



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: \_\_\_\_\_

Applicant Name & Mailing Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_ Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: \_\_\_\_\_

Property Owner's Phone Number: \_\_\_\_\_

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

- Sign       Renovation   
New Building       Other Exterior Alteration

Project Description:

Status of Project:

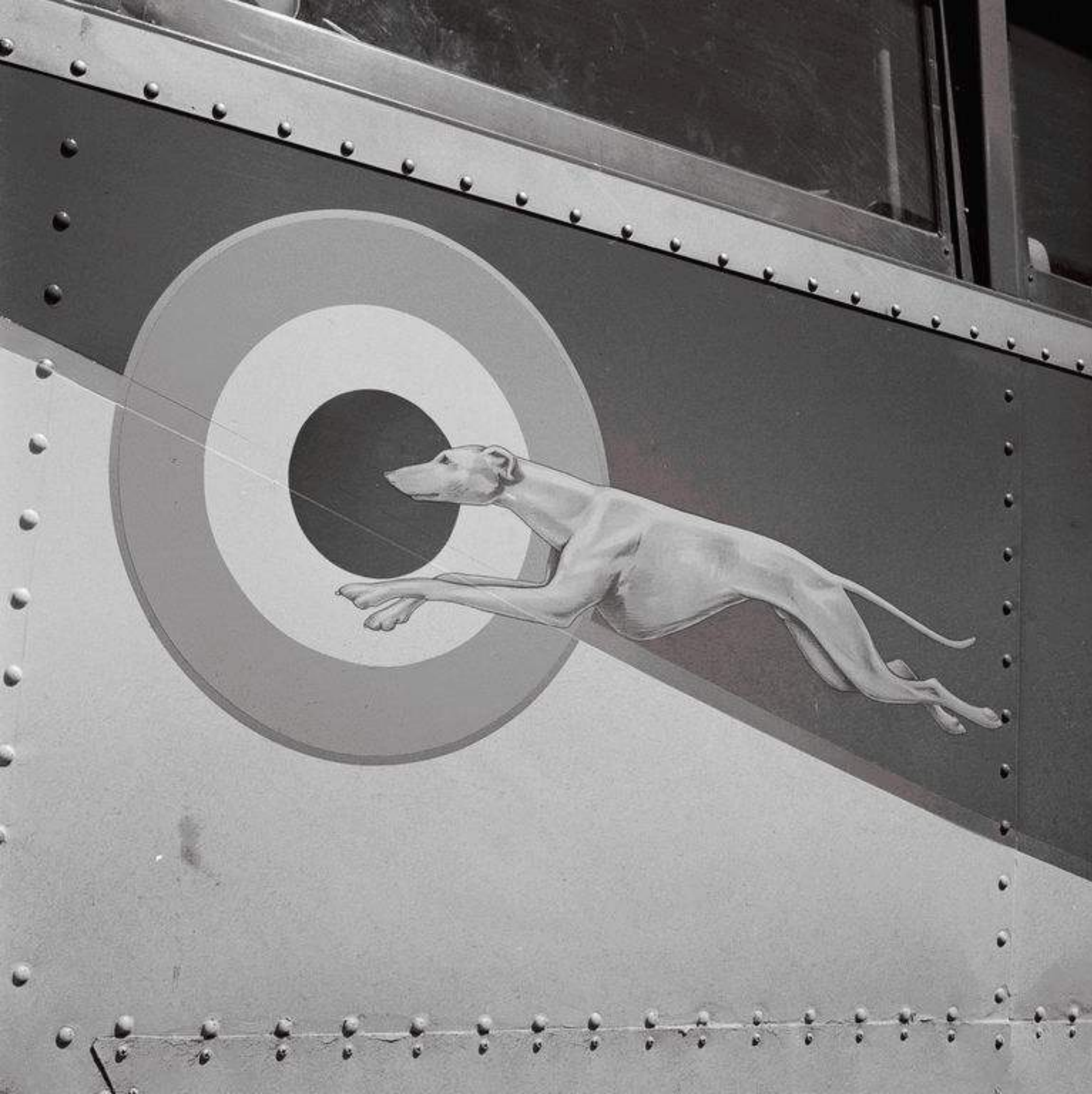
**A complete application must be submitted to the Development Department no later than three weeks before a regularly scheduled meeting of the Design Review Board.** Please submit the application with any necessary attachments to [designreview@downtownmemphis.com](mailto:designreview@downtownmemphis.com). Questions can also be e-mailed to [designreview@downtownmemphis.com](mailto:designreview@downtownmemphis.com), or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'L. N. S.', written over a horizontal line.

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.



Design Review Submission Board

# Greyhound Bus Complex

Memphis, TN



November 6 Investments  
01.19083.00  
November 23, 2022



**Project Data** **03**

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**Building 1 - Multifamily**

**Units:**

Ground Floor	30	
<u>Upper Floor</u>	<u>13</u>	
Total	43	

Studio	12	503-797 SF
1 Bedroom	28	694-1,183 SF
2 Bedroom	3	1,150 - 1,192 SF
Average Unit Net SF		889 SF

**Square Footage**

Building Gross	
Ground Floor	36,870 SF
<u>Upper Floor</u>	<u>13,230 SF (8,445 SF existing)</u>
Building Gross Total	50,100 SF

Unit Net	
Ground Floor	27,654 SF
<u>Upper Floor</u>	<u>10,563 SF*</u>
Unit Net Total	38,217 SF

\*Includes addition of 4,785 SF



**Building 2 - Multifamily**

**Units:**

Ground Floor	7	
Second Floor	9	
Third Floor	9	
<u>Total</u>	<u>25</u>	

Studio	17	504 SF
1 Bedroom	28	581 SF
Average Unit Net SF		529 SF

**Square Footage**

Building Gross	
Amenity/Leasing	1,393 SF
<u>Typical Floor</u>	<u>5,859 SF</u>
Building Gross Total	17,577 SF

Unit Net	
Ground Floor	3,682 SF
Second Floor	4,767 SF
<u>Third Floor</u>	<u>4,767 SF</u>
Unit Net Total	13,216 SF



**Buildings 3 and 4 - Commercial**

**First Level:**

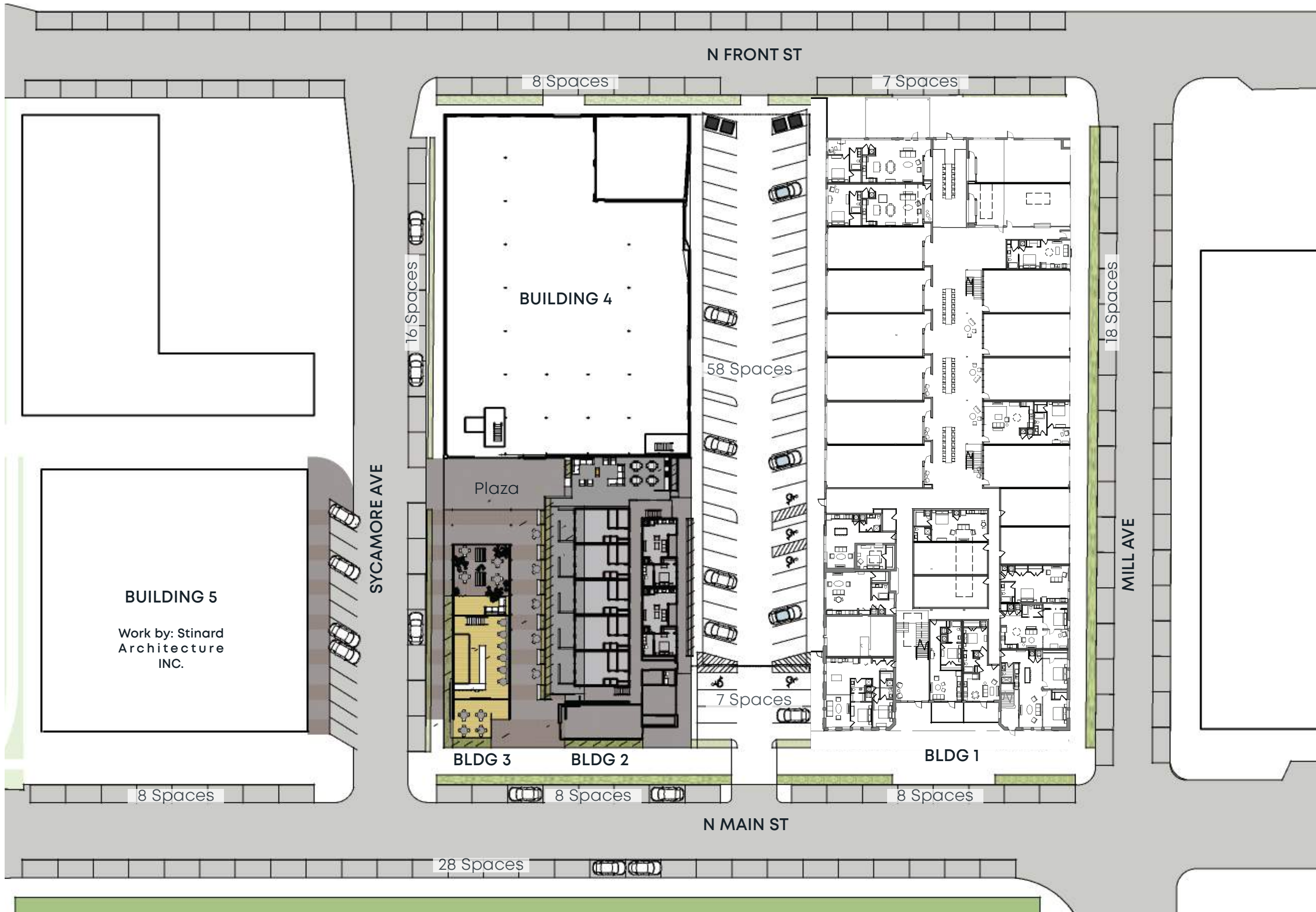
Existing	21,000 SF
New Construction	1,200 SF
Seasonal Enclosure	900 SF
<u>Total Conditioned Gross SF</u>	<u>23,100 SF</u>

**Second Level:**

Existing	16,800 SF
New Construction (Mezzanine)	400 SF
<u>Total Conditioned Gross SF</u>	<u>17,200 SF</u>

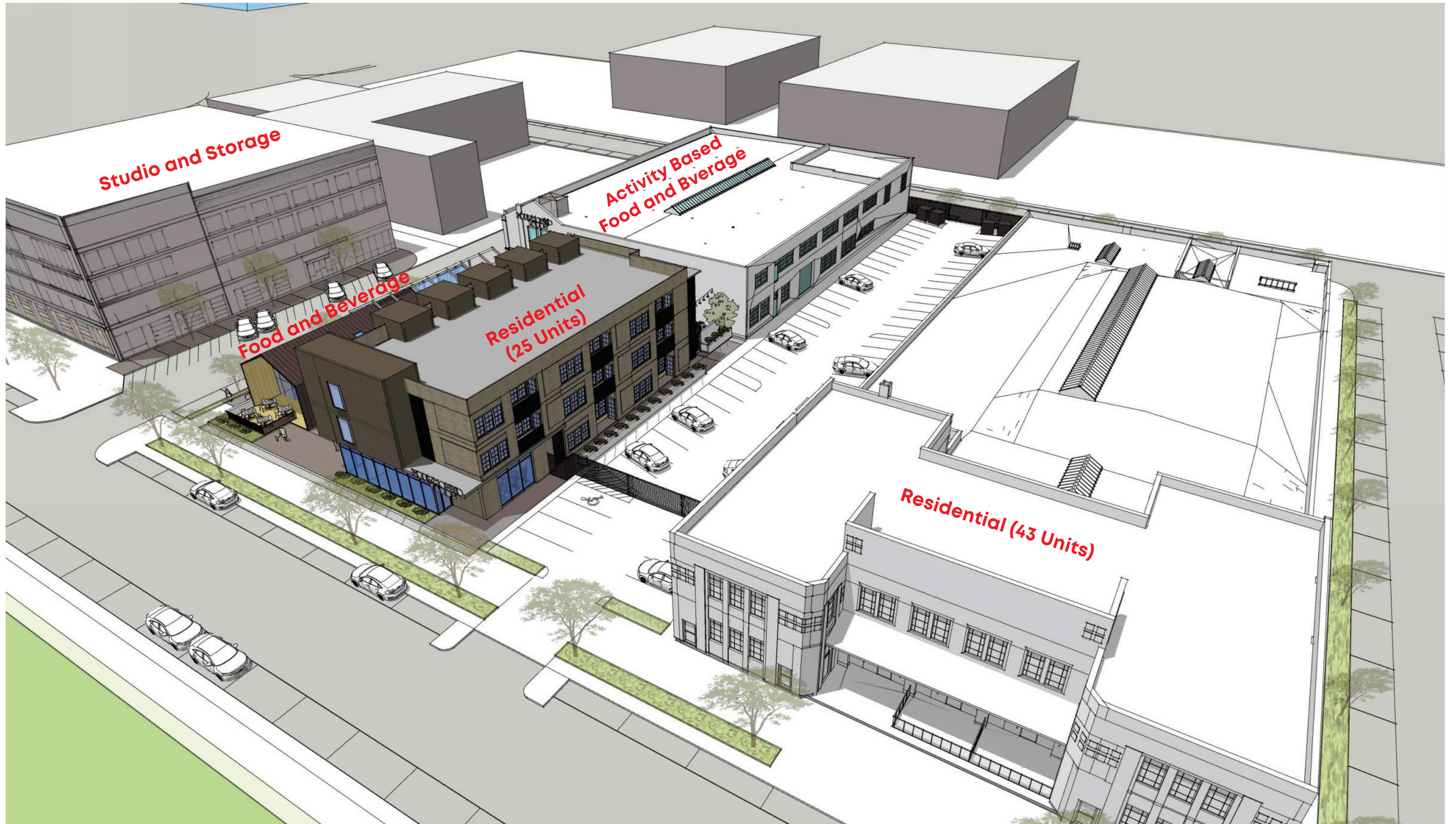
**Total:**

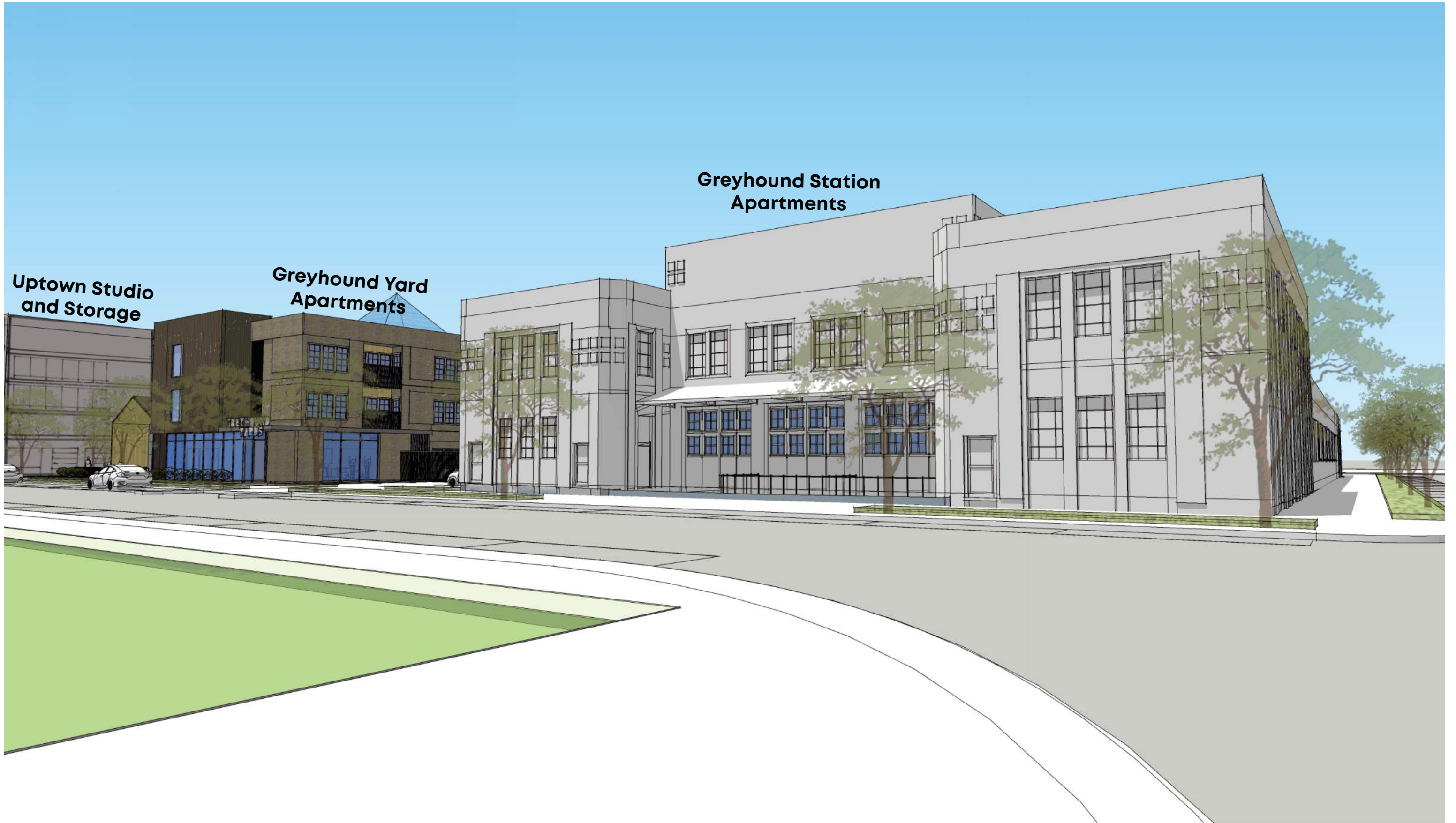
Existing	37,800 SF
<u>New Construction</u>	<u>2,500 SF</u>
Total Conditioned Gross SF	40,300 SF

