



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 46 Keel Avenue, Memphis, TN 38107

Applicant Name & Mailing Address: Tamara Redburn, Fleming Architects, 5101 Wheelis, Suite 215,
Memphis, TN 38117

Applicant Phone Number: 901-767-3924 Applicant Fax Number: 901-767-7136

Property Owner's Name & Mailing Address: Billy Orgel, Tower Ventures, 495 Tennessee St.,
Suite 152, Memphis, TN 38103

Property Owner's Phone Number: 901-794-9494

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

- Sign
- Renovation
- New Building
- Other Exterior Alteration

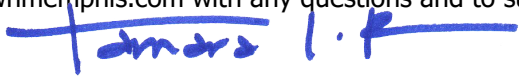
Project Description:

The Conwood Buildings, circa 1910, is being redeveloped into mixed use including apartments, an office headquarters, and commercial space. The renovations were approved on February 5, 2020 by the DRB. This application is for the exterior landscape and exterior lighting package.

Status of Project:

Construction

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: 

Date: January 20, 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.



FLEMING
architects

5101 WHEELIS DRIVE, SUITE 215 | MEMPHIS, TN
38117

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Kimley»Horn

BPD
BLAIR PARKER DESIGN
landscape architecture

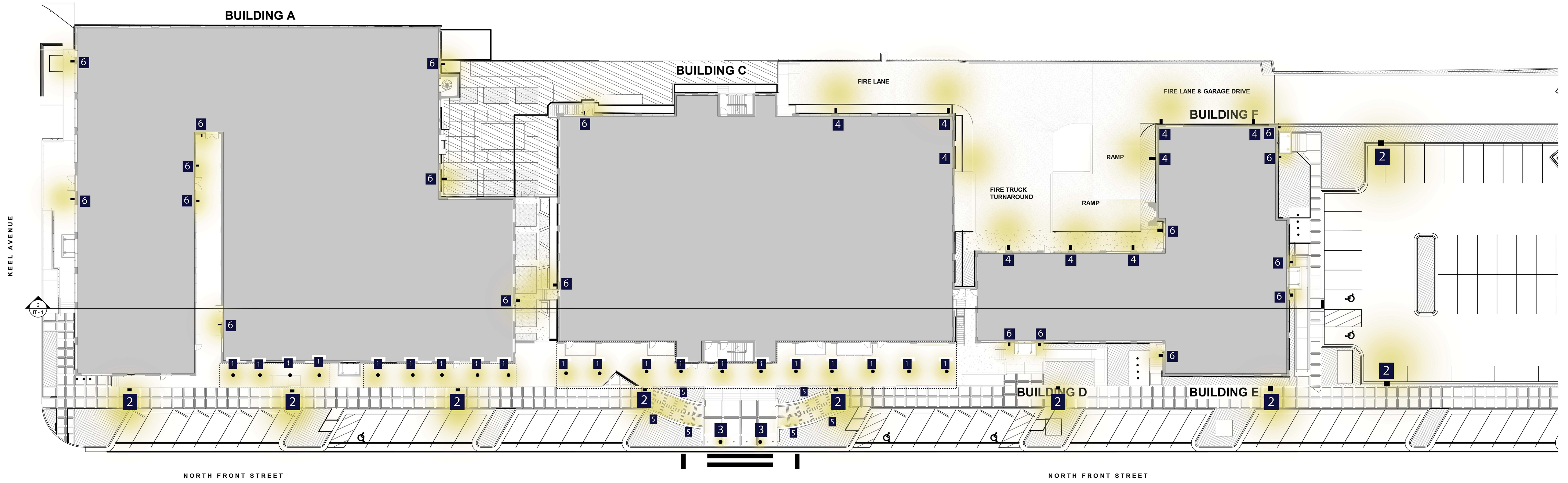
CONWOOD BUILDING

NEW MULTI-FAMILY ADAPTIVE REUSE

46 Keel Avenue
Memphis, Tennessee 38107

January 20, 2021





1



PEDESTRIAN PENDANT
SHALLOW DOME
 BOCK LIGHTING

(LOCATED UNDER CANOPY)

2



PARKING/PEDESTRIAN LIGHT POLES
ALLEGRA
 LUMENPULSE

3



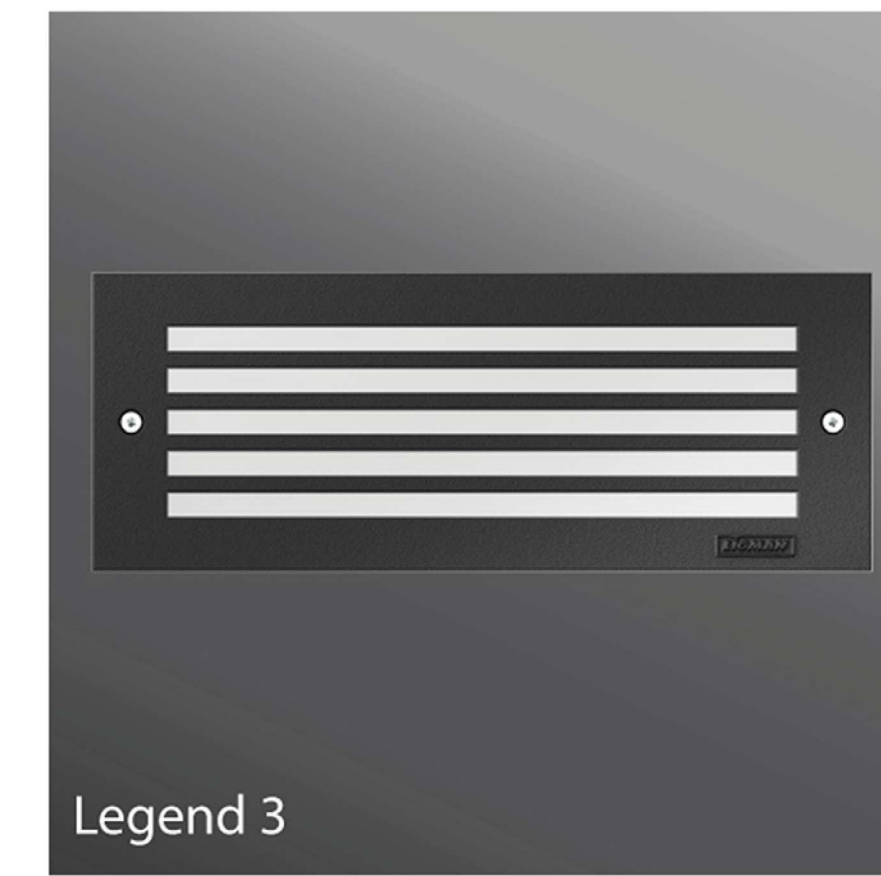
BOLLARD
DUOMO 1 BOLLARD
 LIGMAN LIGHTING

4



DRIVEWAY WALL SCONCE
LARGE ATLANTIC SHEPHERDS CROOK LED
 LIGMAN LIGHTING

5



Legend 3
LEGEND 3 RECESSED
 LIGMAN LIGHTING

(LOCATED ON RETAINING WALLS)

6



PEDESTRIAN WALL SCONCE
STANDARD DOME
 BOCK LIGHTING



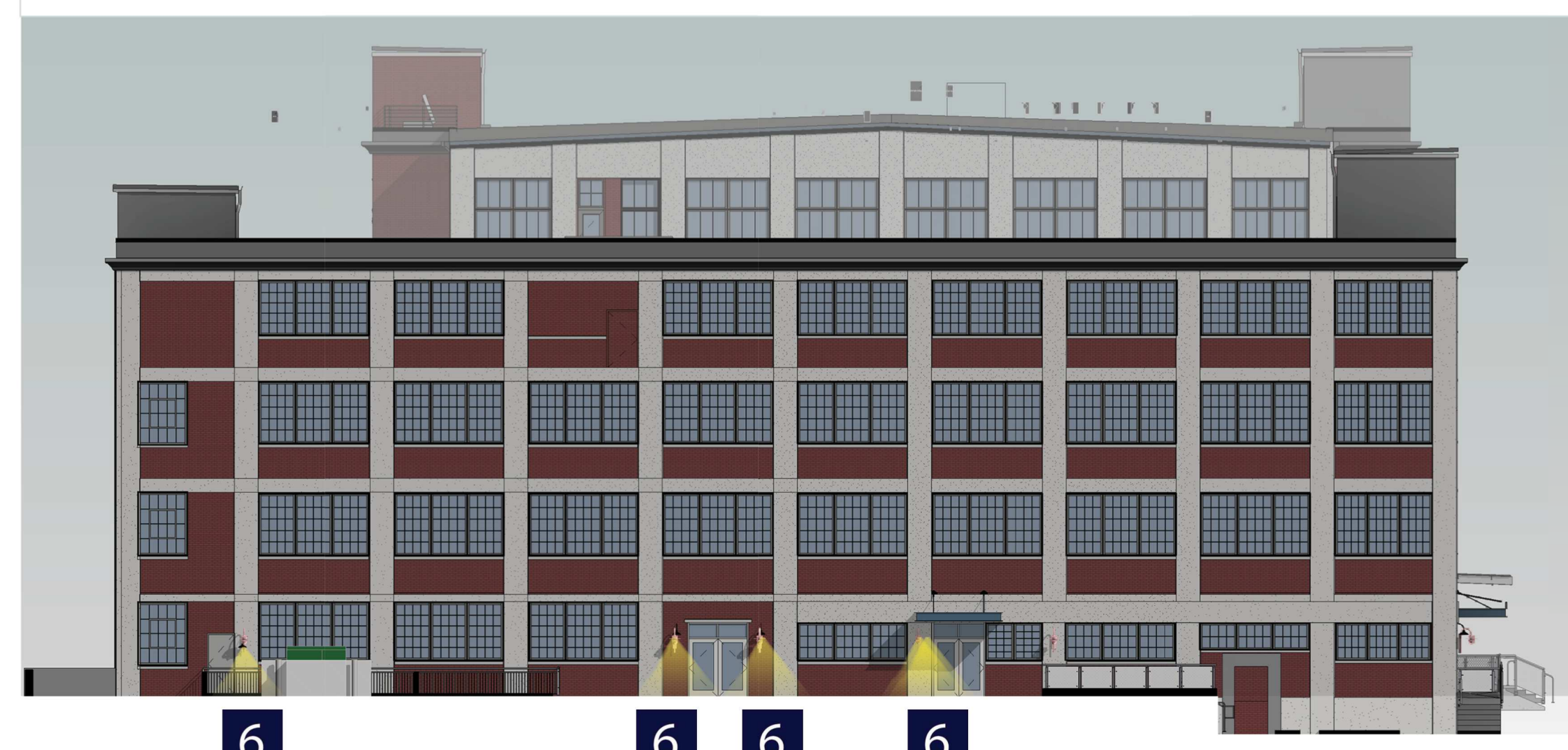
1 OVERALL WEST
1/16" = 1'-0"



