



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.

Project Location

- 1 Project Location
- 2 Restaurant
- 3 Offices
- 4 Mixed-Use Development
- 5 Housing
- 6 Distillery



Survey



Existing Conditions



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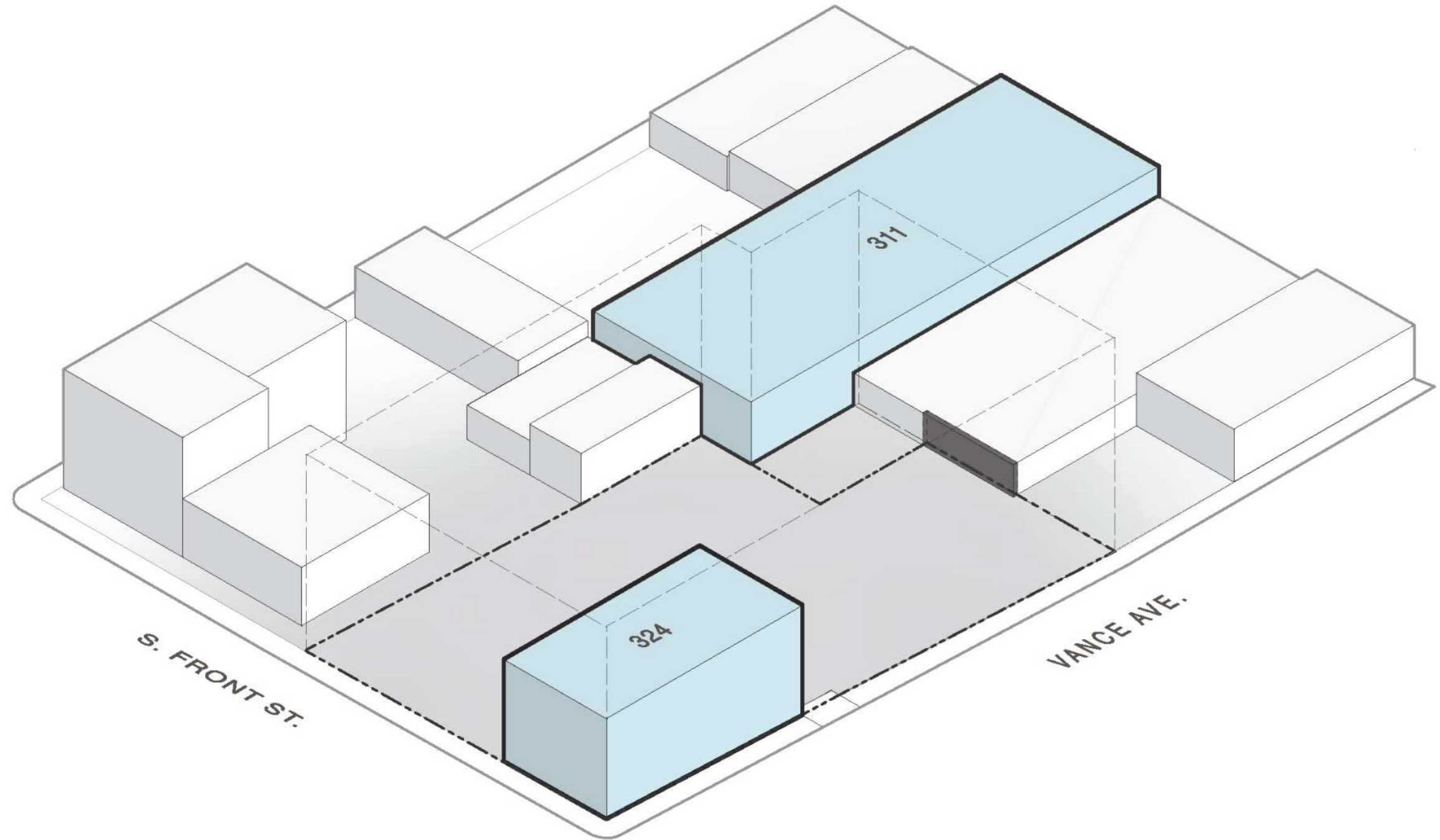
Existing Conditions



