



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: 516 Tennessee Street, Memphis, TN 38103

Applicant Name & Mailing Address: Ryan Morris, AIA // 498 S Main, Memphis, TN 38103  
Nick Barbian (Lessee)

Applicant Phone Number: 901-578-7173 Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: Anchor Investments (prop mgr Casey Flannery)

Property Owner's Phone Number: (901) 289-0215

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

Sign  Renovation   
New Building  Other Exterior Alteration

Project Description:

The owner will be providing a new boutique market store that will serve the South End area. The approx 2,000 SF build out will house food, groceries, drinks, and coffee in addition to the exterior scope of work (concrete stair and patio). Access and entrance from GE Patterson will be critical to the new build out; giving the market a presence at the street and enhancing the neighborhood by improving the pedestrian experience.

Status of Project: Bidding // Ready to apply for Permit.

**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:  architect // owner rep

Date: 4/15/21

\*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.

\*\*\* property is not located within Landmarks  
Historic District (South Main)





## KEYNOTE LEGEND

- ① EXISTING CANOPY AND LIGHTING TO REMAIN
- ② RELOCATE SECURITY CAMERA
- ③ EXISTING PAINTED SIGNAGE TO REMAIN, TYP.
- ④ EXISTING CAST STONE AND BRICK DETAILING AROUND BUILDING ENTRY TO REMAIN/ BE PROTECTED DURING CONSTRUCTION
- ⑤ MAINTAIN 36" CLEAR AROUND ALL UTILITY POLES, TYP.
- ⑥ EXISTING SIGN POST TO BE RELOCATED
- ⑦ EXISTING VENT TO BE RE-ROUTED THROUGH UNDERSIDE OF NEW CONC. PORCH
- ⑧ EXISTING STOREFRONT TO BE REMOVED - REPLACE WITH MATCHING SYSTEM WITH DOUBLE DOORS

URBANARCH ASSOCIATES  
 DRB REVIEW  
 JOB: 21010  
 DATE: 4/14/21

# EXISTING CONDITIONS BIG RIVER MARKET

516 TENNESSEE ST  
 MEMPHIS, TN 38103

Urban  
**ARCH**  
 associates, pc



## KEYNOTE LEGEND

- ① EXISTING CANOPY, LIGHT FIXTURES & EXTERIOR WALL FINISHES TO REMAIN
- ② NEW 8'-0"x24'-0" CONC. RAISED PATIO
- ③ NEW PTD. STL. GUARDRAIL & HANDRAILS
- ④ NEW STOREFRONT ENTRY TO MATCH EXISTING WINDOWS
- ⑤ EXISTING ENTRY TO REMAIN
- ⑥ NEW 1'-6"x13'-0" BACKLIT SIGN  
\* EXACT STYLE AND MATERIAL TO BE SUBMITTED UNDER SIGN APPLICATION
- ⑦ THRU-WALL VENT LOCATION @ SIDE OF RAISED PATIO
- ⑧ EXISTING UTILITY POLES TO REMAIN. MAINTAIN 3'-0" MIN. CLR.
- ⑨ EXISTING STOREFRONT WINDOWS TO REMAIN
- ⑩ VINYL SCREEN WINDOW TREATMENT (TYP. @ BOTH EXISTING WINDOWS)
- ⑪ LANDSCAPE BAND WITH NATIVE GRASSES AND RIVER ROCK