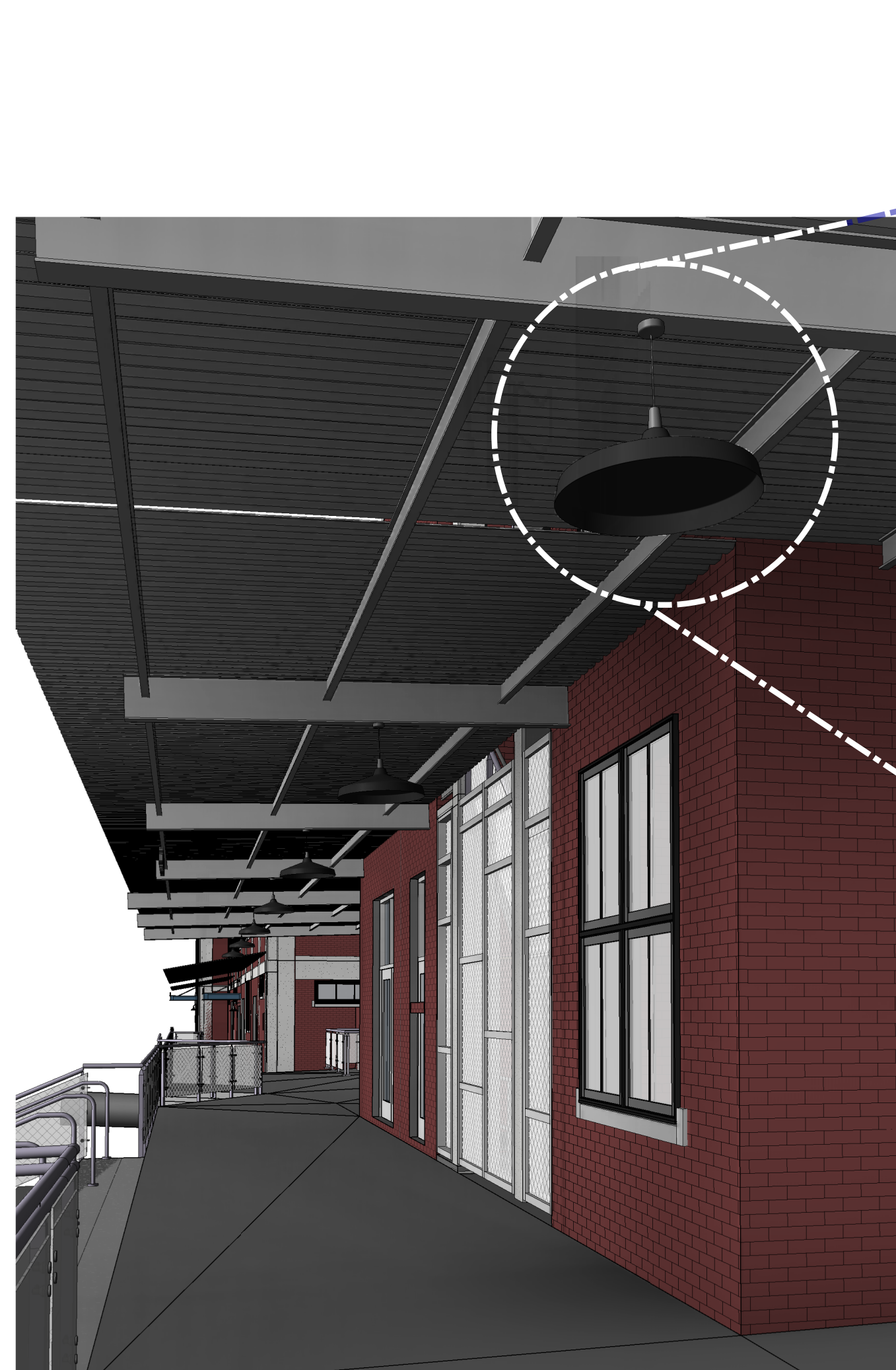
2 OVERALL EAST
1/16" = 1'-0"



3 OVERALL NORTH
1/16" = 1'-0"



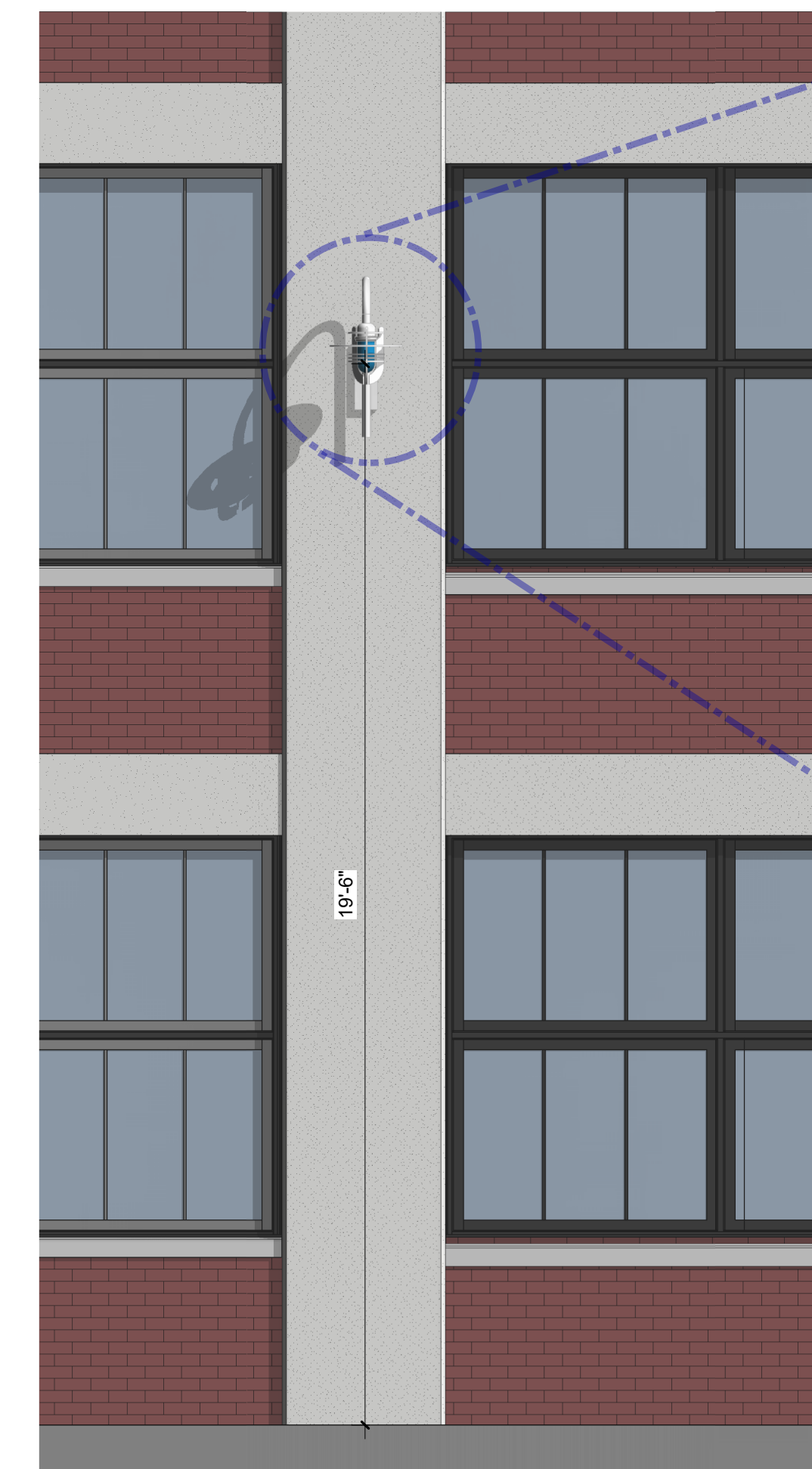
4 OVERALL SOUTH (KEEL AVENUE)
1/16" = 1'-0"