Existing Conditions

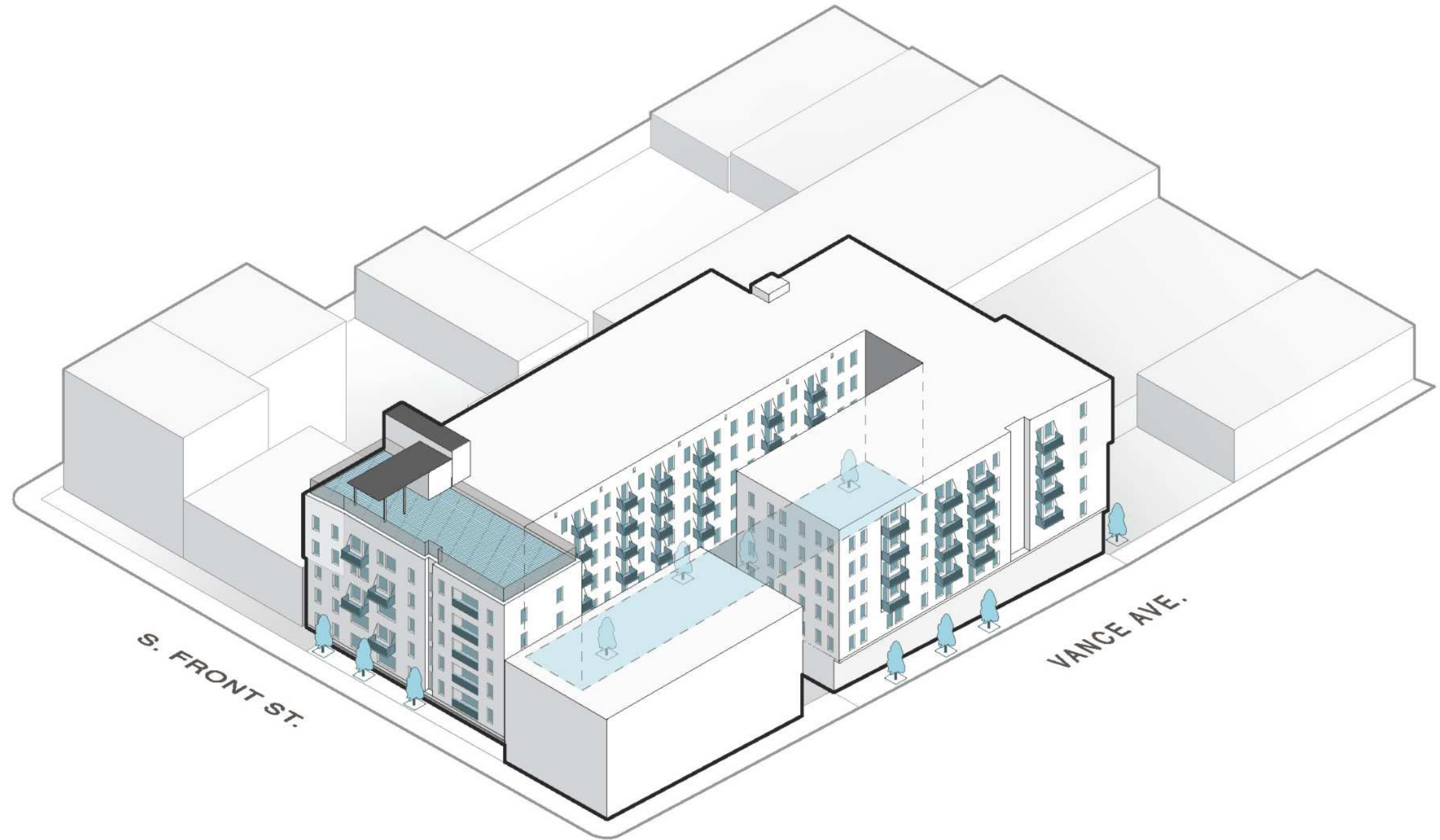
The current site features an existing gravel, large grassy area, and remnants of past building foundations.

The existing building on the corner, 324 S. Front, is a three-story warehouse building, originally constructed circa 1900, and is under the same ownership with 316 S. Front and 311 S. Main. 324 S. Front will be adopted into the new construction as an extension of the Mixed use building.



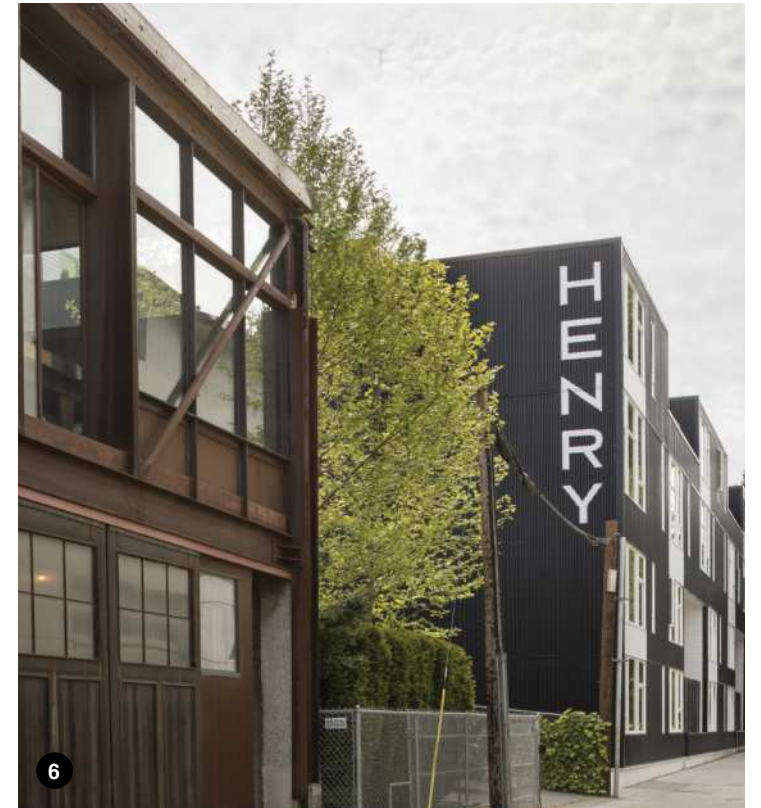
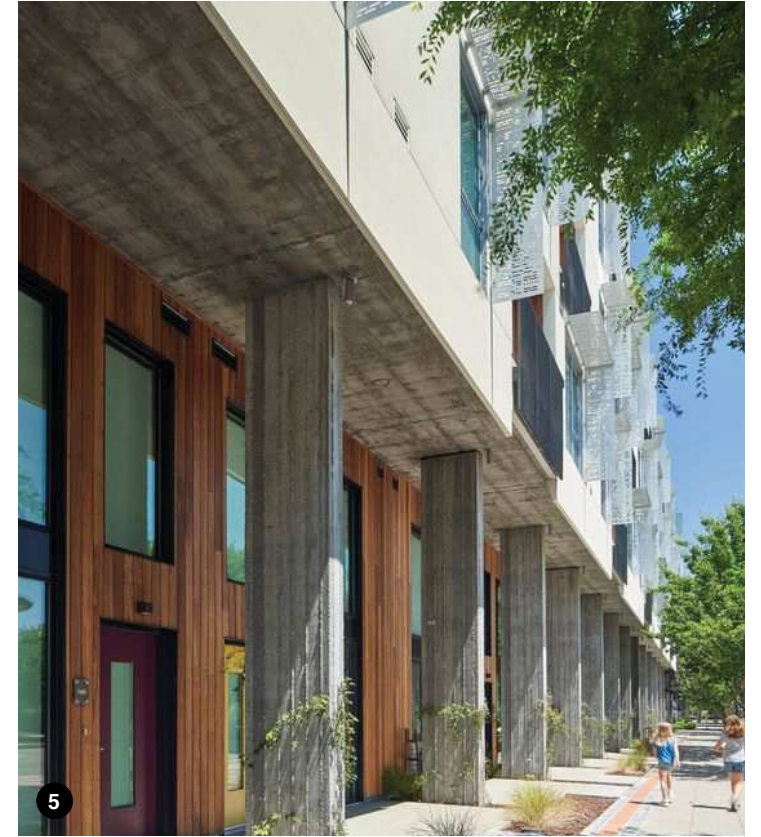
Proposed

