



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 156 LT GEORGE W LEE AVE MEMPHIS, TN 38103

Applicant Name & Mailing Address: DUNDALAN SAIN & MOWBRAY ROWAND 156 LT GEORGE W LEE AVE

Applicant Phone Number: 901-303-1453 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: 200 South Second Owner, LLC 200 South Second St Memphis, TN 38

Property Owner's Phone Number: ATTRIC HARRIS 9018307673

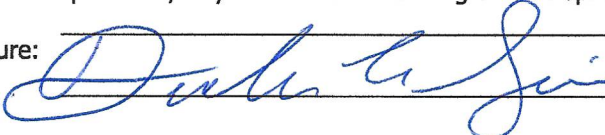
The proposed work consists of the following (check all that apply):

- Sign
- Renovation
- New Building
- Other Exterior Alteration

Project Description: ESCO Exterior Renovation Plan will consist of a lighted sign, fully redesigned patio, new front doors, open windows, and new exterior color and features. The redesigned patio will include a metal and wood framed pergola with tape lighting, with wall sconces and tv's on the wall underneath. Inside the patio, presently there are 3, 90in windows we will remove and add a panoramic window system to give the patio a new open look. New outdoor furniture, and fire pits will be added to the patio.

Status of Project: **UNDER CONSTRUCTION**

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: 5/21/2023

*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.

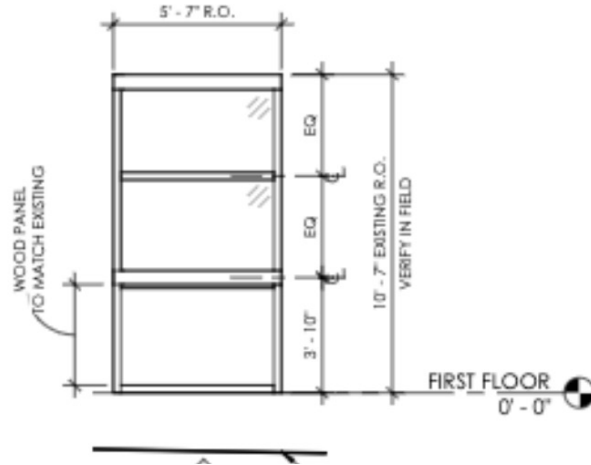
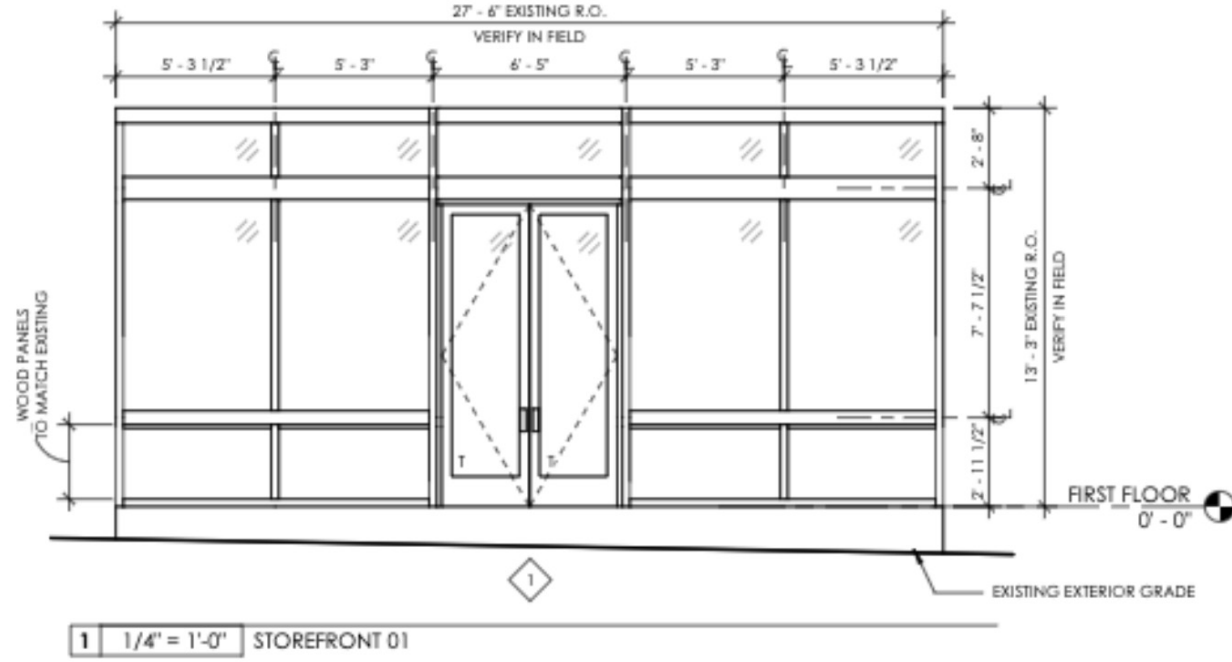