TYPICAL CANOPY LIGHTING ELEVATION



1
 PEDESTRIAN PENDANT
SHALLOW DOME
 BOCK LIGHTING



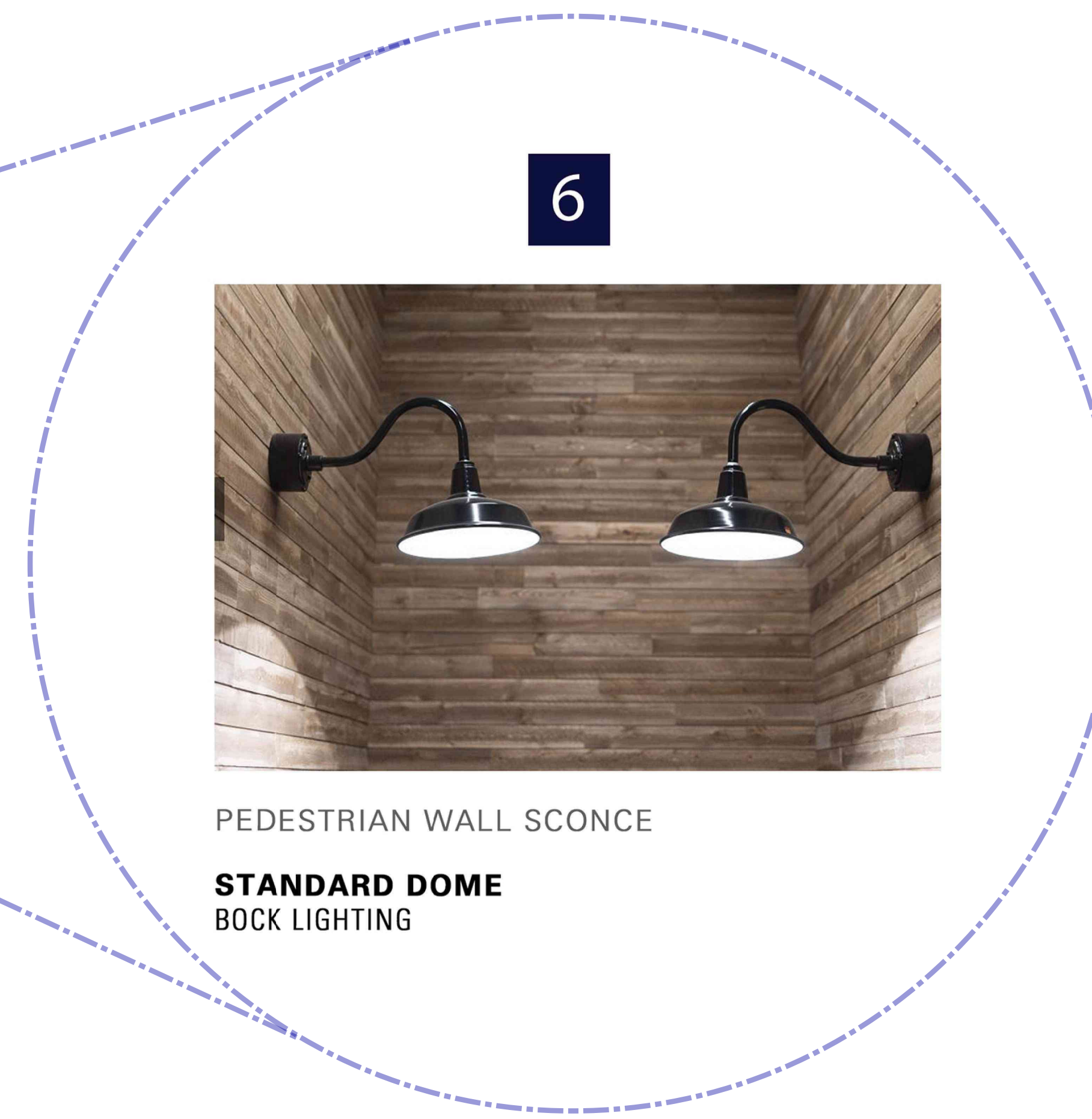
TYPICAL DRIVEWAY LIGHTING ELEVATION



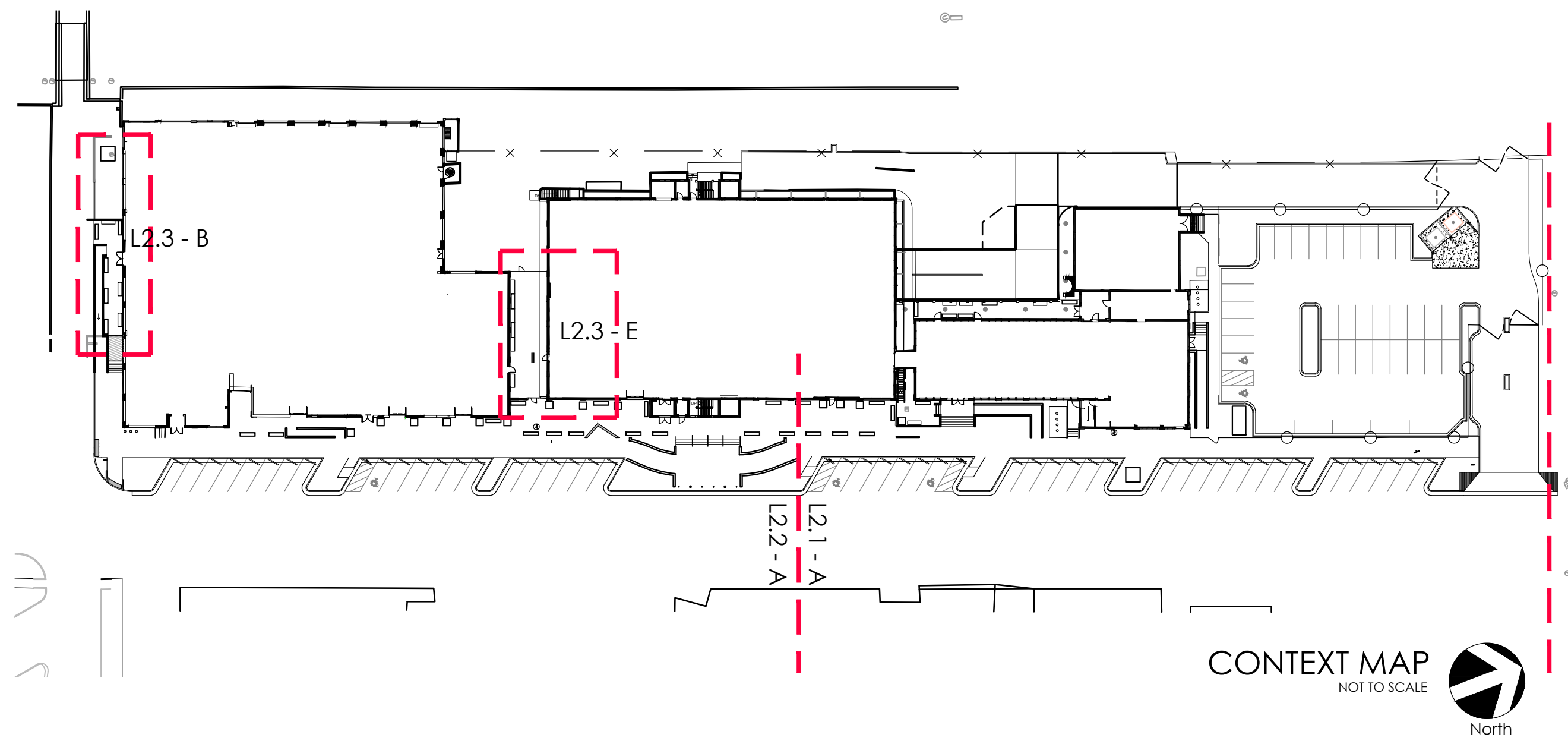
4
 DRIVEWAY WALL SCENCE
LARGE ATLANTIC SHEPHERDS CROOK LED
 LIGMAN LIGHTING



TYPICAL DOOR LIGHTING ELEVATION



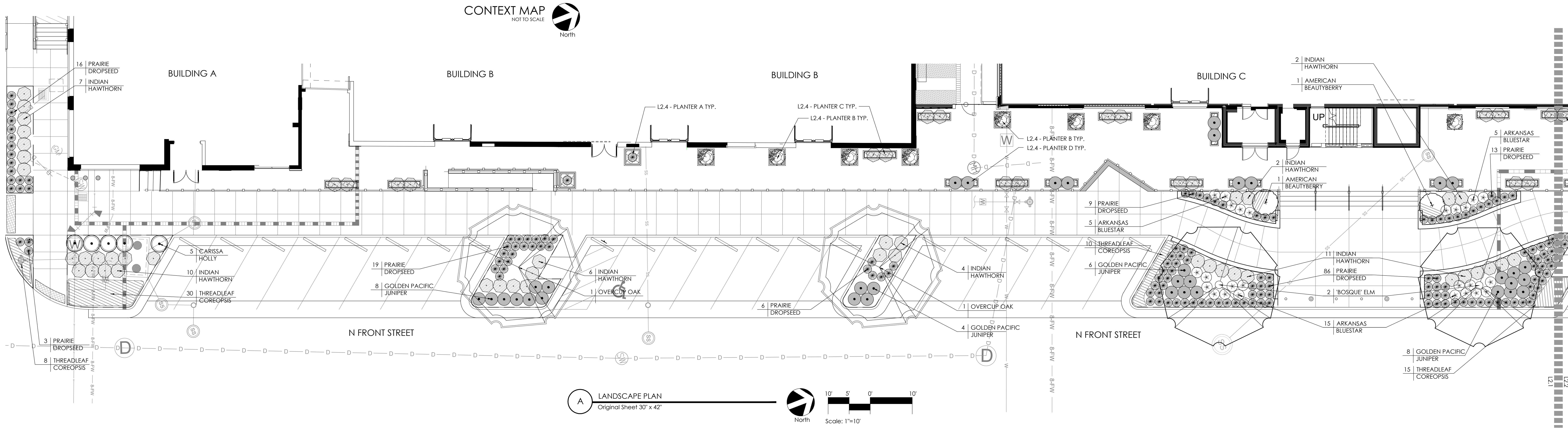
6
 PEDESTRIAN WALL SCENCE
STANDARD DOME
 BOCK LIGHTING

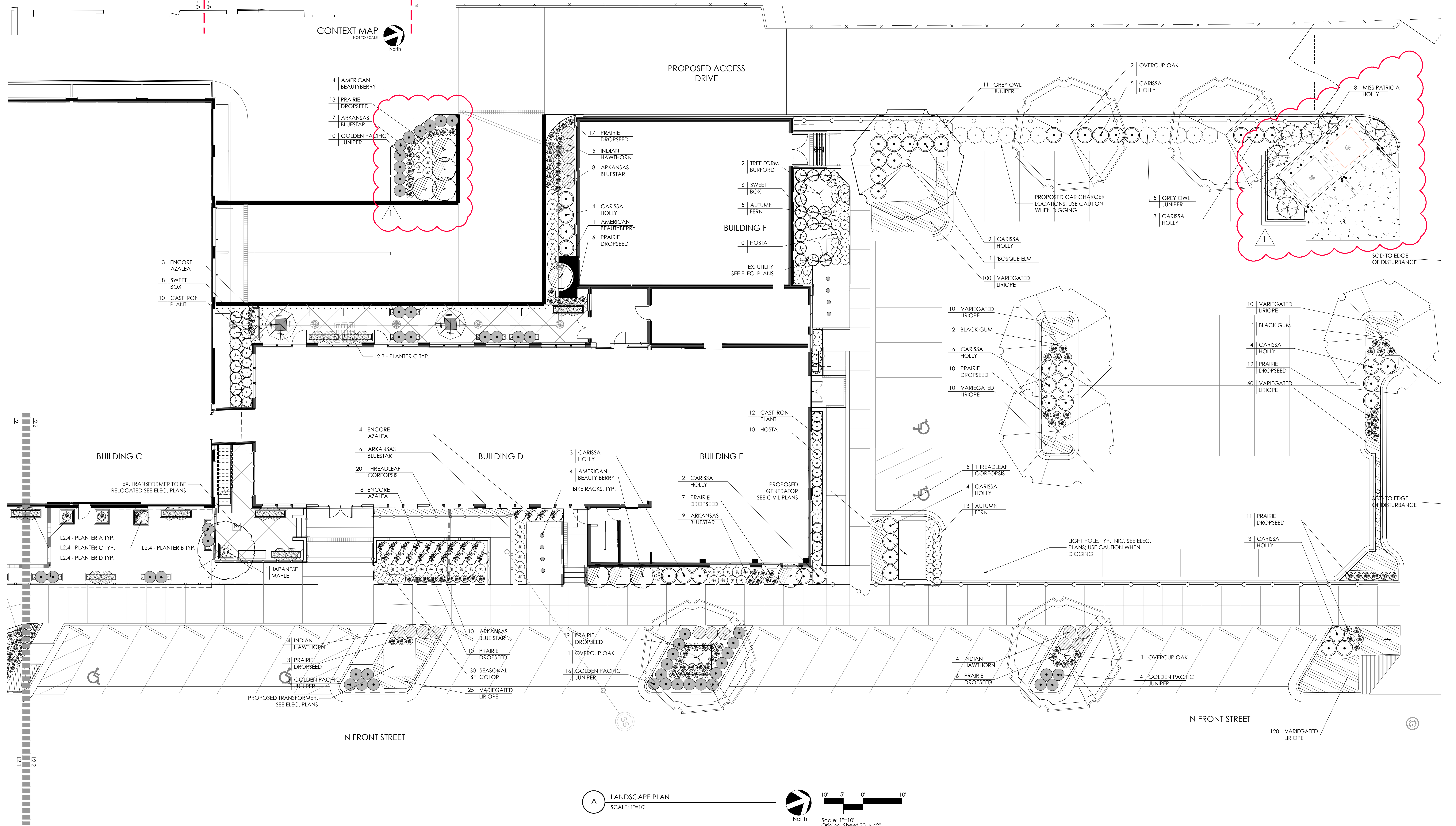
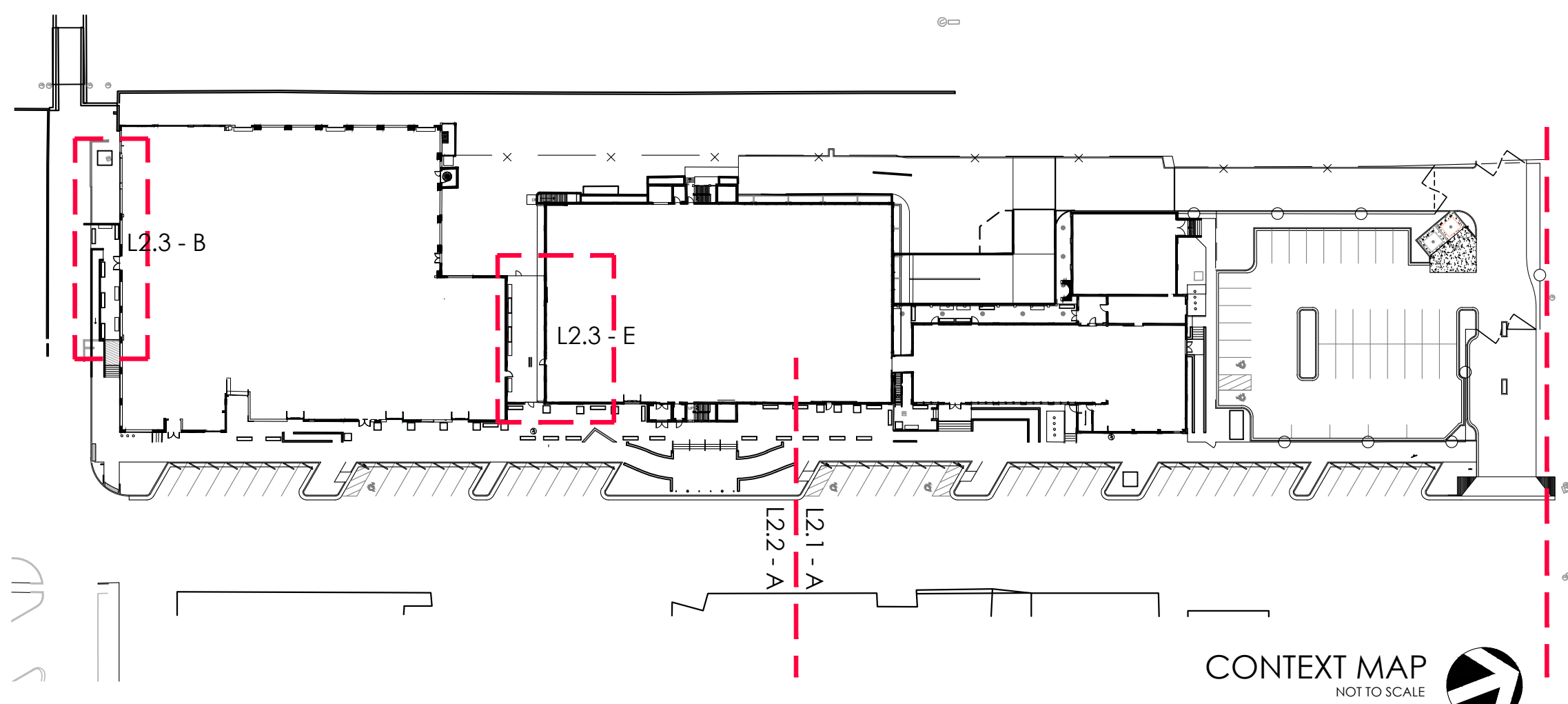


PLANT SCHEDULE 1

A. Trees							
Item	Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
	<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood'	'Bloodgood' Japanese Maple	1	B&B	EA	3'-4" HT	3 Cane min. @ 1" cal. each, No Crossing Leaders
	<i>Ilex cornuta</i> 'Burfordii'	Burford Holly - Tree Form	2	B&B	EA	7'-8" HT	Multi-trunk, Well branched, Full Head
	<i>Nyssa sylvatica</i> 'Green Gable' PF# 22951	Black Gum	3	B&B	EA	2.5' Cal	Uniform branching, dominant leader
	<i>Quercus lyrata</i> 'QLF1B'	Highborn' Overcup Oak	6	B&B	EA	2.5' Cal	Uniform branching, dominant leader
	<i>Ulmus parvifolia</i> 'UPM1F'	'Bosque' Elm	3	B&B	EA	2.5' Cal	Uniform branching, dominant leader

B. Ground Cover, Grass and Shrubs							
Item	Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
	<i>Amsonia hubrichtii</i>	Arkansas Bluestar	65	Cont.	EA	1-GAL FULL	If dormant, install 1 gal. full
	<i>Aspidistra elatior</i>	Cast Iron Plant	29	Cont.	EA	12" HT	Matching