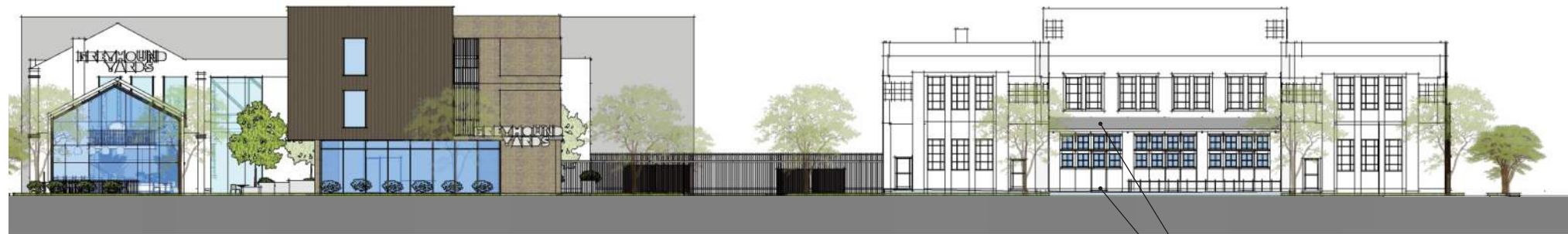


Parking Spaces	
On-site	65
Street	101
<b>Total</b>	<b>166</b>









Main Street Elevations

NEW CANOPY  
NEW ENTRY DOORS AND WINDOWS



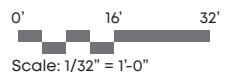
Sycamore Avenue Elevations



Front Street Elevation

NEW STOREFRONT  
ENTRY WITH CANOPY

NEW STOREFRONT  
ENTRY WITH CANOPY

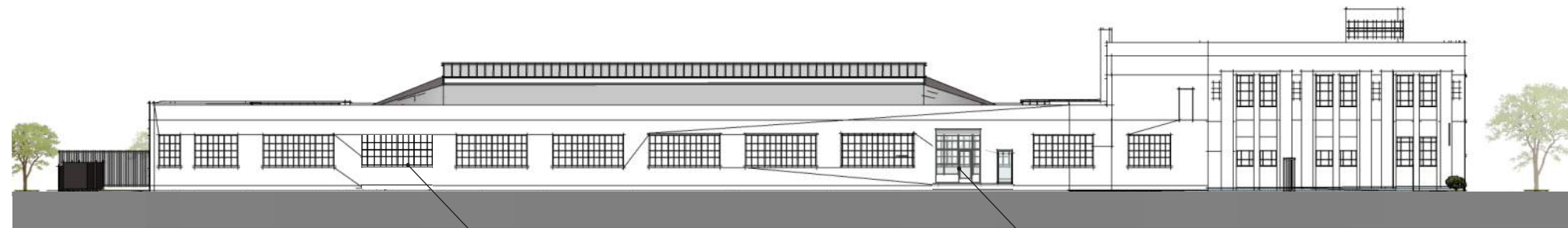






Mill Avenue Elevation

NEW WINDOW



Parking Elevation - North

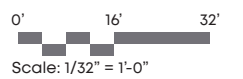
NEW WINDOW

NEW STOREFRONT  
ENTRY WITH CANOPY



Parking Elevation - South

NEW INFILL WINDOW





**Project Data - BUILDING 1**

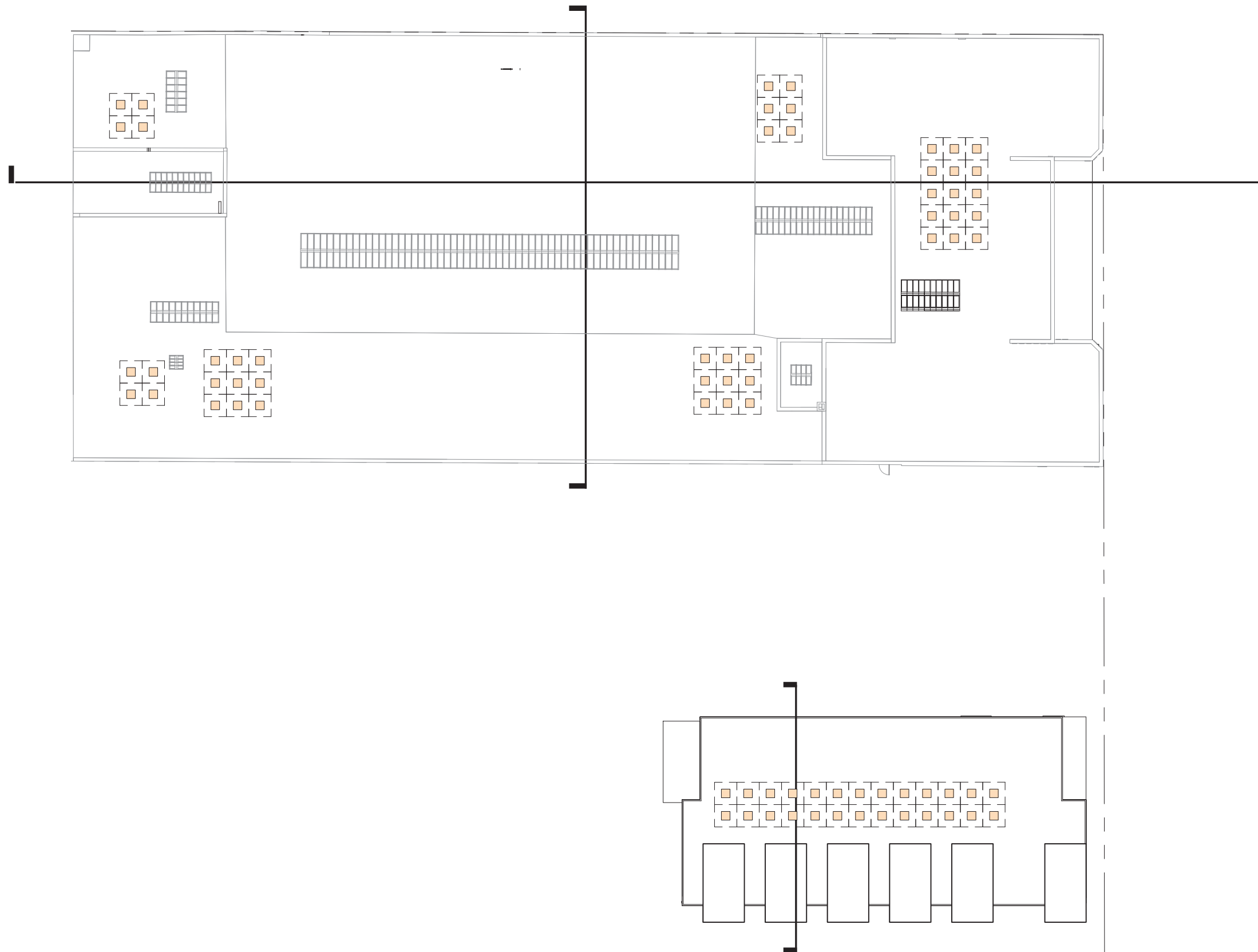
Units		
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Upper Floor	13	
<b>Total</b>	<b>43</b>	
Studio	12	503-797 SF
1 Bedroom	28	694-1,183 SF
2 Bedroom	3	1,150 - 1,192 SF
<b>Average Unit Net SF</b>	<b>889 SF</b>	
Square Footage		
Building Gross		
Ground Floor	36,870 SF	
Upper Floor	13,230 SF (8,445 SF existing)	
<b>Total</b>	<b>50,100 SF</b>	
Unit Net		
Ground Floor	27,654 SF	
Upper Floor	10,563 SF*	
<b>Total</b>	<b>38,217 SF</b>	
*Includes addition of 4,785 SF		

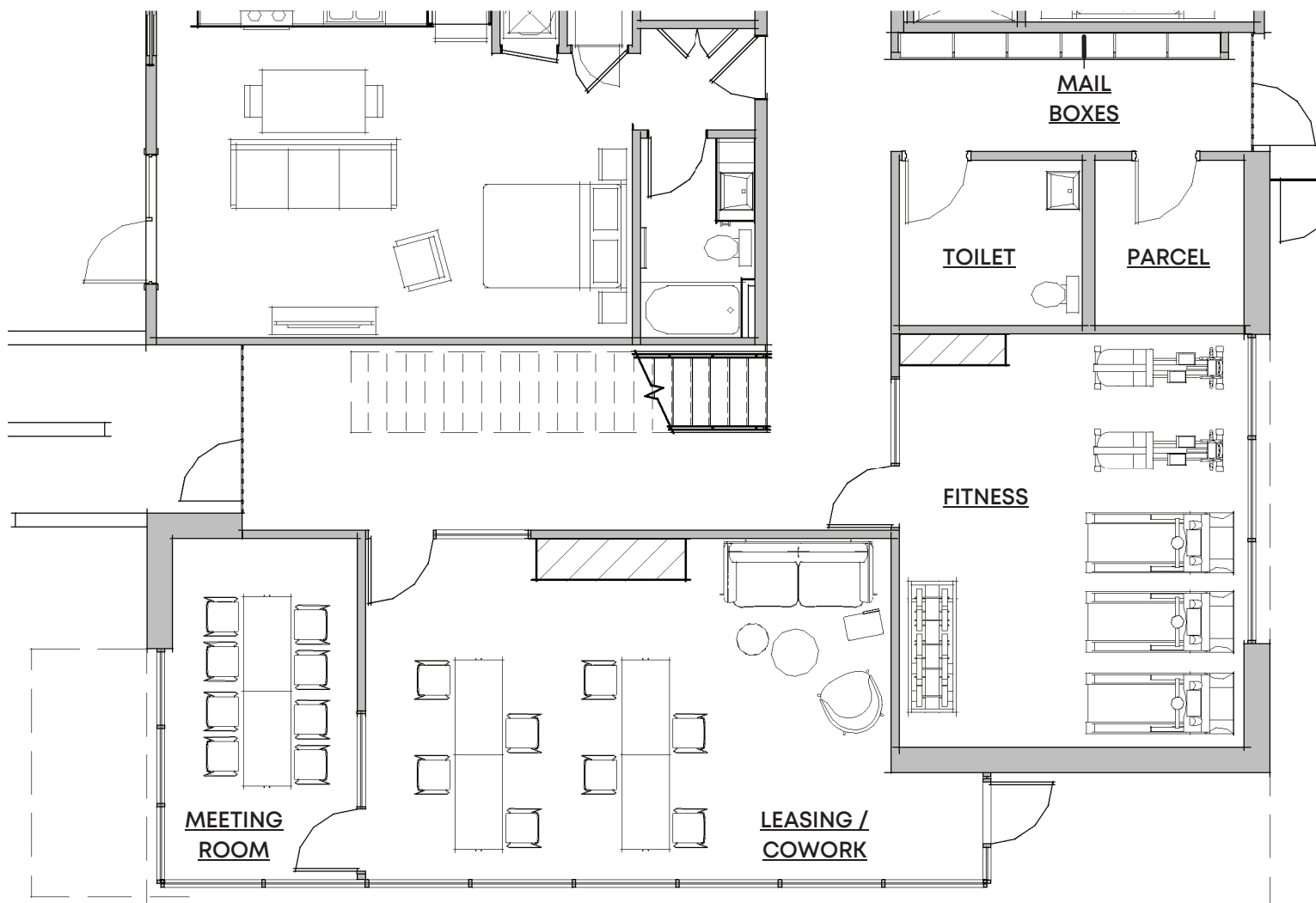
**Project Data - BUILDING 2**

Units		
Ground Floor	7	
Second Floor	9	
Third Floor	9	
<b>Total</b>	<b>25</b>	
Studio	17	504 SF
1 Bedroom	28	581 SF
<b>Average Unit Net SF</b>	<b>529 SF</b>	
Square Footage		
Building Gross		
Amenity/Leasing	1,393 SF	
Typical Floor	5,859 SF	
<b>Total</b>	<b>17,577 SF</b>	
Unit Net		
Ground Floor	3,682 SF	
Second Floor	4,767 SF	
Third Floor	4,767 SF	
<b>Total</b>	<b>13,216 SF</b>	

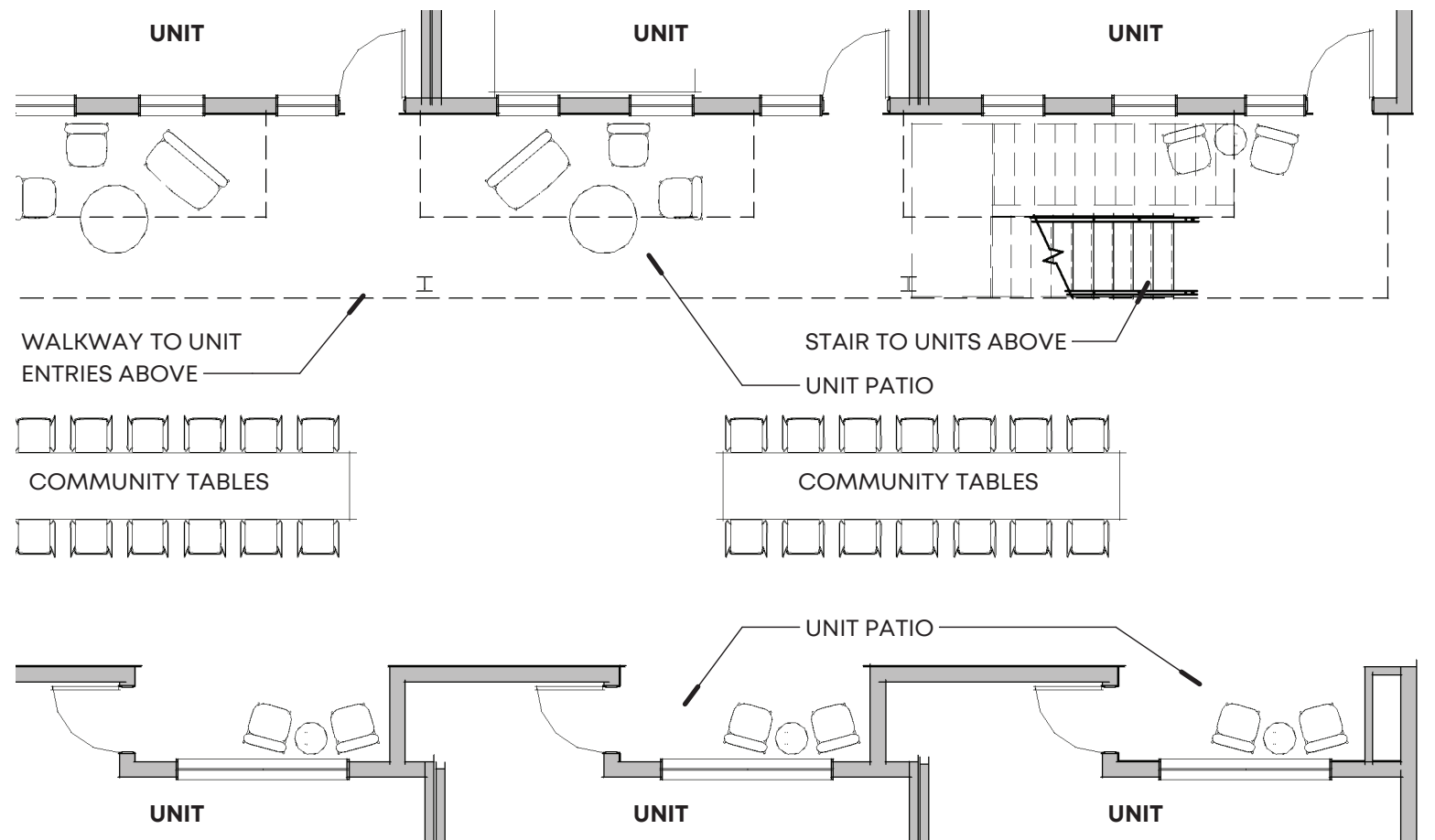




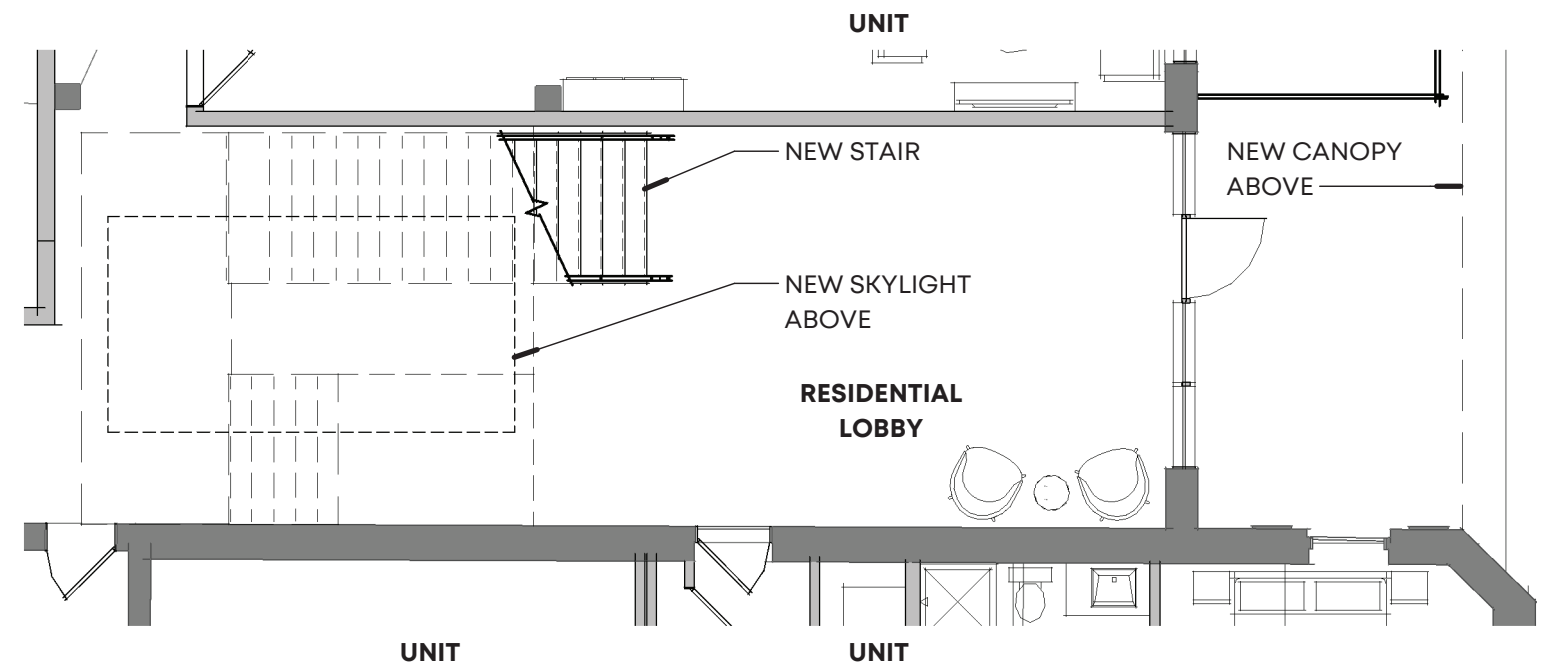




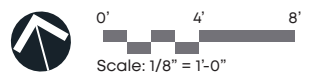
**Amenity Floor Plan**

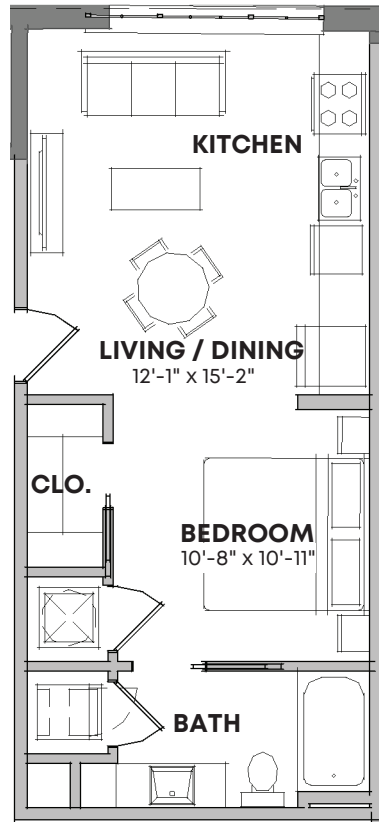


**Community Area Floor Plan**



**Entry Lobby Floor Plan**

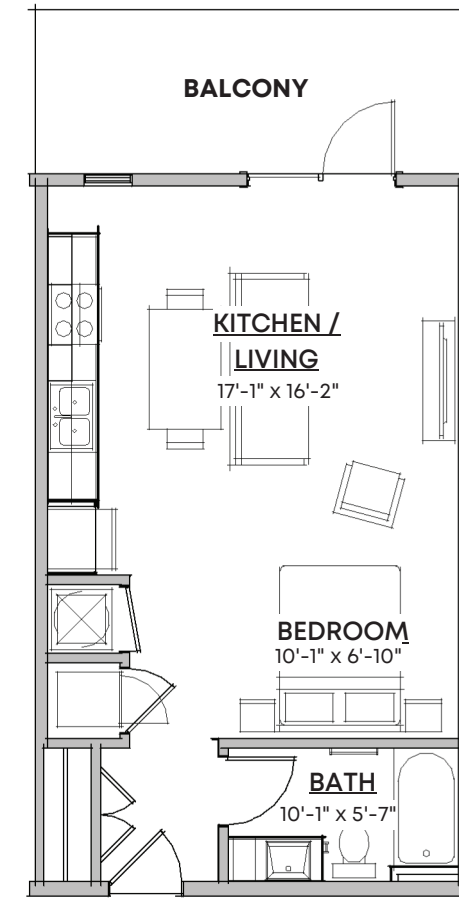




**S1** STUDIO  
503 NET SF  
15'-3" X 32'-6"

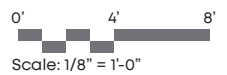
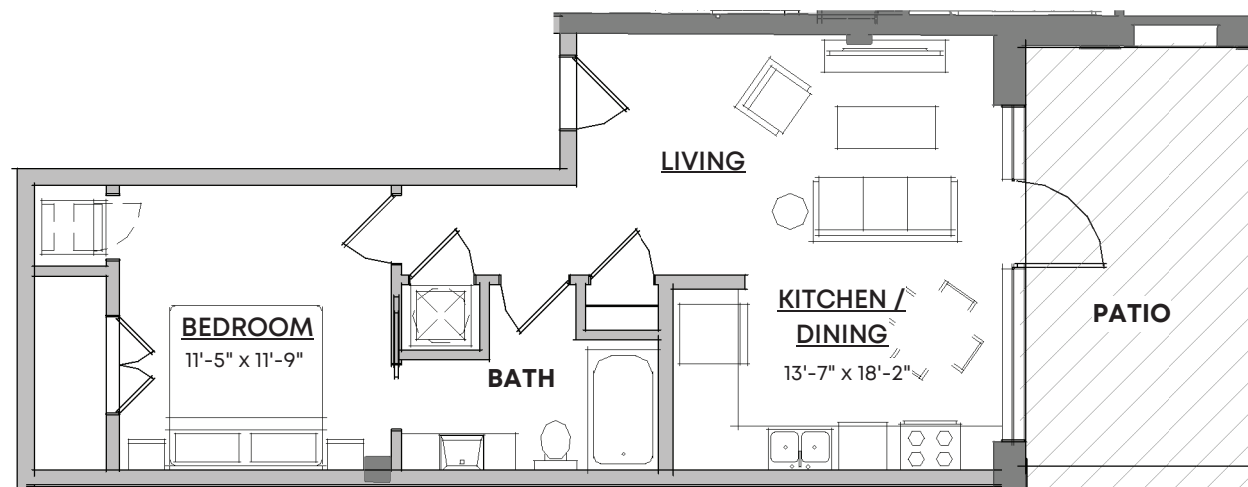


