



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: 371 South Main St

Applicant Name & Mailing Address: Steve Carter P.O. Box 172063 Memphis, TN 38187

Applicant Phone Number: 601-383-6851 Applicant Fax Number: n/a

Property Owner's Name & Mailing Address: Miguel Gomez 6052 Memphis Arlington Rd Bartlett, TN 38135

Property Owner's Phone Number: 901-335-7457

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

Sign ☐

Renovation ☒

New Building ☐

Other Exterior Alteration ☒

### Project Description:

The facility will be fully renovated and tenant ready for commercial use on the first and second floor. An exterior stair will be added so that the upper and lower floors may be lease by multiple tenants if desired. All doors and windows will be replaced with historically appropriate high quality construction; architectural lighting will be added along South Main and Talbot, brick will be cleaned and repaired in the gentlest means possible, and ghost signage preserved; landscaped rear courtyard will include colored and stamped concrete, a new exterior stair, wrought iron fencing, landscape and irrigation; a concrete parking lot will be added, and the Talbot sidewalk will be replaced; an ADA compliant entrance will be added on Talbot street.

### Status of Project:

The project received approval for an \$80,000 exterior improvement grant on 10/21/20, and is not seeking approval through the DMC DRB and Landmarks Commission. Construction is planned to commence in spring of 2021.

**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](mailto:alueders@downtownmemphis.com) with any questions and to submit an application.

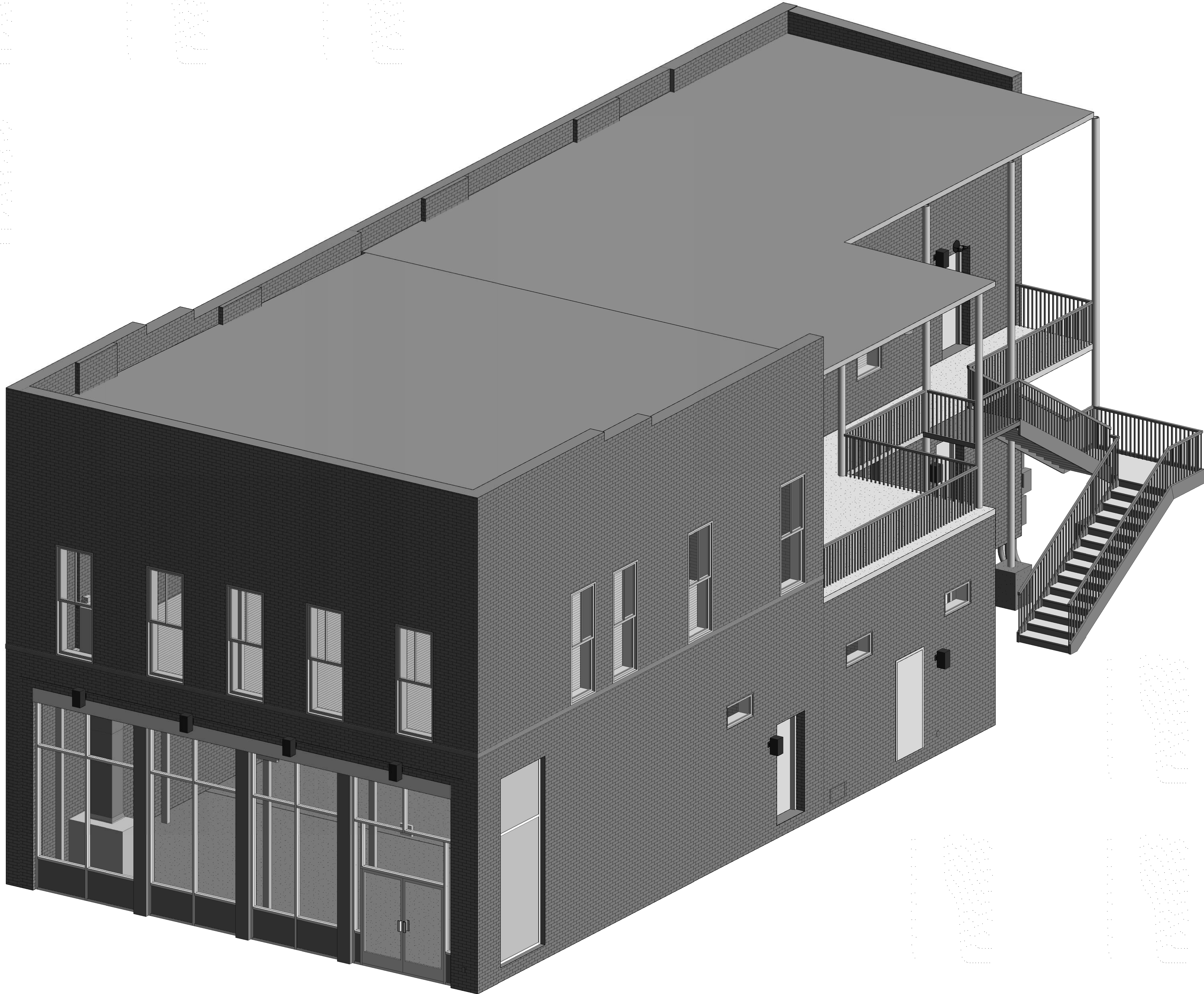
Owner/Applicant Signature: 

Date: 10/21/2020

\*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.