	<i>Callicarpa americana</i>	Beautyberry	11	Cont.	EA	18"-24" HT	Matching
	<i>Coreopsis verticillata</i>	Threadleaf Coreopsis	98	Cont.	EA	1-GAL FULL	Spaced 24" O.C.
	<i>Dryopteris erythrosora</i>	Autumn Fern	34	Cont.	EA	1-GAL FULL	
	<i>Hosta x 'Wide Brim'</i>	Hosta	25	Cont.	EA	1-GAL FULL	
	<i>Ilex cornuta 'Carissa'</i>	Carissa Holly	48	Cont.	EA	15"-18" SPREAD	Spreading Form
	<i>Ilex x 'Miss Patricia'</i>	Miss Patricia Holly	8	Cont.	EA	4'-6" HT	Upright Form, Matching
	<i>Juniperus conferta 'Pg-3-016'</i>	Golden Pacific Juniper	95	Cont.	EA	15"-18" SPREAD	Spreading form
	<i>Juniperus virginiana 'Grey Owl'</i>	Grey Owl Juniper	16	Cont.	EA	18" SPREAD	Spreading form, Do not Prune
	<i>Liriope muscari 'variegata'</i>	Variegated Liriope	310	Cont.	EA	4" CONT	8 pips minimum, Spaced 12" O.C.
	<i>Rhodaphys indica 'Monta'</i>	Indian Princess Indian Hawthorn	96	Cont.	EA	18" SPREAD	Spreading form, matching
	<i>Rhododendron 'Conlen'</i>	Encore Autumn Bravo Azalea	34	Cont.	EA	12" HT	Spreading form, Matching
	<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	24	Cont.	EA	18" SPREAD	Spreading form, matching
	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	270	Cont.	EA	1-GAL FULL	If dormant, install 1 gal. full
	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	85	Cont.	EA	1-GAL FULL	Spaced 18" O.C.
	Seasonal Color	Varies by season	246	Cont.	SF	VARIABLE	Owner to Choose



