



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 386-390 S. Main St. Memphis, TN 38103

Applicant Name & Mailing Address: PKM Architects: 676 Marshall Ave. Suite 101, Memphis, TN 38103

Applicant Phone Number: 901-355-9062 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: 386 S Main, LLC: 845 Third Ave. Floor 6 New York, NY 10022

Property Owner's Phone Number: 917-833-2430

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

- Sign
- Renovation
- New Building
- Other Exterior Alteration

Project Description: New mixed-use 5-story infill building with ground level commercial space and 30 apartments on upper levels (386). A new egress stair to be constructed within existing building adjacent to infill lot (390).

Revisions for this resubmission: updated brick selection, building parapets, balconies, Level 02 fenestration, & imagery, removed contrasting materials at the upper portion of the building.

Status of Project: In review.

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 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:  26 May 2021

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.

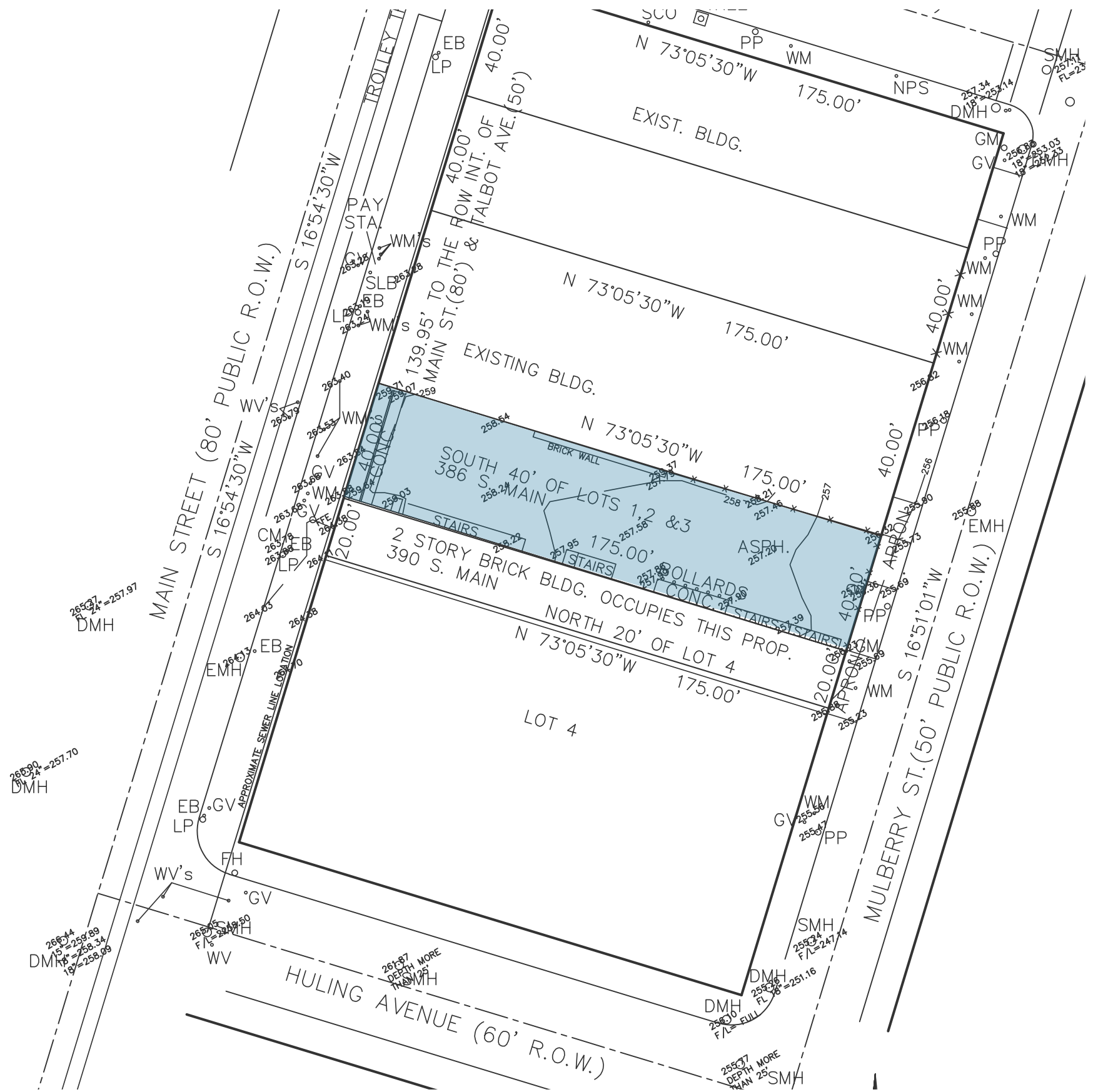
Project Location

- 1 Project Location
- 2 Restaurant
- 3 Shopping
- 4 Museum
- 5 Hotel
- 6 Offices
- 7 Mixed-Use Development
- 8 Housing
- 9 Brewery