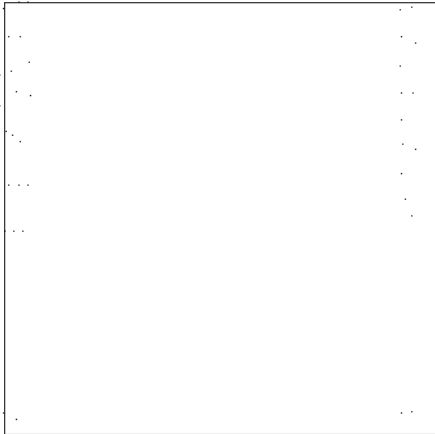
# GOMEZ FAMILY 371 SOUTH MAIN STREET REDEVELOPMENT

**A2H** ENGINEERS  
ARCHITECTS  
PLANNERS

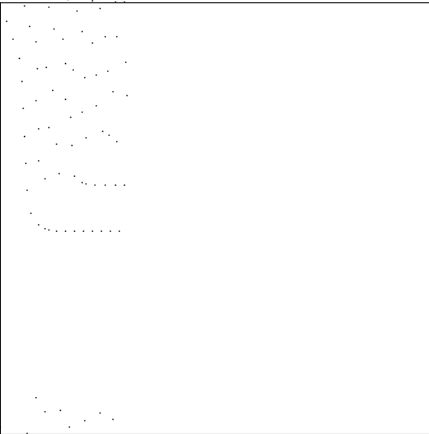


**DRAFT EIG SUBMITTAL  
SEPTEMBER 31, 2020  
PROJECT NUMBER 19545**

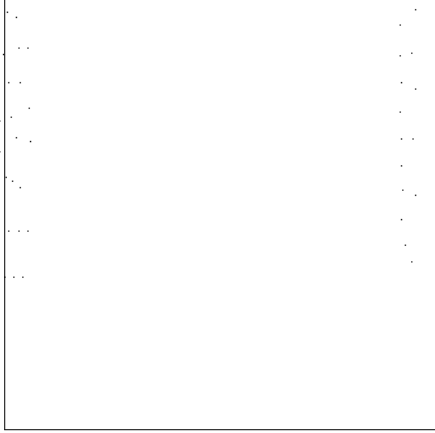
ARCHITECT



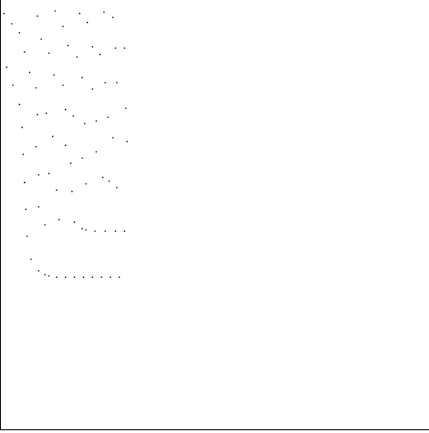
CIVIL ENGINEER



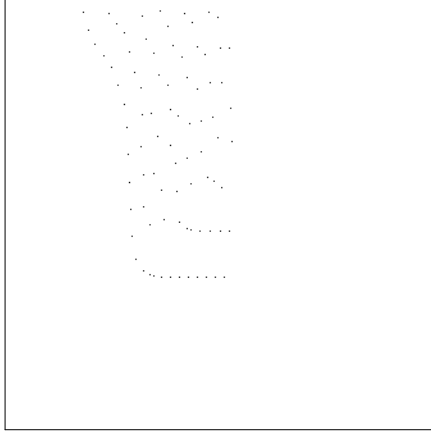
STRUCTURAL ENGINEER



MP / FP ENGINEER



ELECTRICAL ENGINEER



**371 SOUTH MAIN STREET, MEMPHIS, TN 38103**

A2H, INC.  
3009 DAVIES PLANTATION ROAD  
LAKELAND, TN 38002  
P. 901.372.0404  
WWW.A2H.COM



**GOMEZ FAMILY**

**371 SOUTH MAIN STREET  
STREET  
REDEVELOPMENT**

**371 SOUTH MAIN STREET,  
MEMPHIS, TN 38103**

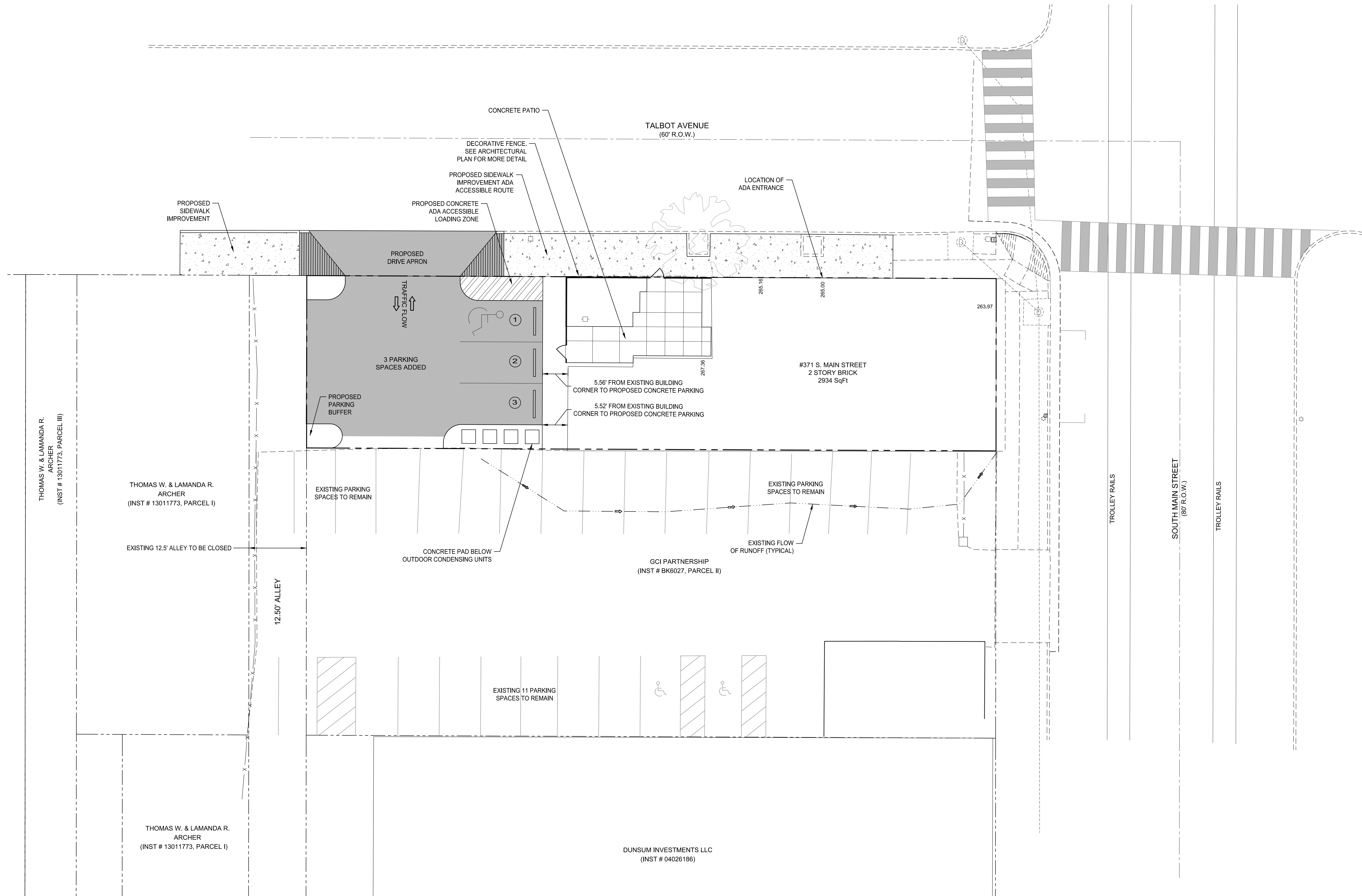
**DESIGN DEVELOPMENT  
PROGRESS SET**

REVISIONS

PROJECT NO. 19545	DATE AUGUST 19, 2020
DRAWN SSM	CHECKED BE

**SITE LAYOUT PLAN**

**C2.0**





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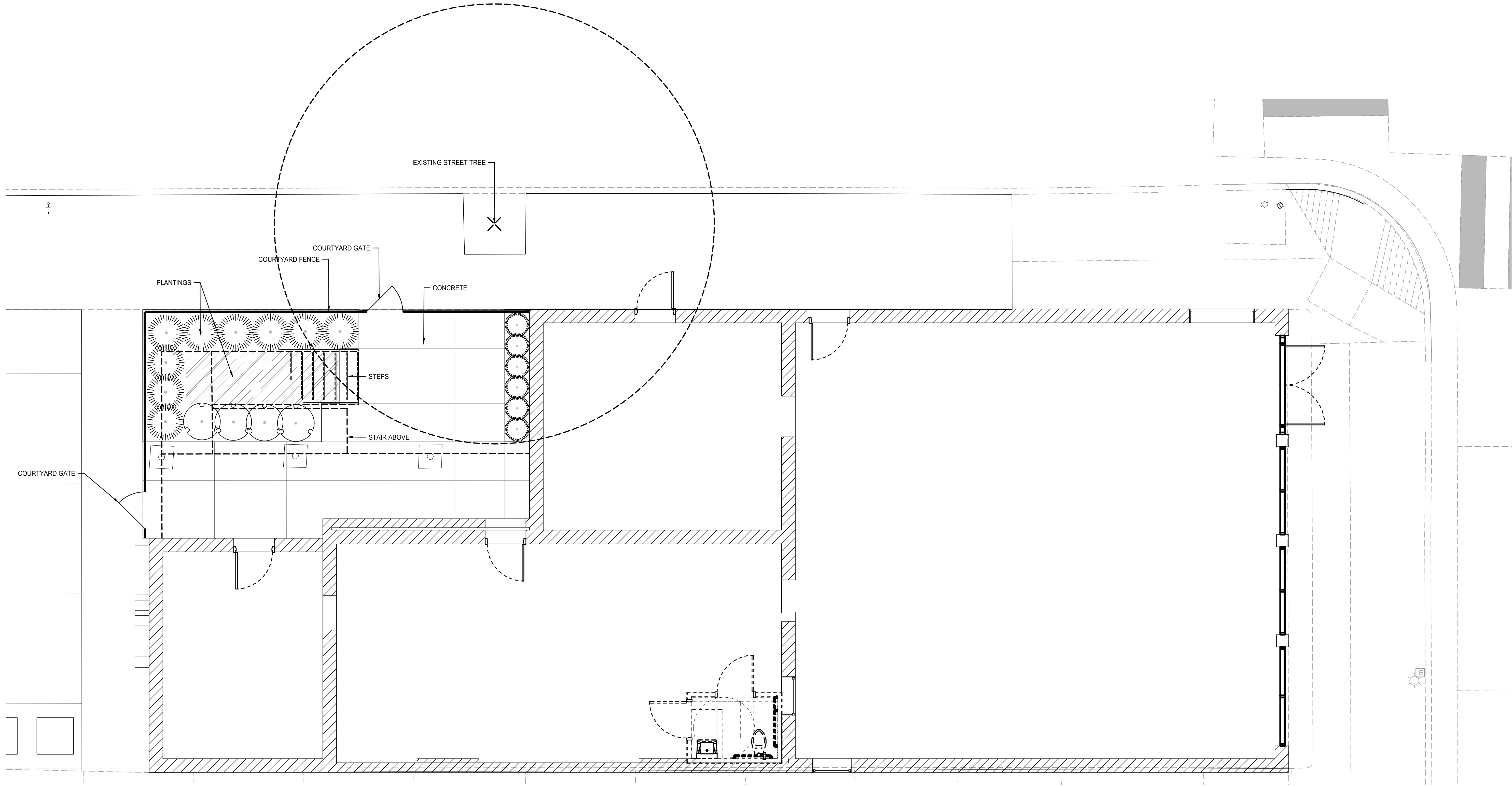