SIGNAGE PROPOSAL



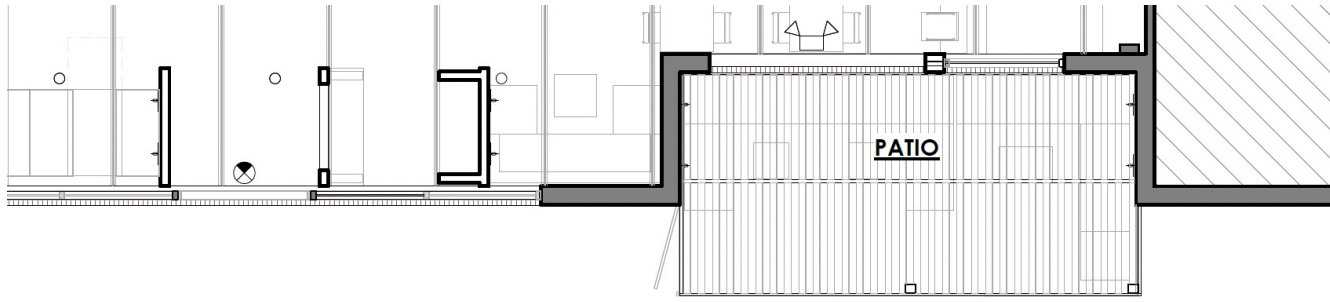
GLASS STOREFRONT



ESCO MEMPHIS
156 LT. GEORGE W LEE AVENUE
MEMPHIS, TN 38103

ISSUANCE SCHEDULE

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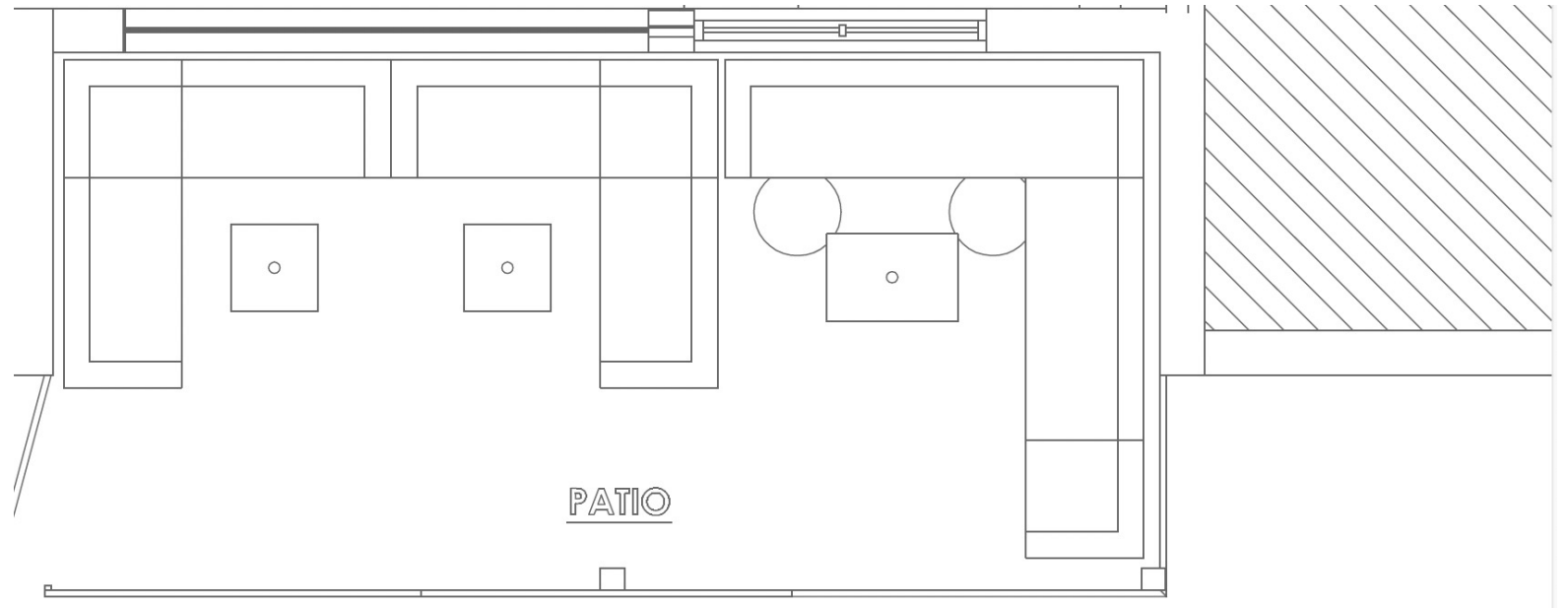