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# PROPOSED EXTERIOR IMPROVEMENTS BIG RIVER MARKET

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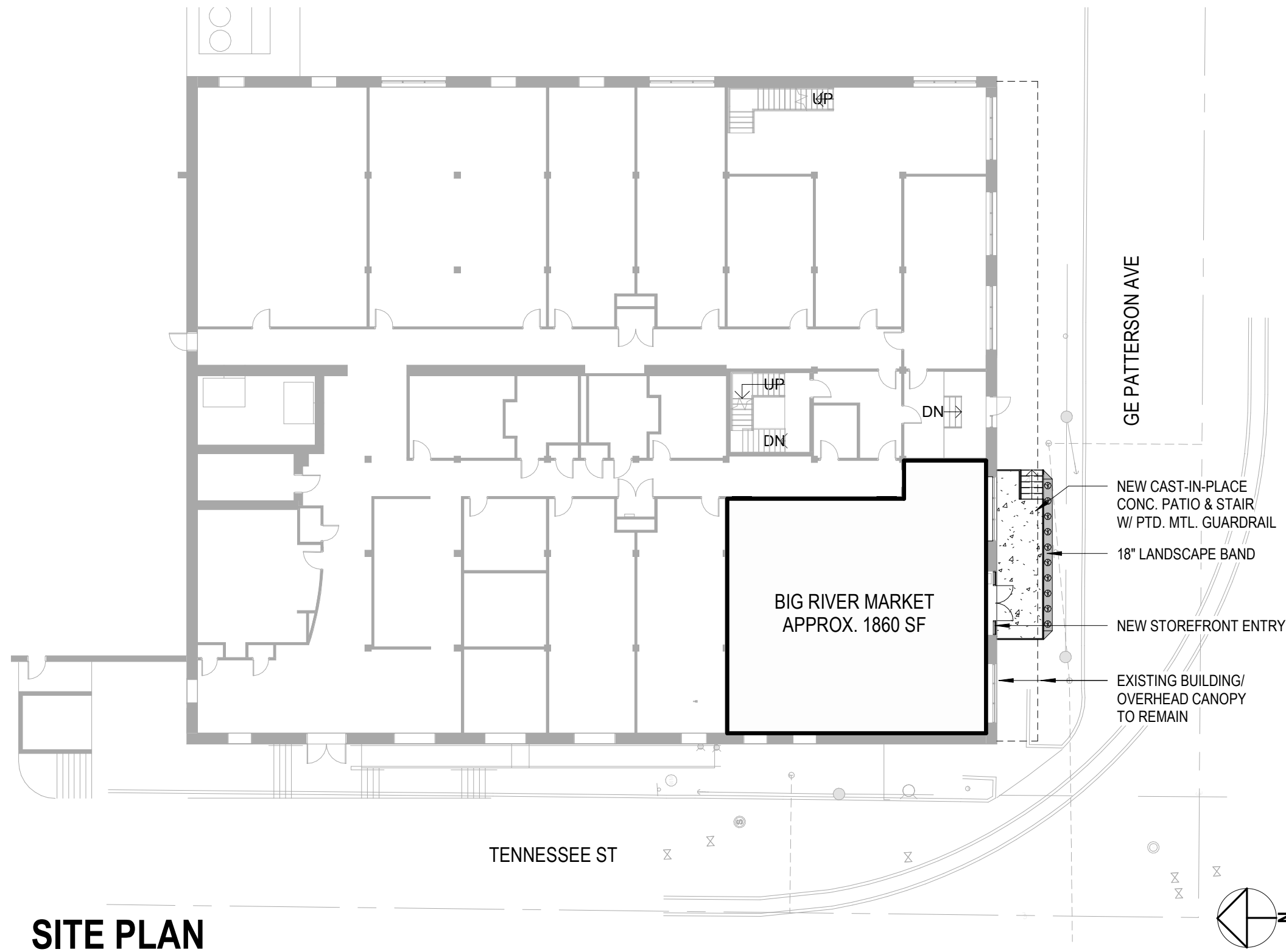


VIEW FROM SOUTH ALONG G.E. PATTERSON AVE & TENNESSEE ST.



VIEW FROM SOUTHEAST ALONG G.E. PATTERSON AVE





**SITE PLAN**

1"=20'