FENCE OPTIONS



STAMPED CONCRETE BRICK PATTERNS

STAMPED CONCRETE - SLATE PATTERNS





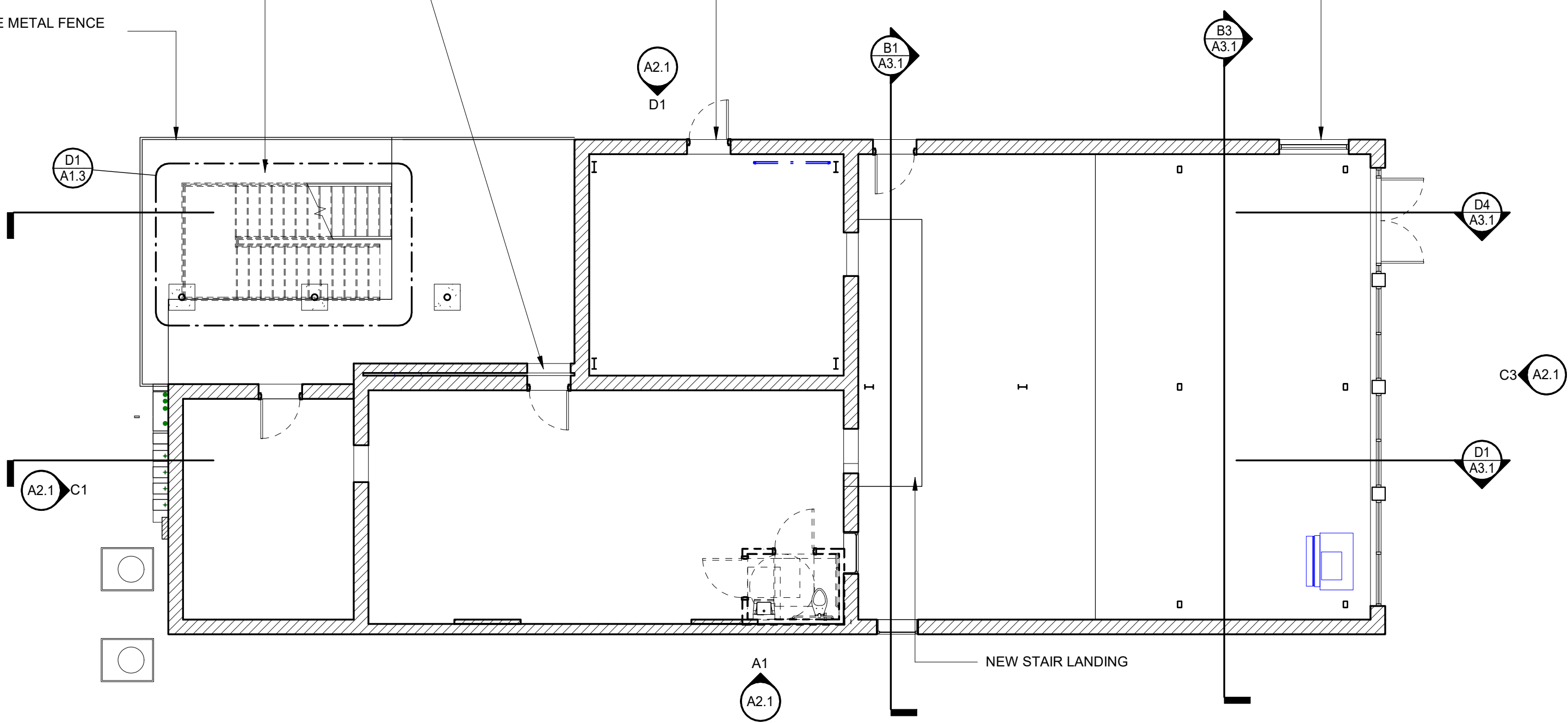
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NEW CONCRETE PATIO OVER A BED OF COMPACTED SAND AND REGRADED EARTH. CONCRETE COLORING, STAMPING, AND SCORING.

ALL EXISTING WOOD DOORS TO BE REMOVED & REPLACED - TYP.

EXISTING WOOD INFILL TO BE REMOVED. REPLACE WITH NEW ALUMINUM CURTAIN WALL TO MATCH FRONT ELEVATION

7' DECORATIVE METAL FENCE AND GATE



A2

FLOOR PLAN - DIMENSIONED

1/8" = 1'-0"