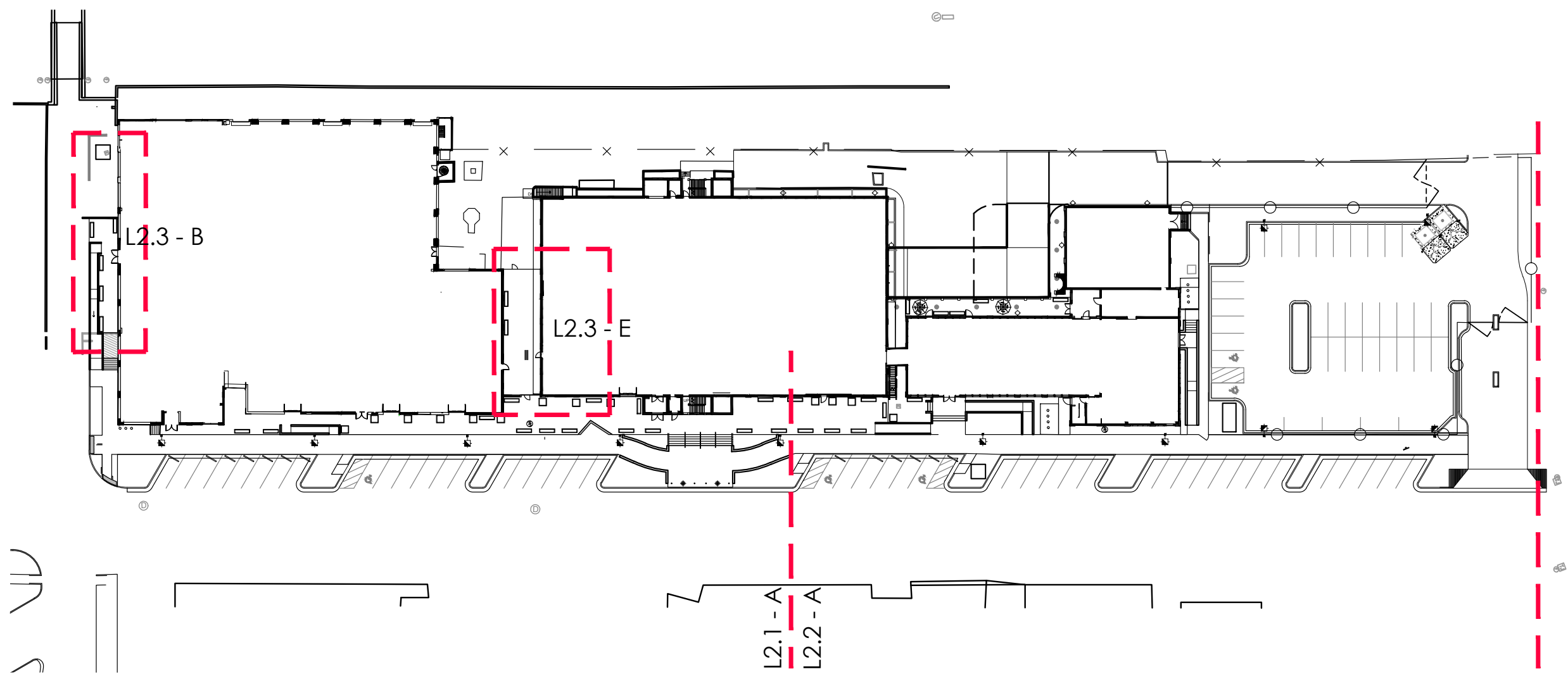


A LANDSCAPE PLAN
SCALE: 1"=10'

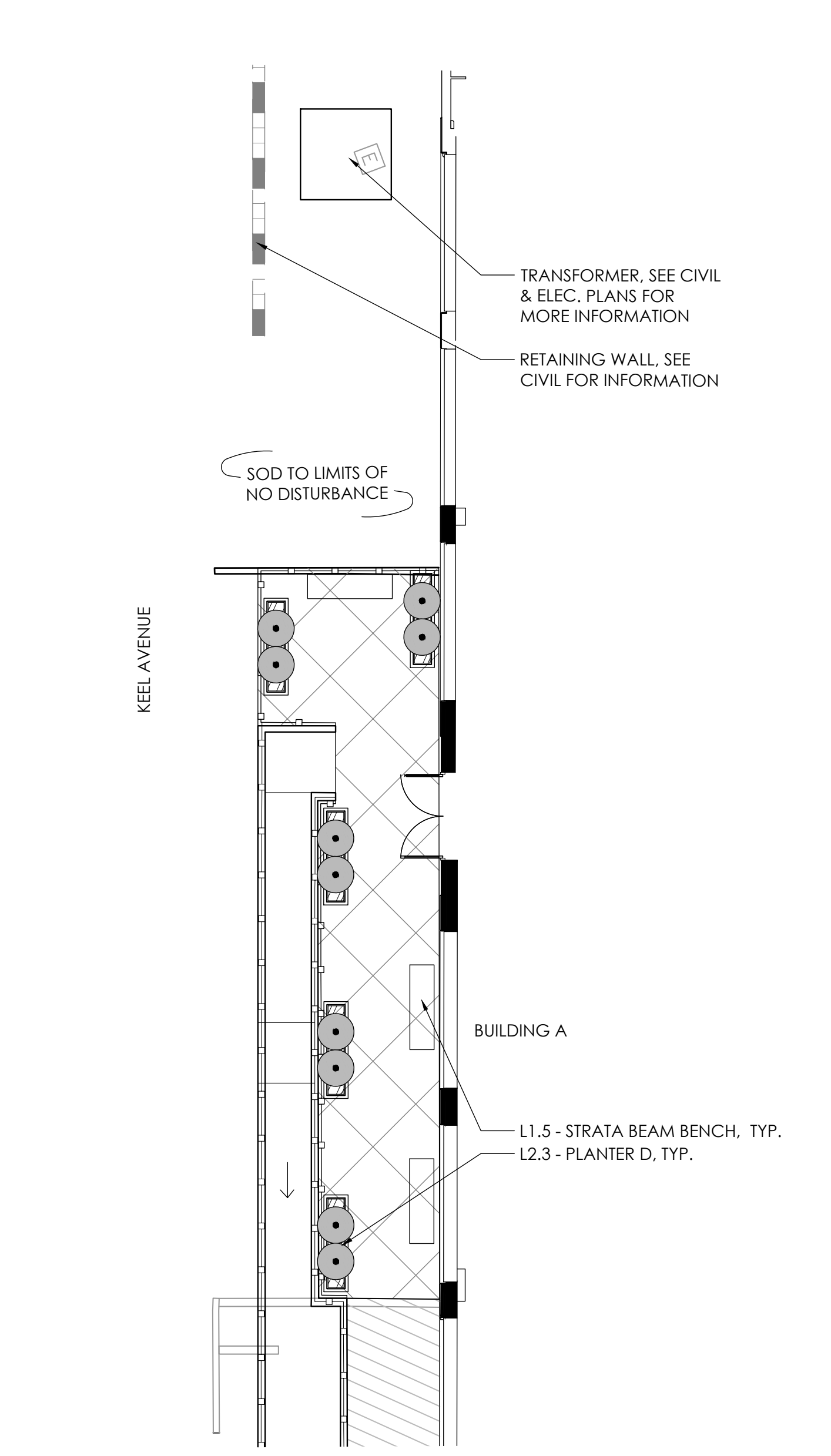
North

Scale: 1"=10'
Original Sheet 30" x 42"