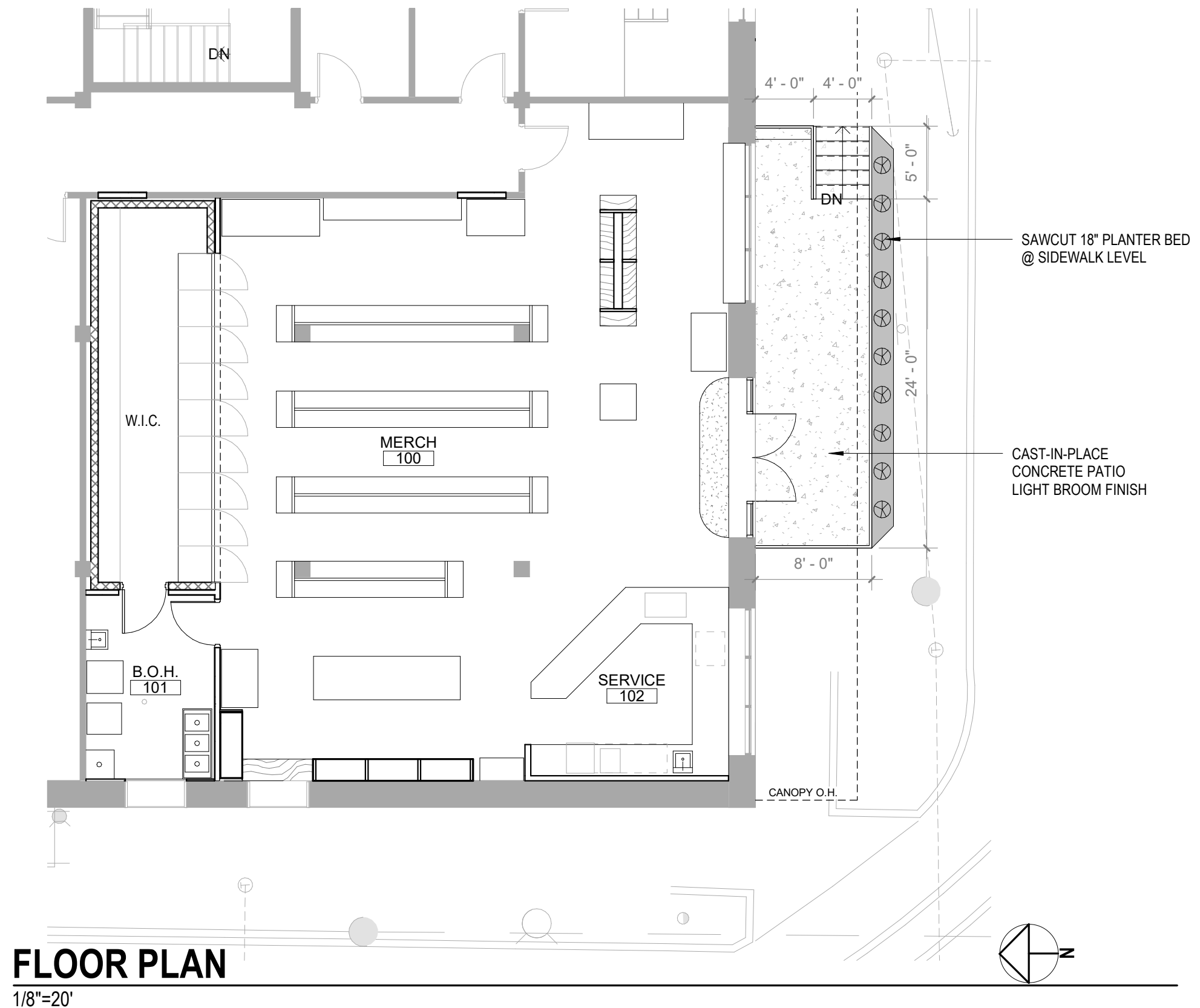
**SITE PLAN**  
**BIG RIVER MARKET**

516 TENNESSEE ST  
 MEMPHIS, TN 38103

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 DRB REVIEW  
 JOB: 21010  
 DATE: 04/14/21

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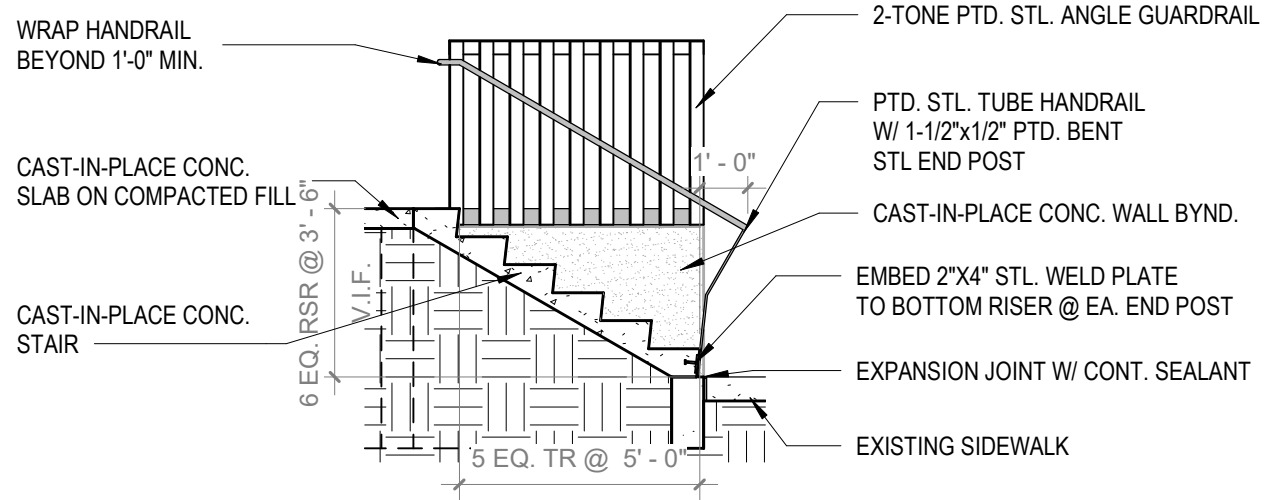
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# FLOOR PLAN BIG RIVER MARKET