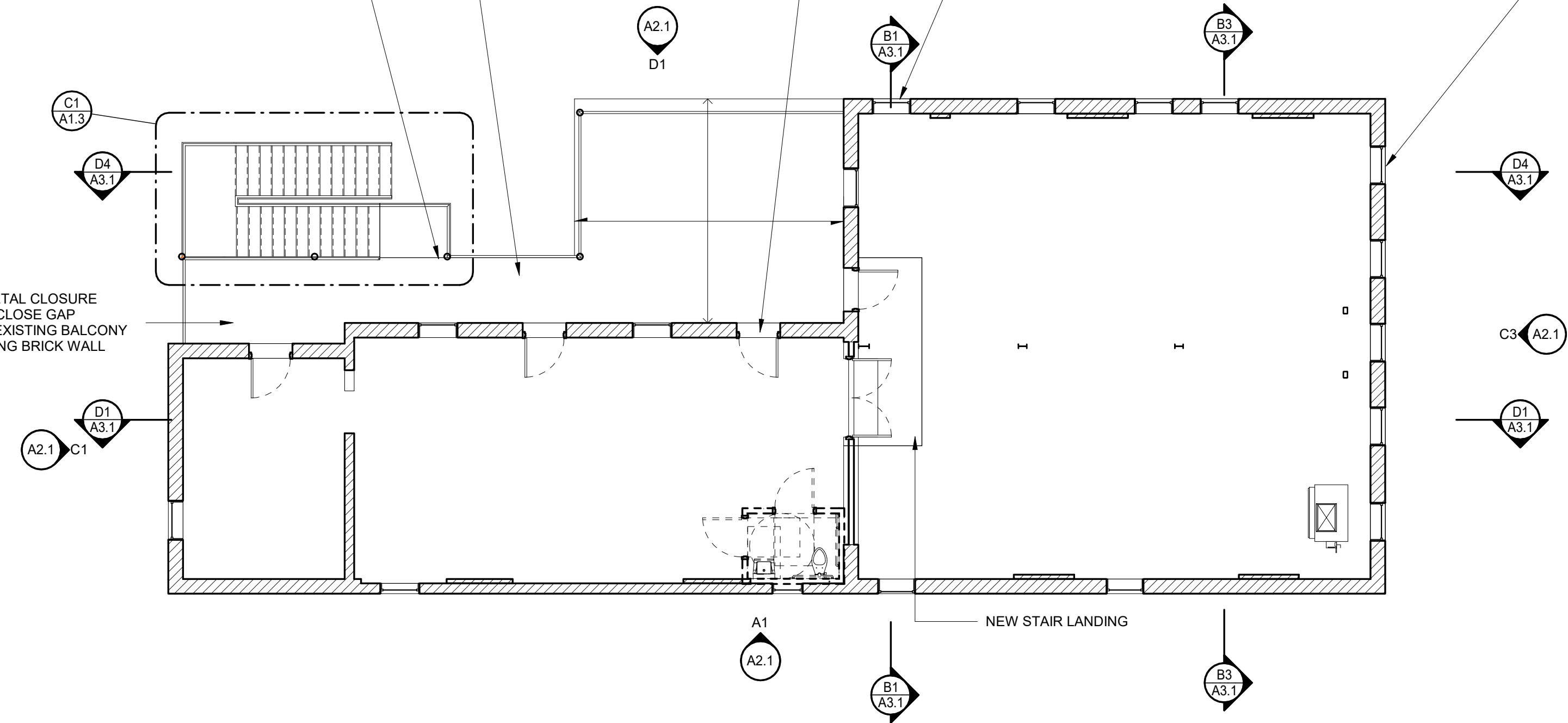
NORTH



SEAL EXISTING CONCRETE DECK  
MODIFY EXISTING GUARD RAIL TO ACCOMMODATE NEW STAIR LANDING

ALL EXISTING WOOD DOORS TO BE REMOVED & REPLACED - TYP.

ALL EXISTING WOOD WINDOWS TO BE REMOVED & REPLACED - TYP.



A4

FLOOR PLAN - SECOND FLOOR - DIMENSIONED

1/8" = 1'-0"

NORTH



#### WALL TYPE LEGEND

##### HEIGHT

r EXTEND TO ROOF DECK ABOVE  
f EXTEND TO FLOOR DECK ABOVE  
c 1'-0" ABOVE HIGHEST ADJACENT CEILING  
h1 10'-8" (HEIGHT AFF)  
h2 11'-4" (HEIGHT AFF)  
h3 12'-8" (HEIGHT AFF)

##### CORE INSULATION

(FILL ENTIRE CAVITY U.N.O.)

s SOUND ATTENUATING FIBERGLASS BATTS  
t THERMAL FIBERGLASS BATTS  
f FOAM FILL (UNROUTED MASONRY CORES)

##### WALL TYPES NOTES:

##### WALL TYPE MARK

WALL TYPE MARK  
WALL HEIGHT DESIGNATION  
CORE INSULATION

WALL TYPE MARK LEADER IS ORIENTED TO EXTERIOR SIDE OF WALL. INTERIOR WALLS ARE ASSIGNED AN "EXTERIOR FACE" FOR SCHEDULING PURPOSES.

WALL TYPESCHEDULE									
MARK	WALL THICKNES S	WALL CONSTRUCTION				FIRE RATING		NOTES	
		EXTERIOR FINISH	EXTERIOR SUBSTRATE	CORE	INTERIOR SUBSTRATE	INTERIOR FINISH	RATING		
P2	4 7/8"	5/8" GYP. BD.	-	3-5/8" MTL STUDS @ 16" O.C. MAX.	-	5/8" GYP. BD.			

**A2H** ENGINEERS ARCHITECTS PLANNERS

A2H, INC.  
3009 DAVIES PLANTATION ROAD  
LAKELAND, TN 38002  
P. 901.372.0404  
WWW.A2H.COM

GOMEZ FAMILY

371 SOUTH MAIN STREET REDEVELOPMENT

371 SOUTH MAIN STREET, MEMPHIS, TN 38103

DRAFT EIG SUBMITTAL

REVISIONS

PROJECT NO. 19545 DATE SEPTEMBER 31, 2020

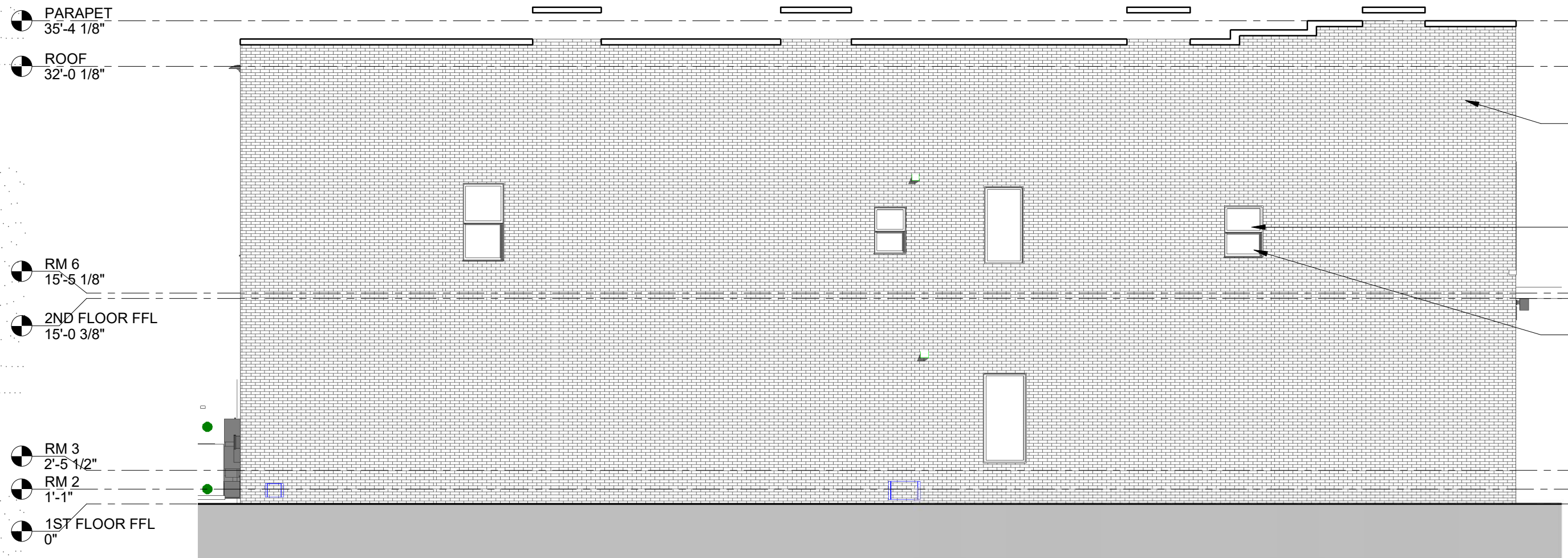
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FLOOR PLAN - DIMENSIONED