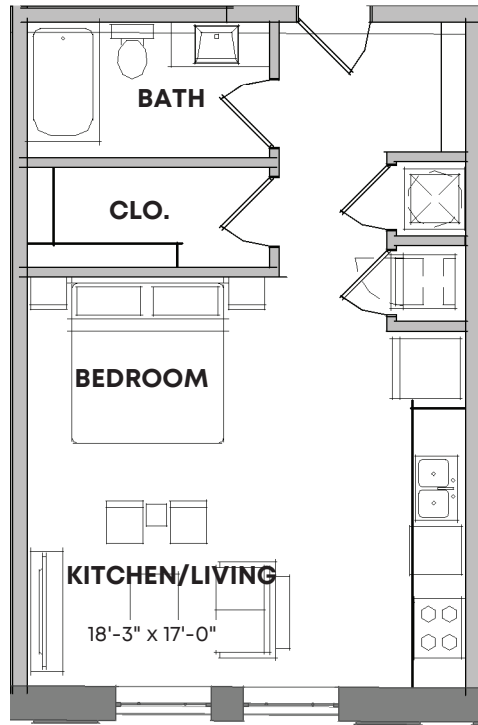
**S2a** STUDIO  
517 NET SF  
18'-0" X 28'-0"



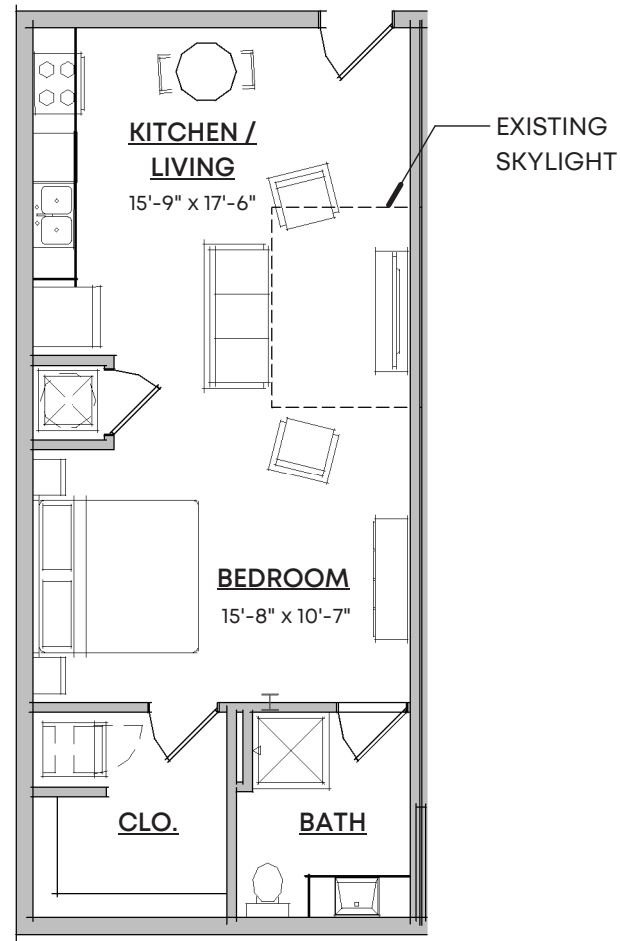
**S2b** STUDIO  
540 NET SF  
18'-0" X 30'-0"

**S4** STUDIO  
637 NET SF  
18'-0" X 40'-0"

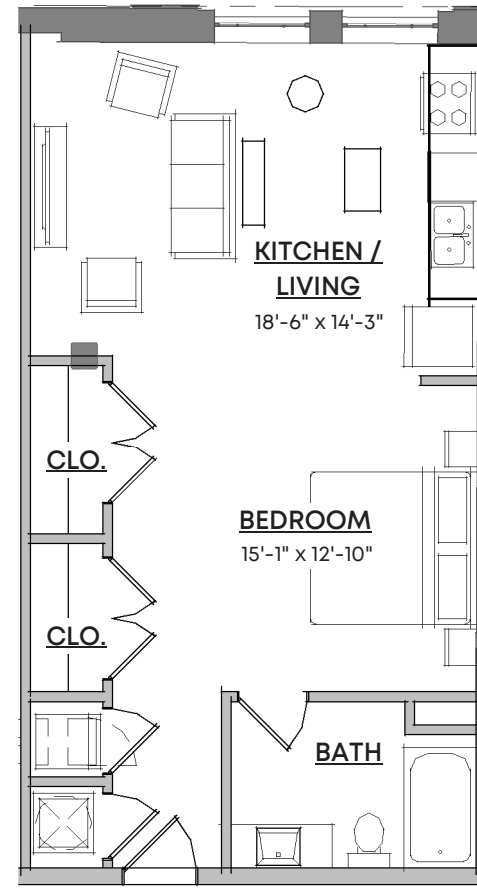




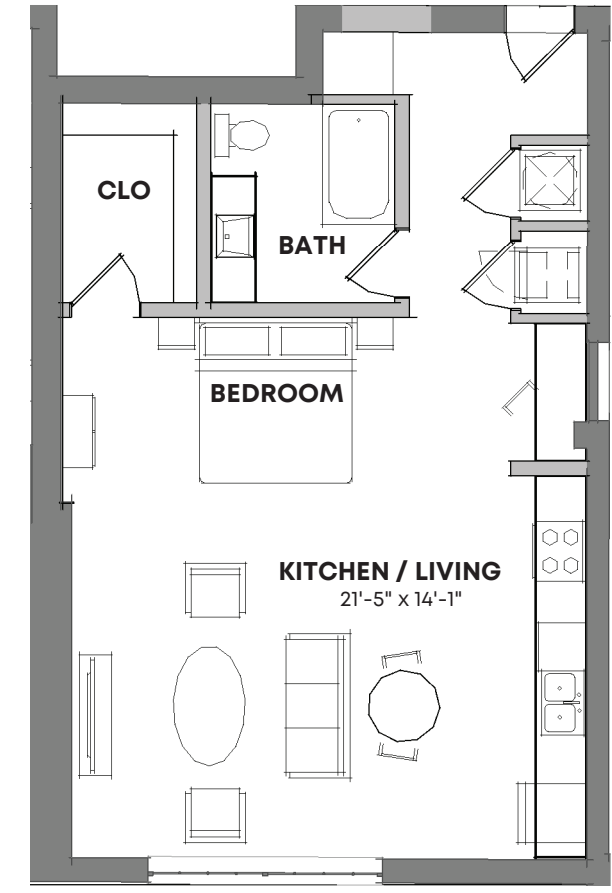
**S3** STUDIO  
550 NET SF  
20'-0" X 28'-0"



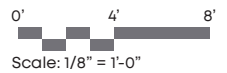
**S5** STUDIO  
645 NET SF  
17'-0" X 38'-0"

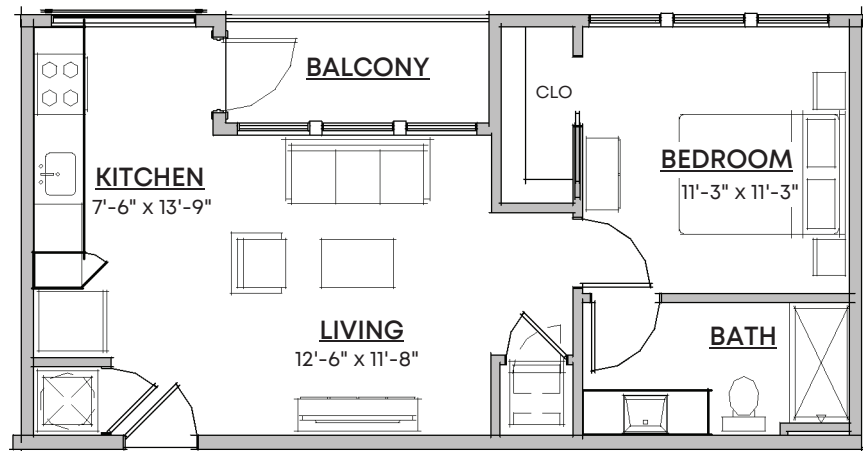


**S6** STUDIO  
686 NET SF  
19'-4" X 34'-9"



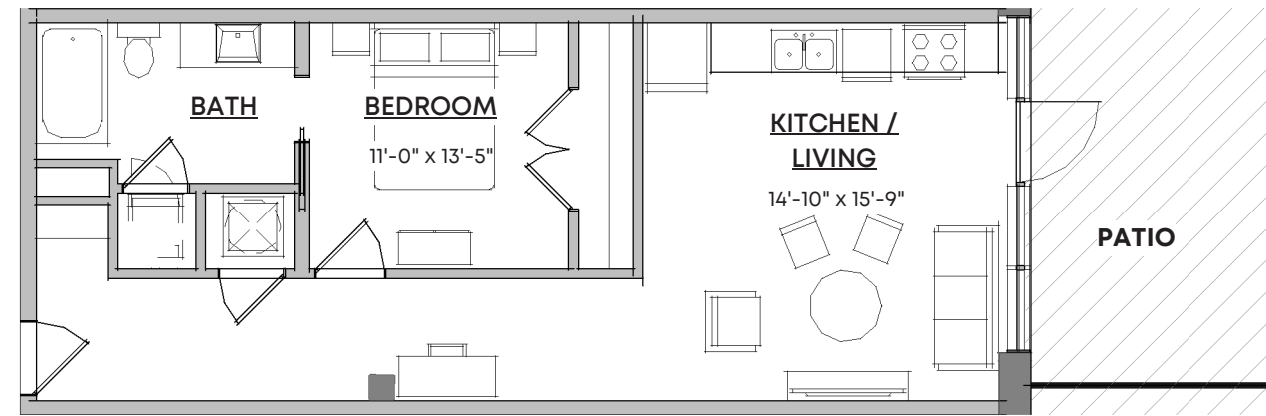
**S7a** STUDIO  
761 NET SF  
22'-0" X 35'-6"





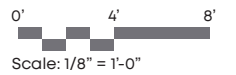
**A1**

ONE BEDROOM/ ONE BATH  
581 GROSS SF  
17'-0" X 34'-0"

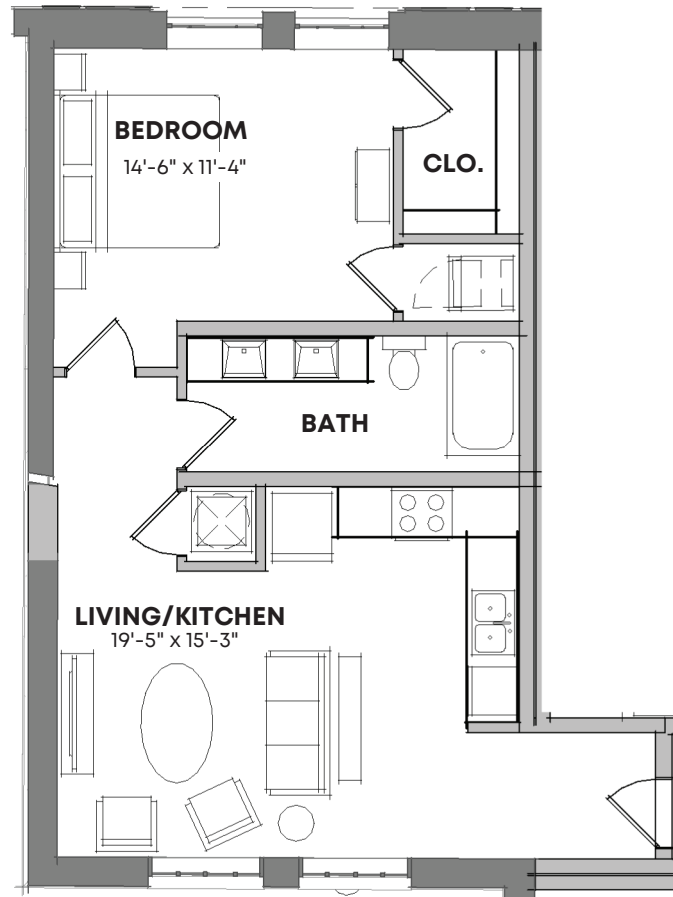


**A2**

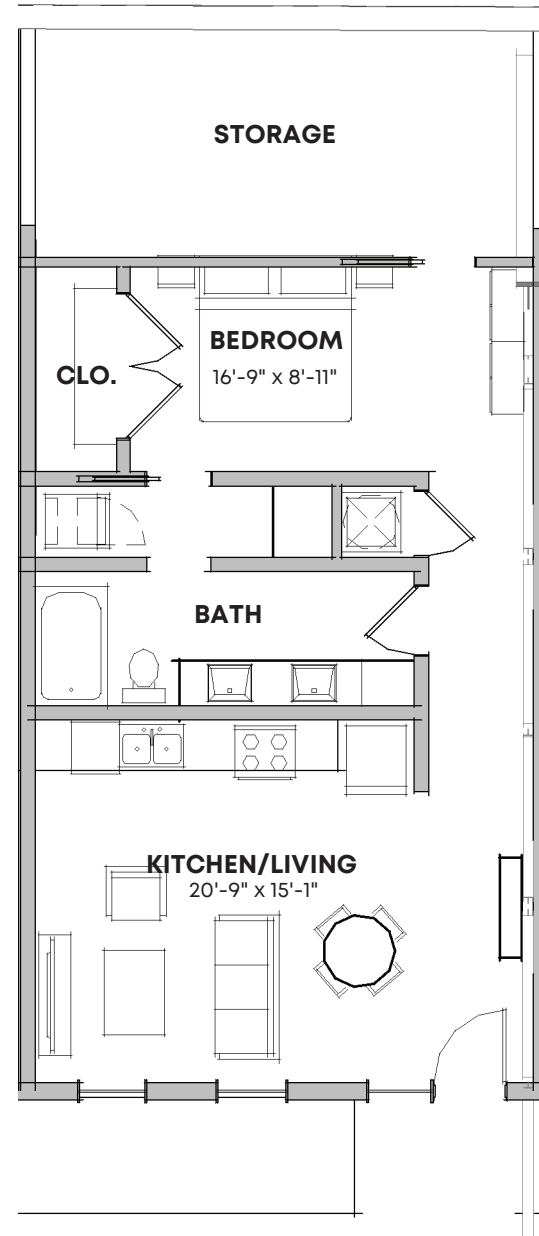
ONE BEDROOM/ ONE BATH  
689 NET SF  
17'-0" X 40'-0"



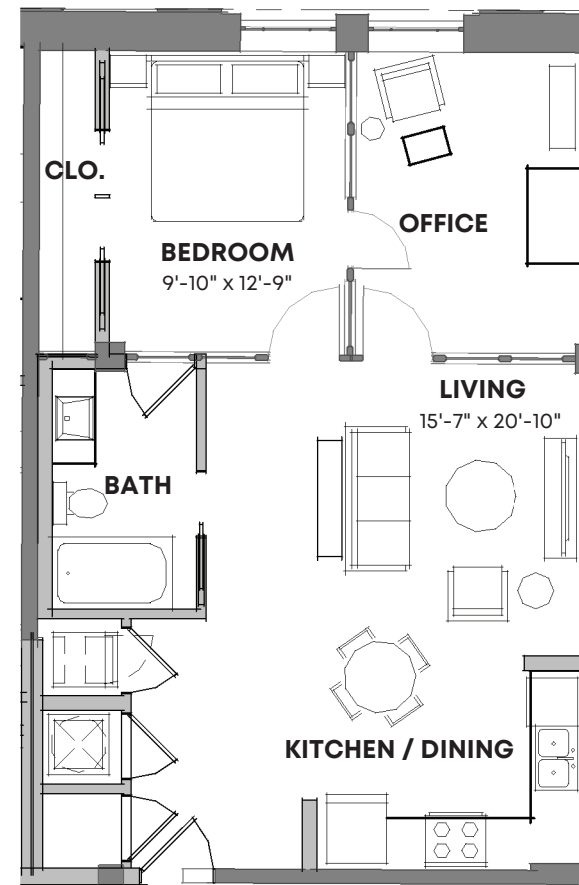




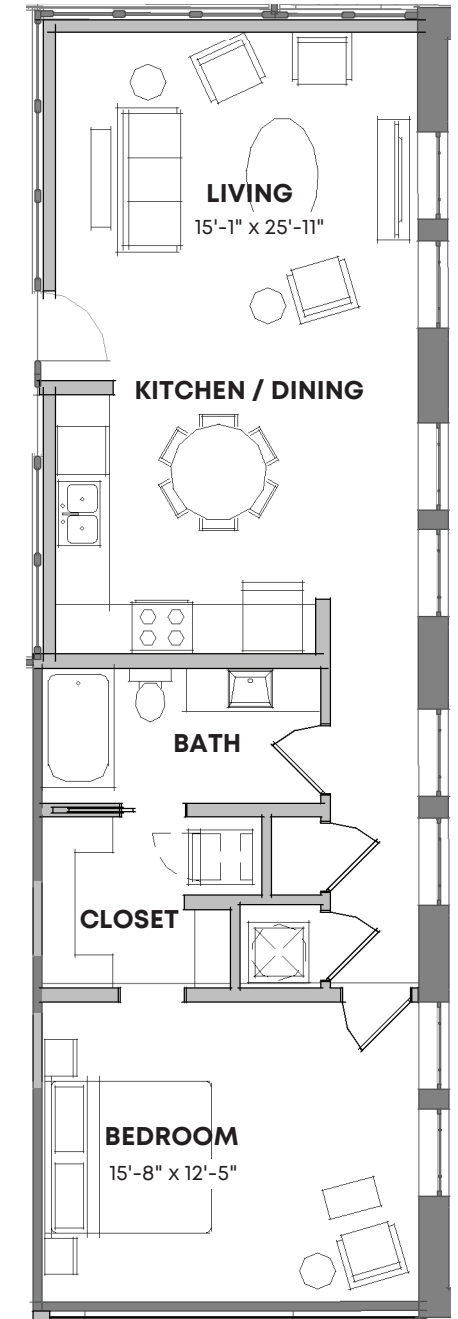
**A3a** ONE BEDROOM/ ONE BATH  
698 NET SF  
20'-0" X 34'-0"



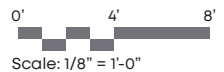
**A4** ONE BEDROOM/ ONE BATH  
789 NET SF  
22'-0" X 37'-0"

