



**DOWNTOWN
MEMPHIS
COMMISSION**

DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 345 Madison Ave., Memphis, TN 38103

Applicant Name & Mailing Address: Monroe Associates, LLC.

Applicant Phone Number: 901.725.5625 Applicant Fax Number: 901.272.0934

Property Owner's Name & Mailing Address: Mike Todd 790 Snowden Cir East, 38104

Property Owner's Phone Number: 901.650.2112

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

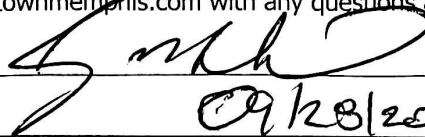
- Sign
- Renovation
- New Building
- Other Exterior Alteration

Project Description:

345 Madison is getting facade renovations to enhance potential future uses in the restaurant/entertainment space. Detail & transom windows, lighting, a new wrap-around awning, historically appropriate tile detail, and a roof-top railing are all being added. It will further improvements made at 343 Madison, and complete a vital corner of the Edge/Downtown at Danny Thomas & Madison.

Status of Project: ^{4 framed} Windows have been cut along the North/Northeast facade. File work has begun. Custom steel has been cut for rooftop railing.

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:  Chief Manager Monroe Assoc, LLC

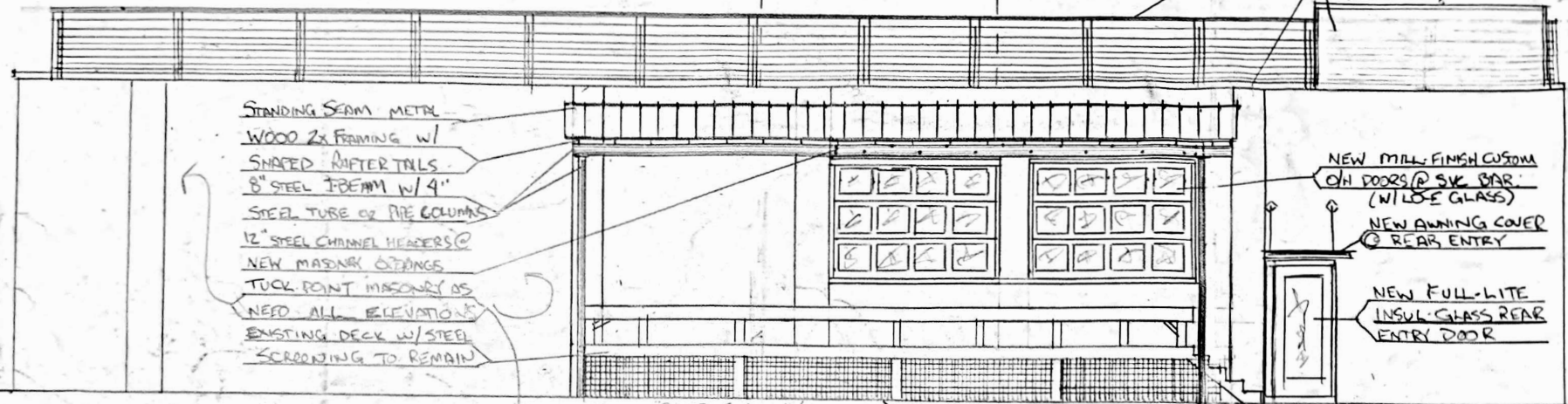
Date: 09/28/2021

*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.

Existing Condition at CCDC Approval



- CUSTOM FABRICATED STEEL HVAC SCREENING
- CUSTOM FABRICATED STEEL RAILING SYSTEM W/ STAINLESS STEEL CARLING
- REPLACE PARPET CAP
- EXISTING SIGNAGE LOCATION (TO REMAIN)



- STANDING SEAM METAL
- WOOD Z&F FIRMING W/ SHAPED RAFTER TAILS
- 8" STEEL I-BEAM W/ 4"
- STEEL TUBE OR PIPE COLUMNS
- 12" STEEL CHANNEL HEADERS @
- NEW MASONRY STUDS
- TUCK POINT MASONRY AS
- NEED ALL ELEVATIONS
- EXISTING DECK W/ STEEL SCREENING TO REMAIN

- NEW MILL FINISH CUSTOM OH DOORS @ 5/8" GLASS (W/ L&E GLASS)
- NEW AWNING COVER @ REAR ENTRY
- NEW FULL-LITE INSUL. GLASS REAR ENTRY DOOR