A new six-story, mixed-use building is proposed for this site. 7 levels including the basement and sub-grade parking. Commercial space will occupy the majority of Front St. and Vance Ave. frontage, with lower level parking entrances. The upper levels of the building will consist of 164 apartments, mid level internal courtyard, and roof deck amenity space. The prominent location of the building on the elevated Front St. will all residents scenic views of the Mississippi River, South Main Arts district, and downtown Memphis skyline.



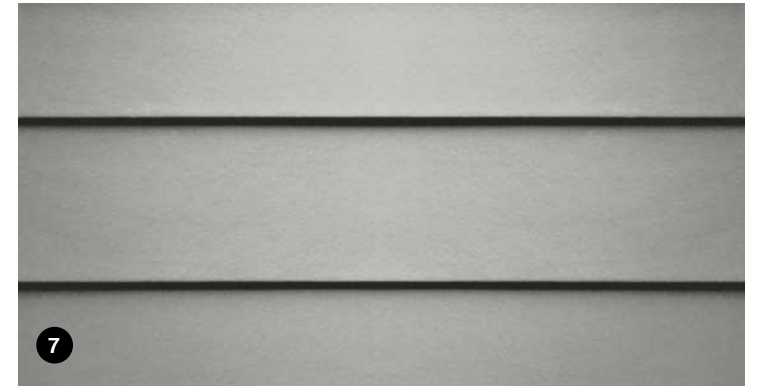
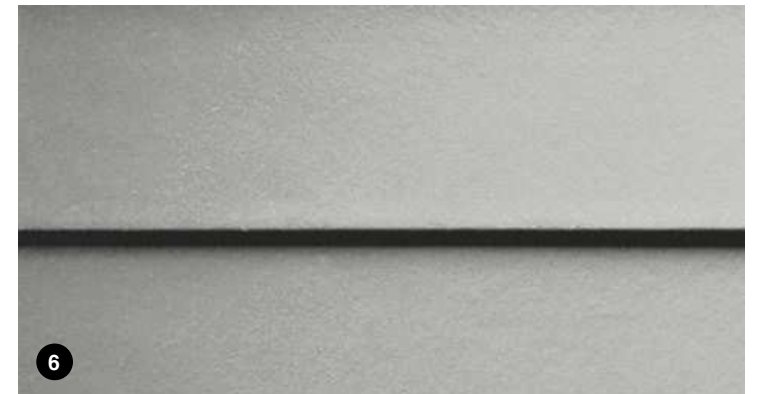
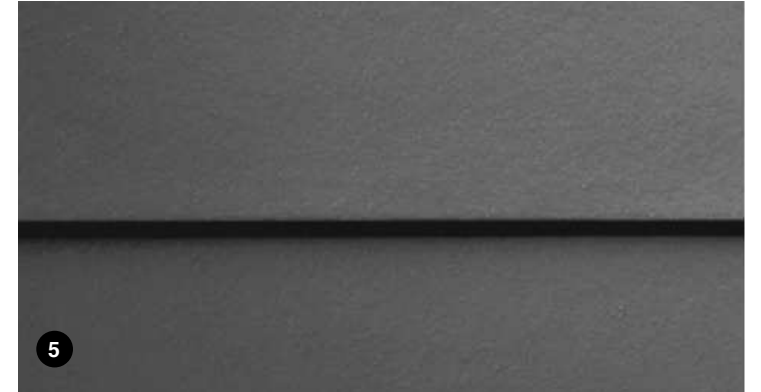
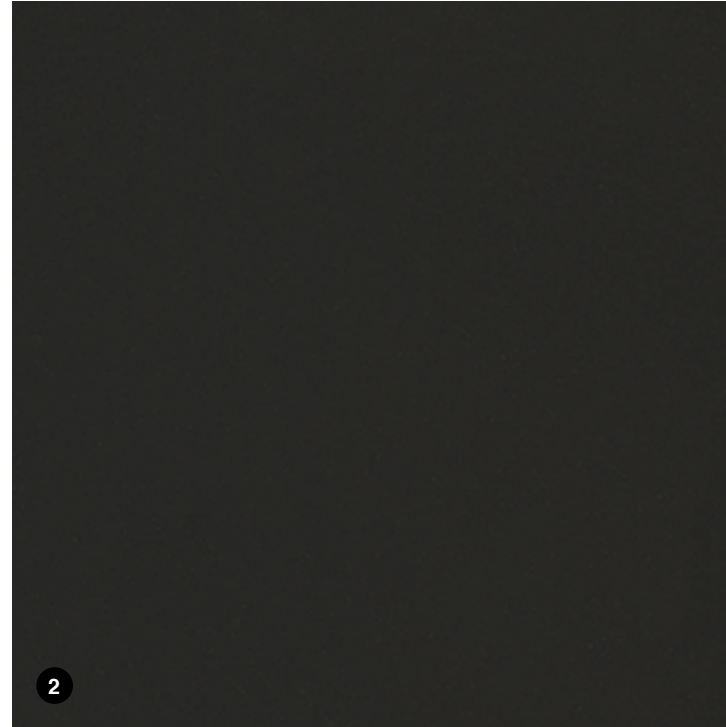
Precedents