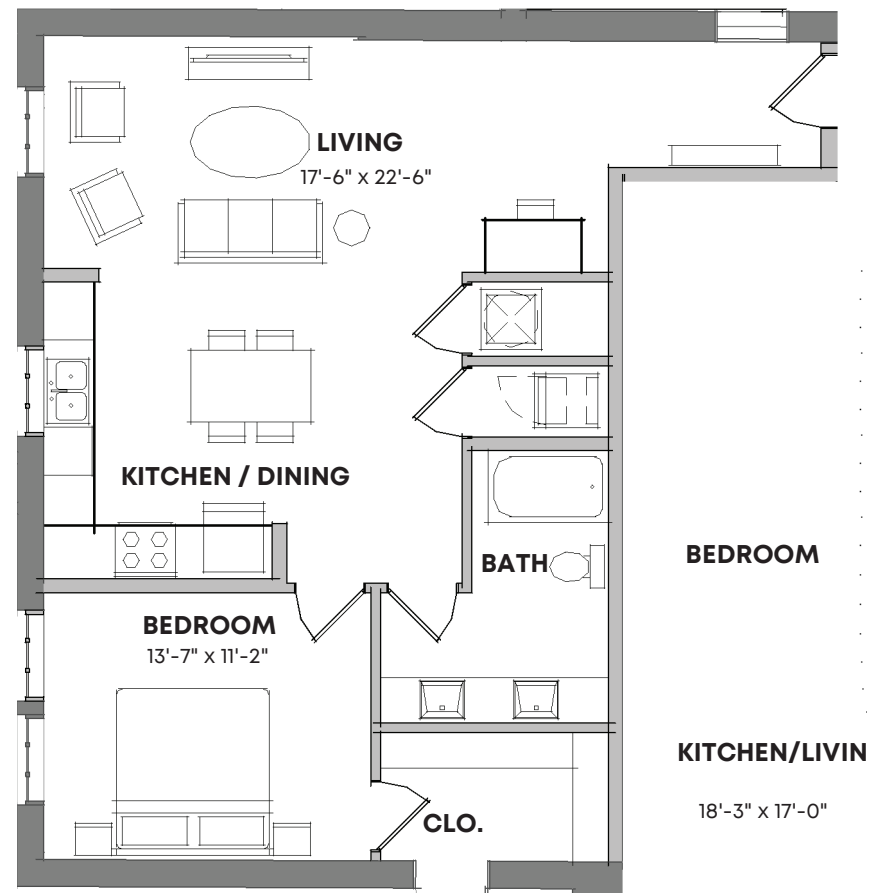


**A5** ONE BEDROOM/ ONE BATH  
807 NET SF  
23'-8" X 34'-9"

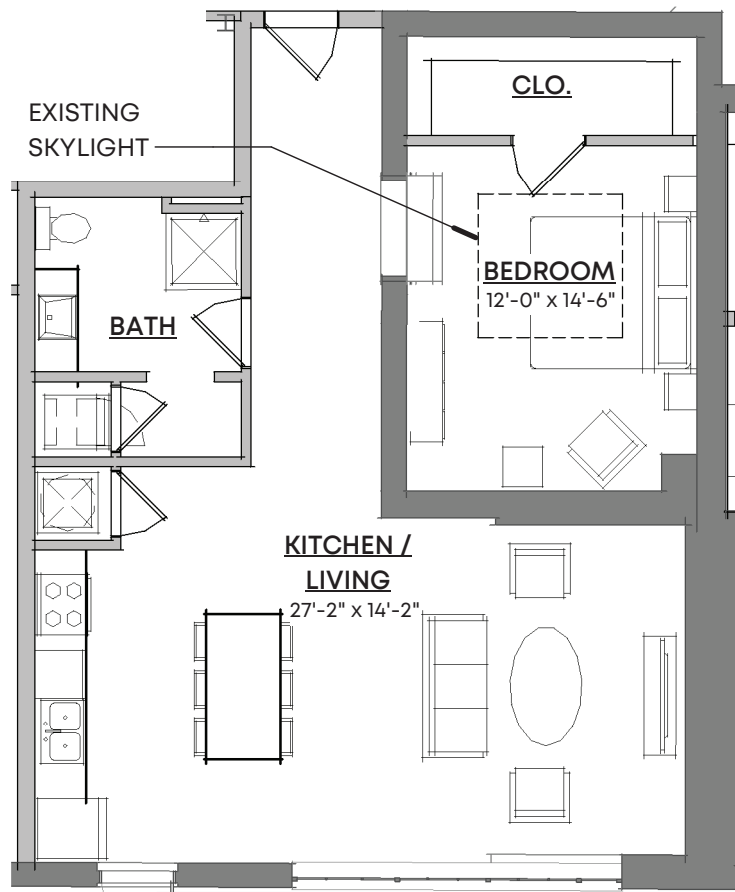


**A6** ONE BEDROOM/ ONE BATH  
868 NET SF  
16'-0" X 53'-0"

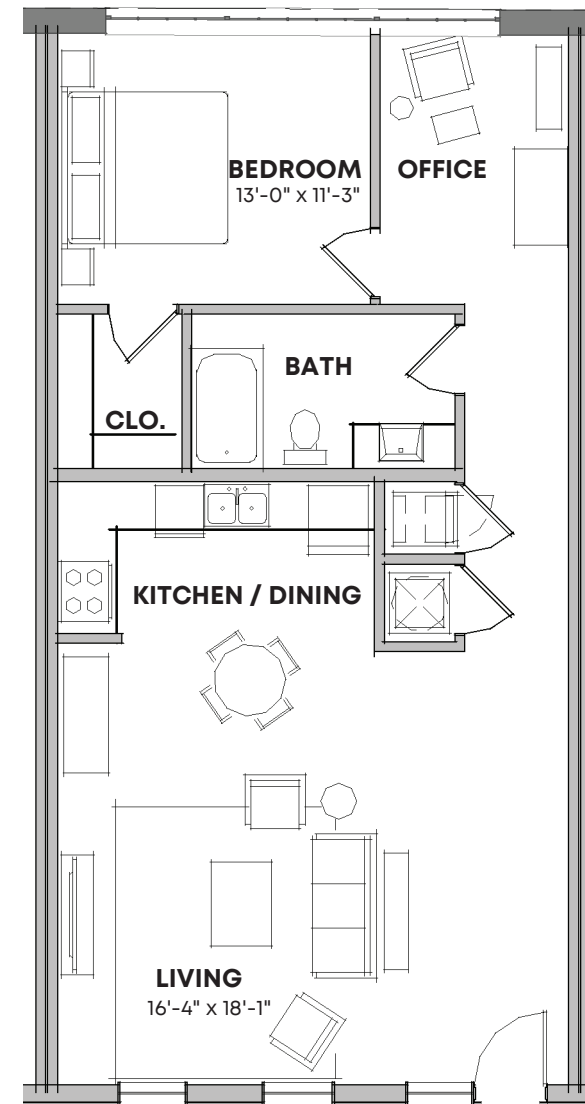




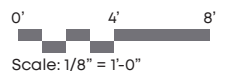
**A7** ONE BEDROOM/ ONE BATH  
875 NET SF  
24'-0" X 34'-0"

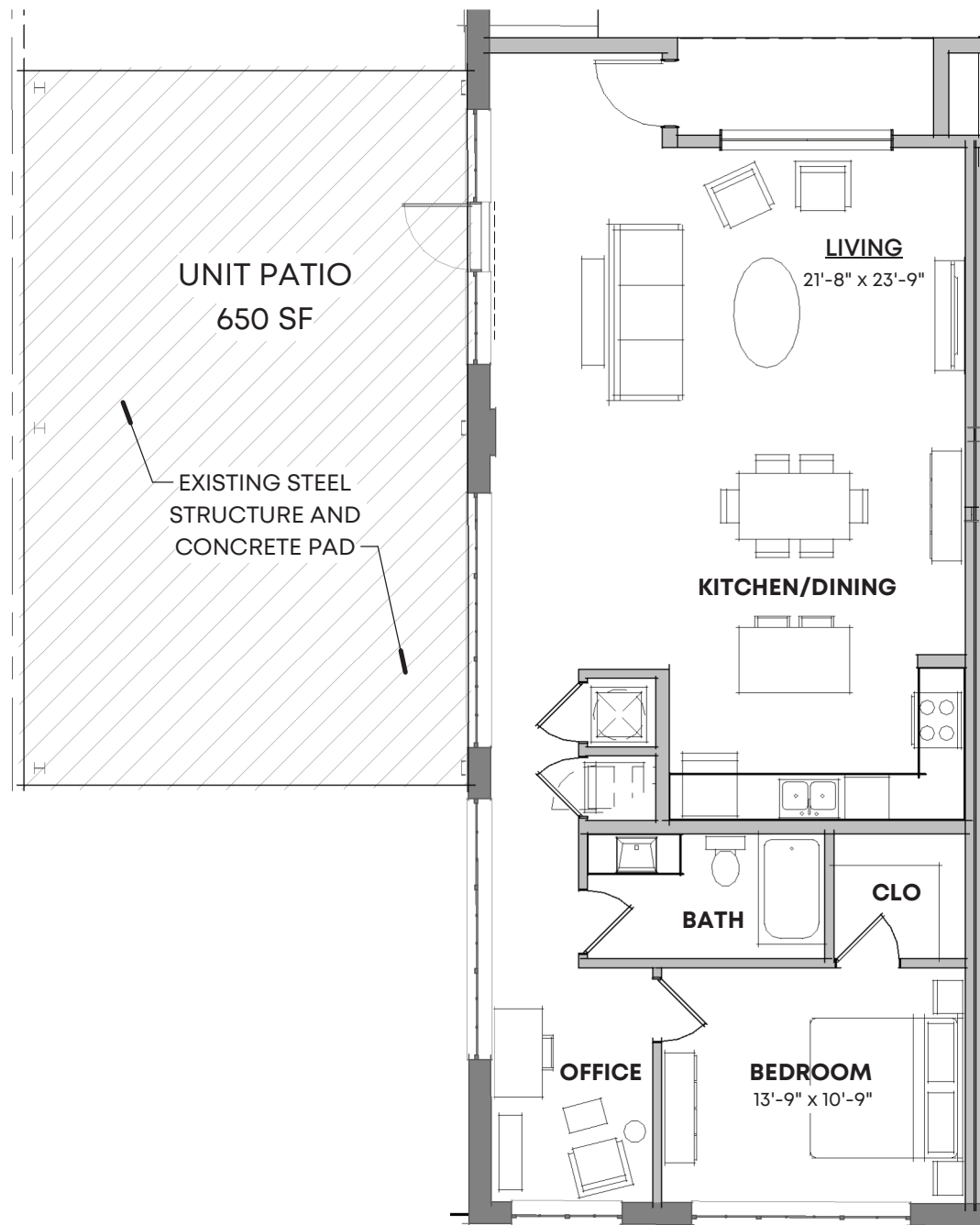


**A8** ONE BEDROOM/ ONE BATH  
963 NET SF  
28'-0" X 35'-6"

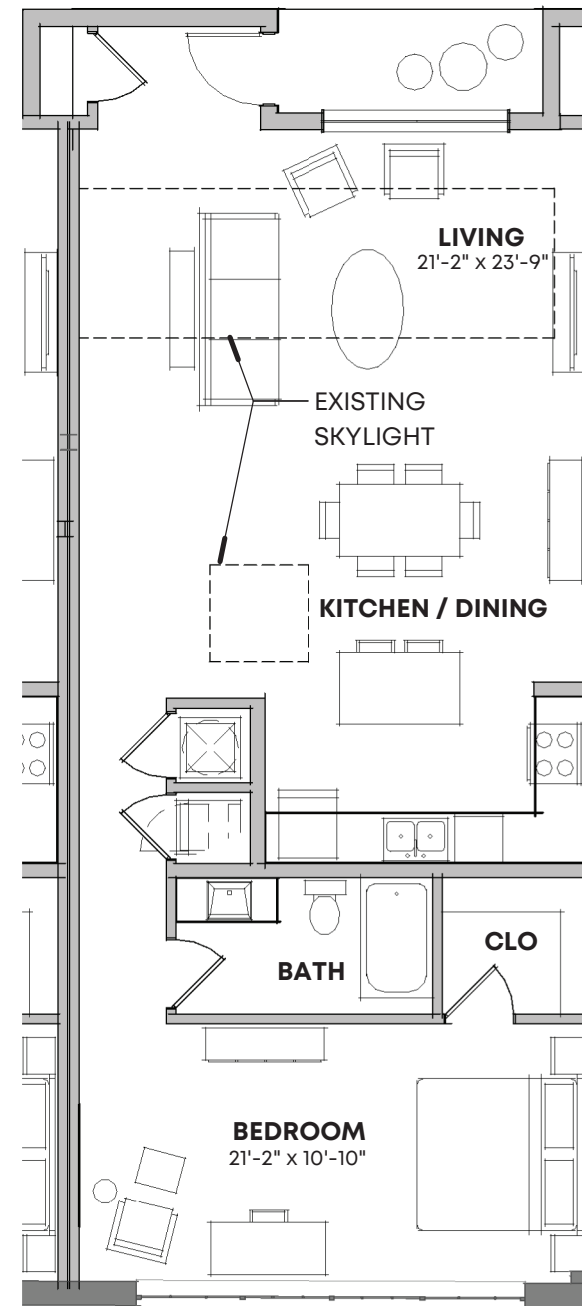


**A9** ONE BEDROOM/ ONE BATH  
986 NET SF  
22'-0" X 44'-6"

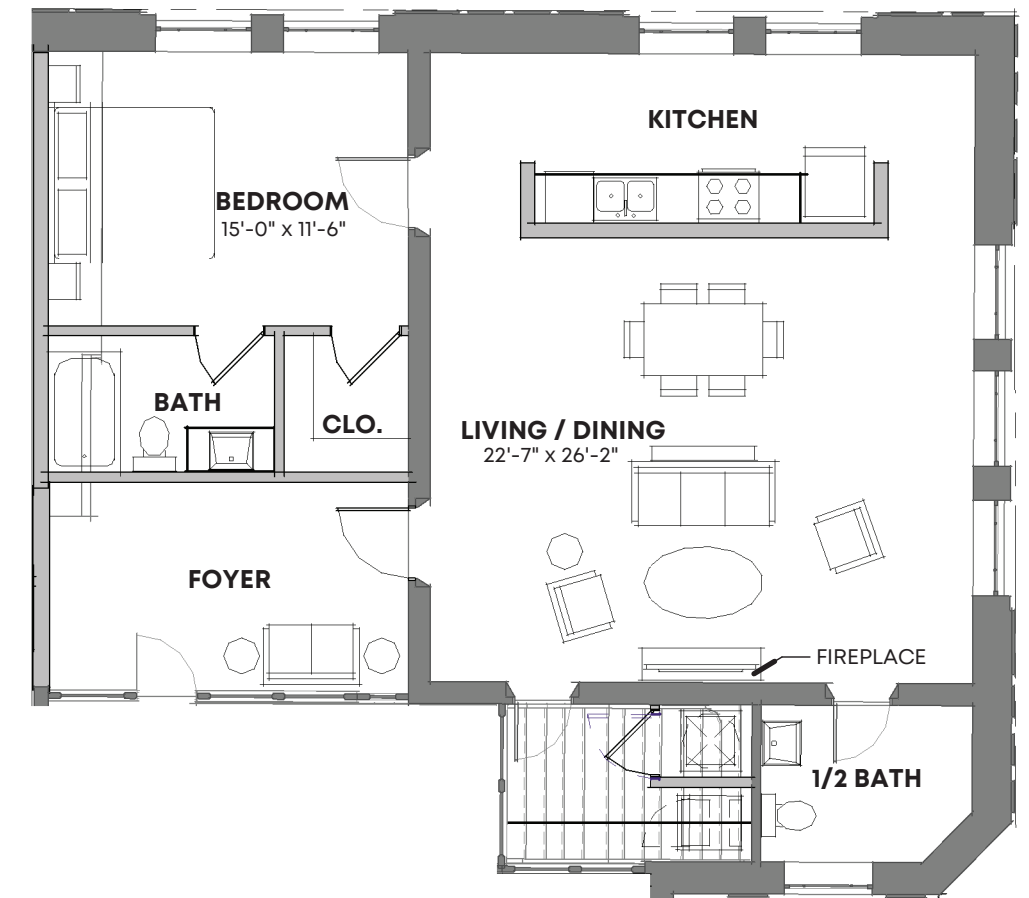




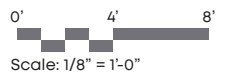
**A10a** ONE BEDROOM/ ONE BATH  
1,105 NET SF  
21'-6" X 53'-0"

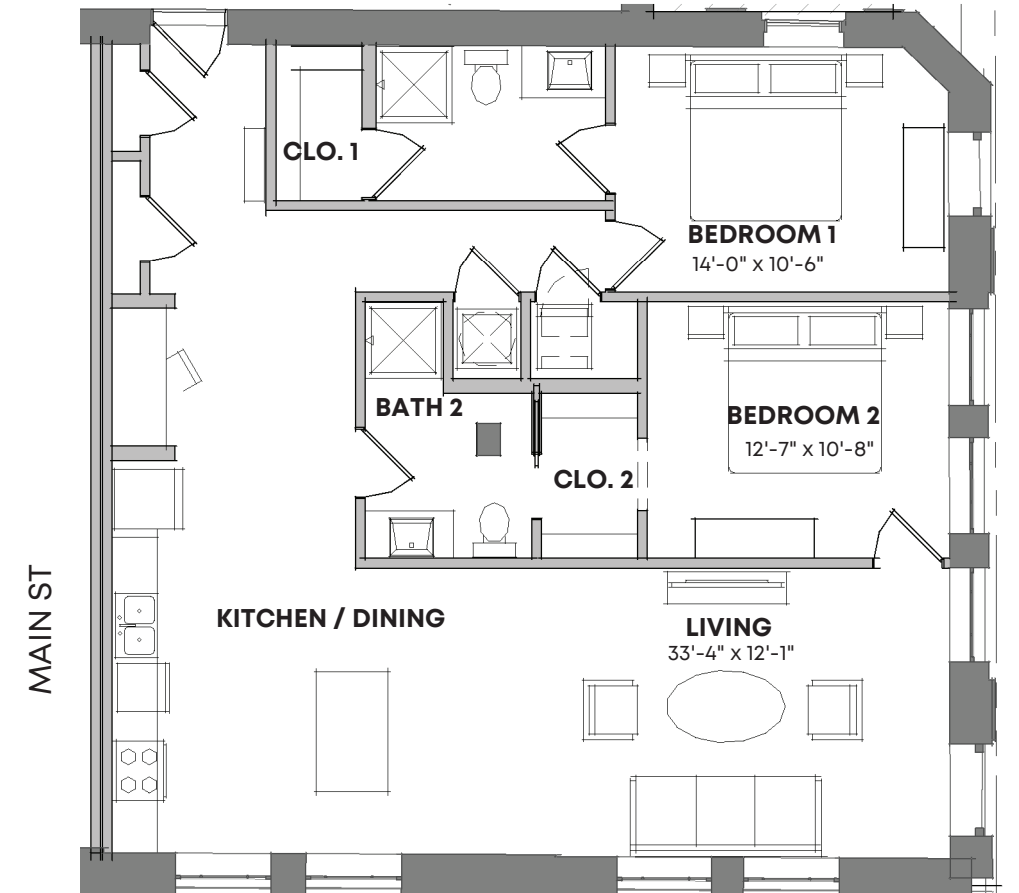
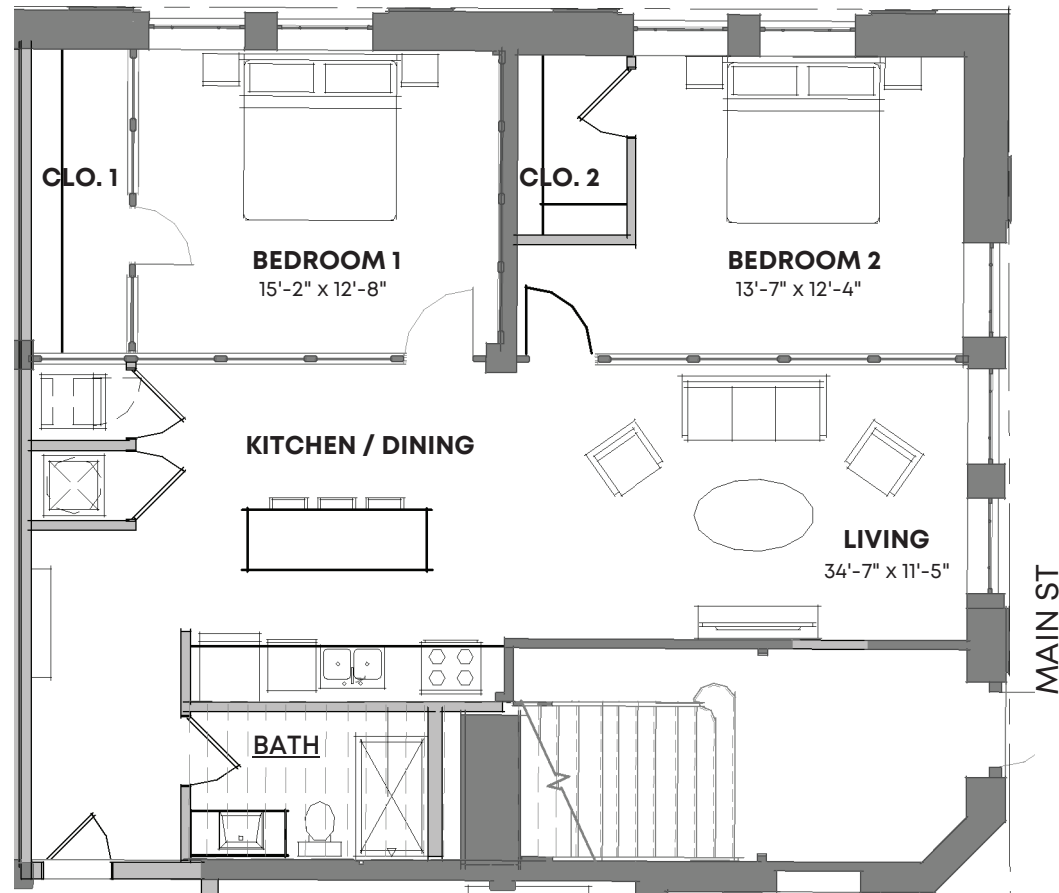