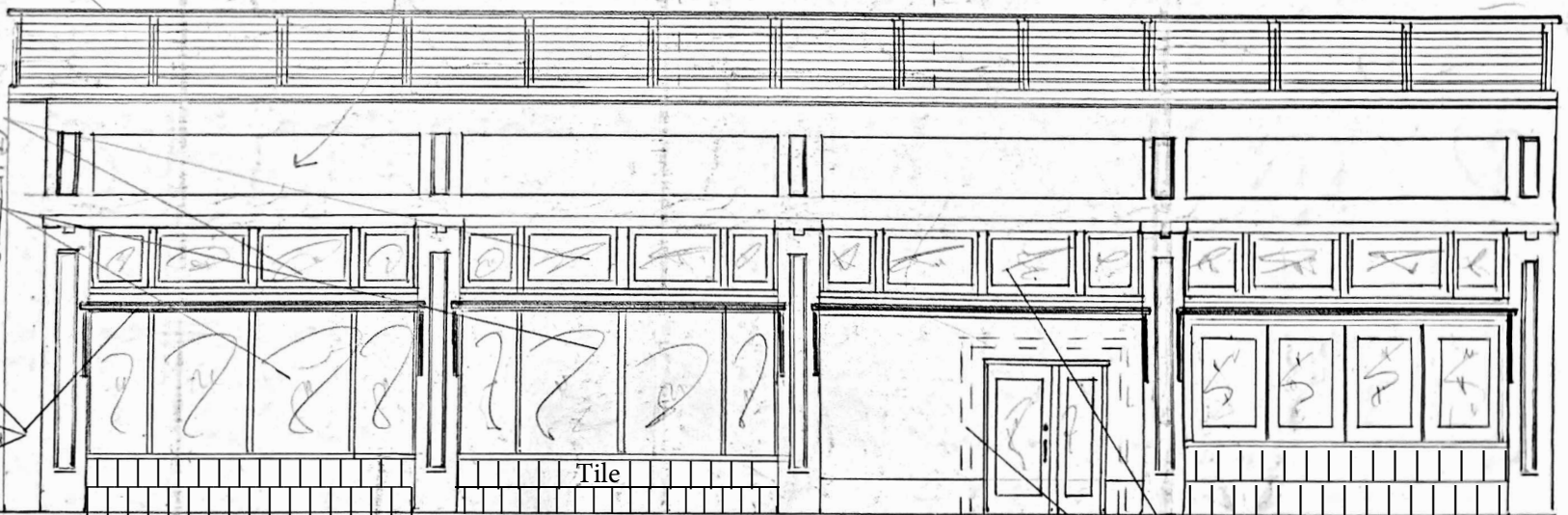
SAME AS SO. ELEVATION

SO. ELEVATION (PROPOSED)

1/4" = 1'-0"

- NEW LO-E GLASS TRANSOM WINDOWS (ENTIRE NO. ELEVATION)
- REACTIVATE HISTORIC STOREFRONT AND/OR NEW LO-E GLASS + NEW STOREFRONT (ENTIRE NO. ELEV.)

- NEW CUSTOM STEEL AWNING @ BRACKETS (ENTIRE NO. ELEVATION) (TYPICAL)



No. ELEVATION (PROPOSED)

1/4" = 1'-0"

- REMOVE EXISTING BRICK + FRAME FOR NEW TRANSOMS + AWNING
- REMOVE EXISTING HORRIFIC ENTRY COVERING

SECTION 1/4" = 1'-0"

345 MADISON BLDG EXTERIOR RENOVATIONS
 DMC EXTERIOR IMPROVEMENTS GRANT APP
 OWNER: MONROE ASSOCIATES, LLC
 DRAWN BY: MIKE TODD © SCALE 1/4" = 1'-0"

Existing Condition 09.28.21 – Select Demo Started





OPTION 1

14" Bronze shade with 14.5" arm – Outdoor rated & LED compatible
This style matches the goose neck fixtures and would be



\$105.00 each + lamp
2 week lead time

OPTION 2

black 16" shade – Outdoor rated & LED compatible



\$162.00
4-6 week lead time

Windows

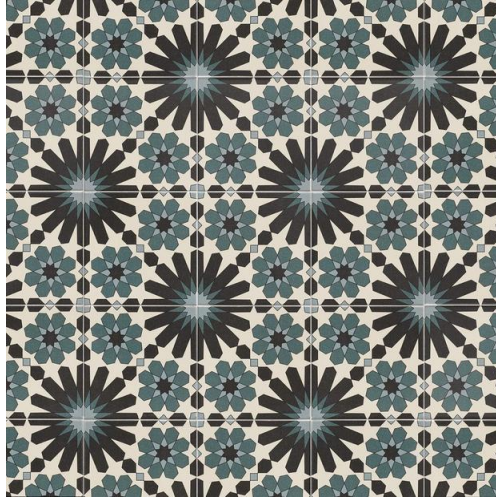
Low e insulated tempered (if within 3' of an active entry) glass for lower retail windows on the North facing and northeast facing facades. Transom windows are low e insulated argon gas filled. Traditional 2" sash solid white vinyl material (historically accurate style).

Rear patio windows will be roll up garage style with glass panels. It will be ordered from local vendor, Newman Garage Doors. See below for similar style.



It will have a brushed aluminum (mill) frame to match the doors on the North and East facing façade at Craft Axe Throwing (343 Madison).

Exterior tile



SPECIFICATIONS

Size	8 x 8	Product Length	8.0	Product Width	8.0
Product Thickness	10mm	Box Length	8.000	Box Width	8.000
Box Weight (lbs)	36.15	Box Quantity	25	Coverage (sqft/pc)	0.43
Material	Ceramic	Color	Blue	Edge	Straight or Rectified
Suggested Grout Line Size ⓘ	1/16 - 3/8	Finish	Matte	Look ⓘ	Pattern Look
Water Absorption ⓘ	3-8 Percent	Installation Type ⓘ	Grout & Mortar	Placement	Indoor
Installation Options ⓘ	Floor/Wall	Shower Surface	Shower Walls	Country of Origin ⓘ	Spain

Rooftop railing