- 1 Box ribbed metal panels
- 2 Dark brick with dark metal balconies
- 3 Bright internal courtyard facing walls with lap siding and balconies
- 4 Low maintenance greenscaping and foliage
- 5 Textured concrete base with wood accents
- 6 Blending of darker modern materials with the historical textures of the existing building on site.



Materials

- 1 MTL-01: Prefinished Box ribbed metal siding
- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Ebonite Velour or sim.
- 4 CONC-01: Board form concrete
- 5 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 6 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 7 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 8 CFB-04: Cement fiber board lap siding
JH HardiePlank 6" - Artic White or sim.
- 9 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 10 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 11 PMB-01: Painted metal balcony, color intended to match balcony door frames
- 12 PMB-02: Prefabricated metal balcony, color intended to match adjacent siding
- 13 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



Materials

- 1 MTL-01: Prefinished Box ribbed metal siding
- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
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- 4 CONC-01: Board form concrete
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Existing Conditions



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Proposed



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Proposed

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 - 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
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 - 13 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
 - 14 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.
- 324 S Front (Existing Building)**
- 15 Masonry tuckpointing and repairs
 - 16 Existing windows repaired or replaced to match
original historical windows.
 - 17 Clean and repair cornice and architectural detailing



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West Elevation

- 1 MTL-01: Prefinished Box ribbed metal siding
- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Ebonite Velour or sim.
- 4 CONC-01: Board form concrete
- 5 CFB-01: Cement fiber board lap siding
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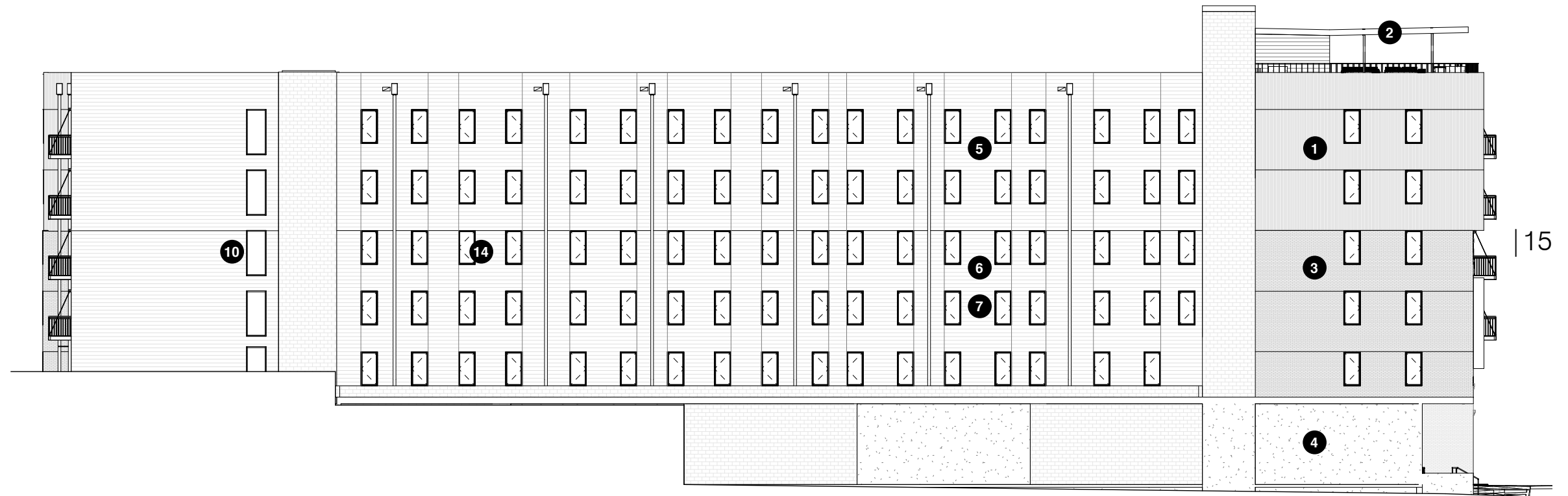
South Elevation

- 1 MTL-01: Prefinished Box ribbed metal siding
- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
- 3 BMV-01: Brick masonry veneer
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North Elevation