| 1

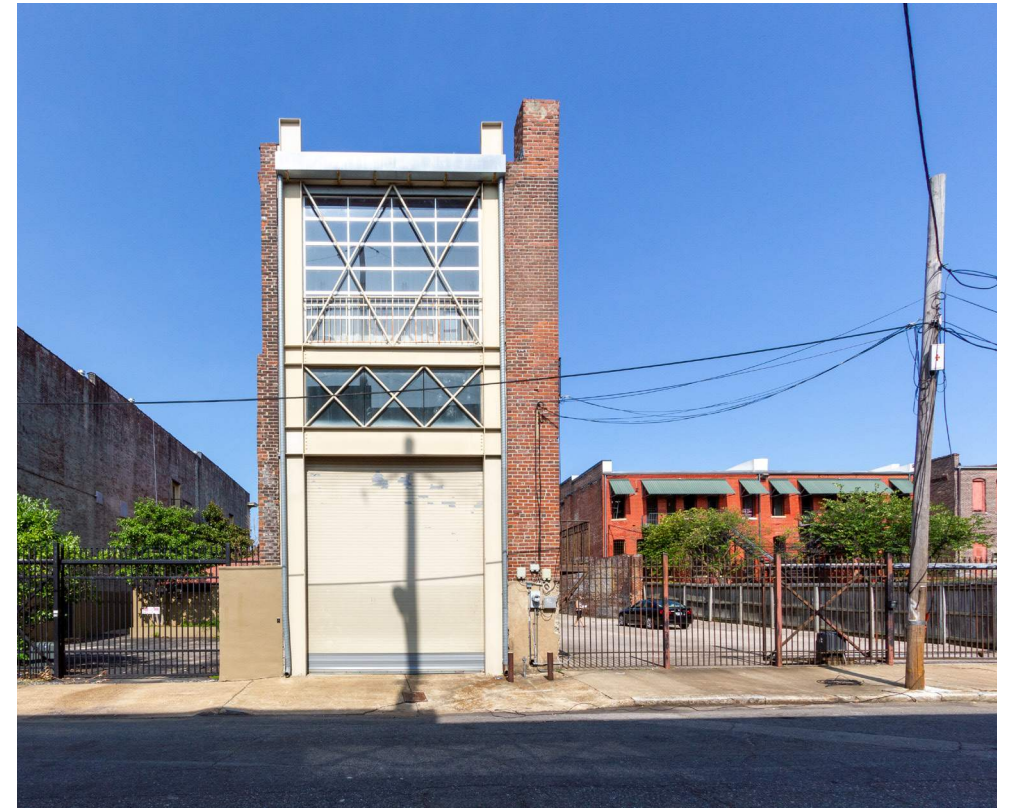
Survey



Existing Conditions



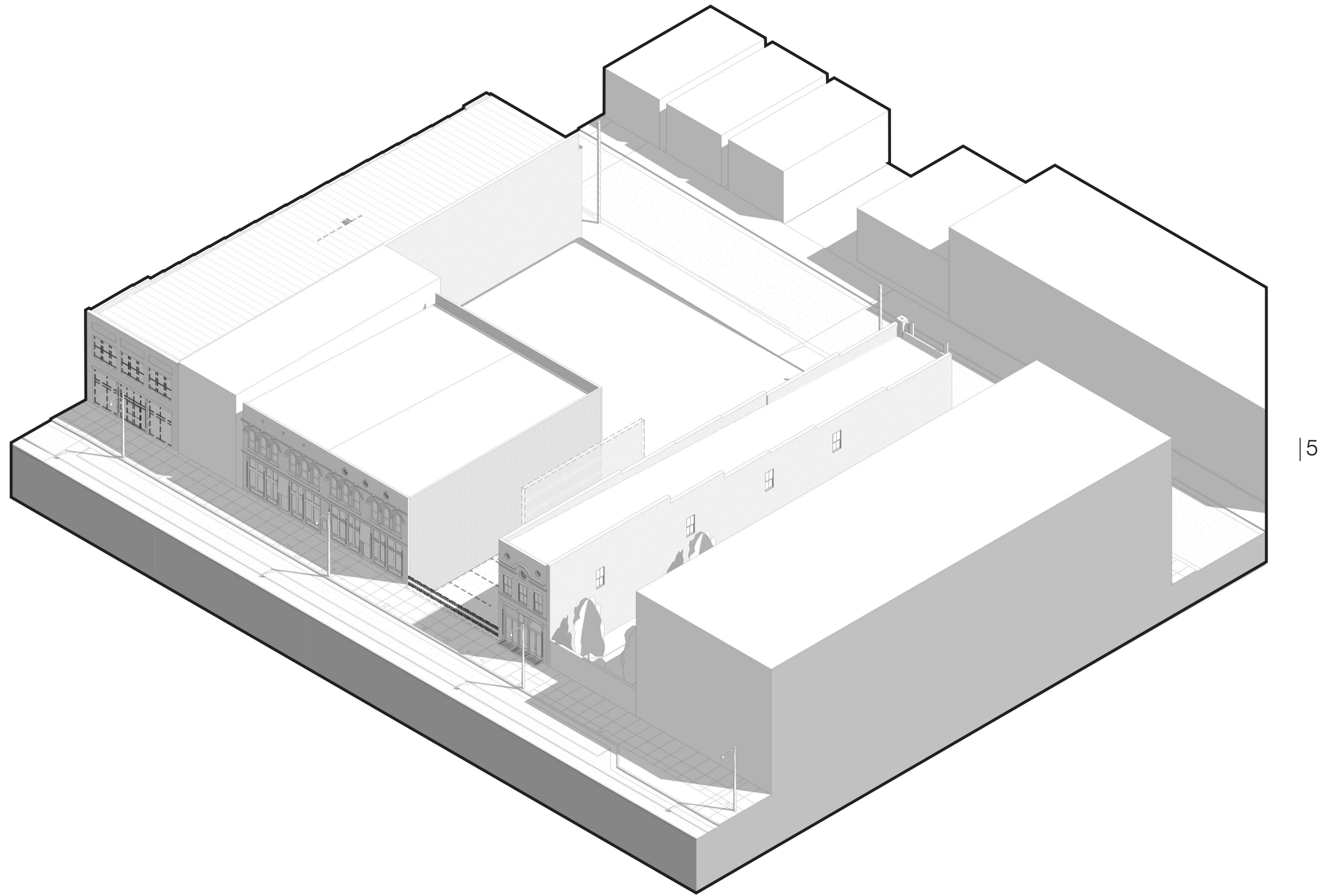
Existing Conditions



Existing Conditions

The current site features an existing asphalt parking lot pinched between two existing masonry structures, and is at the level of Mulberry St., several feet below Main St.

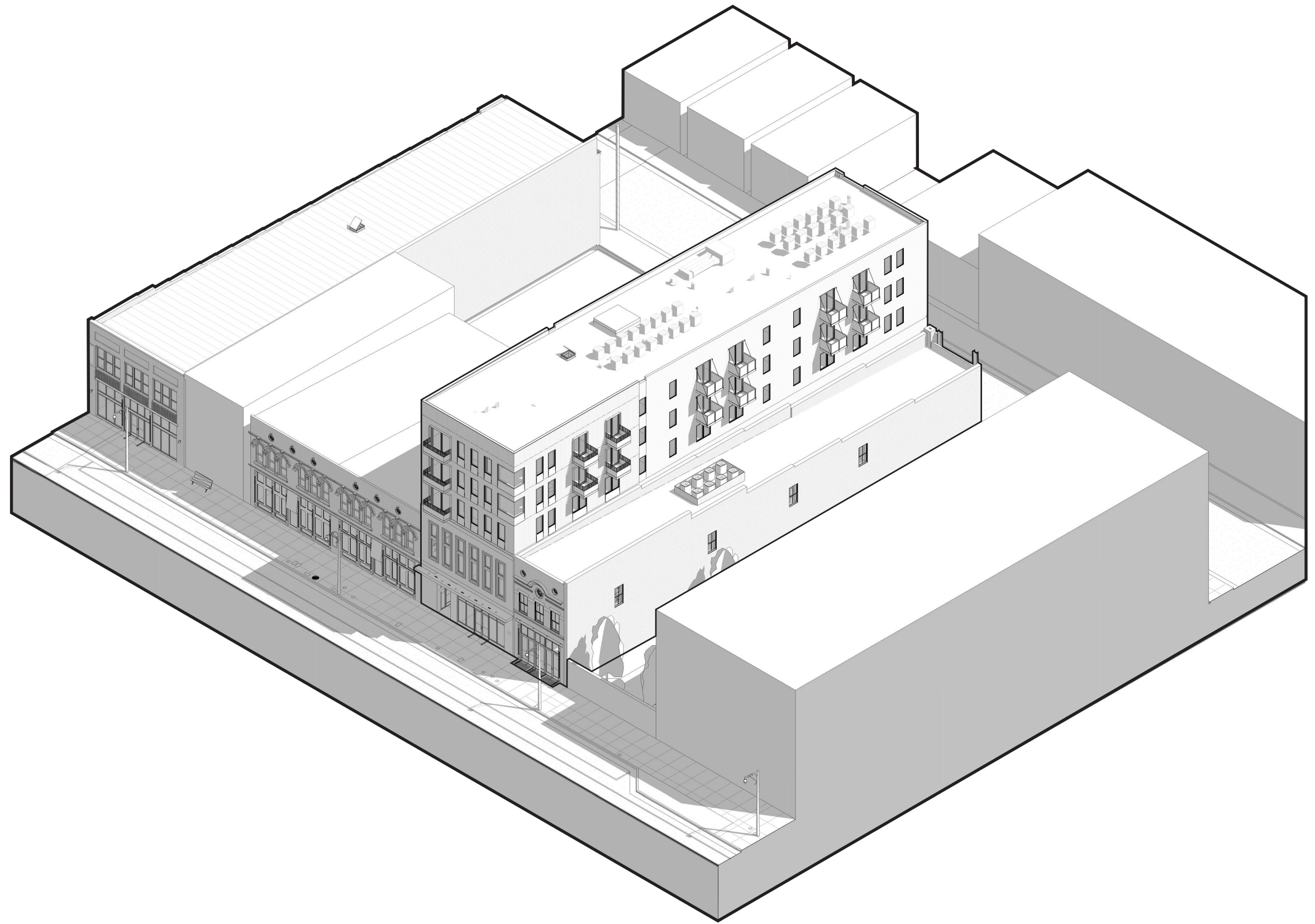
The existing building to the South, 390 S. Main, is a two-story office building, originally constructed circa 1900, and is under the same ownership with 386 S. Main. This building has been renovated in recent years and remains in use. A new egress stair will be installed in the rear of this long, narrow building to replace the existing exterior egress stairs that will be removed for the new proposed construction.