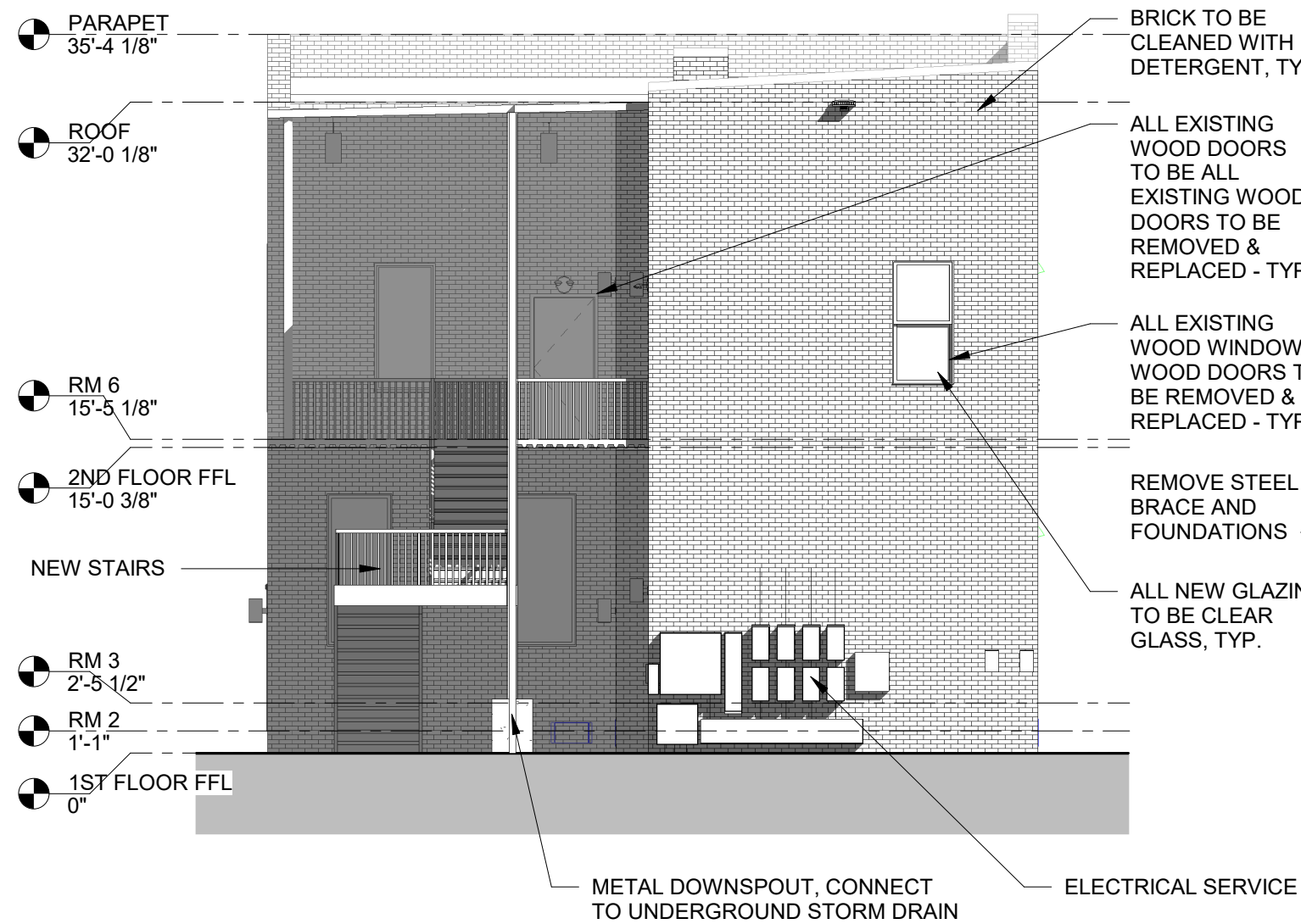
A1.1



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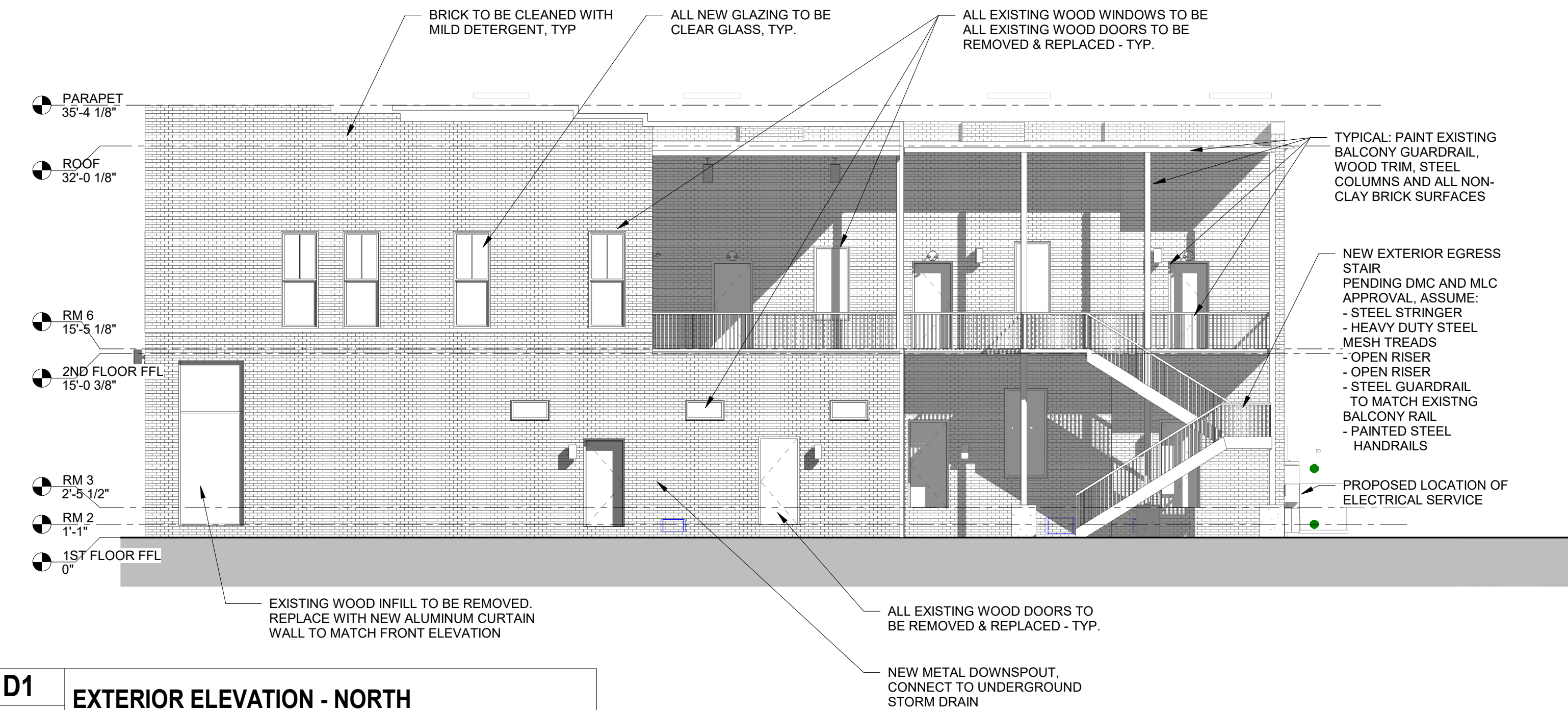
**A1** EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



**C1** EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



**C3** EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



**D1** EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"





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ALL NEW GLAZING TO BE CLEAR GLASS, TYP.

PLASTER TO BE CLEANED WITH MILD DETERGENT, TYP.

WATER STAINS/ DAMAGES TO BE CLEAN/ REPAIRED, TYP.



REMOVE EXISTING CHAIN LINK FENCE, TYP.

REMOVE AND REPLACE EXISTING SIDEWALK, TYP.



REMOVE STRUCTURAL BRACING AND FOUNDATION.