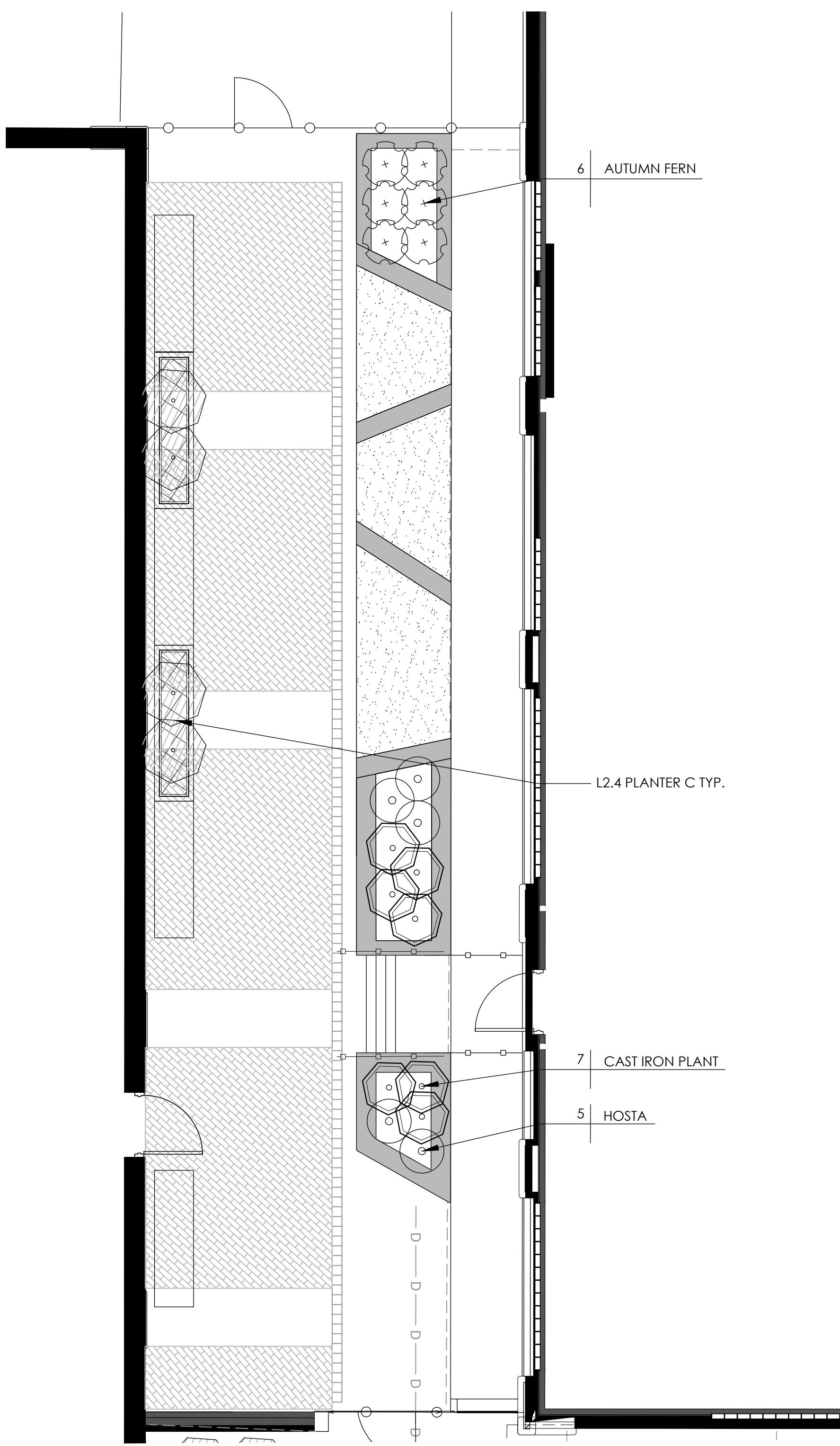




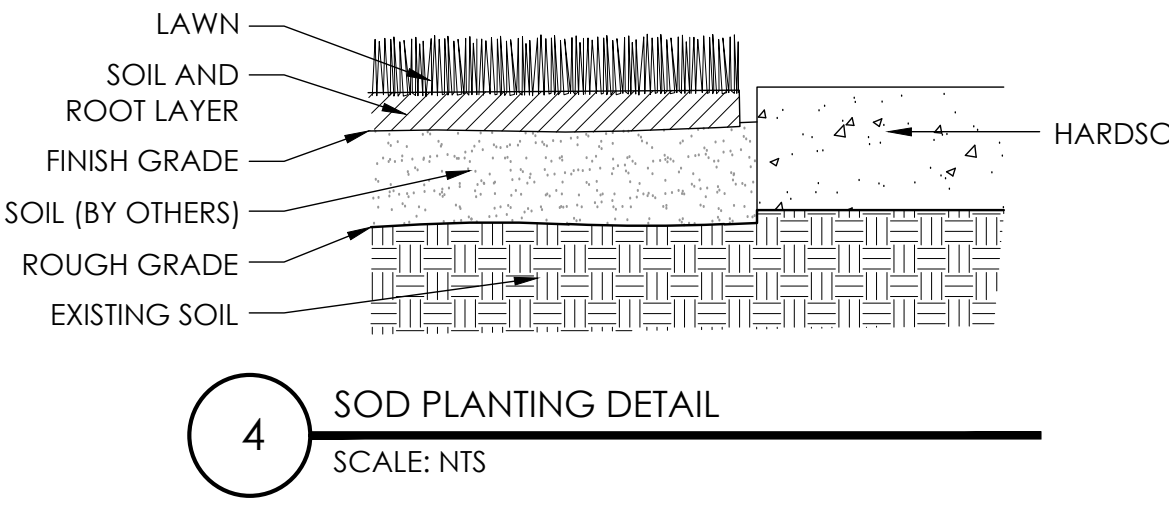
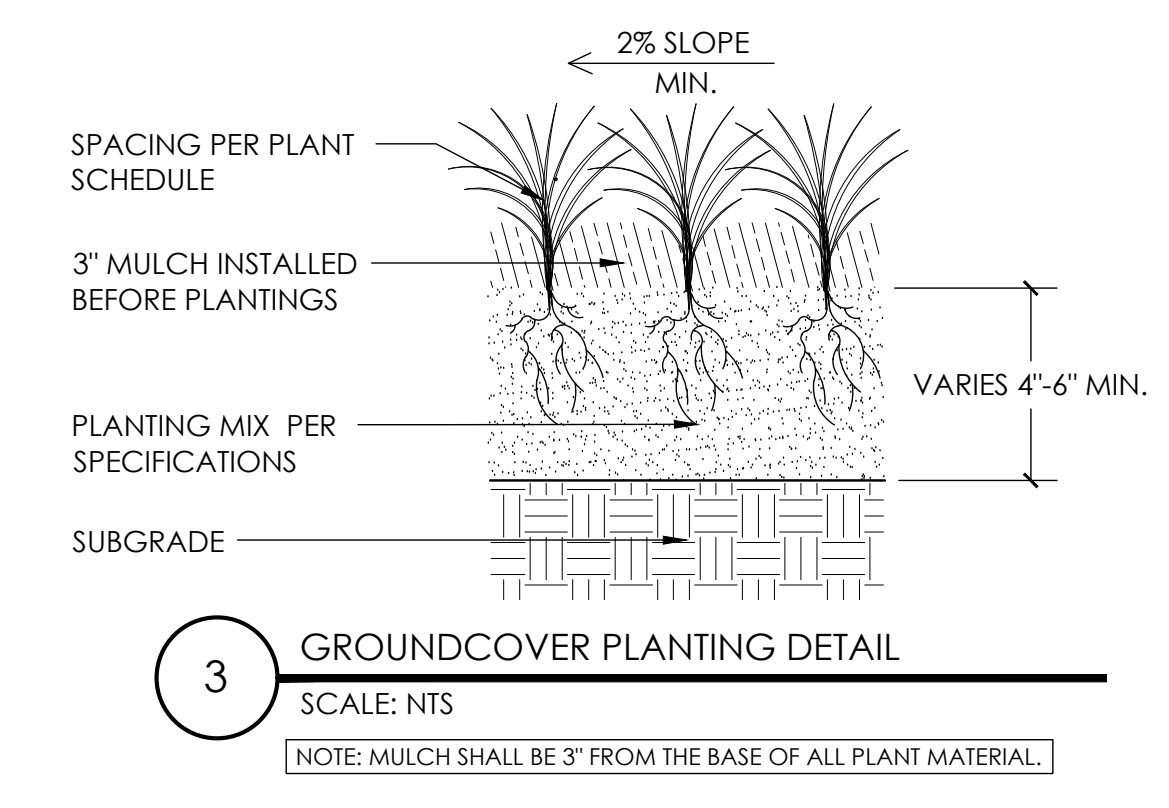
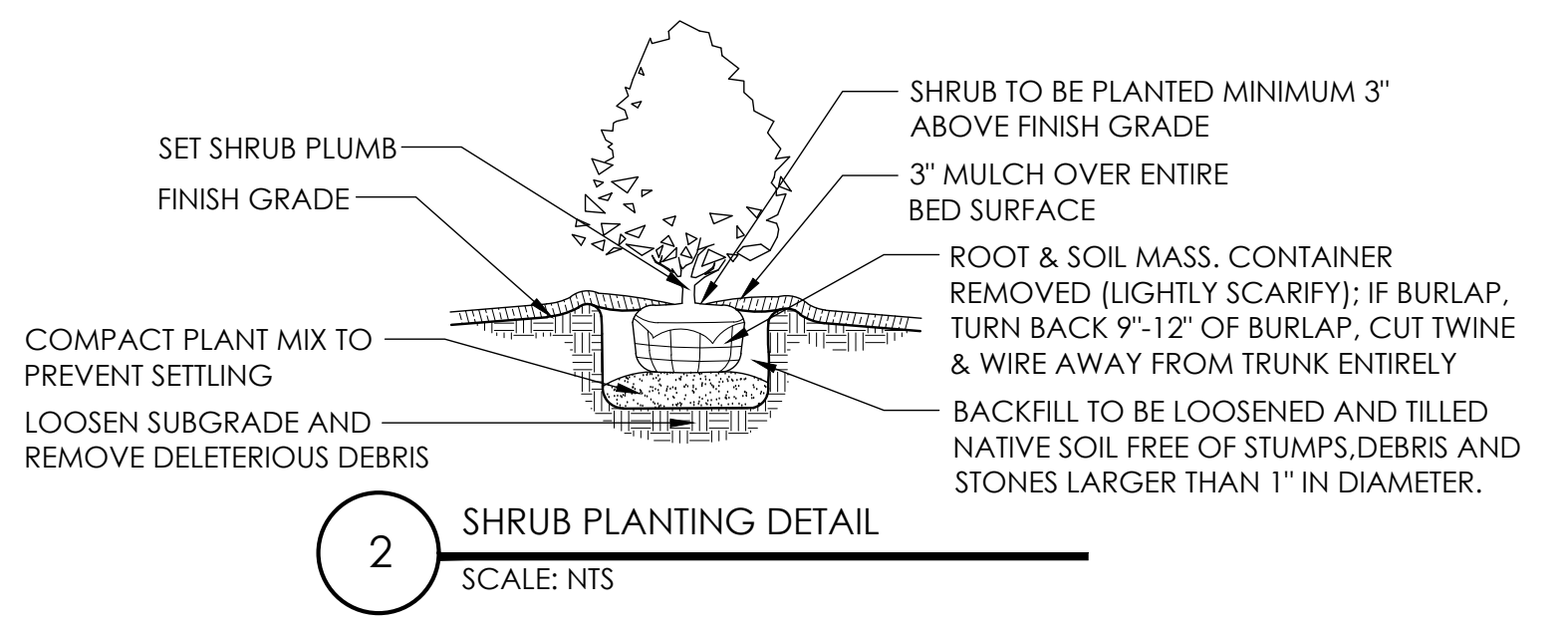
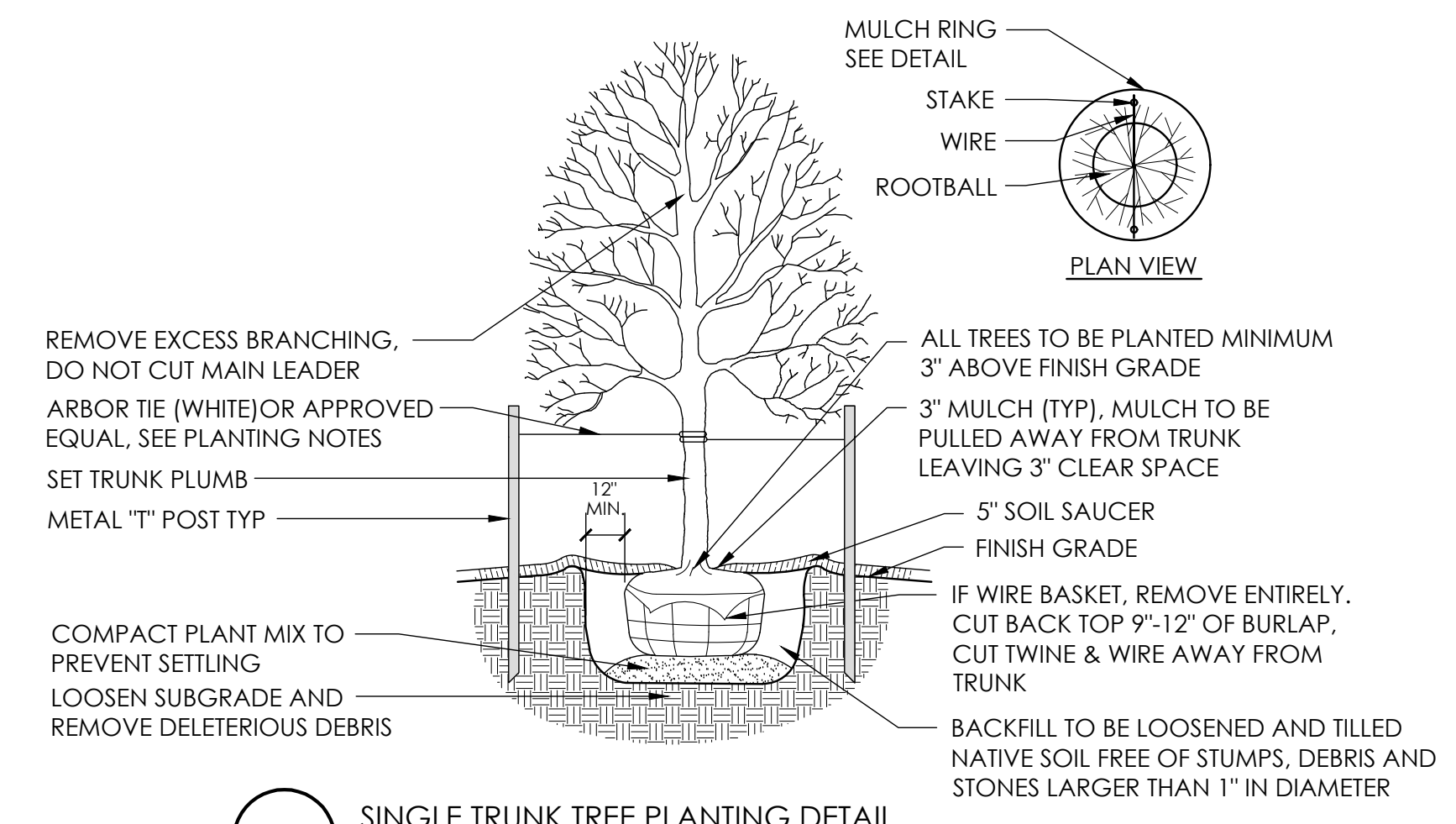
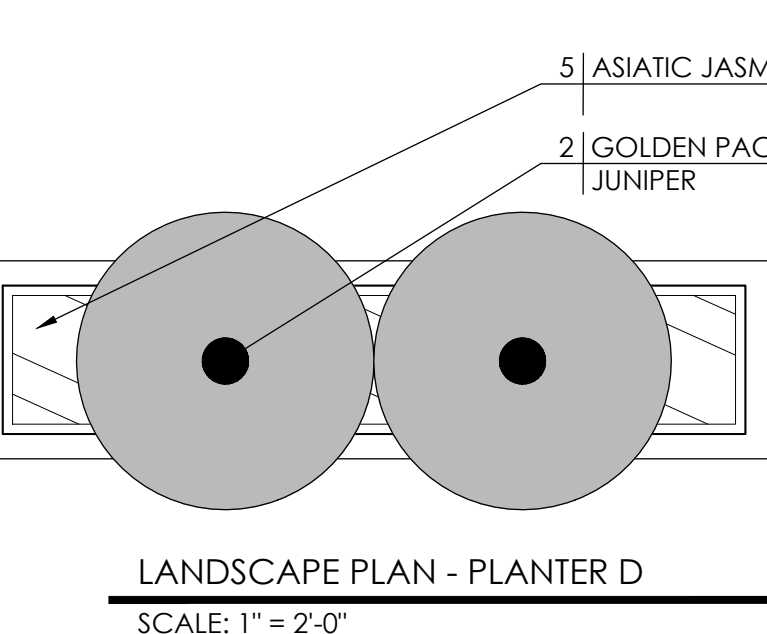