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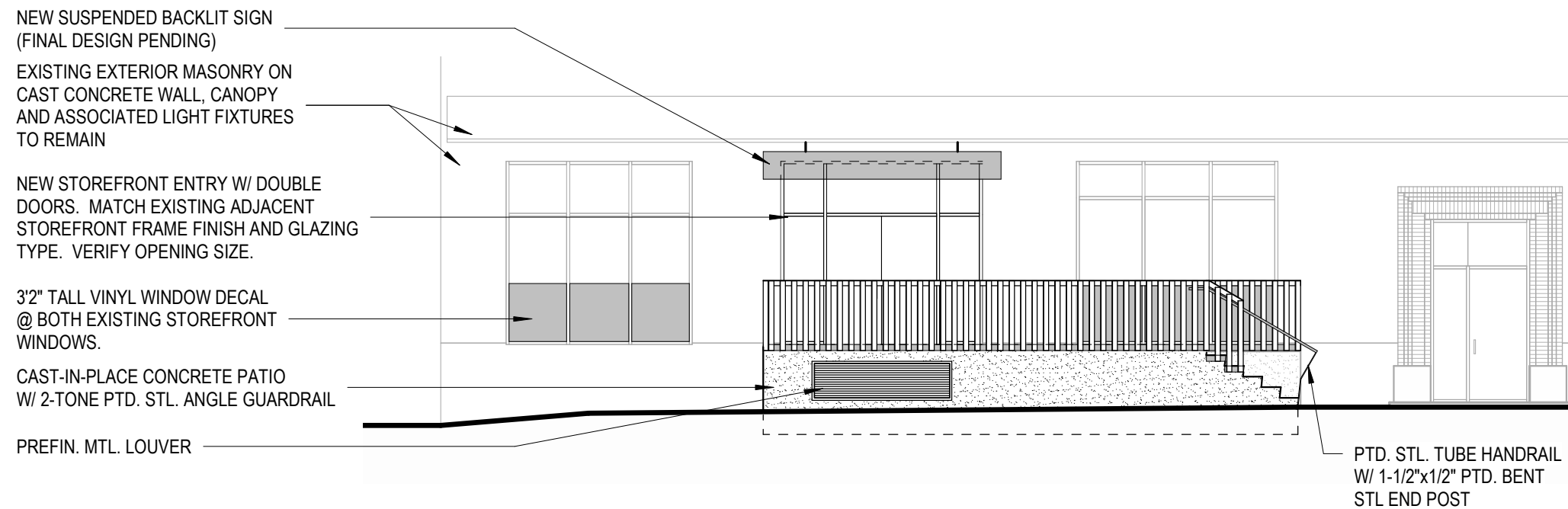


## STAIR SECTION

1/8"=20'

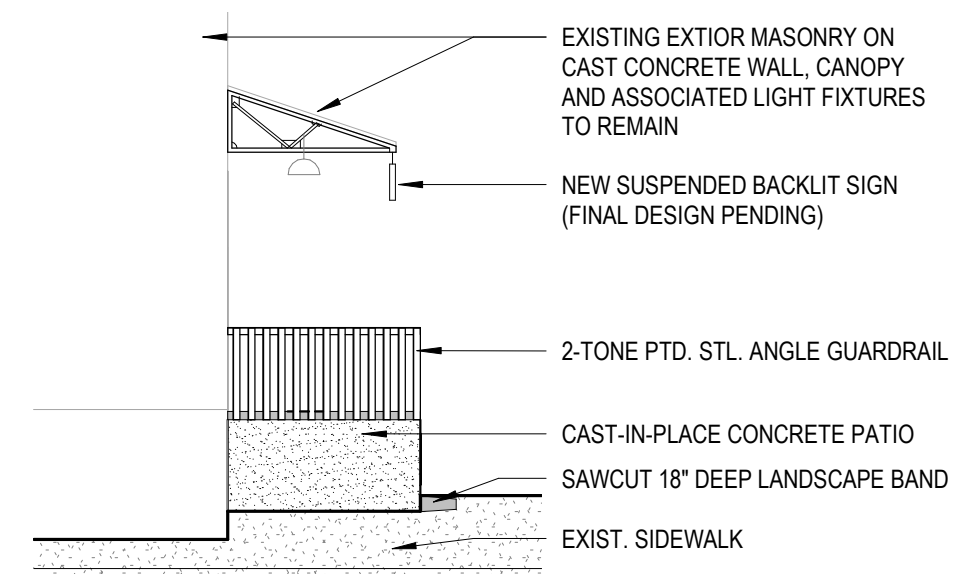


PERSPECTIVE VIEW



## SOUTH ELEVATION

1/8"=20'



## WEST ELEVATION

1/8"=20'

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# ELEVATIONS & DETAILS BIG RIVER MARKET

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