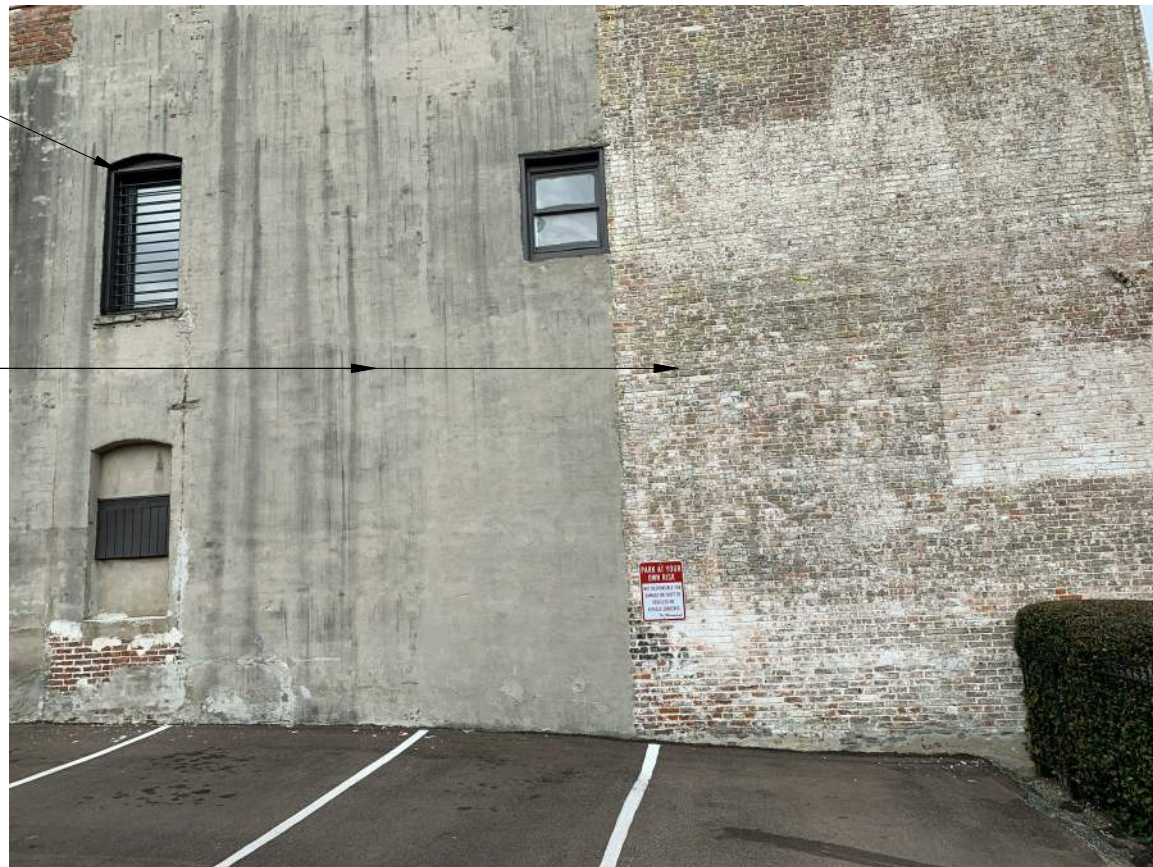
BRICK TO BE CLEANED WITH MILD DETERGENT, TYP.



PAINT DOORS, WINDOWS, AND OTHER METAL ITEMS ALREADY PAINTED BLACK WITH SW 6258, TYP.

BRICK AND PLASTER TO BE CLEANED WITH MILD DETERGENT, TYP.

REMOVE TEMPORARY ELECTRICAL SERVICES, TYP.



SW 6258  
Tricorn Black  
Interior / Exterior  
Location Number: 251-C1

A4  
NTS

PROPOSED PAINT COLOR

NOTE: NEW PAINT COLOR ONLY APPLIES TO DOORS, WINDOWS, AND OTHER METAL ITEMS ALREADY PAINTED BLACK. MASONRY BRICK TO REMAIN ORIGINAL COLOR.

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GOMEZ FAMILY

371 SOUTH MAIN  
STREET  
REDEVELOPMENT

371 SOUTH MAIN STREET,  
MEMPHIS, TN 38103

DRAFT EIG SUBMITTAL

REVISIONS

PROJECT NO. 19545	DATE SEPTEMBER 31, 2020
DRAWN NL	CHECKED Checker

COLORS AND MATERIAL  
SAMPLES

A2.2

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GENERAL NOTES

1. EXTERIOR LUMINAIRE LUMEN OUTPUT TO BE ENOUGH TO SEE ABOVE AMBIENT STREET LIGHTING. STREET LIGHTING WILL ADD ADDITIONAL AMBIENT LIGHTING IN THE PARKING AREAS AND ALONG THE SIDEWALK.
2. LIGHT COLOR TO BE 3000K - A WARM COLOR SLIGHTLY WHITER THAN INCANDESCENT.
3. SMALL EGRESS LIGHTING HEADS WILL BE BY EXTERIOR DOORS BUT ARE NOT SHOWN BY SYMBOL ON THE PLANS.

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PLANNERS

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**A1**  
N.T.S.