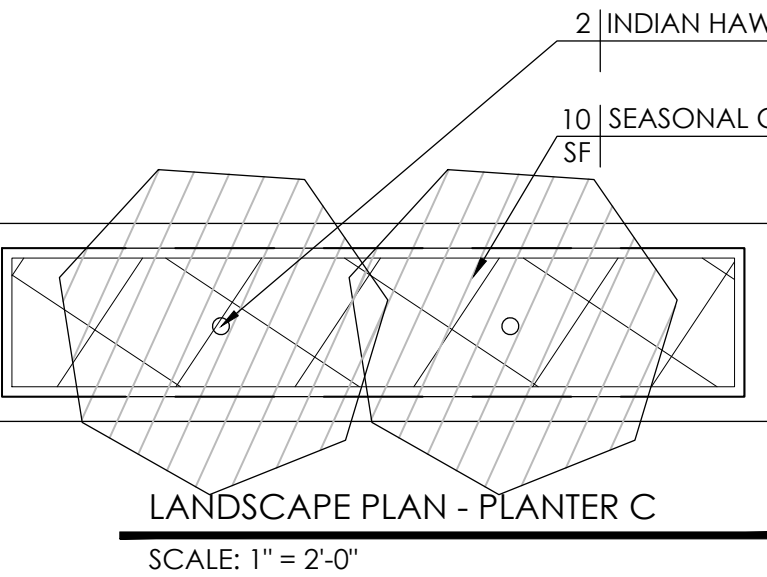
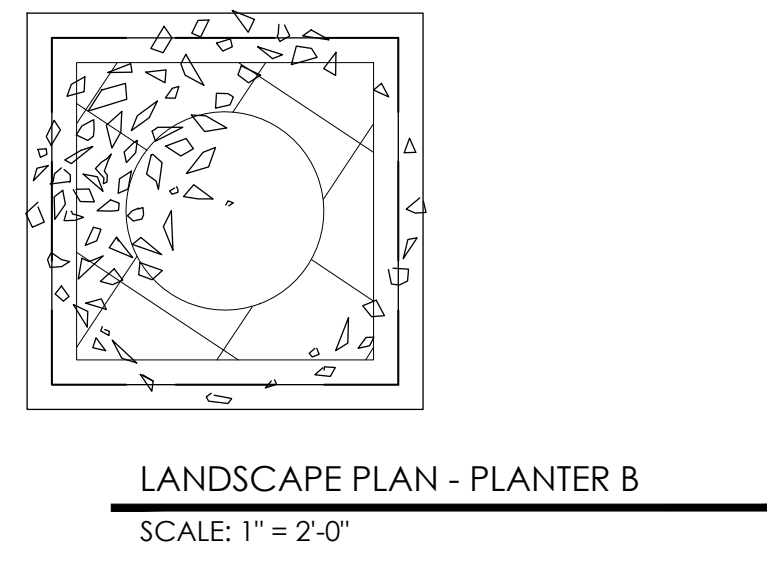
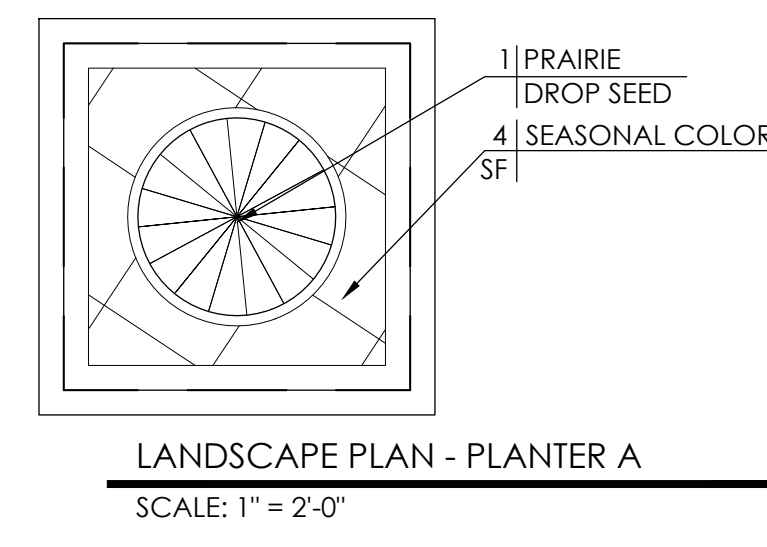
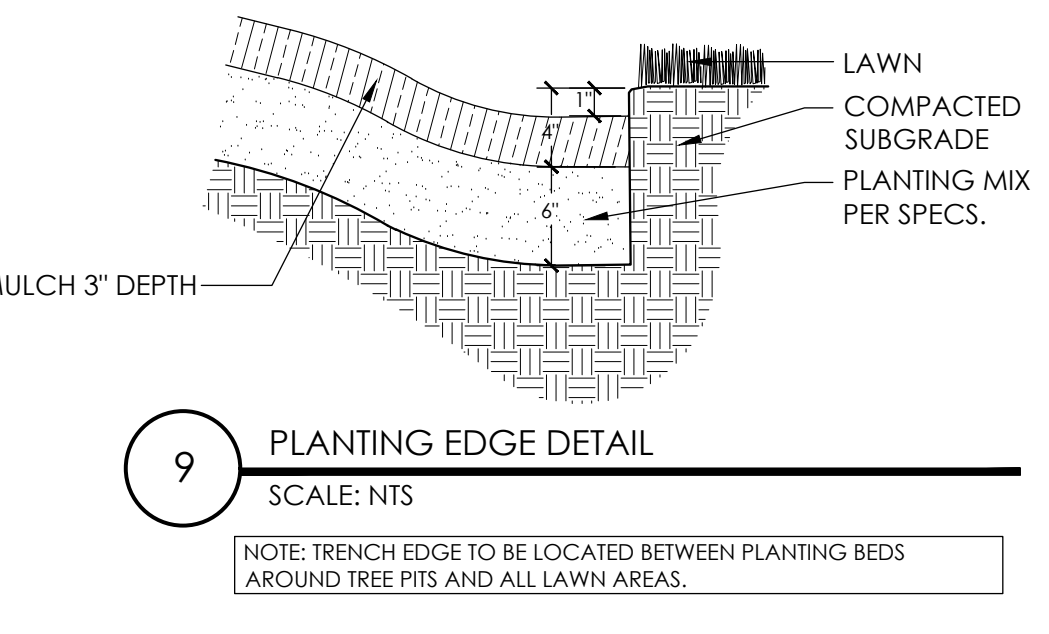
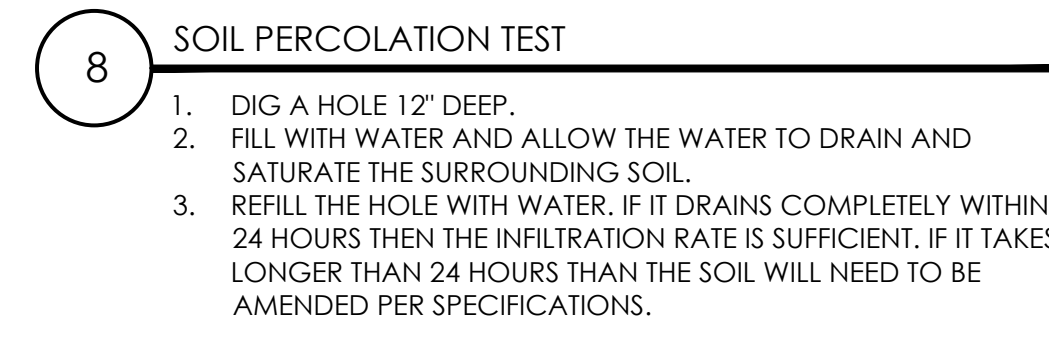
CONTEXT MAP
NOT TO SCALE