PATIO LIGHTING PLAN

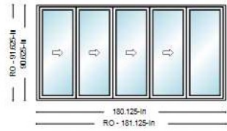
CEILING PLAN - KEY



PATIO FLOOR PLAN



Details Description Finish Options



As Viewed from OUTSIDE

Factory Direct Price \$16,079.01

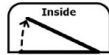
Plus Applicable Sales Tax

Qty: 1

Line Comments:

Signature Aluminum Door
 Net Frame Dimensions: 180.125" W x 90.625" H
 Number of Panels = 5
 Panel Width = 34.78053" W
 Clear Opening Height = 86.875" H
 Net Frame Height = 90.625" H
 Swing Door Location = Right Jamb
 Swing Direction = Inswing
 Track/Sill Type = Flush
 Exterior Color = Textured Black
 Interior Color = Textured Black
 Bottom Track Color = Black Anodized
 IGU Configuration = Solarban 70
 Glass Options = Argon
 In Stock Handle Type = Silver (window only)
 Keyed Alike = No
 Custom Hardware Placement from bottom of panel (in) = 25

Swing:



Outside

Exterior Color:*



Textured Black

Interior Color:*



Textured Black

Handle:



*For Reference, not a True Representation

Disclaimer:

This quote is done per the specifications entered in by the customer. Panoramic Doors makes no guarantees as to the appropriateness of this product or size for the needed application. Nor do we suggest or guarantee that the product meets all local codes. It is the responsibility of the home/business owner to confirm the ordered product meets all codes. If you have any questions on which product is best for your application, please consult your contractor or qualified professional for advice prior to ordering.

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Rough Opening:

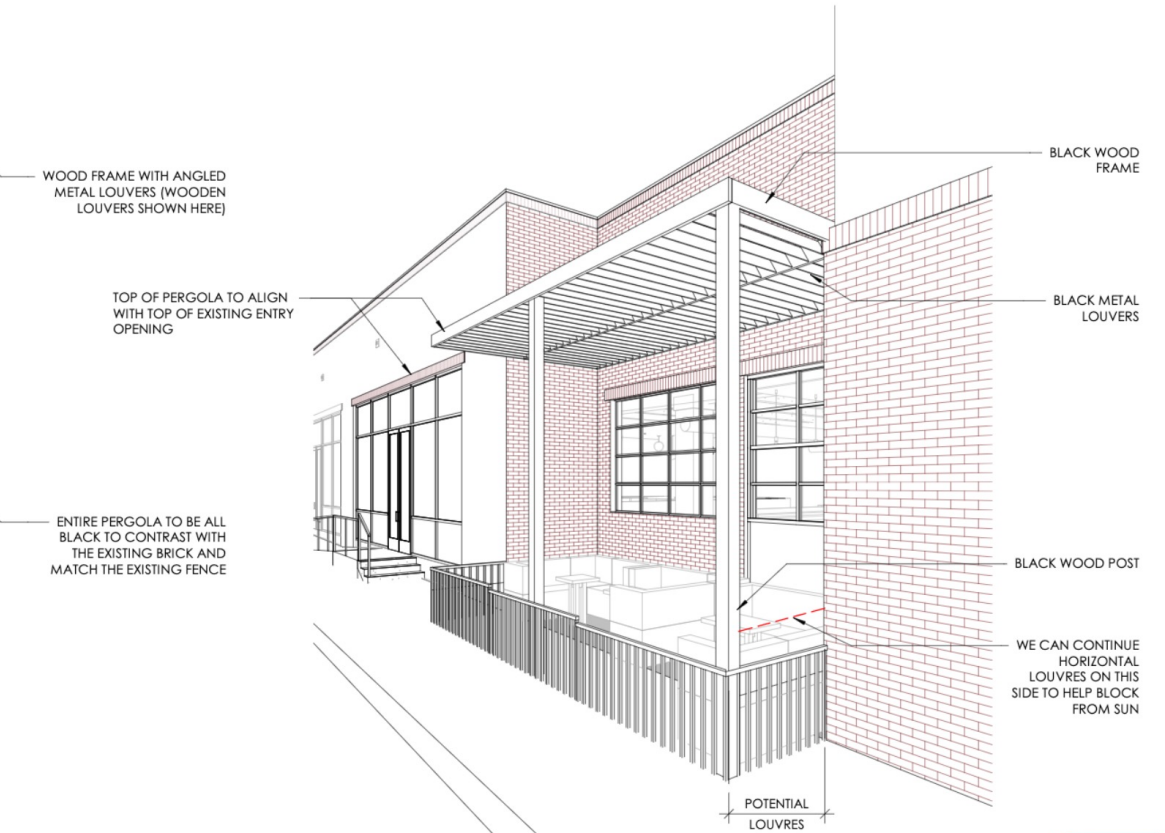
Net Frame Dimensions are overall net width and height of door system. Recommended RO (Rough Opening) is one inch taller and one inch wider than Net Frame Dimensions.