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- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Ebonite Velour or sim.
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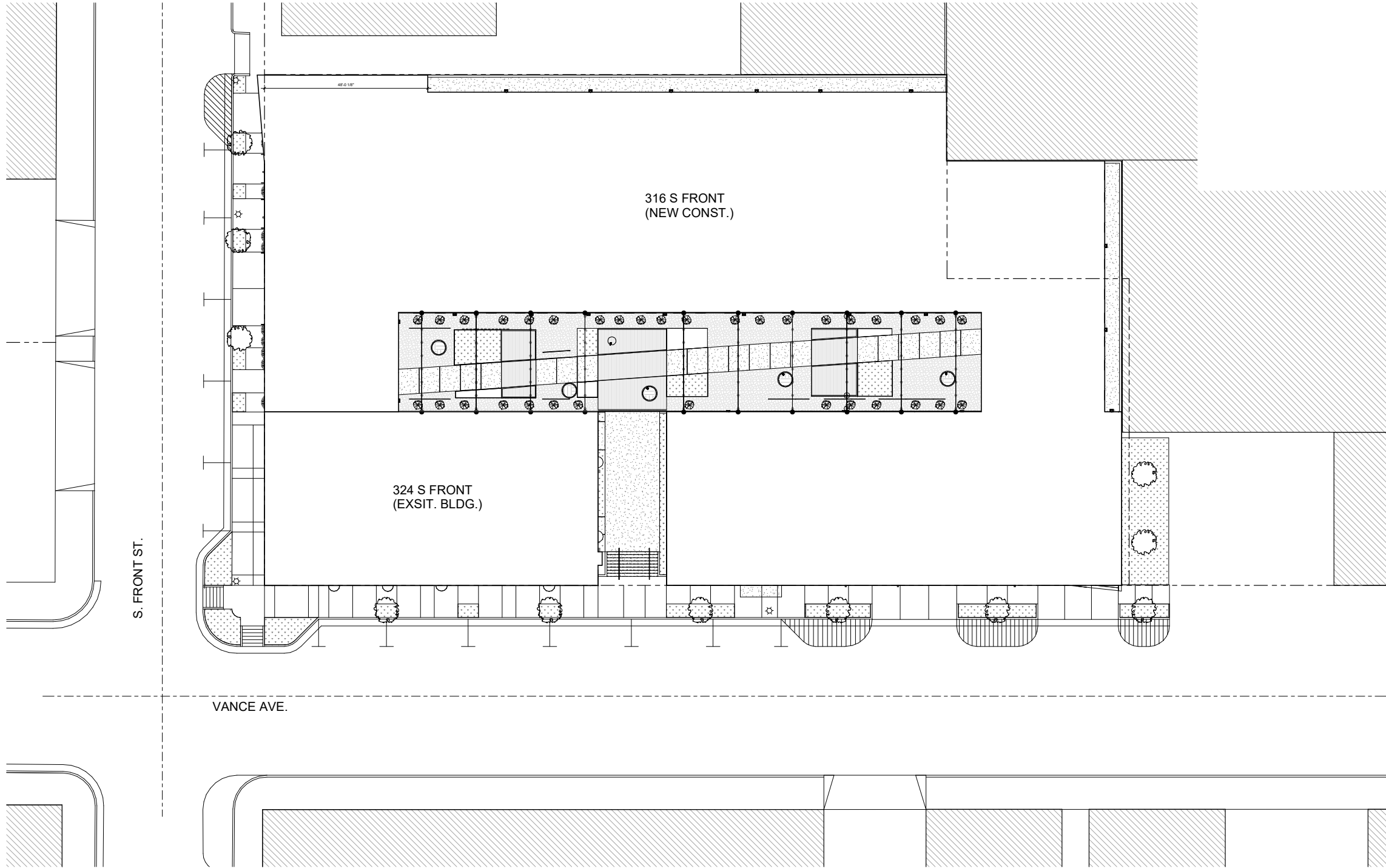
East Elevation

- 1 MTL-01: Prefinished Box ribbed metal siding
- 2 MTL-02: Prefinished black metal canopy, trim, window frames, and flashing
- 3 BMV-01: Brick masonry veneer
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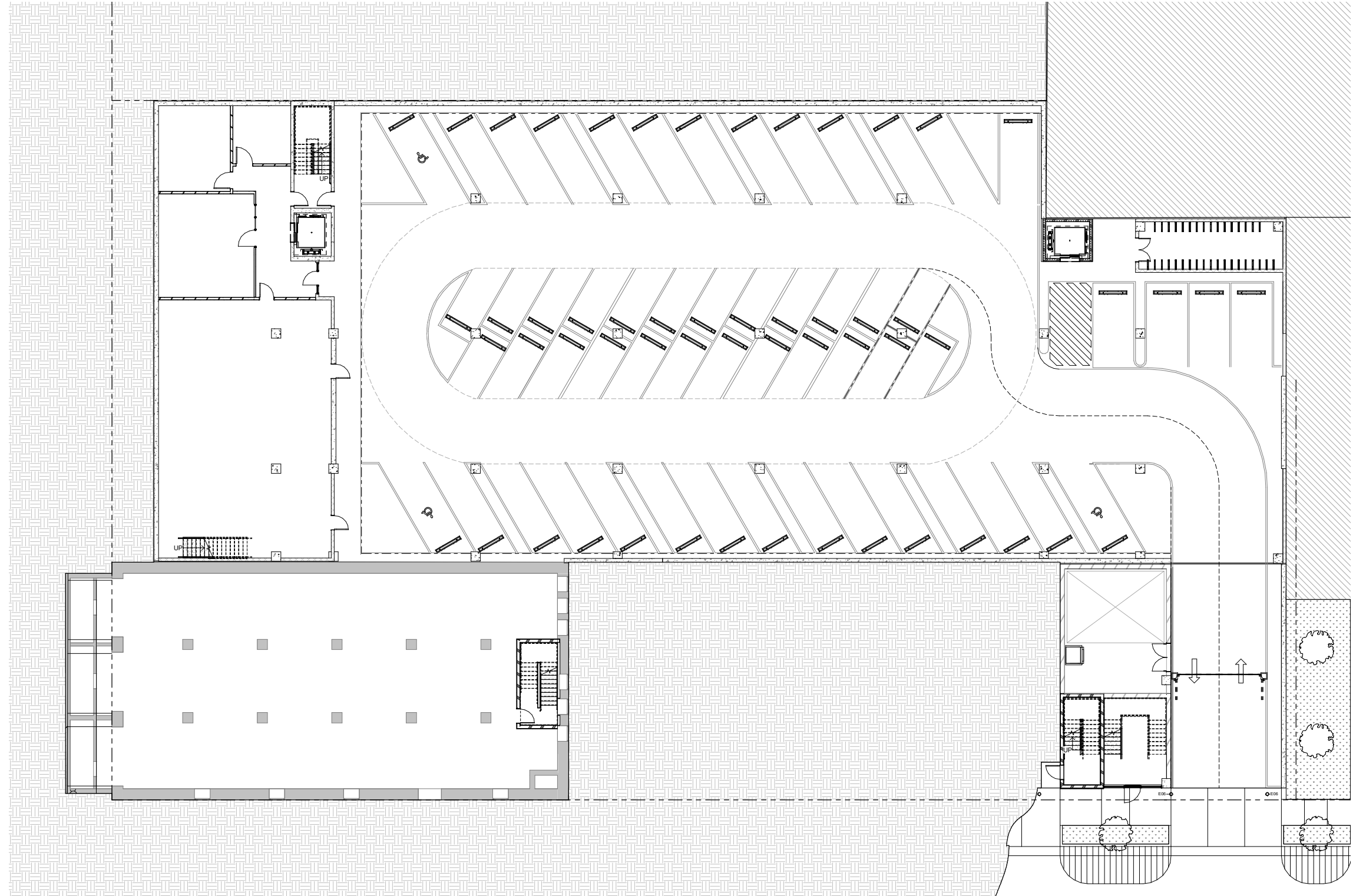