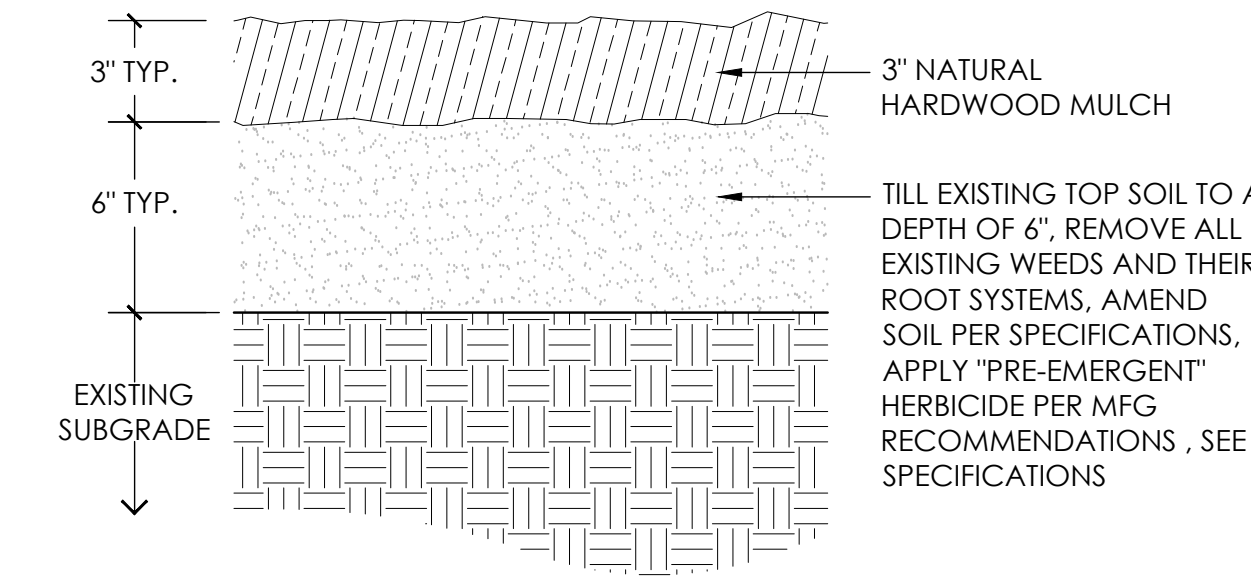
B SOUTHERN PATIO LANDSCAPE PLAN
Original Sheet 30" x 42"
Scale: 1" = 10'
North



E COURTYARD - LANDSCAPE PLAN
Original Sheet 30" x 42"
Scale: 1" = 5'
North



- SOD INSTALLATION NOTES**
- GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTHS OF A FOOT FOR PROPOSED GRADES. FINE GRADE AS REQUIRED TO REACH FINISH GRADE PER CIVIL DRAWINGS.
 - AREA TO BE SODDED SHALL BE DISKED ROUGH AND LEVELED. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
 - LIGHTLY WATER AREA TO BE SODDED BEFORE LAYING SOD.
 - SOD SHALL BE PLACED SNUG AND ROLLED LEVEL.
 - INSTALL SOD SO THAT THE TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.
 - WATER ENTIRE SOD AREA THOROUGHLY TO INSURE WATER IS ABSORBED, PERMEATES SOD AND REACHES SOIL BELOW.



- BED PREPARATION NOTES**
- SOIL pH SHOULD BE ABOVE 5 - PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES.
 - GATHER MULTIPLE SOIL SAMPLES FROM VARIOUS LANDSCAPE AREAS AROUND THE SITE AND SUBMIT TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS.
 - TEST EXISTING SOIL FOR PROPER PERCOLATION RATES. SEE DETAIL 8 FOR TEST INSTRUCTIONS AND SOIL AMENDMENTS TO IMPROVE PERCOLATION RATES.
 - ADD PRO-MIX AND SOIL AMENDMENTS (AS NECESSARY BASED ON SOIL TEST RECOMMENDATIONS AND SOIL PERCOLATION TESTS) AND TILL INTO EXISTING TOP SOIL TO A MINIMUM DEPTH OF 6"-8" TO CREATE A UNIFORM MIX.
 - APPLY "PRE-EMERGENT" PER MFG RECOMMENDATIONS AFTER THE INSTALLATION OF NEW PLANT MATERIAL AND BEFORE INSTALLATION OF MULCH.
 - INSTALL (NATURAL BROWN) HARDWOOD MULCH TO A DEPTH OF 3". ARTIFICIALLY COLORED OR STAINED MULCH IS NOT PERMITTED. DEPTH OF MULCH SHALL BE MEASURED AFTER MULCH HAS SETTLED (2 WEEKS AFTER INSTALLATION MIN.) MULCH SHALL BE CLEAN, FREE OF DEBRIS, WEEDS, DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

PLANT SPACING		ROW SPACING	
"B"	"A"	"B"	"A"
6"	5.2"	6"	5.2"
8"	6.9"	8"	6.9"
10"	8.7"	10"	8.7"
12"	10.4"	12"	10.4"
15"	13.0"	15"	13.0"
18" (1.5')	15.6"	18" (1.5')	15.6"
24" (2')	20.8"	24" (2')	20.8"
30" (2.5')	26.0"	30" (2.5')	26.0"
36" (3')	31.2"	36" (3')	31.2"
48" (4')	41.6"	48" (4')	41.6"
60" (5')	52.0"	60" (5')	52.0"