**A10** ONE BEDROOM/ ONE BATH  
1,115 NET SF  
22'-0" X 53'-0"



**A11** ONE BEDROOM/ ONE BATH  
1,187 NET SF  
34'-0" X 39'-0"

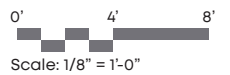


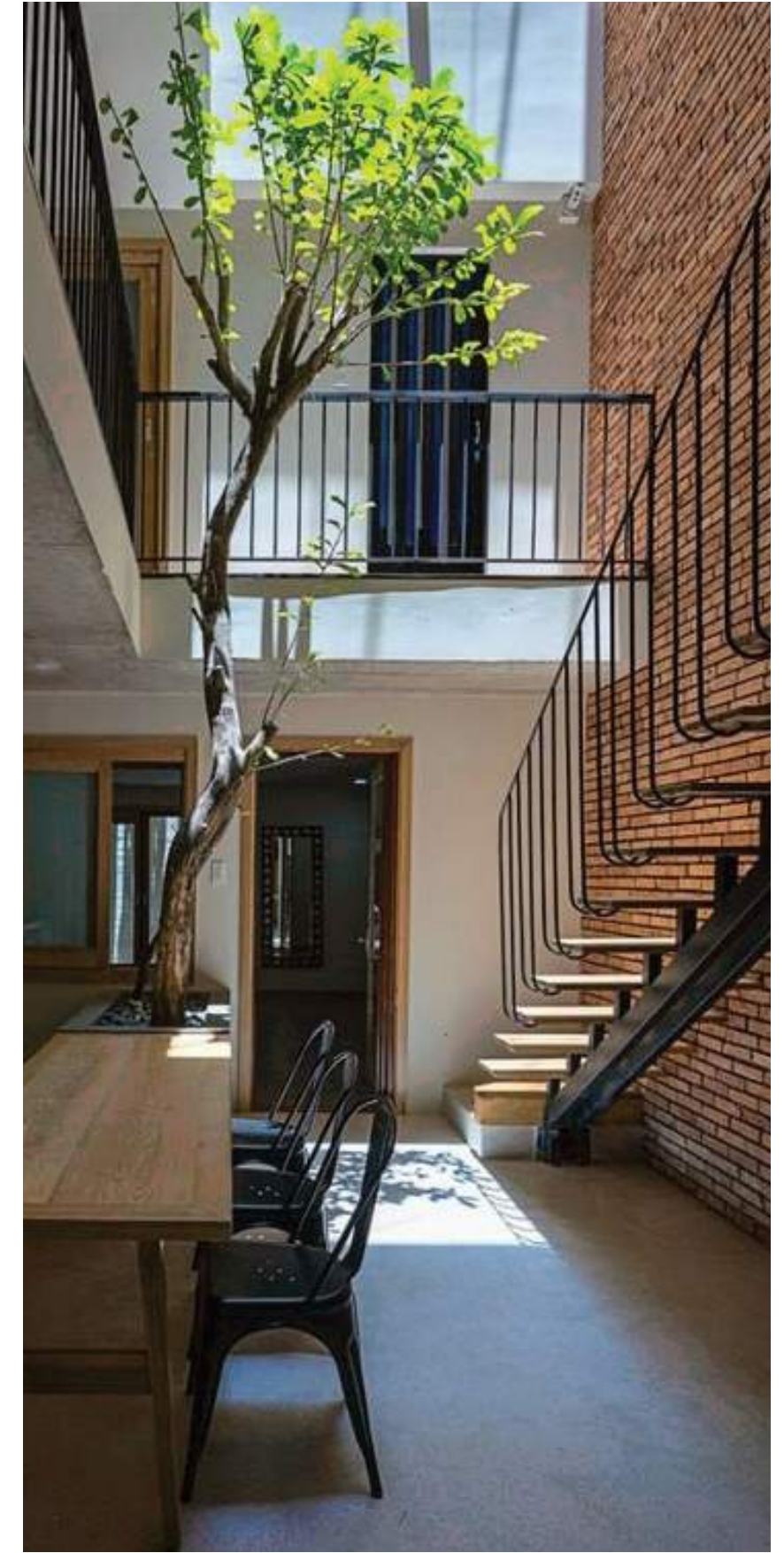


**B1** TWO BEDROOM/ ONE BATH  
1,158 NET SF  
39'-6" X 34'-9"

**B2** TWO BEDROOM/ TWO BATH  
1,189 NET SF  
34'-0" X 36'-0"

**B3** TWO BEDROOM/ TWO BATH  
1,225 NET SF  
34'-0" X 35'-6"



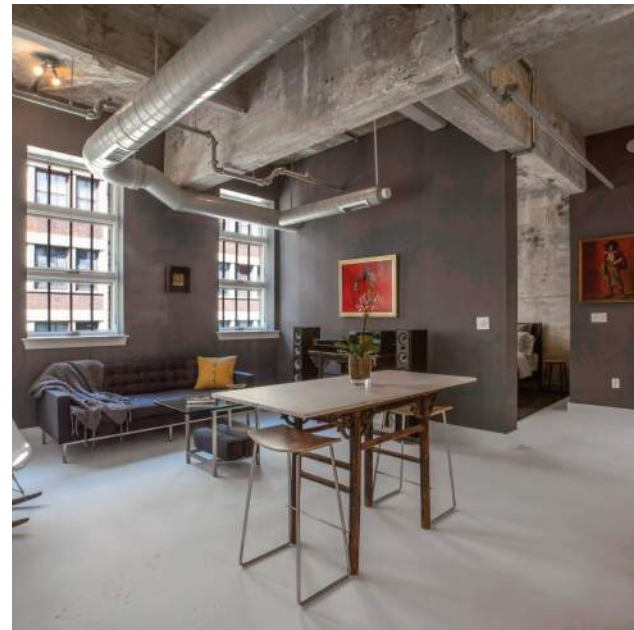


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Greyhound Bus Complex  
Memphis, TN | 01.19083.00 | 11.23.2022

### Building 1 | INTERIOR COURTYARD CONCEPT

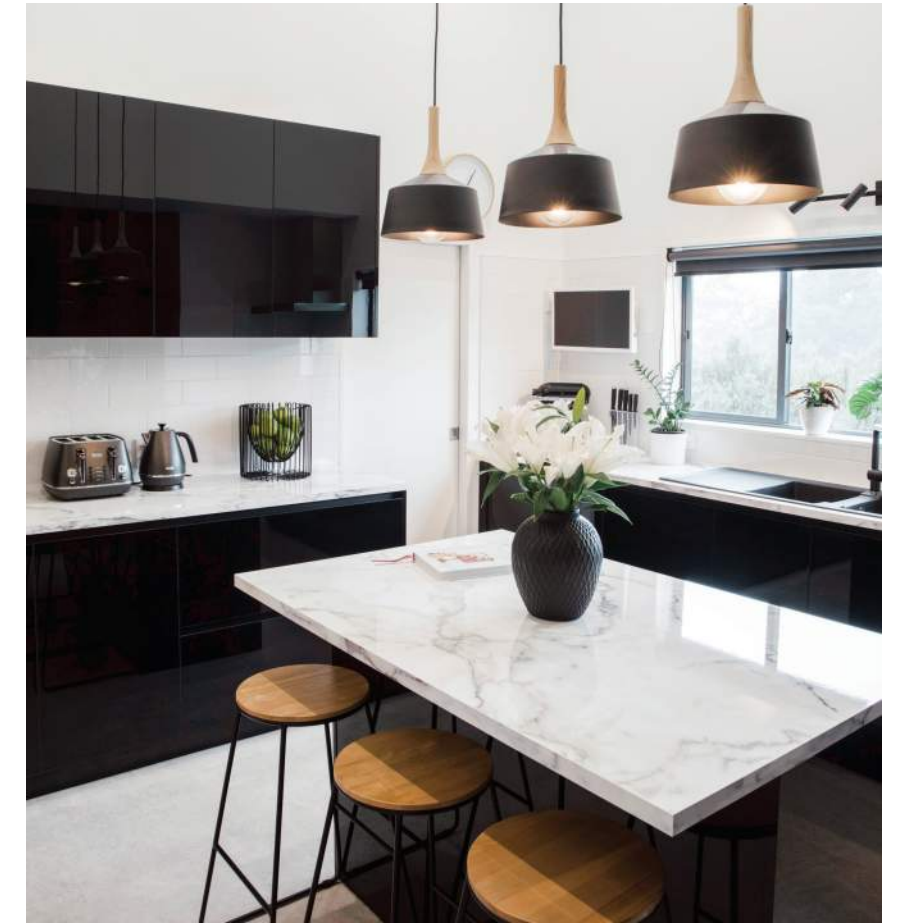


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Greyhound Bus Complex  
Memphis, TN | 01.19083.00 | 11.23.2022

## Building 1 | UNIT INTERIOR CONCEPT

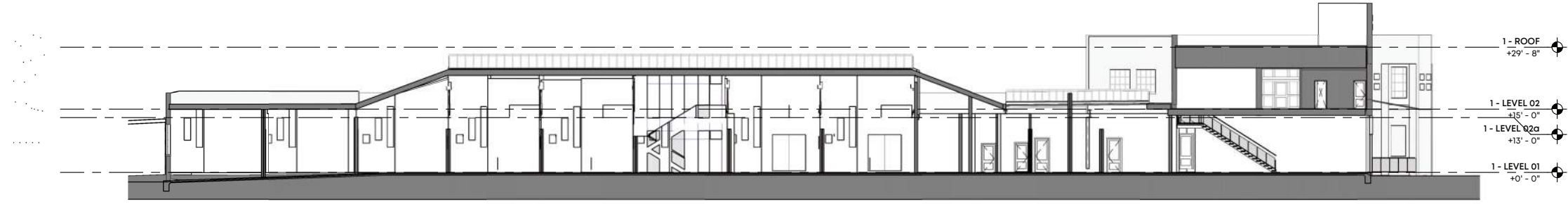


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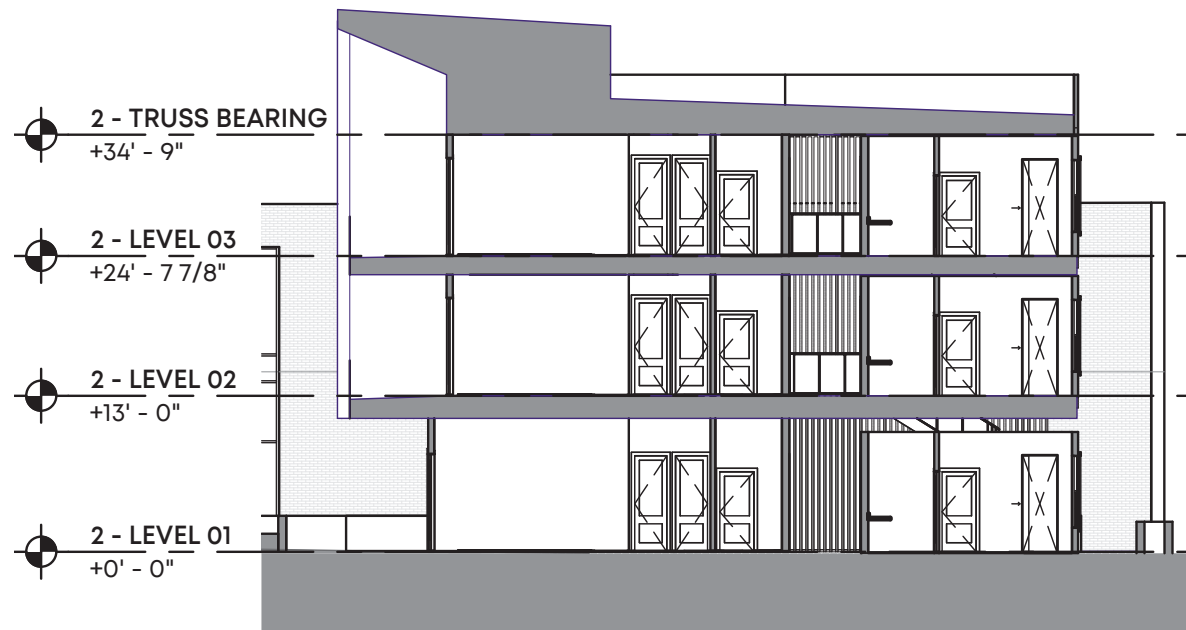
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## Building 2 | UNIT INTERIOR CONCEPT

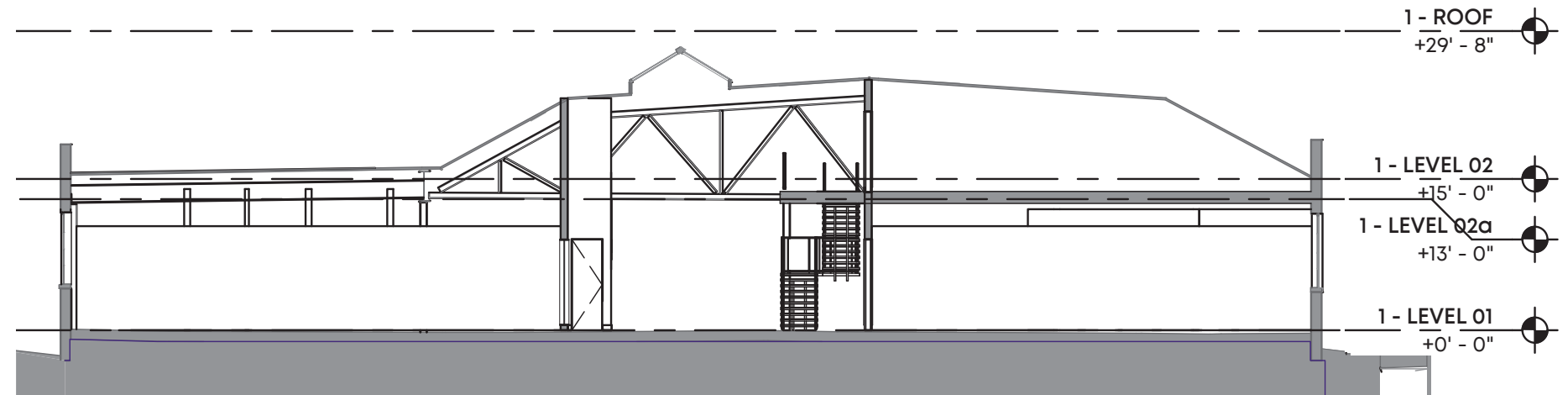


Building 1 Longitudinal Section

0' 16' 32'  
Scale: 1/32" = 1'-0"



Building 2 Lateral Section



Building 1 Lateral Section

0' 8' 16'  
Scale: 1/32" = 1'-0"





East Elevation



West Elevation

SUBJECT TO NATIONAL PARKS SERVICE APPROVAL





EXISTING RED AND YELLOW BRICK THIS FACADE TO BE REPAIRED  
 HISTORIC SIGNAGE TO BE CLEANED  
 EXISTING WINDOWS TO BE REPAIRED AND REFINISHED  
 NEW METAL CANOPY

EXISTING RED AND YELLOW BRICK TO BE REPAIRED  
 NEW STEEL WINDOWS TO MATCH EXISTING

NEW ENTRY DOORS WITH WINDOWS

NEW STOREFRONT AND CANOPY

**MATERIALS & PRODUCTS**

-  EXISTING STEEL WINDOWS AND DOORS; Painted - Charcoal
-  NEW STOREFRONT- KAWNEER: Trifab 451T, @ inch x 4.5 inch profile, front glazed, Charcoal
-  NEW ENTRY DOORS WITH WINDOWS- Quaker Window Products: M600 Outswing Terrace Door, Charcoal
-  METAL CANOPY- Steel, Painted to match Storefront



RED BRICK



North Elevation

EXISTING SKYLIGHT TO BE REPAIRED AND REFINISHED  
 EXISTING WINDOWS TO BE REPAIRED AND REFINISHED  
 NEW STEEL WINDOW TO MATCH EXISTING

EXISTING RED BRICK HAS BEEN PAINTED TO MATCH YELLOW BRICK. FACADE TO BE REPAINTED TO MATCH HISTORIC YELLOW BRICK

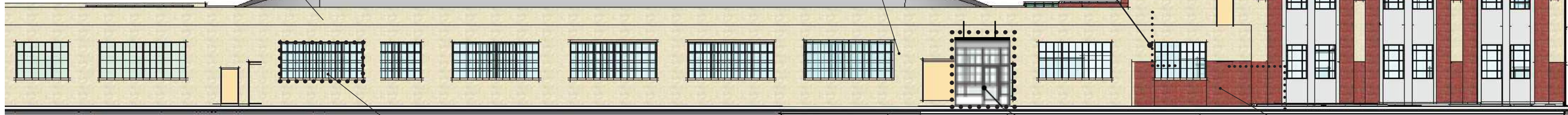


EXISTING SKYLIGHT TO BE REPAIRED AND REFINISHED

EXISTING WINDOWS TO BE REPAIRED AND REFINISHED



TRANSITION FROM YELLOW BRICK TO PAINTED RED BRICK



South Elevation

NEW STEEL WINDOW TO MATCH EXISTING, INFILL BRICK BELOW OPENING

NEW STOREFRONT WITH CANOPY IN EXISTING OPENING

PAINT TO BE REMOVED OVER DECORATIVE BRICK



**Greyhound Bus Complex**

Memphis, TN | 01.19083.00 | 11.23.2022

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**Building 1 - ELEVATIONS**

November 6 Investments



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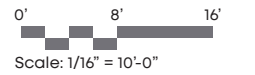
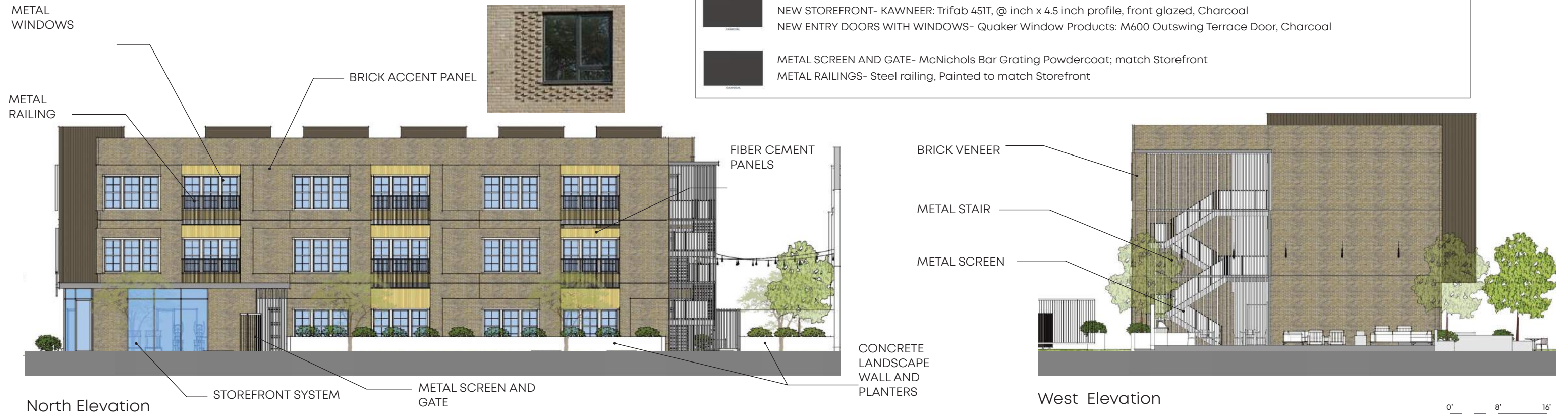
Greyhound Bus Complex  
 Memphis, TN | 01.19083.00 | 11.23.2022