LUMINAIRE IMAGE - TYPE SA

**A2**  
N.T.S.

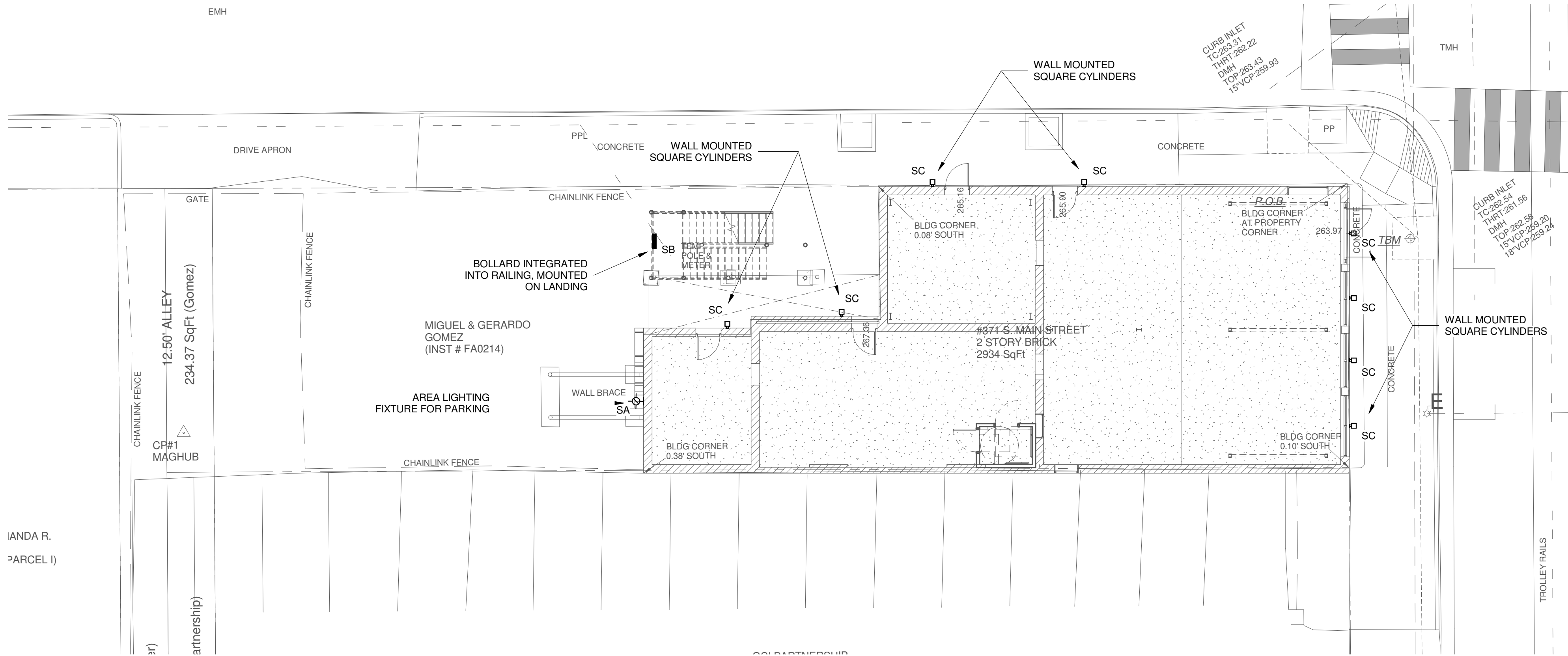
LUMINAIRE IMAGE - TYPE SB

**A3**  
N.T.S.

LUMINAIRE IMAGE - TYPE SC

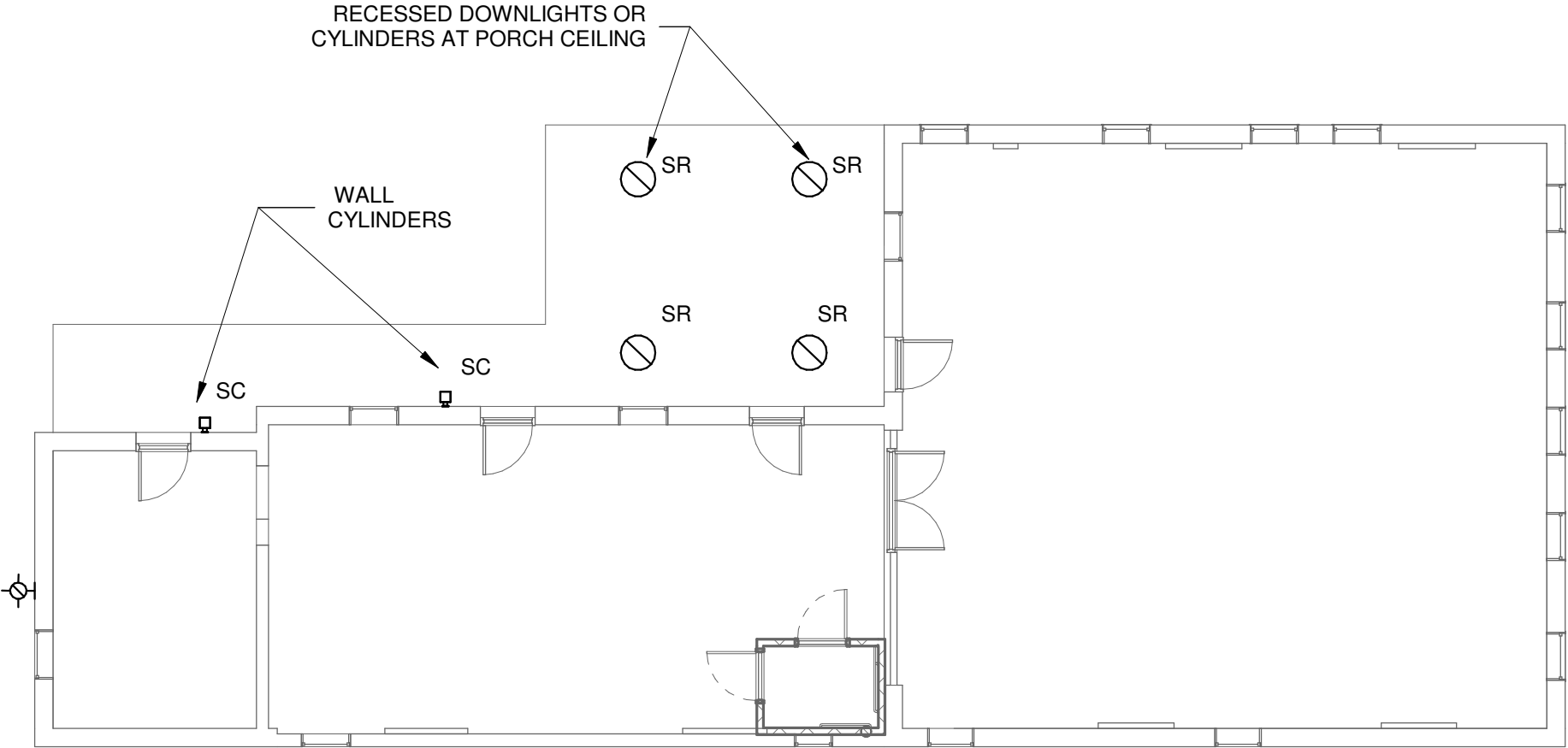
**A5**  
N.T.S.

SITE LIGHTING PLAN NOTES



**C1**  
1" = 10'-0"

SITE LIGHTING PLAN



**D1**  
1" = 10'-0"

SITE LIGHTING SECOND FLOOR PLAN

GOMEZ FAMILY

371 SOUTH MAIN  
STREET  
REDEVELOPMENT

371 SOUTH MAIN STREET,  
MEMPHIS, TN 38103

PROGRESS SET - PROPOSED  
EXTERIOR IMPROVEMENTS

REVISIONS

PROJECT NO. 19545	DATE AUGUST 20, 2020
DRAWN LaMountain	CHECKED Schmiedicke

SITE LIGHTING CONCEPT  
PLAN

E0.2



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A1  
N.T.S. LUMINAIRE IMAGE - TYPE SA