| 5

Proposed

A new five-story, mixed-use Type IIIB building is proposed for this infill site. A commercial space will occupy the majority of Main St. frontage, with its interior featuring mezzanines and double-height volumes which make use of space that would otherwise go underutilized due to limited access to light/air. The upper levels of the building will consist of 30 apartments, 6 lofted units on the lower levels and 8 units on each of the upper three levels. The lofted units are oriented towards Main & Mulberry and the increased height of these lower floor levels enables the upper levels to surpass the height of the adjacent buildings, allowing access to natural light and fresh air.



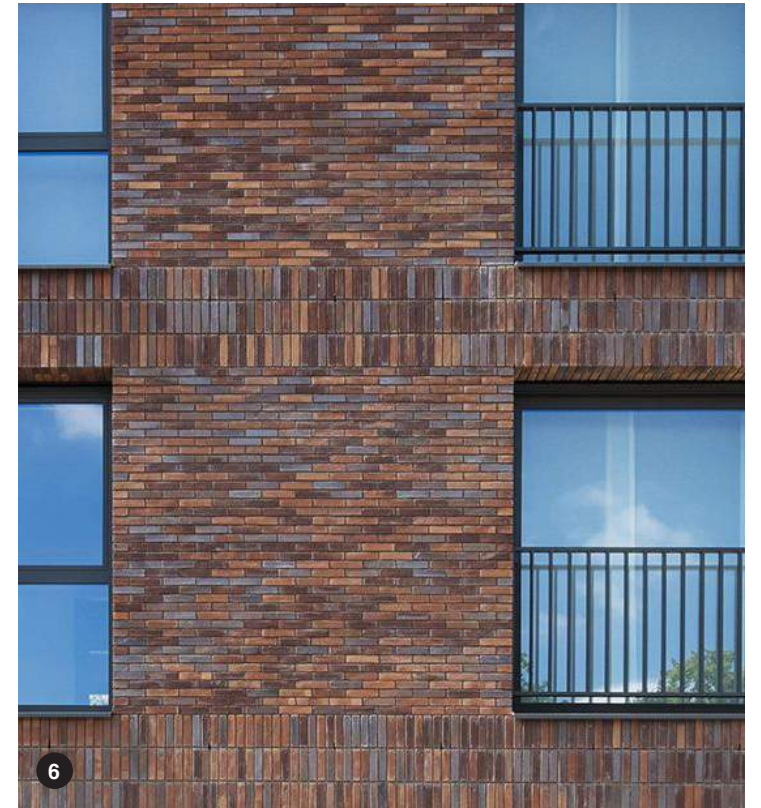
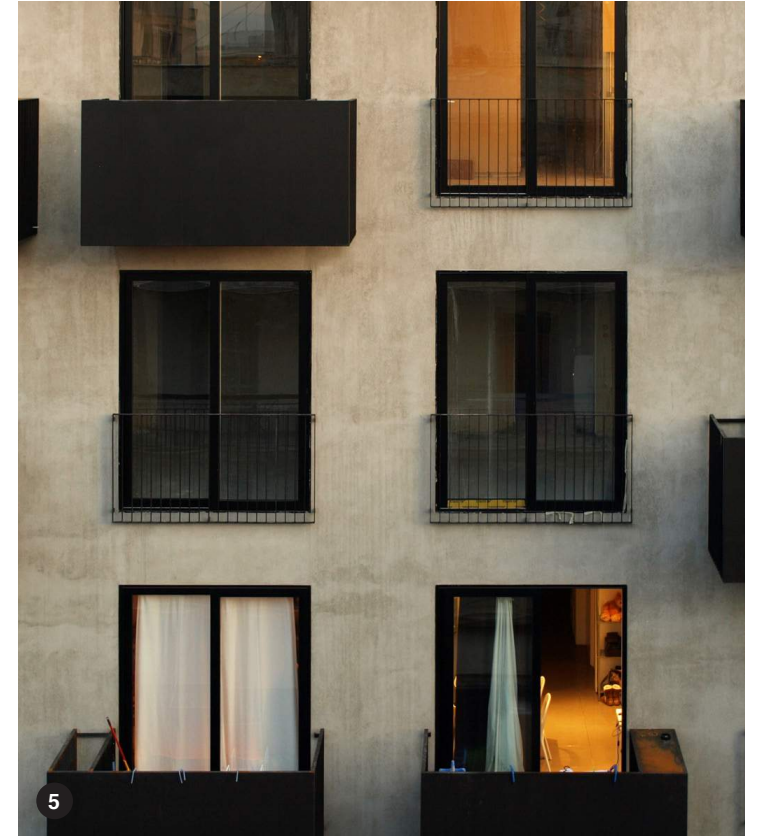
Height Analysis

- 1 Central Station (115')
- 2 Artspace Lofts (50')
- 3 St. Martin Lofts (70')
- 4 South Main Sushi (48')
- 5 Arrive Hotel (65')
- 6 420 S Front (80')
- 7 7 Vance (92')
- 8 409 S Main (60')
- 9 Museum Lofts (42')
- 10 Proposed 386 S Main (74')
- 11 Chisca Hotel (115')
- 12 MLGW (80')
- 13 100 Peabody Place (202')
- 14 One Commerce (396')
- 15 100 N Main (430')