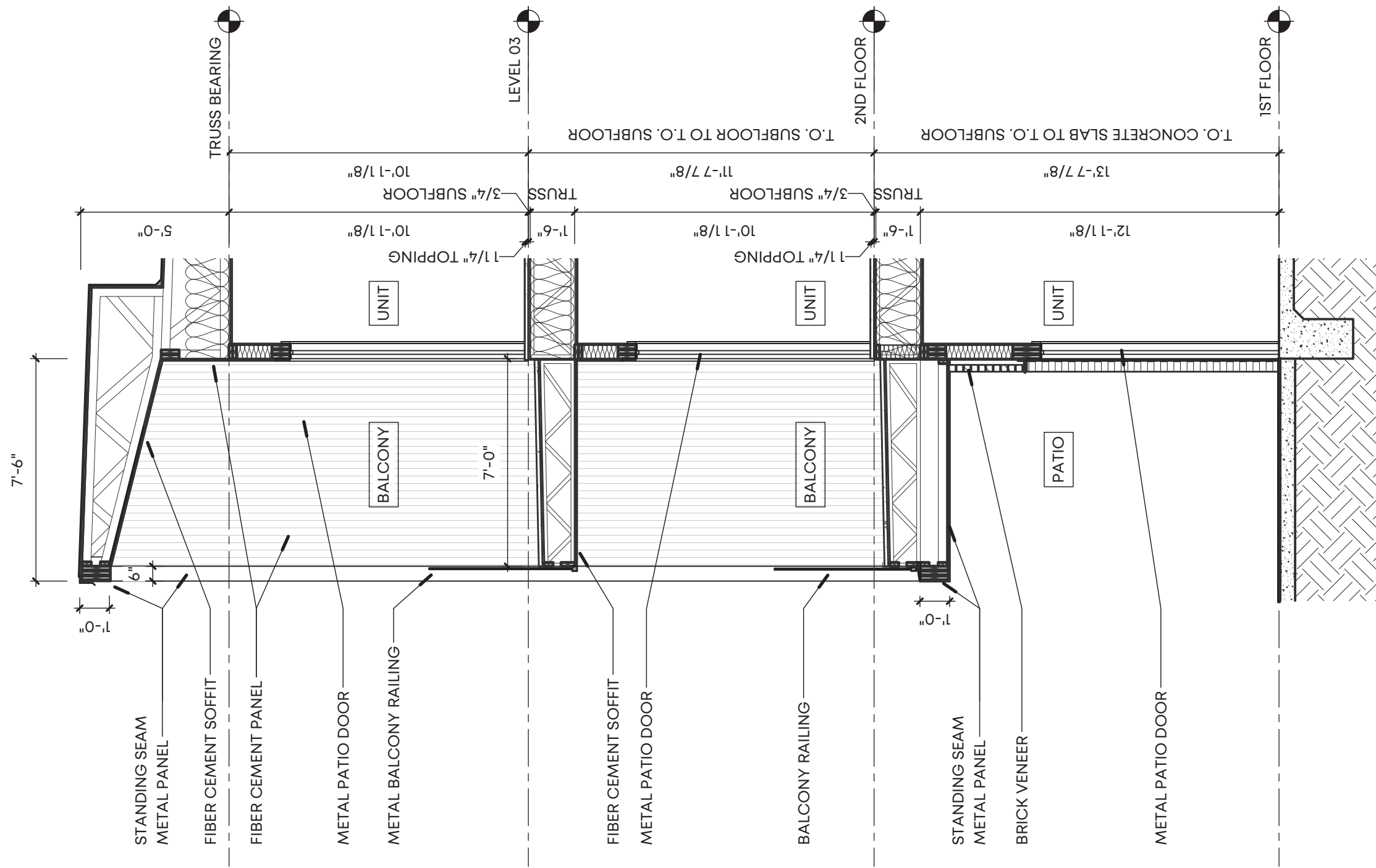
**Precedent Imagery | BUILDING 2 CHARACTER**



**MATERIALS & PRODUCTS**

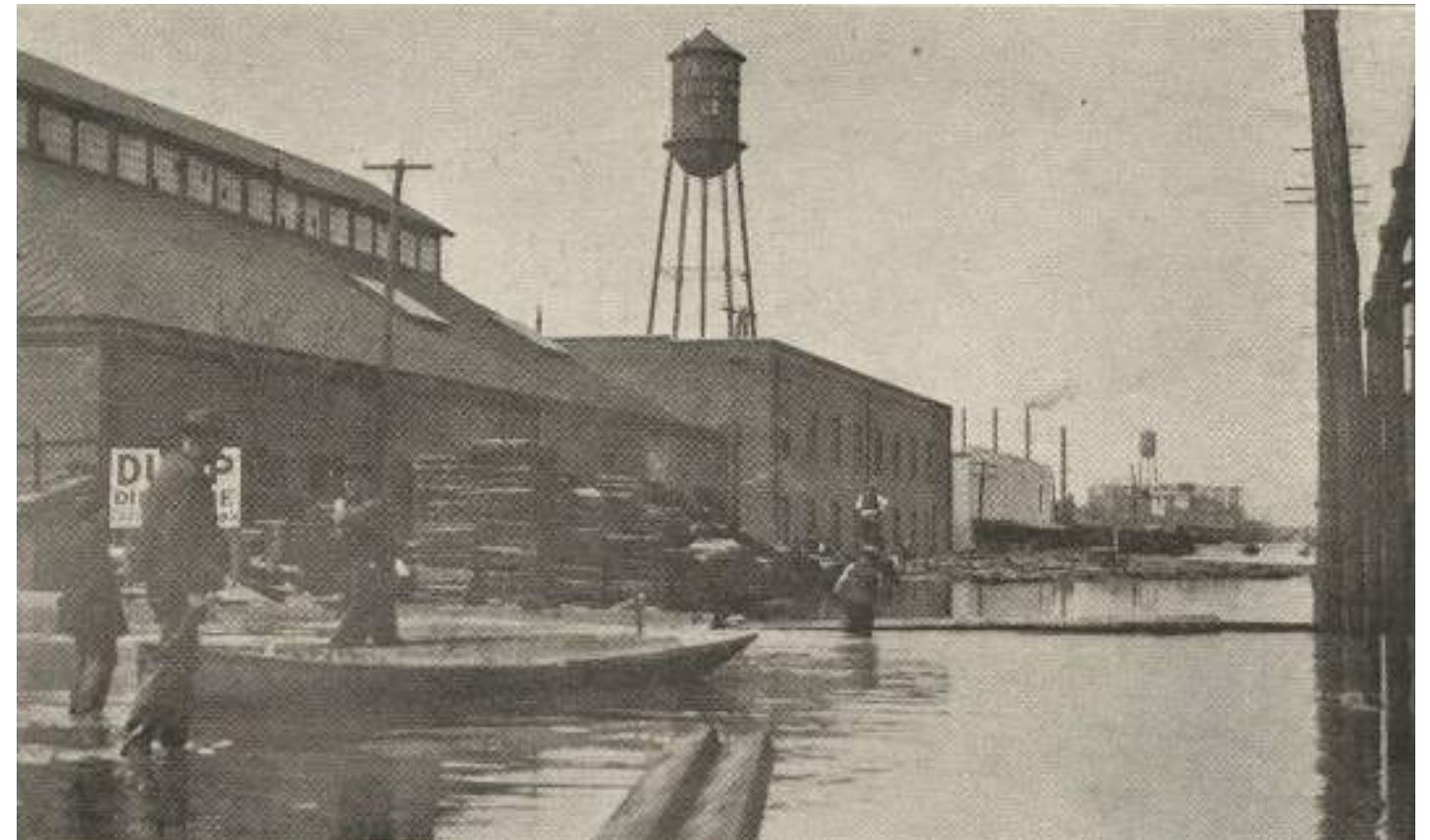
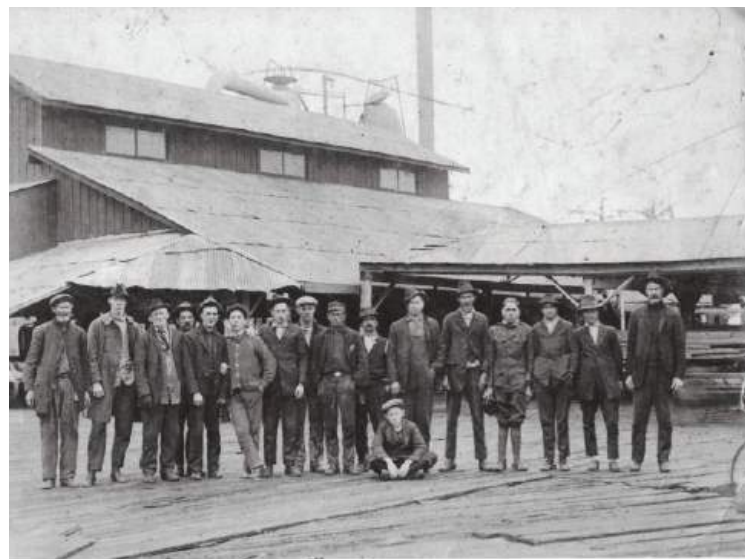
	STANDING SEAM METAL PANELS: 12" Petersen Aluminium Snap-Clad, Graphite		BRICK VENEER: Finish, Grey blend
	FIBER CEMENT PANELS: Swisspearl Largo Gravia; Equitone		
	EXISTING WINDOWS AND DOORS- Quaker Window Products: H450 Window Series; Charcoal		
	NEW STOREFRONT- KAWNEER: Trifab 451T, @ inch x 4.5 inch profile, front glazed, Charcoal		
	NEW ENTRY DOORS WITH WINDOWS- Quaker Window Products: M600 Outswing Terrace Door, Charcoal		
	METAL SCREEN AND GATE- McNichols Bar Grating Powdercoat; match Storefront		
	METAL RAILINGS- Steel railing, Painted to match Storefront		



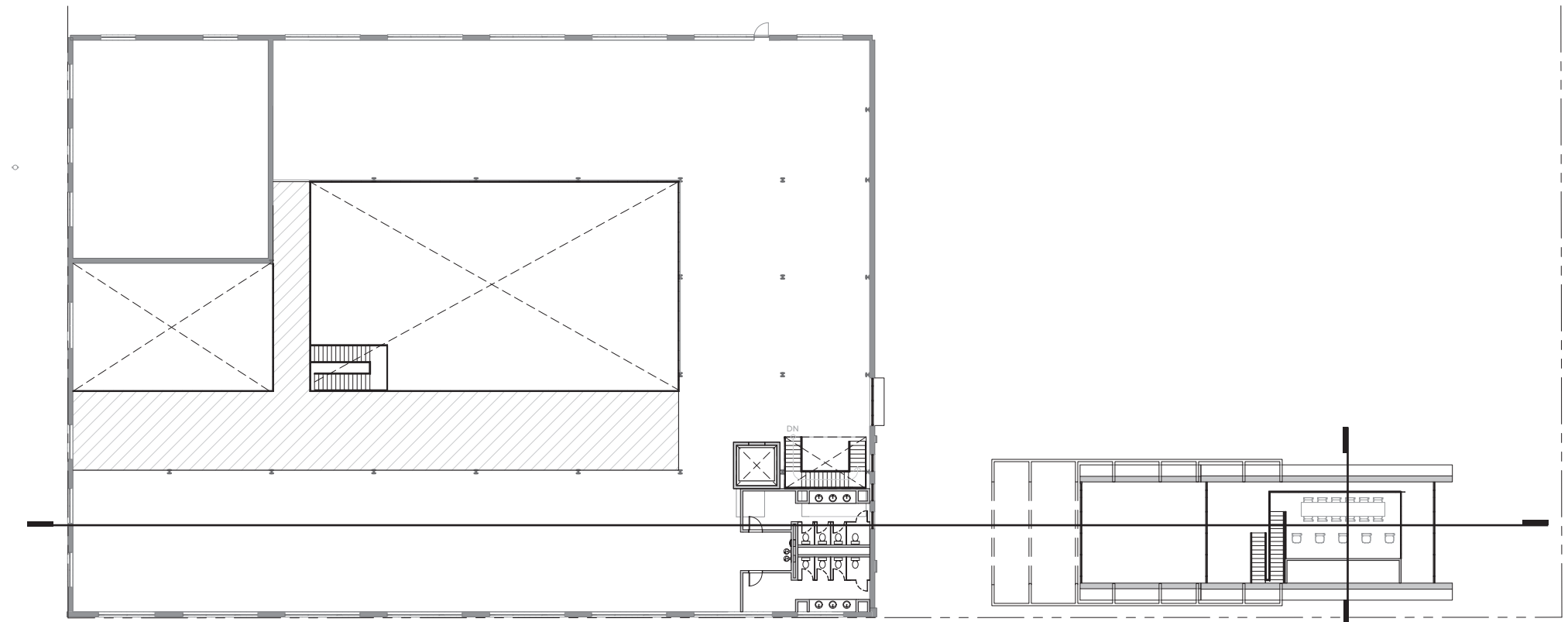


**Building 2 | WALL SECTION AT BALCONY**

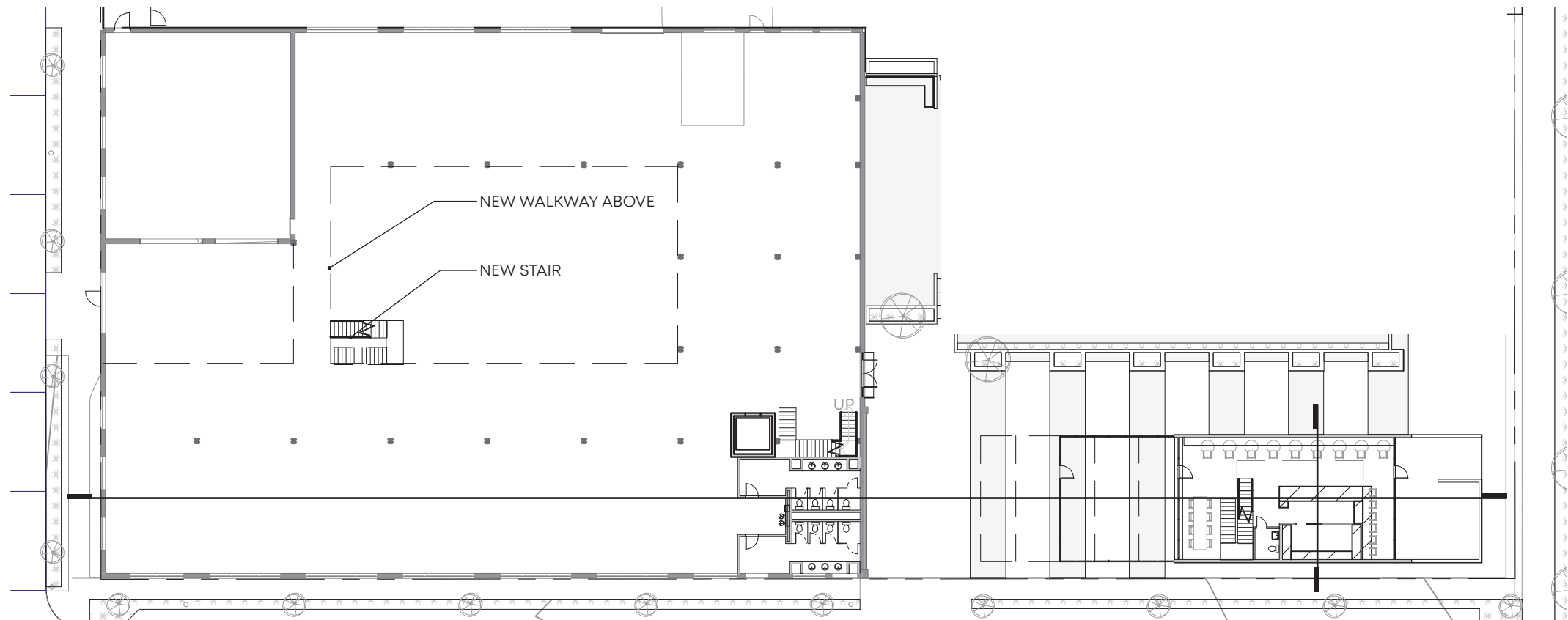




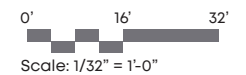
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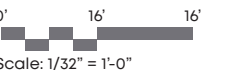
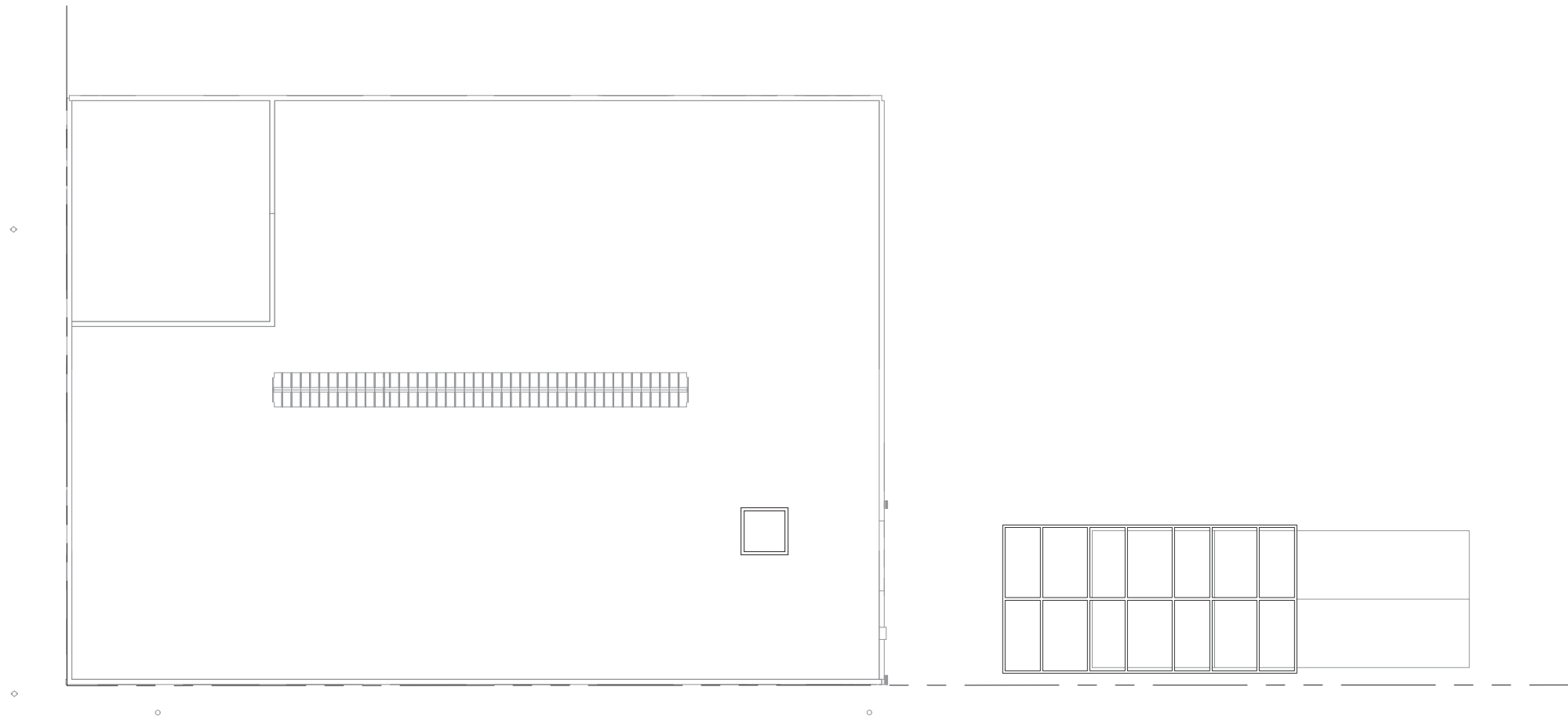


Second Floor



Ground Floor







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Greyhound Bus Complex  
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Precedent Imagery | **COMMERCIAL CHARACTER**

November 6 Investments 31



**MATERIALS & PRODUCTS**



STANDING SEAM METAL PANELS: 12" Petersen Aluminum Snap-Clad, Graphite



STOREFRONT SYSTEM: Kawneer Trifab 451T, 2 inch x 4.5 inch profile, front glazed, Charcoal