WOOD FRAME WITH ANGLED METAL LOUVERS (WOODEN LOUVERS SHOWN HERE)



ENTIRE PERGOLA TO BE ALL BLACK TO CONTRAST WITH THE EXISTING BRICK AND MATCH THE EXISTING FENCE



PANORAMIC WINDOWS

PROPOSED PATIO COVER
 SD-4.1
 12/23/22

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 156 Lt. GEORGE W LEE AVENUE
 MEMPHIS, TN 38103





FIRE PIT



LED TAPE LIGHTS



TABLES

WALL SCONCE



PATIO FURNITURE



PLANTERS W/ SIGNAGE



TABLE LIGHTS

156 LT GEORGE W LEE AVE EXTERIOR IMPROVEMENTS - DESIGN DETAILS

Design Review Board (DRB) Application

- Can you get the dimension for the patio? (Generally, I figure it is something like 10' deep and 20 feet long.

Yes, the depth of the patio is 125in (10ft 5in) & the width of the patio is 250 inches (21ft).

- Some of the patio pergola details were not finalized. Will you use louvers or logo routed metal plates on the railing?

It will be the logo mounted steel plate inserts for the railing of the patio. The plates will be custom fabricated to match the franchise font (logo). The sizes of the steel inserts range from 42in x 18in to 63in x 28.5in in size. The louvers were a suggestion by the architect to match the pergola louvers, but we decided not to use those for aesthetic reasons.

- For greenery, can you provide more detail, like a 2ft boxwood etc. And then the type of landscaping container--it appears like metal box containers. The board likes to know that you've considered plants suited for the space--do well in containers and the sunlight available.

We will use Rilynn Square Outdoor Planters. Crafted to resemble concrete, without the weight. These planters are hand crafted of a fiberglass/clay composite, with a drainage hole included. Fiberglass planters help give our plants the best soil conditions and temperature to grow. We plan to add perennial plants, which are yearly plants. We have not narrowed down the exact plants, but we have several different options we are looking at. Our options include, but are not limited to, flowering plants, shrubs, and even small trees.

- Can you provide more details about the storefront? Is it anodized aluminum, etc.?

The store front will look like the new rendering, except the with the steel inserts, which range from 42in x 18in to 63in x 28.5in in size. The railing system will be a black powder coat. The Steel inserts will have the ESCO logo center to give it a sleek design feature.

The existing glass in the store front is 90in x 48in in size and 3/4in thick. The trim around the windows will be replaced with new wood and painted black. The paneling below those windows is 32in x 32in in size, and we still plan to give it a glass facade.

The front doors are 10ft tall with large glass centers which are approx. 5.5ft in length and 2.5ft in width on each side. The front doors will have 3ft-4ft, black metal handles.



ESCO
— RESTAURANT AND TAPAS —