A2  
N.T.S. LUMINAIRE IMAGE - TYPE SB



A3  
N.T.S. LUMINAIRE IMAGE - TYPE SC

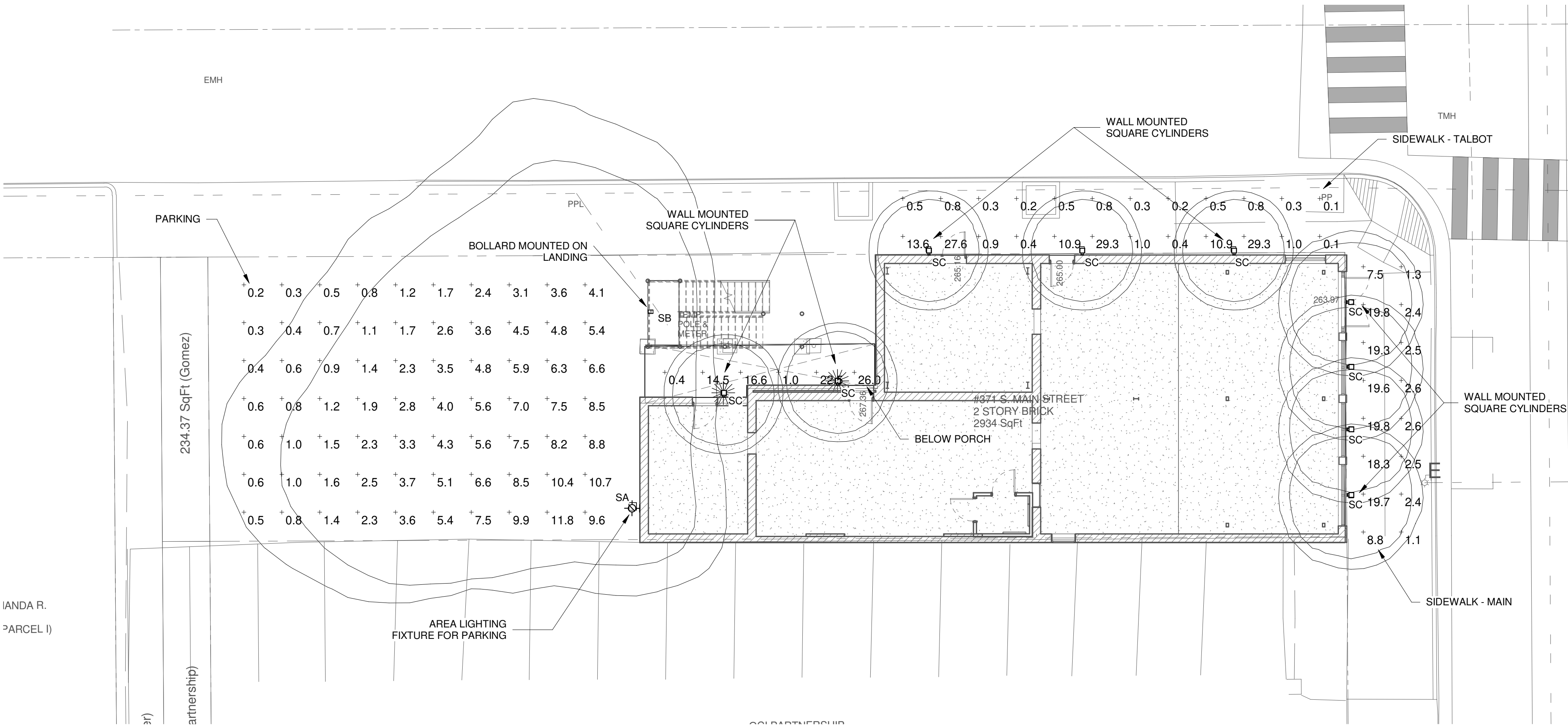


A4  
N.T.S. LUMINAIRE IMAGE - TYPE SR

GENERAL NOTES

- EXTERIOR LUMINAIRE LUMEN OUTPUT TO BE ENOUGH TO SEE ABOVE AMBIENT STREET LIGHTING. STREET LIGHTING WILL ADD ADDITIONAL AMBIENT LIGHTING IN THE PARKING AREAS AND ALONG THE SIDEWALK.
- LIGHT COLOR TO BE 3000K - A WARM COLOR SLIGHTLY WHITER THAN INCANDESCENT.
- SMALL EGRESS LIGHTING HEADS WILL BE BY EXTERIOR DOORS BUT ARE NOT SHOWN BY SYMBOL ON THE PLANS.

A5  
N.T.S. SITE LIGHTING PLAN NOTES

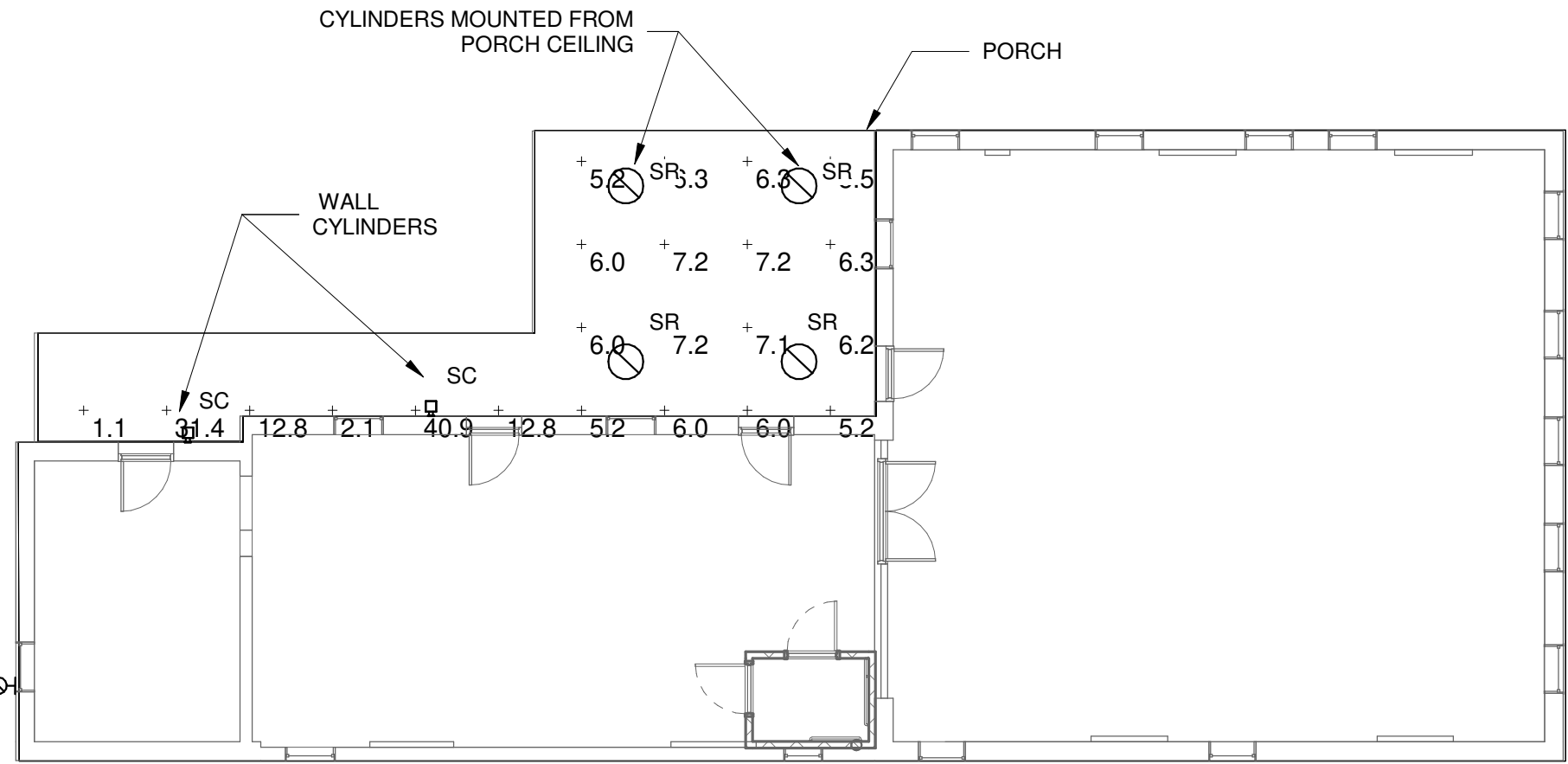


PHOTOMETRIC SCHEDULE					
LOCATION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVERAGE/MIN
BELOW PORCH	13.5 FC	26.0 FC	0.4 FC	65.0:1	33.8:1
PARKING	3.7 FC	11.8 FC	0.2 FC	59.0:1	18.5:1
PORCH	9.1 FC	40.9 FC	1.1 FC	37.2:1	8.3:1
SIDEWALK - MAIN	9.4 FC	19.8 FC	1.1 FC	18.0:1	8.5:1
SIDEWALK - TALBOT	5.4 FC	29.3 FC	0.1 FC	293.0:1	54.0:1

C1  
1" = 10'-0" SITE LIGHTING PLAN



C5  
N.T.S. PHOTOMETRIC SCHEDULE



D1  
1" = 10'-0" SITE LIGHTING SECOND FLOOR PLAN



EXTERIOR LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	CCT	INPUT WATTS	MOUNTING
SA	EXTERIOR RATED WALL PACK WITH MOTION SENSOR / PHOTOCCELL	COOPER LIGHTING	GLEON-AF-05-LED-E1-SL4-8030-MS/DIM-L20	30K	166 VA	WALL MOUNT 16' AFG
SB	ILLUMINATED BOLLARD	LIGMAN LIGHTING USA	UEC-10505 23w W30 02 120/277V	30K	23 VA	MOUNT TO STAIR LANDING
SC	6" SQUARE CLYINDER - WET LOCATION - WALL MOUNT	SPECTRUM LIGHTING	C0611SQXT 20L 30K XW EX WL TPT GL MB	30K	22 VA	WALL MOUNT 7' AFF
SR	6" SQUARE CLYINDER - WET LOCATION - CEILING MOUNT	SPECTRUM LIGHTING	C0611SQXT 20L 30K WD EX WL TPT SO SM MB	30K	22 VA	SURFACE MOUNT

D3  
N.T.S. EXTERIOR LUMINAIRE SCHEDULE