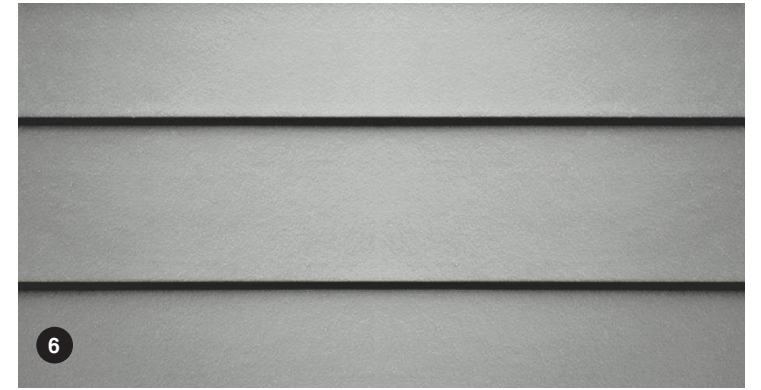
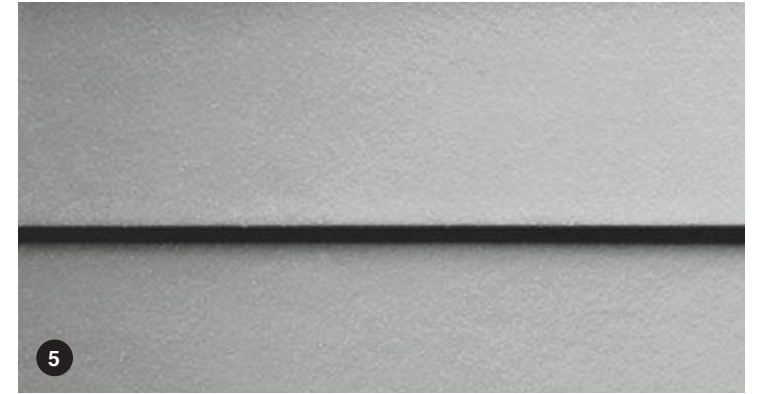
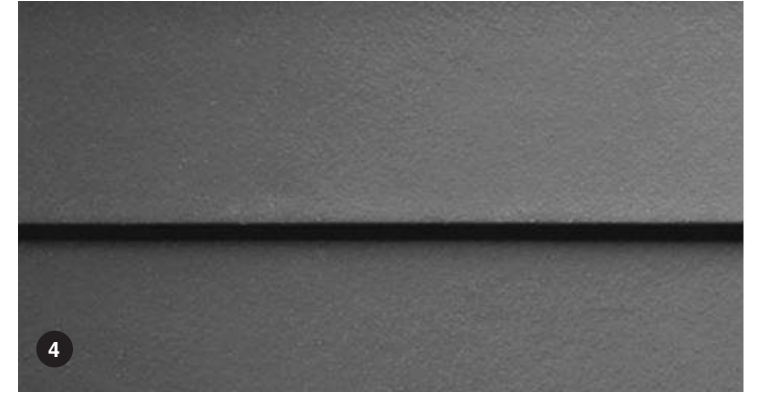
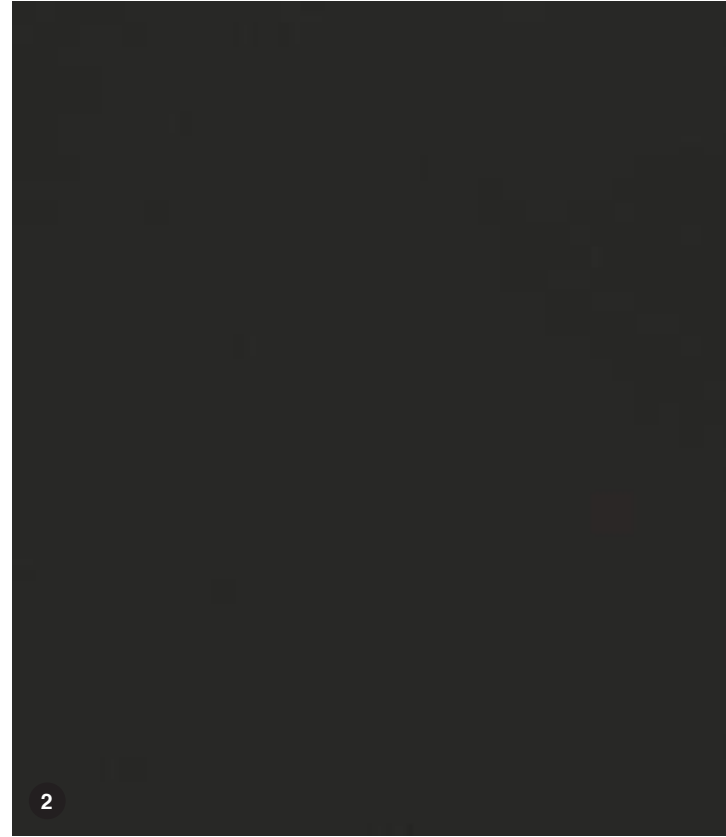
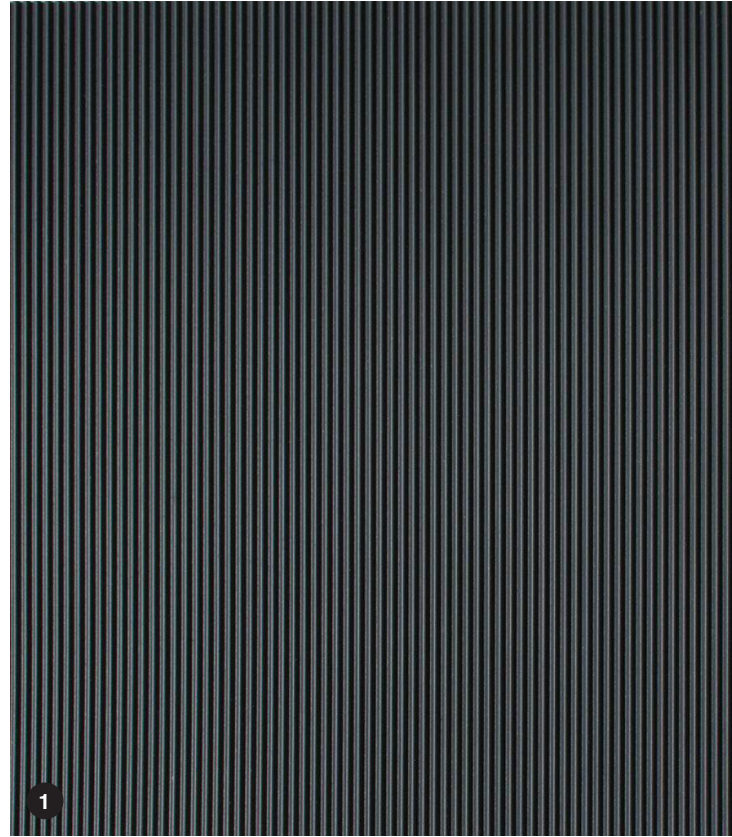
Precedents

- 1 Corrugated metal & matching balcony railing
- 2 Corrugated metal over brick
- 3 Panel below window to increase appearance of opening height
- 4 Corrugated metal with solid panel below window to increase appearance of opening height
- 5 Balcony railing & panels
- 6 Balcony railing & brick patterning



Materials

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.

