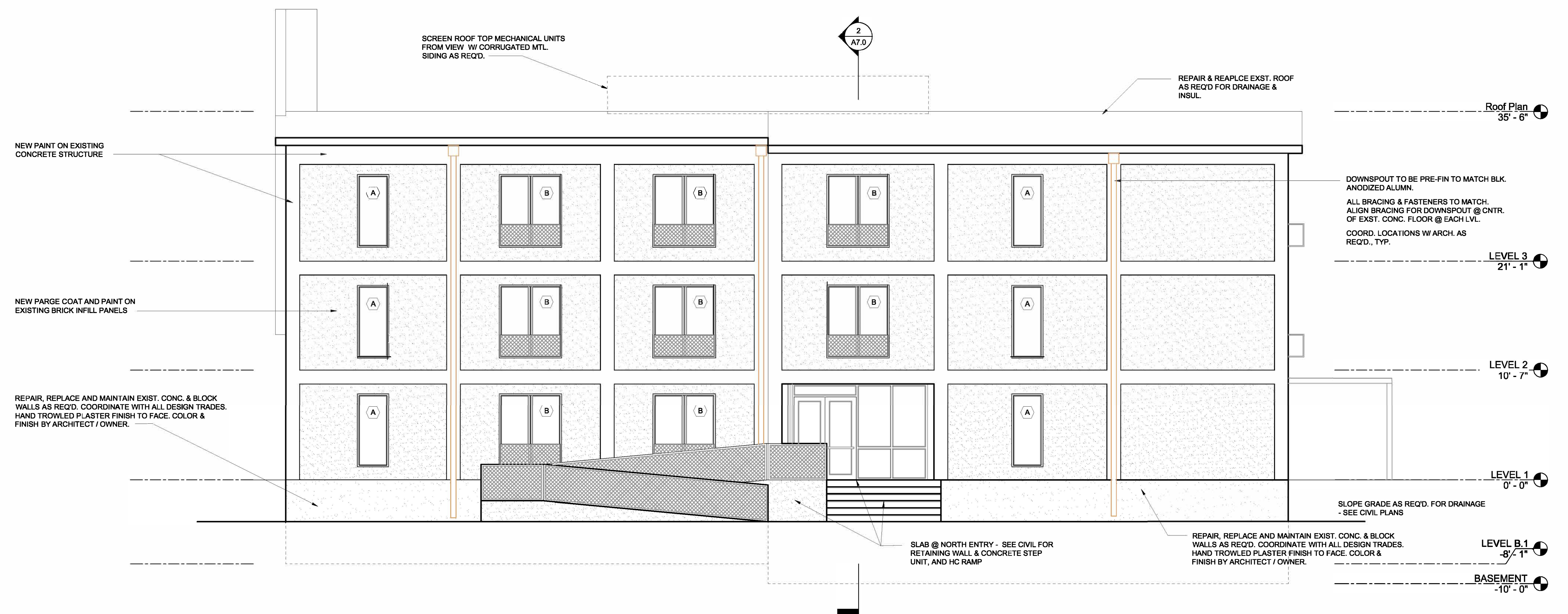
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SHEET TITLE
NEW EXTERIOR ELEVATIONS
DATE
15 MAY, 2020
PROJECT NO.
20-015
SHEET NO.
A2.1



15 MAY, 2020

NO.	DATE	REVISION



E1 NEW NORTH ELEVATION

3/0'-1'-0



E2 NEW WEST ELEVATION

3/0'-1'-0

A NEW APARTMENT COMPLEX FOR
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 80 VIRGINIA STREET
 MEMPHIS, TENNESSEE



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SHEET TITLE	NEW EXTERIOR ELEVATIONS
DATE	15 MAY, 2020
PROJECT NO.	20-015
SHEET NO.	A2.2



Building Façade - Looking East



Building Façade - Looking East



80
va

Building Façade - Looking West