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Site Plan

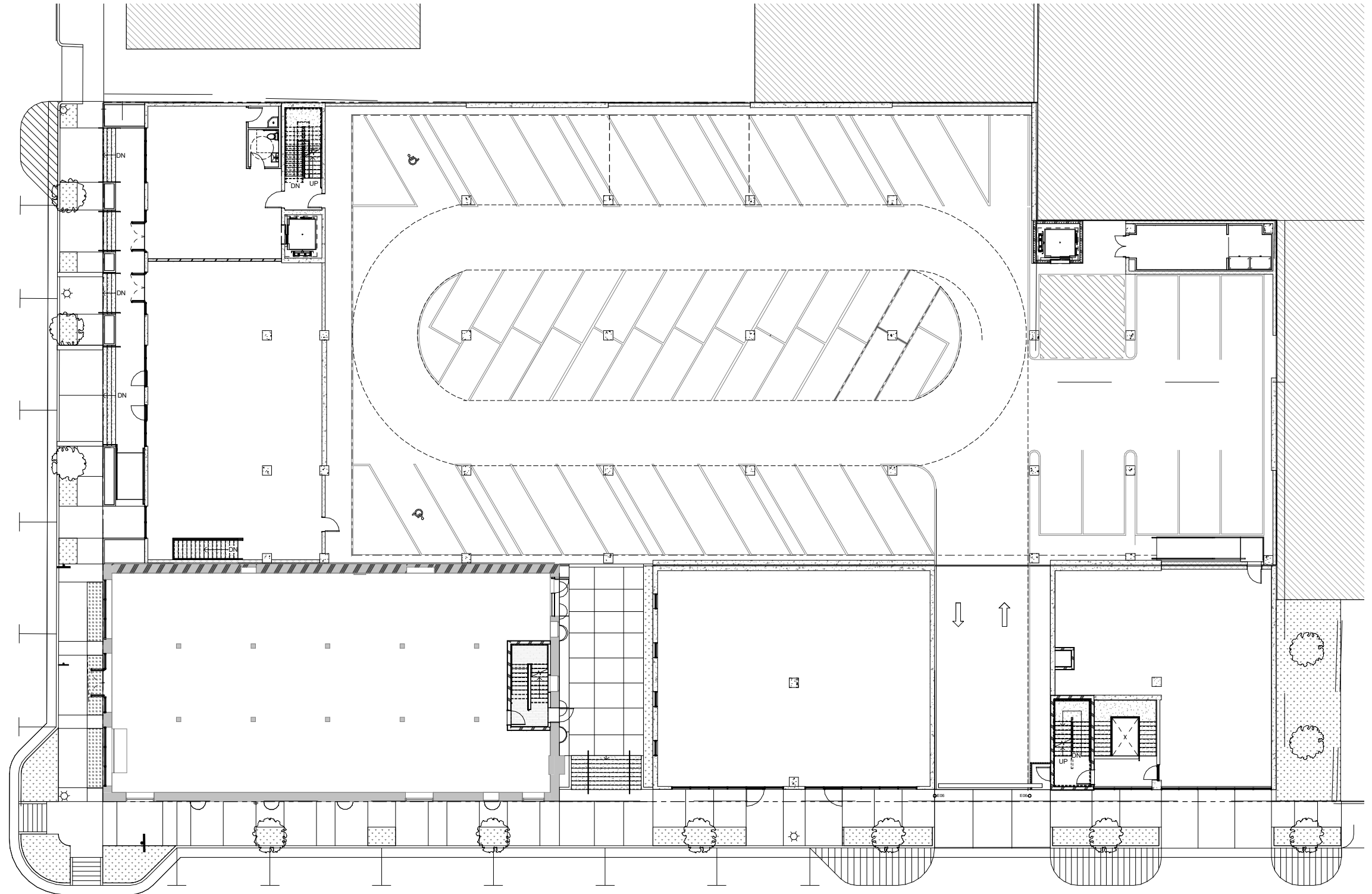


Basement



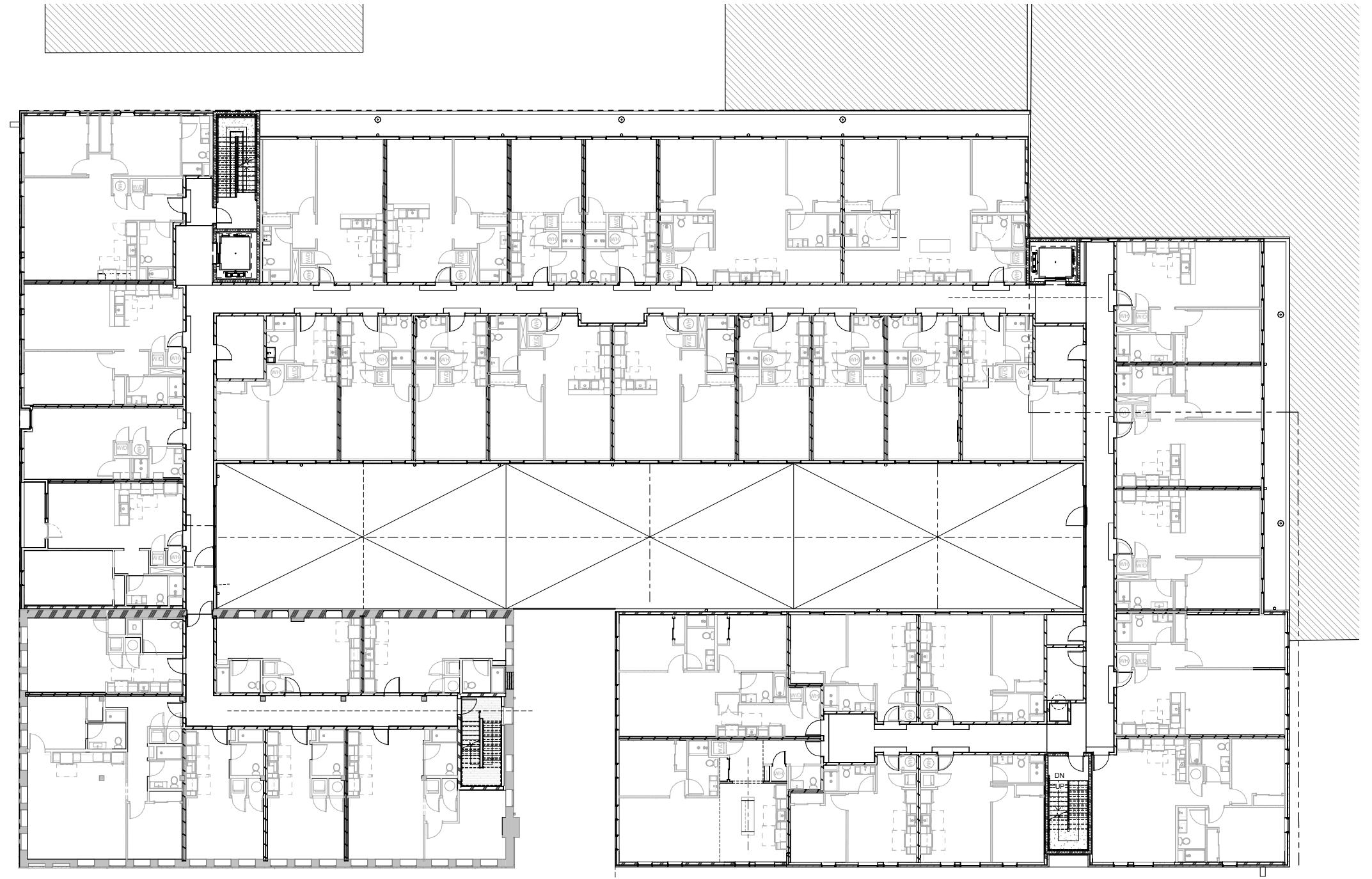