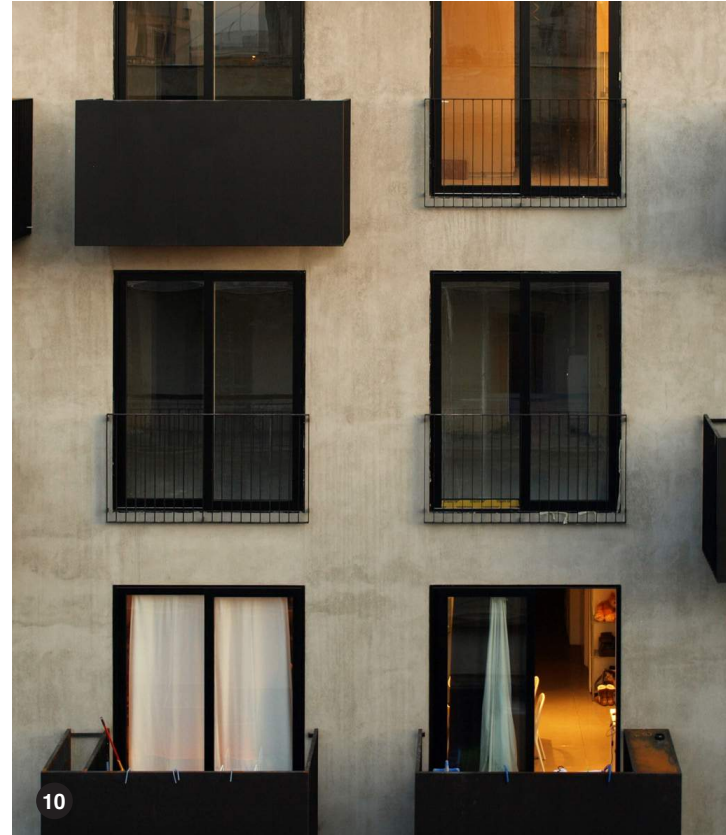


Materials

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



8



10



12



9



11



13

Existing Conditions



| 11

Proposed



| 12

Proposed

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



West Elevation

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



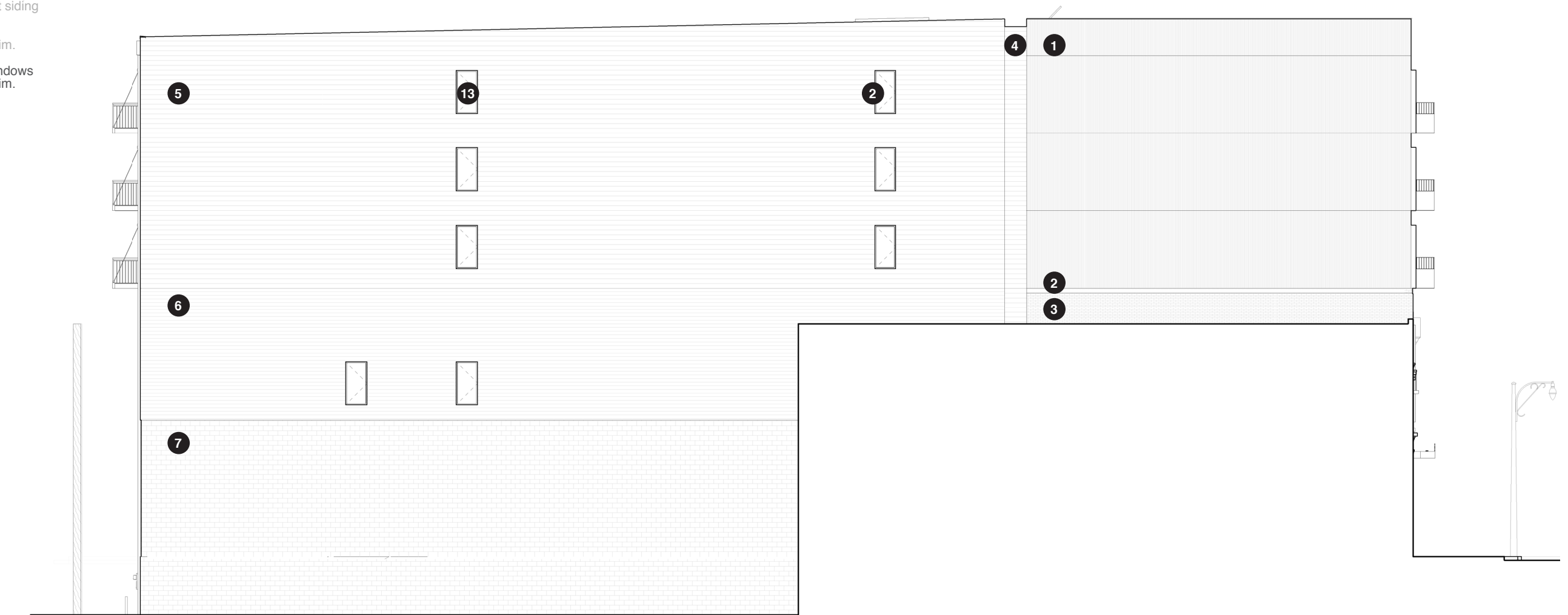
East Elevation

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



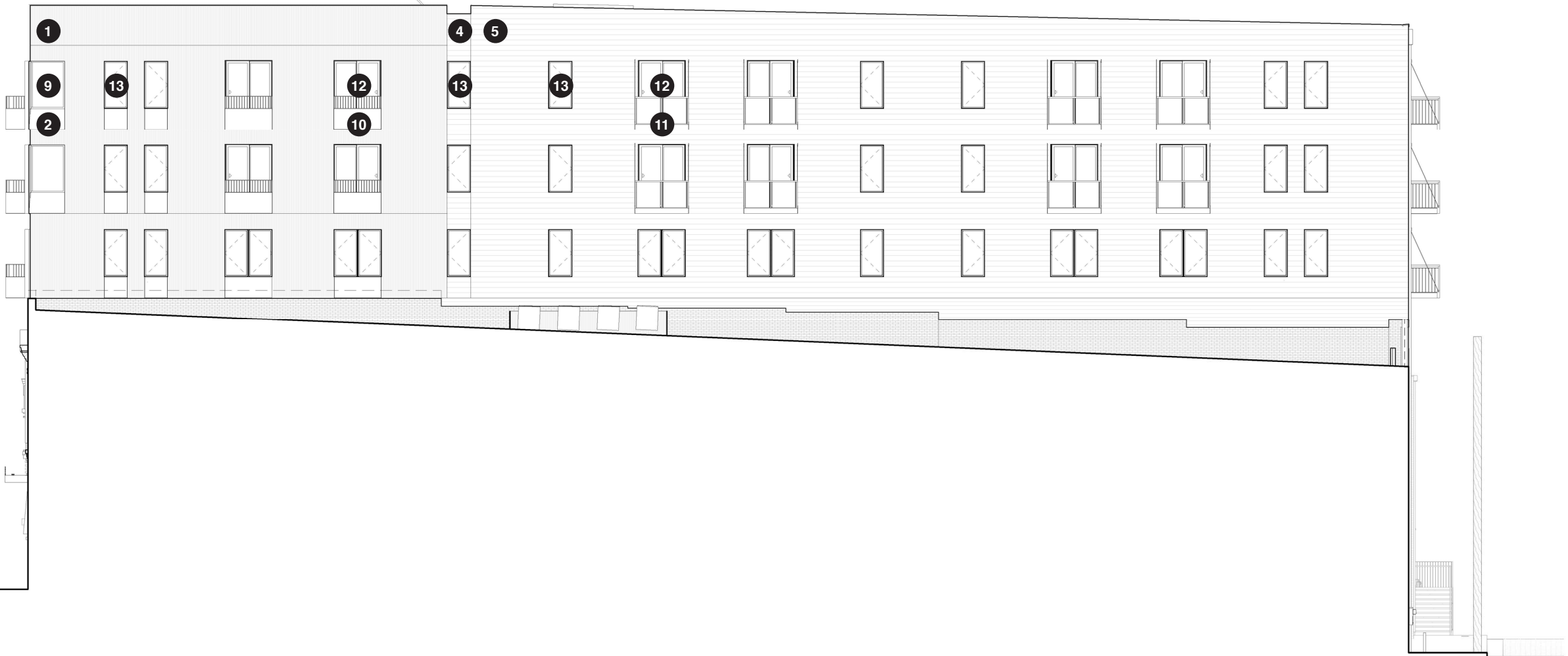
North Elevation

- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.