STEEL FRAME AND METAL RAILING: Painted to match Storefront



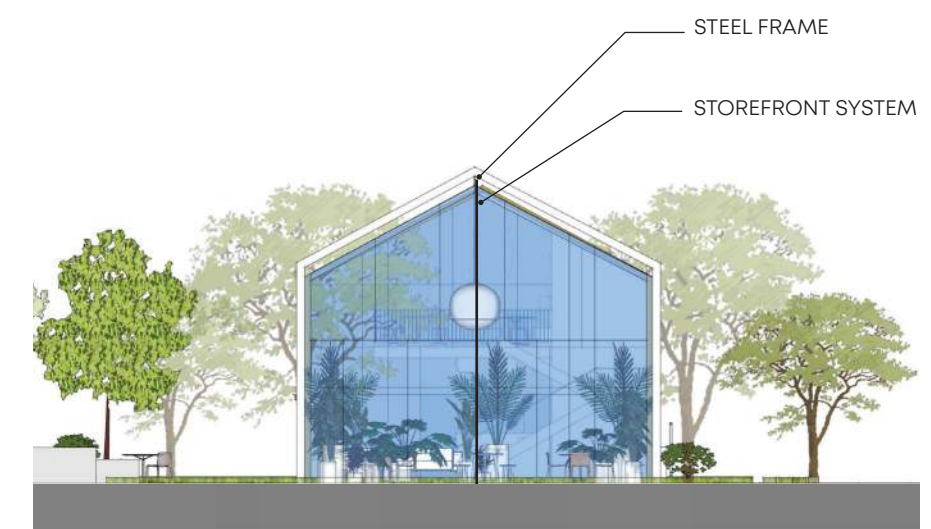
South Elevation



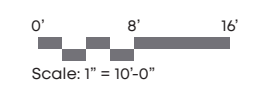
East Elevation

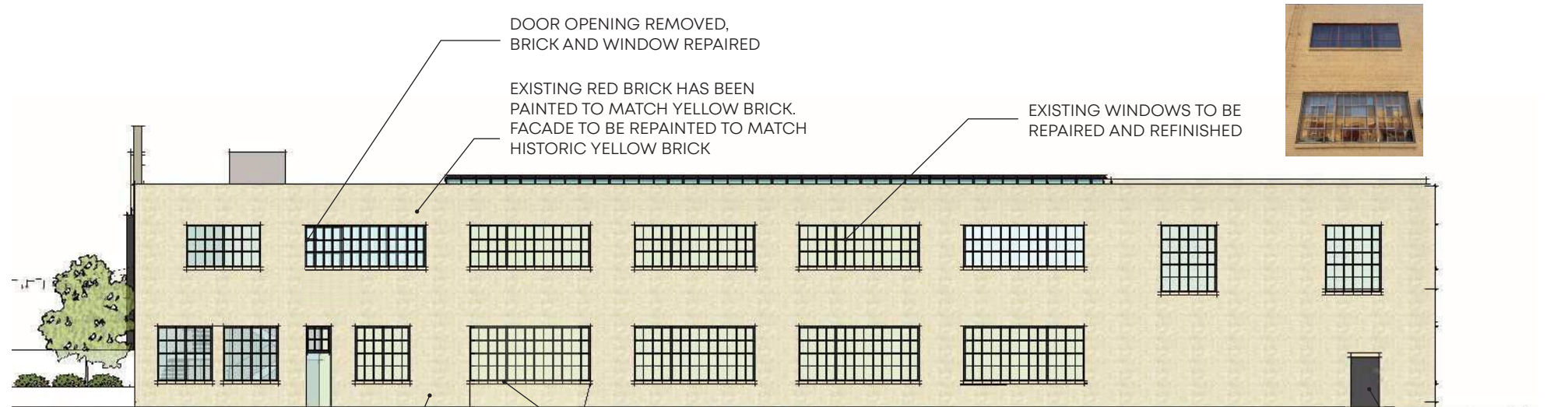


North Elevation

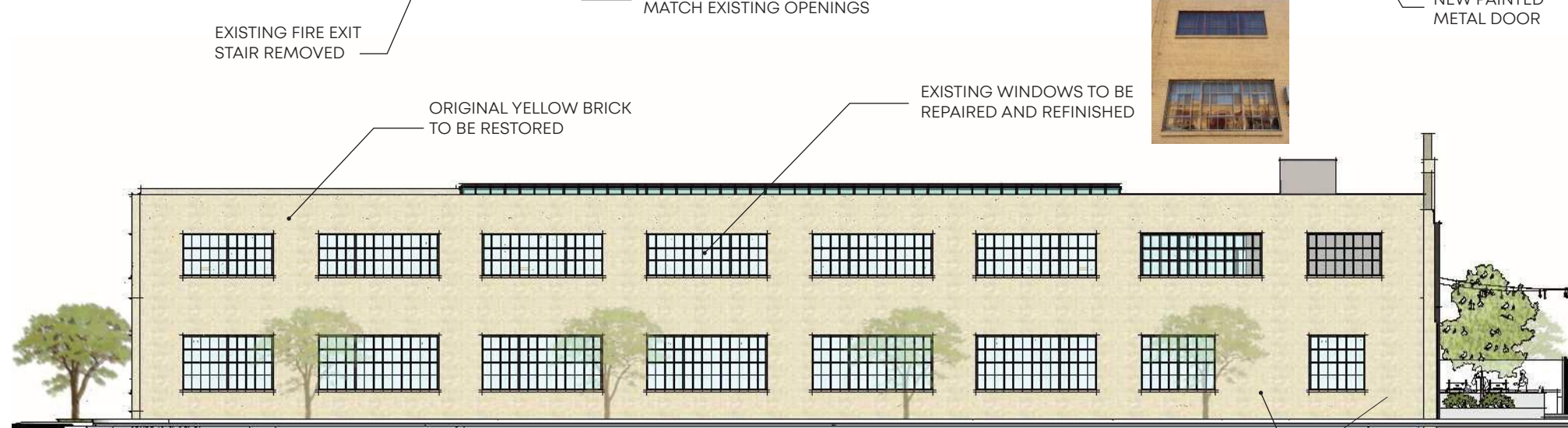


West Elevation

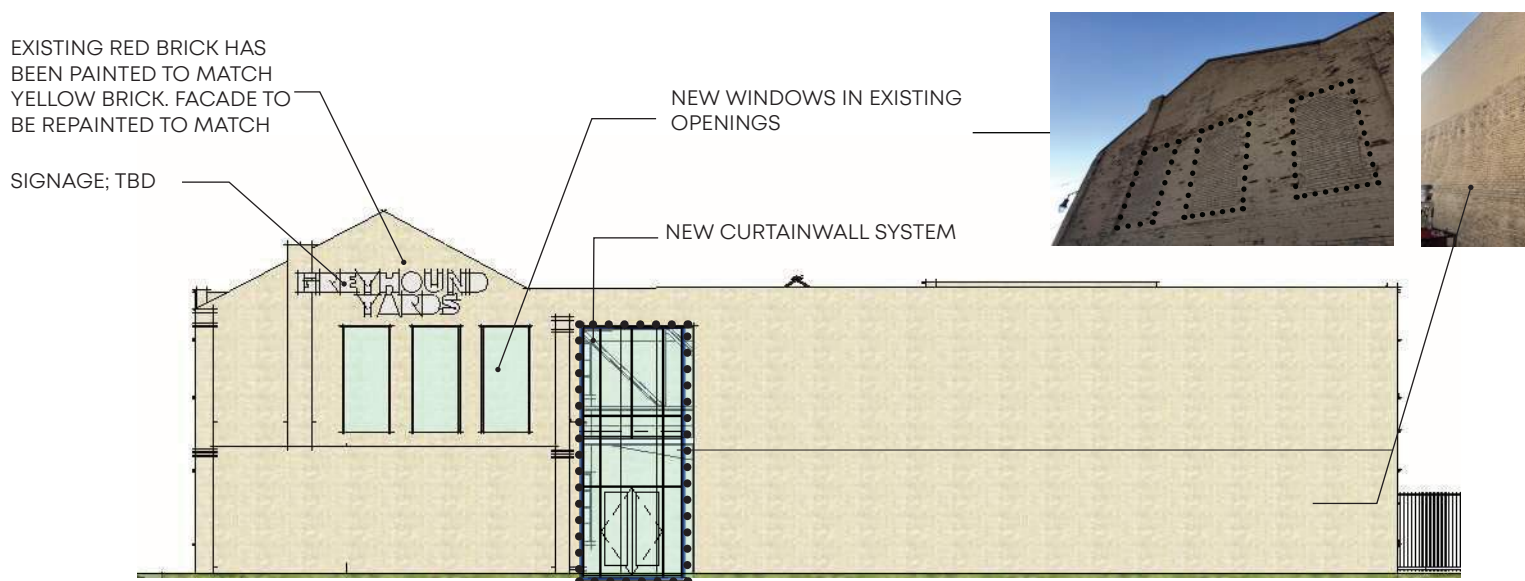




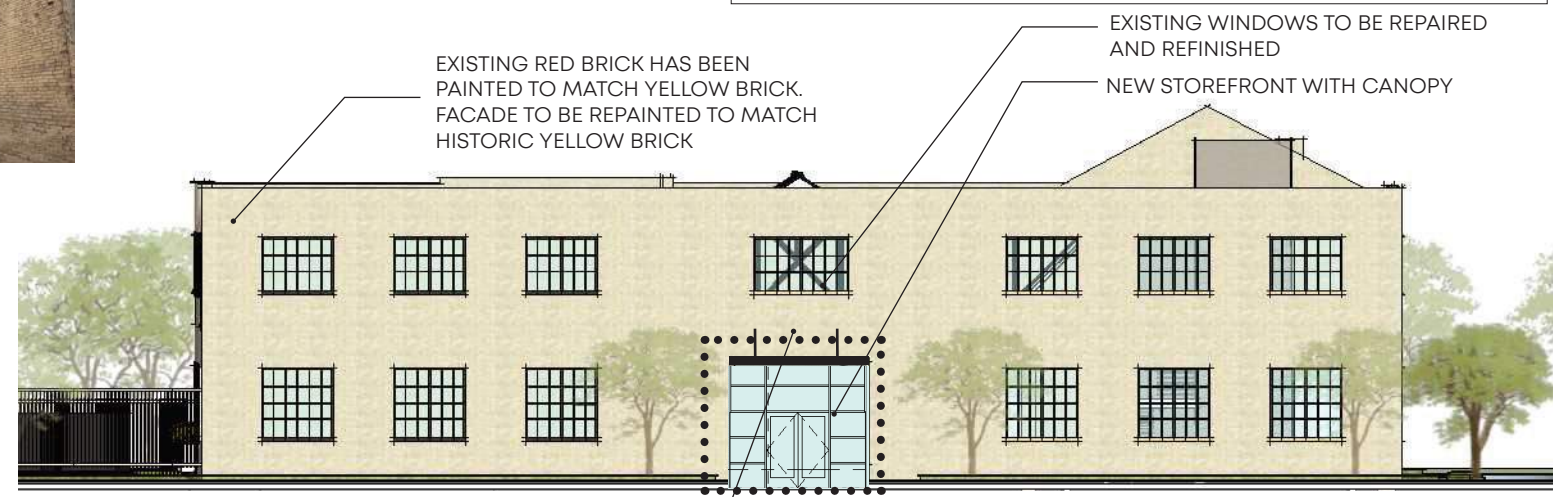
North Elevation



South Elevation



East Elevation



West Elevation



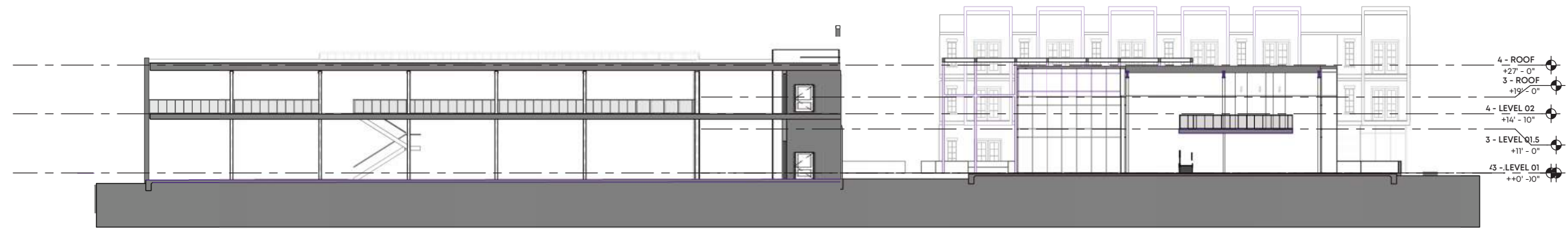
NORTH WEST CORNER



SOUTH EAST CORNER

**MATERIALS & PRODUCTS:**

- SOUTH AND WEST ELEVATIONS ARE ORIGINAL YELLOW BRICK.
- BRICK ON EAST AND NORTH ELEVATIONS IS CURRENTLY RED BRICK THAT HAS BEEN PAINTED TO MATCH THE HISTORIC YELLOW BRICK. THESE AREAS SHALL BE REPAINTED TO MATCH HISTORIC YELLOW BRICK.
- EXISTING STEEL WINDOWS AND DOORS; Painted - Charcoal
- NEW OPENINGS TO BE ALUMINUM STOREFRONT OR CURTAINWALL WITH FINISH TO MATCH EXISTING STEEL FENESTRATION-Kawneer: Trifab 451T, 2 inch x 4.5 inch profile, front glazed, Charcoal

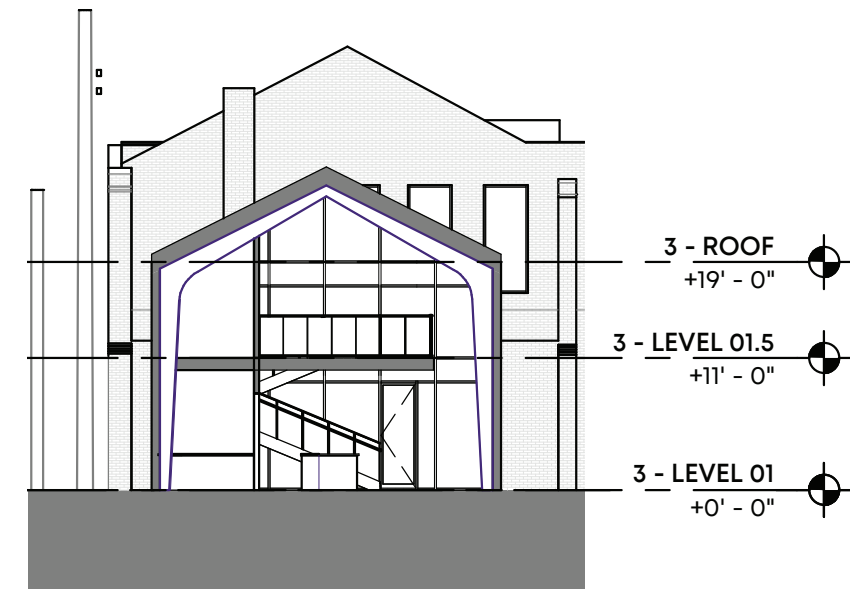


Building 3 & 4 Longitudinal Section

0' 16' 32'  
Scale: 1/32" = 1'-0"



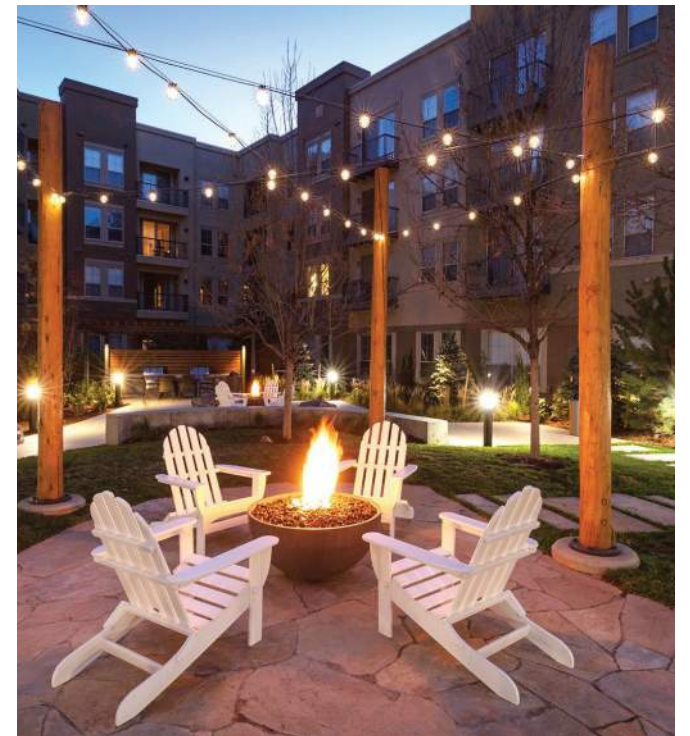
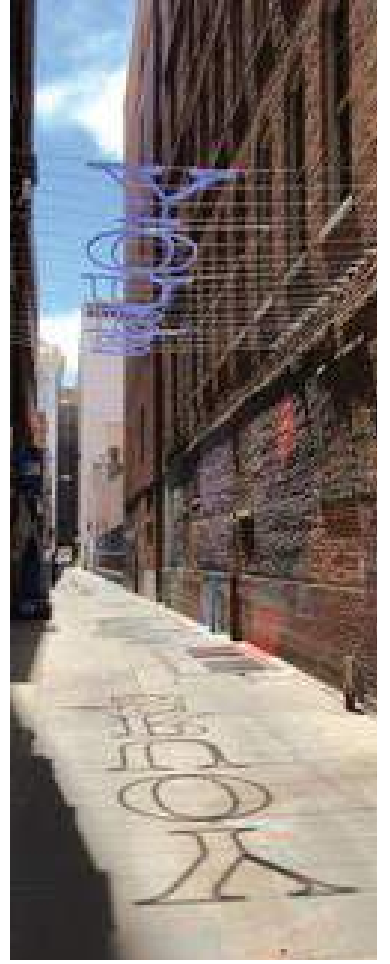
Building 3 Longitudinal Section



Building 3 Lateral Section

0' 8' 16'  
Scale: 1/16" = 1'-0"



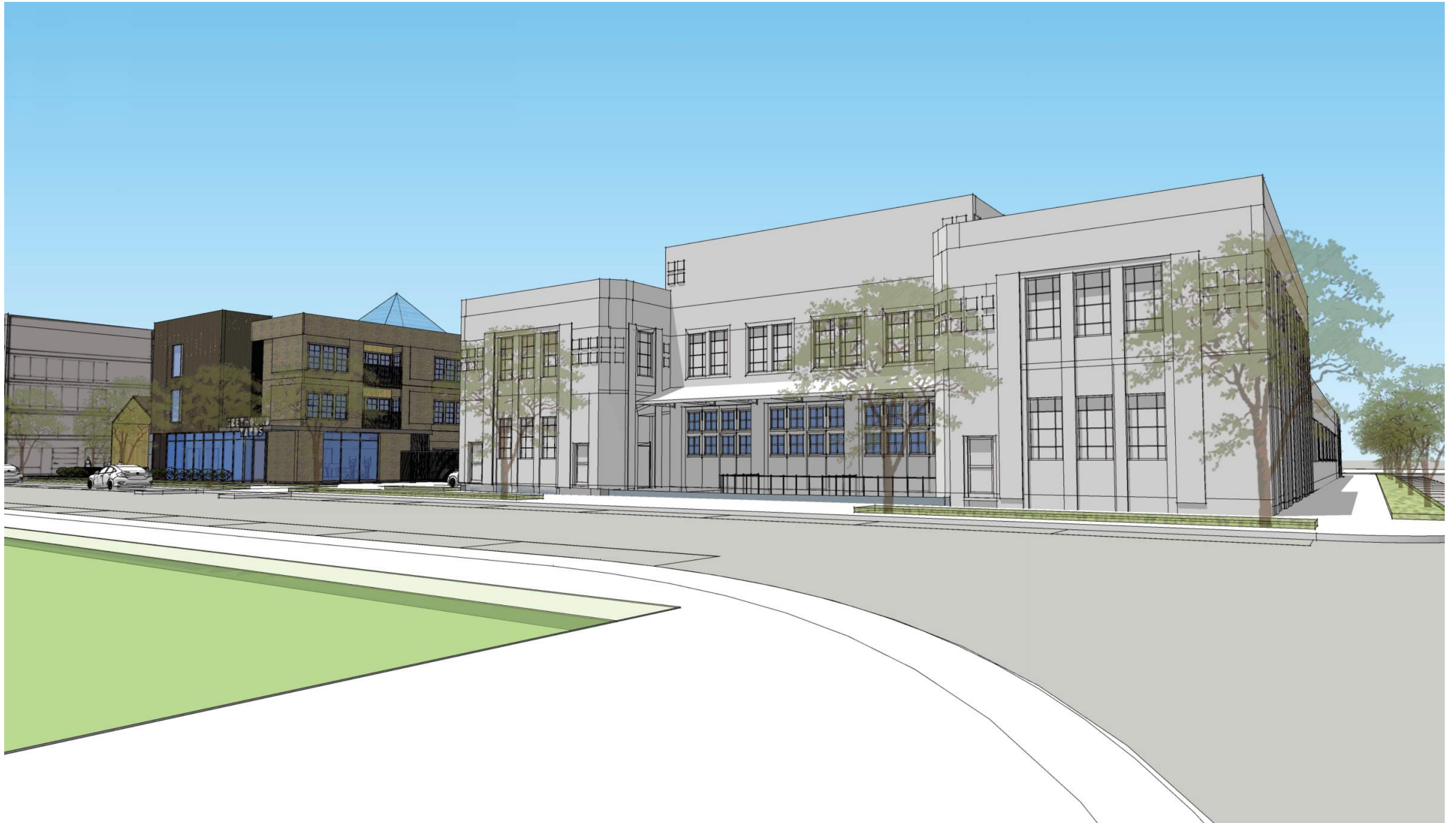


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### Precedent Imagery | PLAZA CHARACTER









PLAZA VIEW LOOKING NORTH



ALLEY VIEW LOOKING WEST



STOOP VIEW LOOKING EAST



# Building 5

Work by: Stinard Architecture INC.