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Level 01



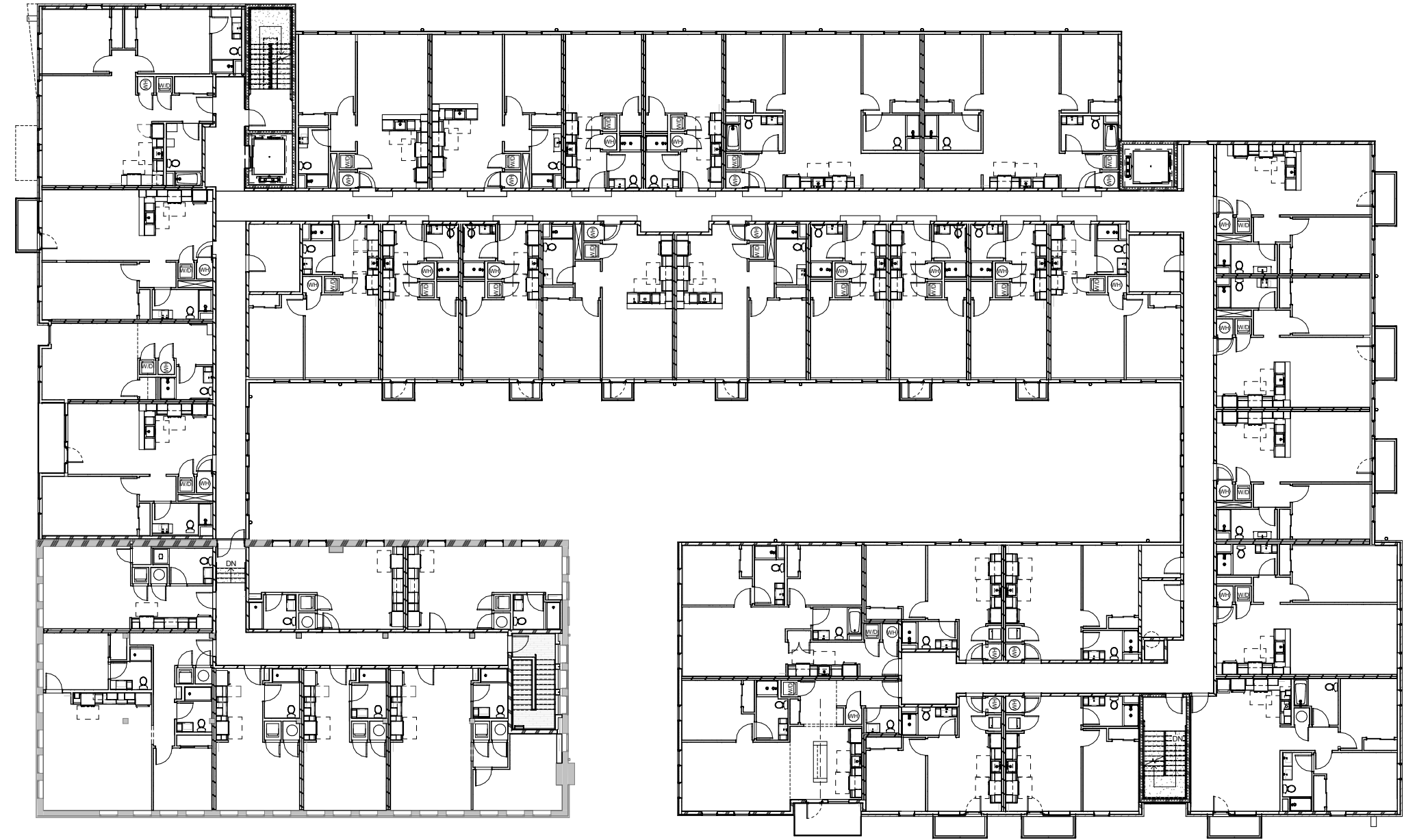
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Level 02