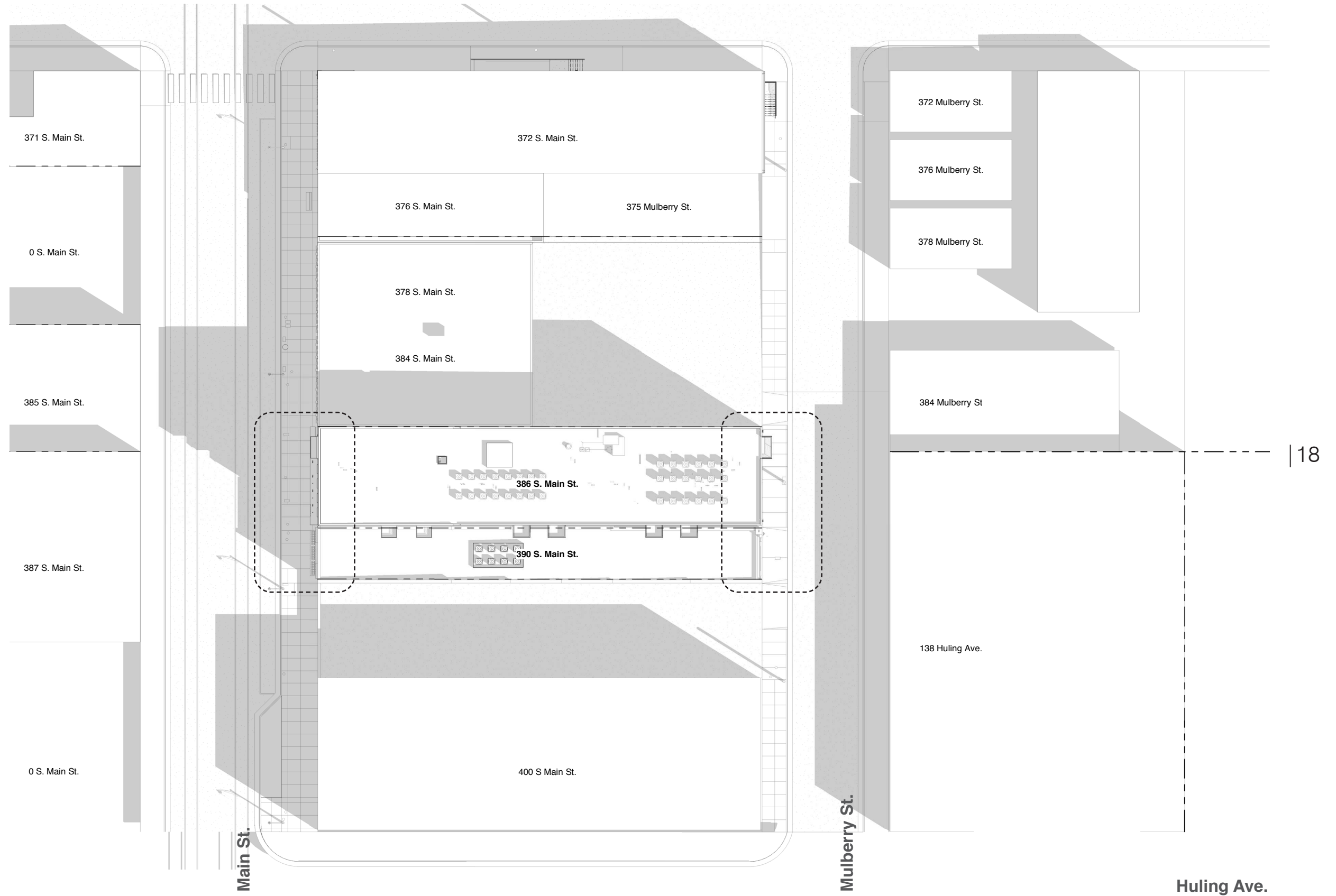


South Elevation

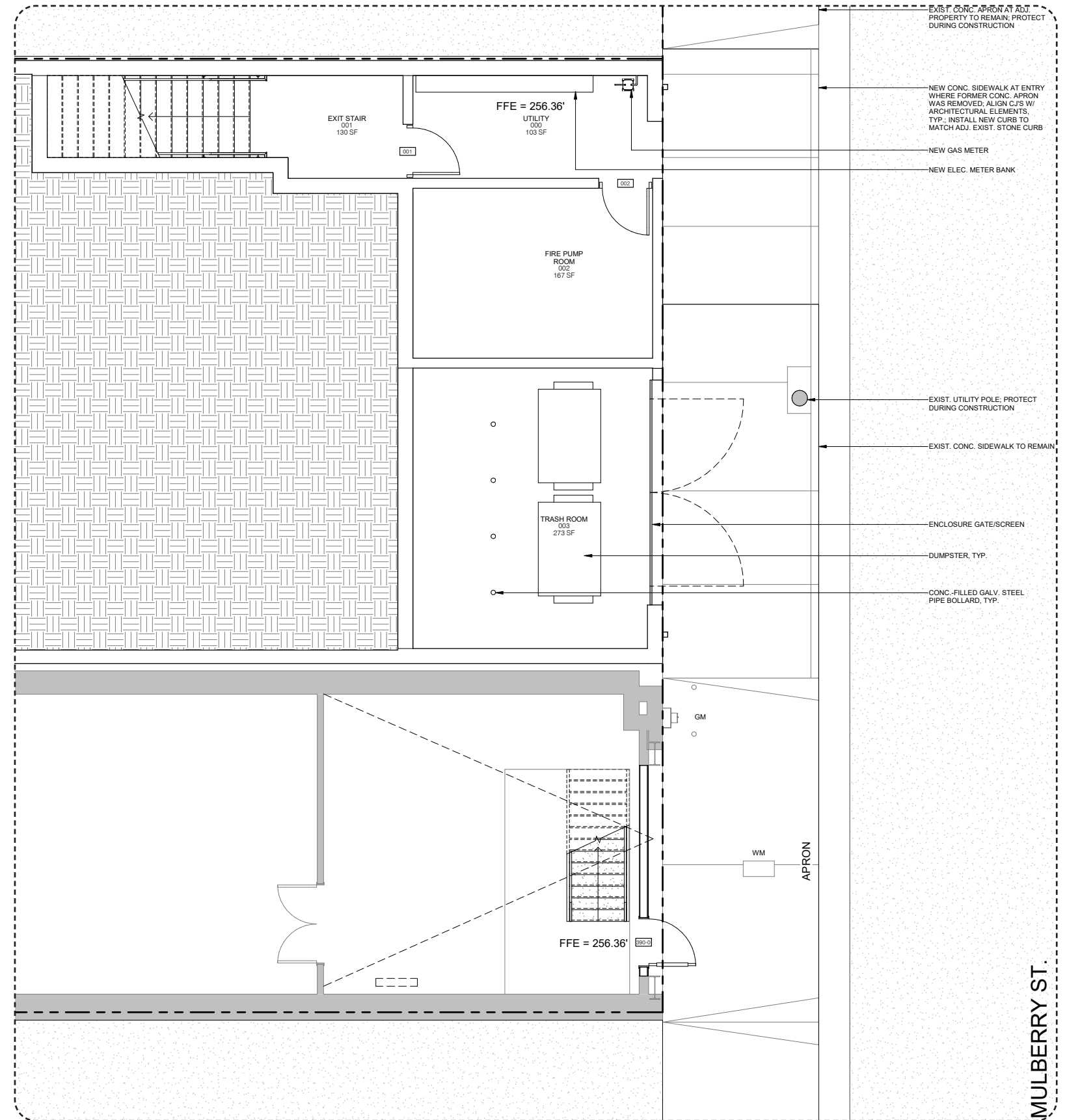
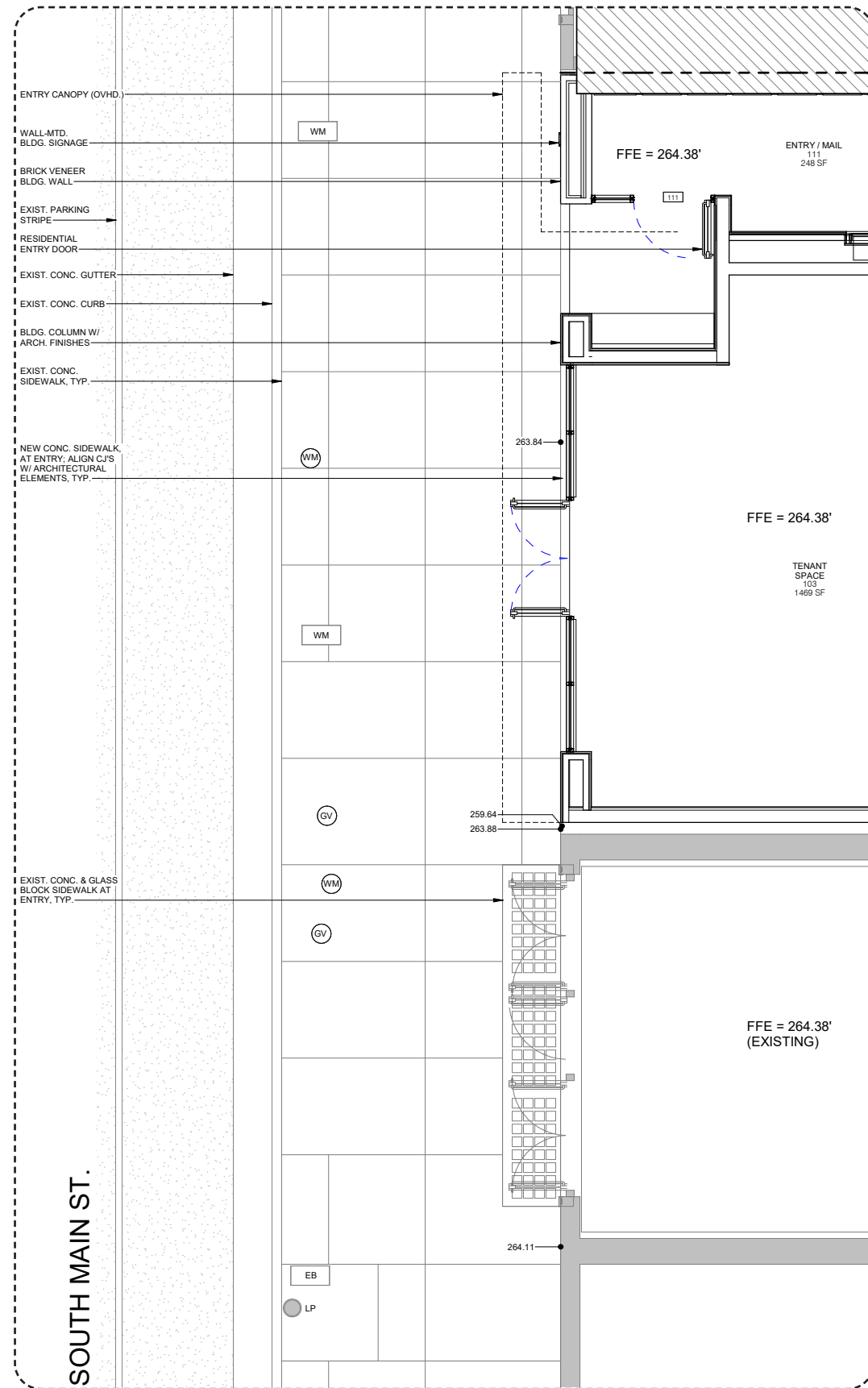
- 1 MTL-01: Prefinished corrugated metal siding
MetalSales 7/8" Corrugated Wall or sim.
- 2 MTL-02: Prefinished black metal canopy, trim,
window frames, and flashing
- 3 BMV-01: Brick masonry veneer
General Shale - Silverstone Velour or sim.
- 4 CFB-01: Cement fiber board lap siding
JH HardiePlank 8" - Night Gray or sim.
- 5 CFB-02: Cement fiber board lap siding
JH HardiePlank 8" - Light Mist or sim.
- 6 CFB-03: Cement fiber board lap siding
JH HardiePlank 6" - Light Mist or sim.
- 7 CMU-01: Cement Masonry Units
Nettleton Concrete - Standard Gray or sim.
- 8 CWC-01: Composite wood cladding
Envision Evergrain - Weathered Wood or sim.
- 9 SGS-01: Prefinished storefront glazing system
Kawneer Trifab 451T - Black or sim.
- 10 PMB-01: Painted metal balcony, color
intended to match balcony door frames
- 11 PMB-02: Prefabricated metal balcony,
color intended to match adjacent siding
- 12 PVD-01: Polyvinyl balcony door
Plygem 1500 Series - Black or sim.
- 13 PVW-01: Polyvinyl casement windows
Plygem 1500 Series - Black or sim.



Site Plan

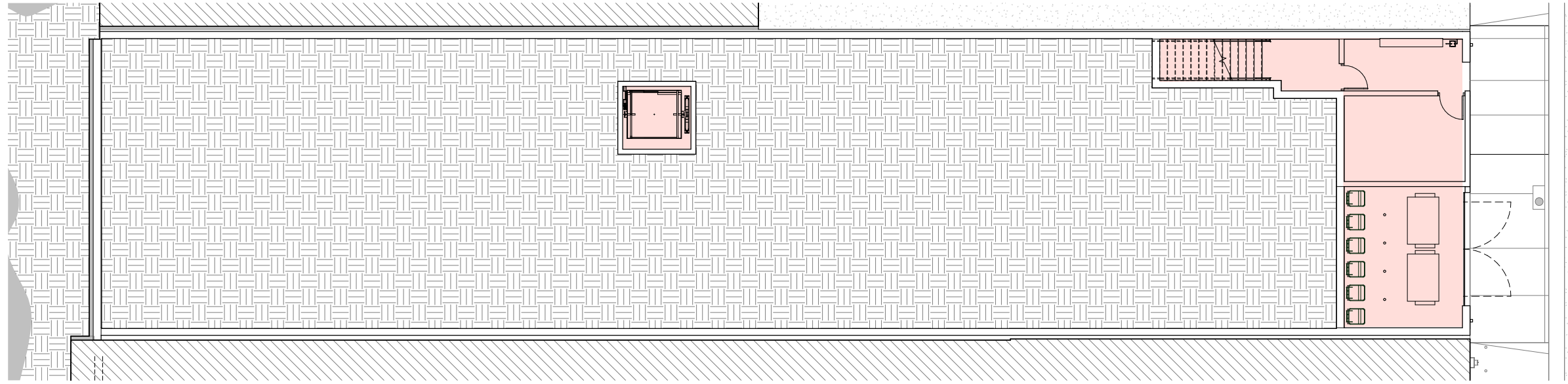


Site Plan



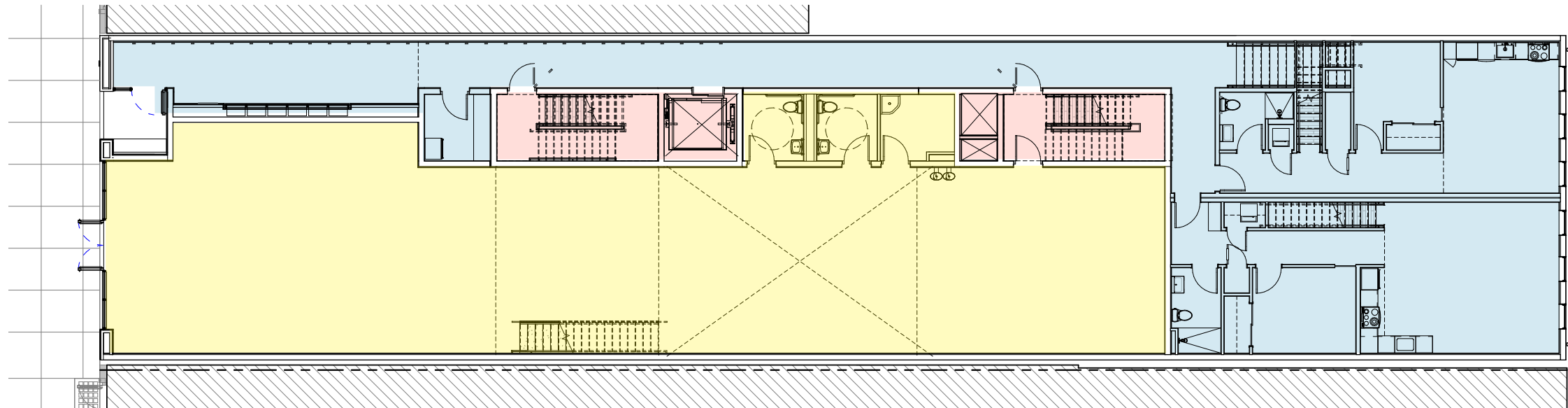
Basement

- Core
- Residential Areas
- Commercial Areas



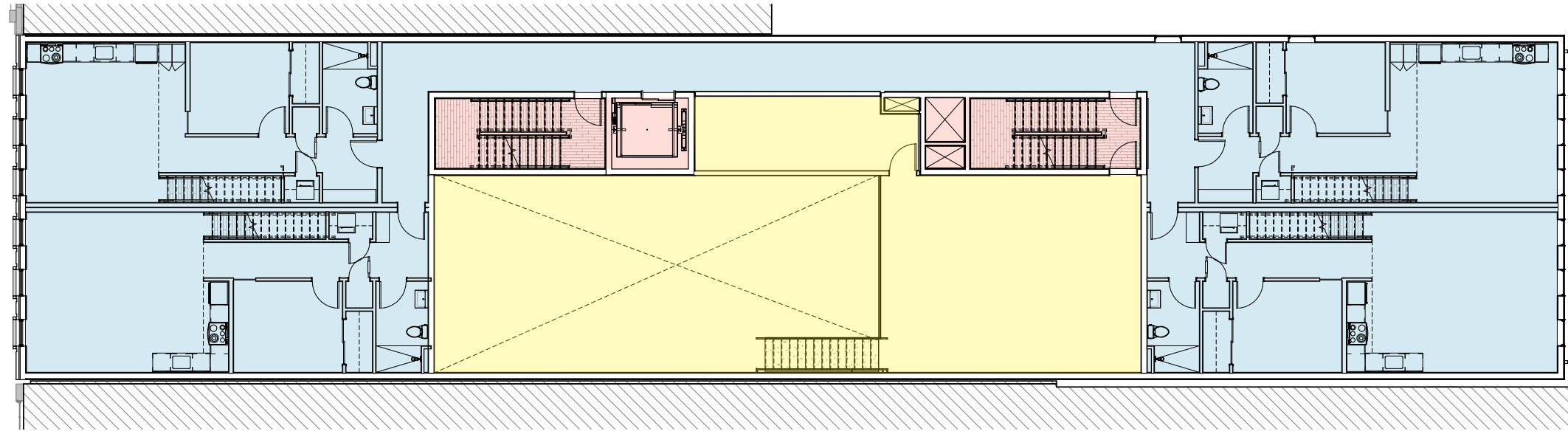
Level 01

- Core
- Residential Areas
- Commercial Areas



Level 02

- Core
- Residential Areas
- Commercial Areas



Level 03-05

- Core
- Residential Areas
- Commercial Areas