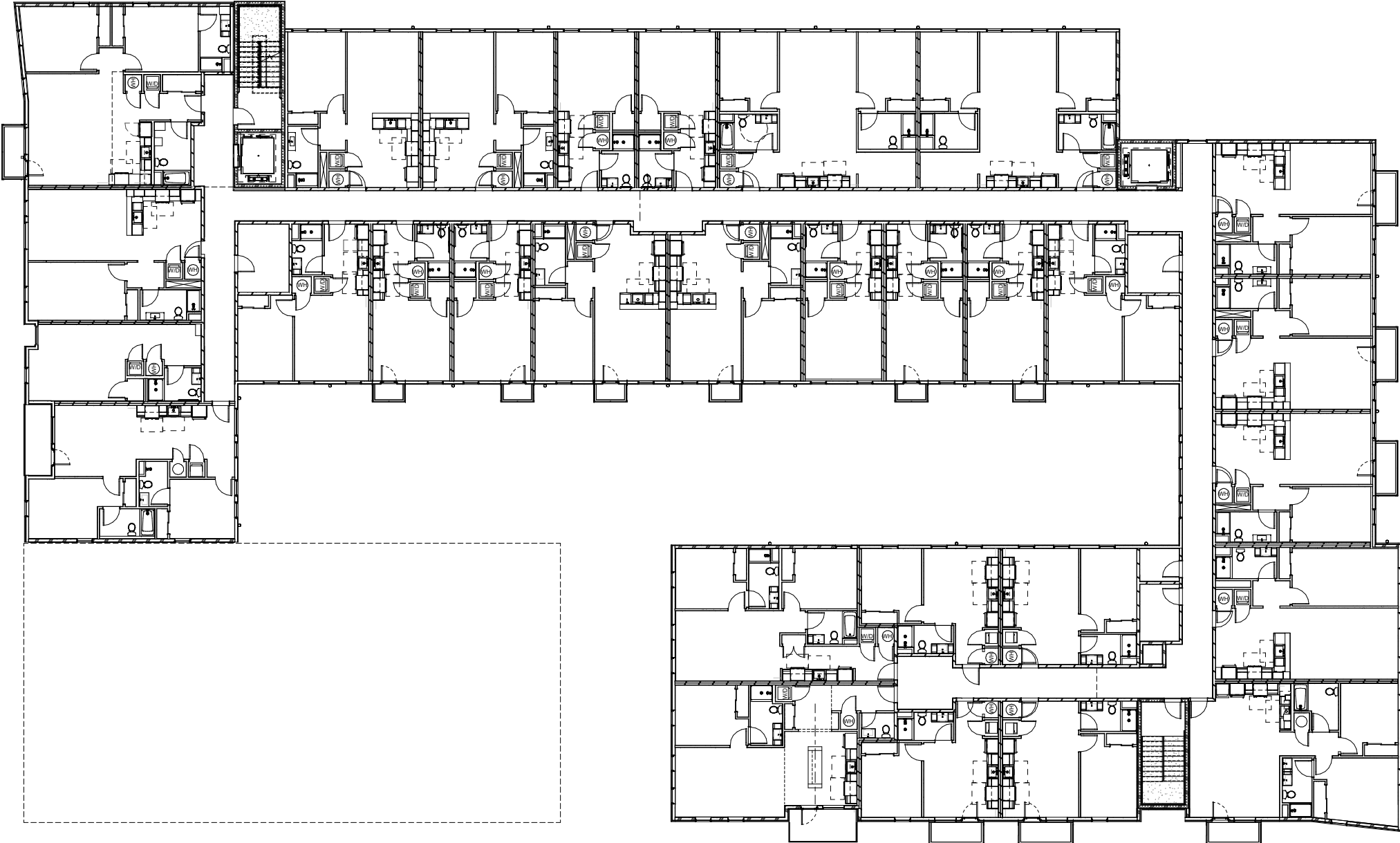
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Level 03



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Level 04-06



Roof