November 6 Investments

November 23, 2022

**Project Data** **41**

**Buildings 5** **42**

42 Floor Plans

**Elevations** **46**

46 East and North Elevations

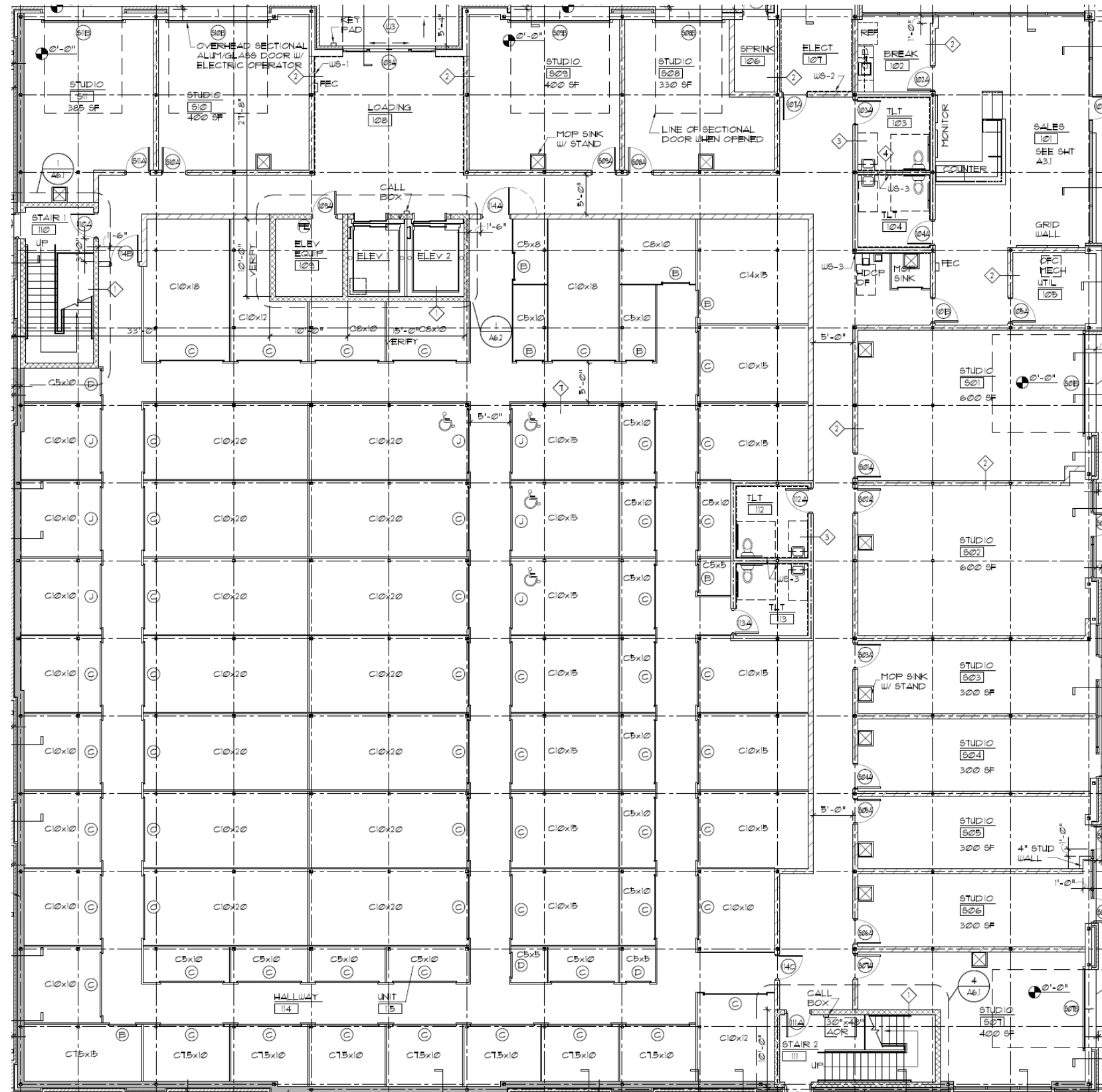
47 West and South Elevations

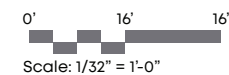
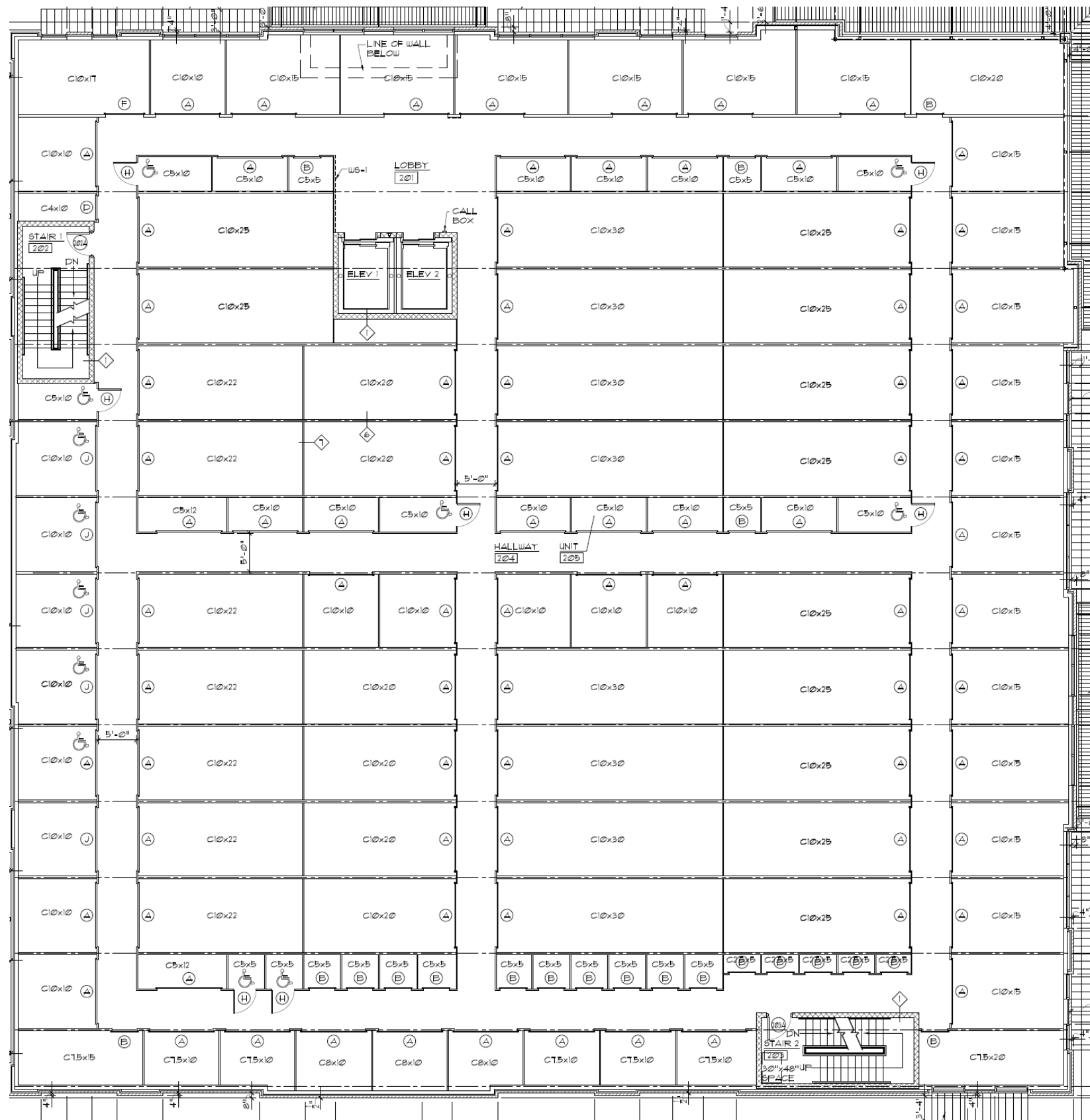
**Perspectives** **48**

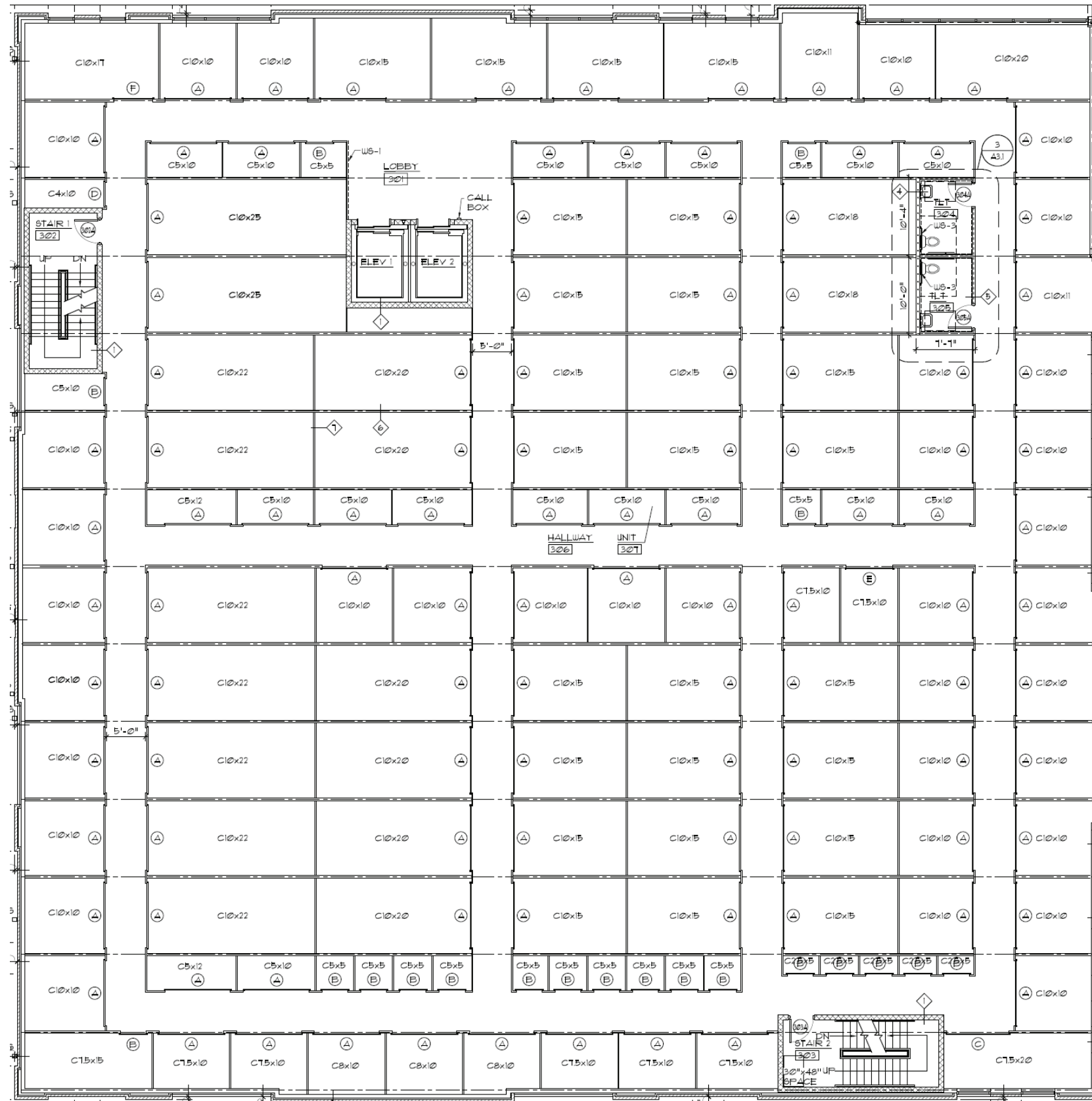


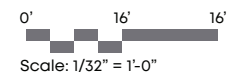
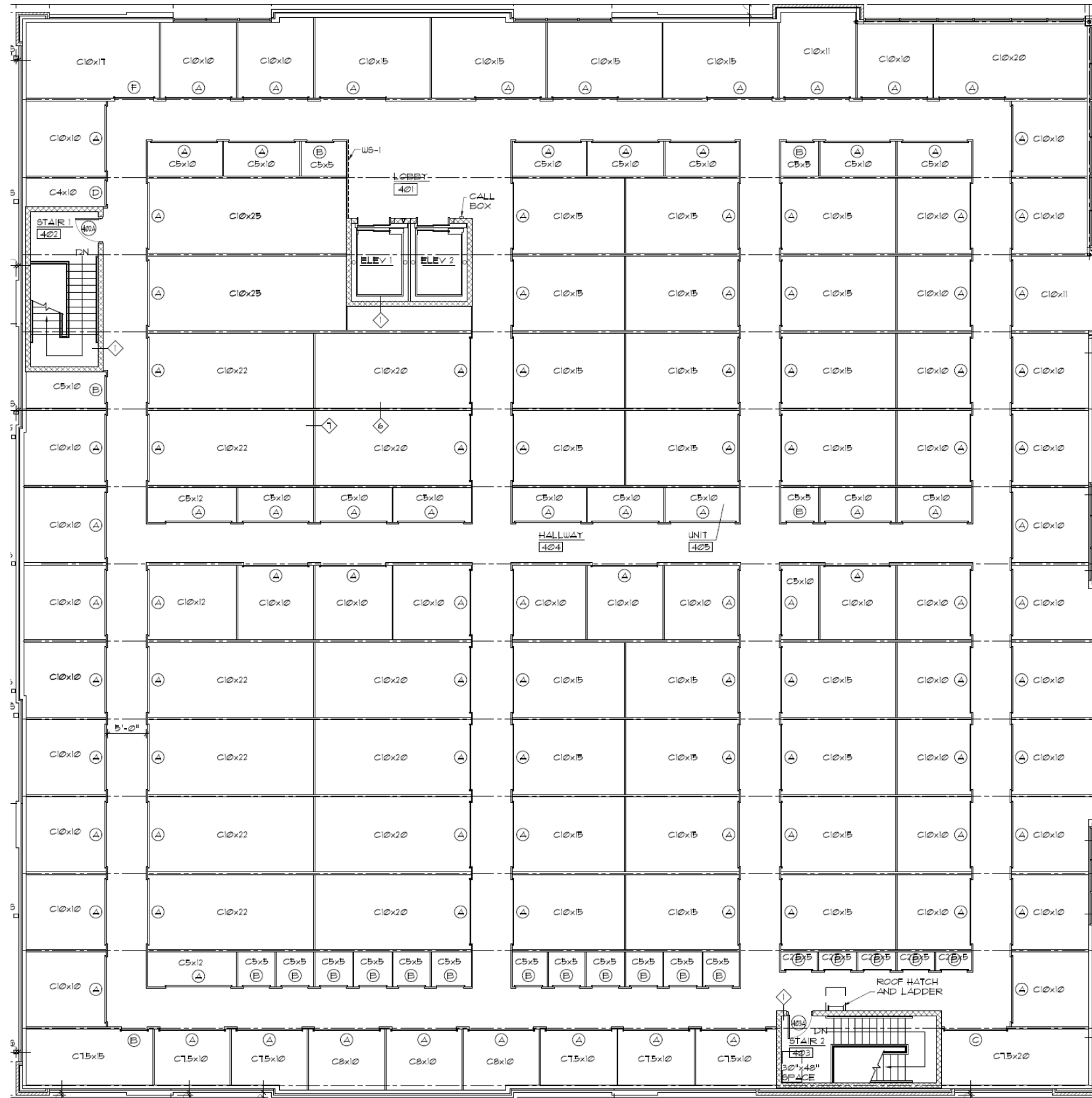
**Unit Mix Tabulation**

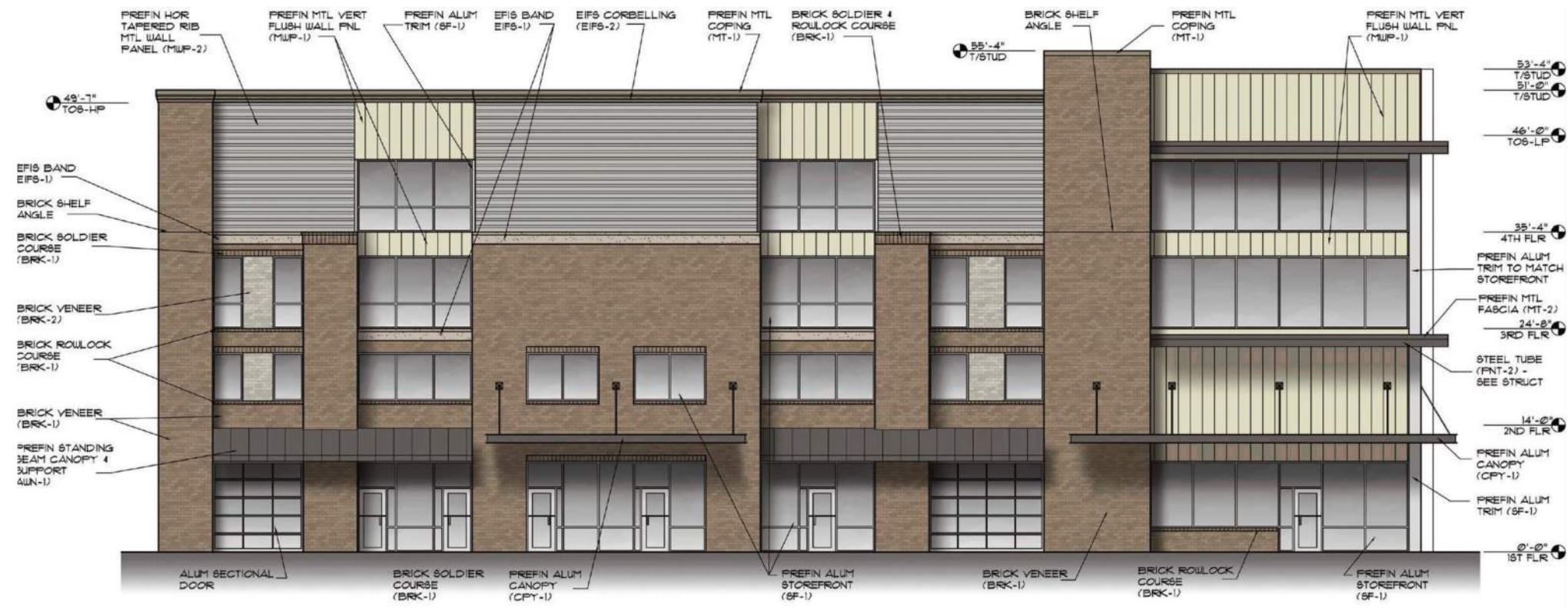
SF per Unit	13	40	25	40	50	60	75	113	150	80	100	110	120	150	170	180	200	220	250	300	210		
<b>Conditioned Storage:</b>																							
<b>1st Floor</b>	<b>Gross SF</b>	<b>2.5x5</b>	<b>4x10</b>	<b>5x5</b>	<b>5x8</b>	<b>5x10</b>	<b>5x12</b>	<b>7.5x10</b>	<b>7.5x15</b>	<b>7.5x20</b>	<b>8x10</b>	<b>10x10</b>	<b>10x11</b>	<b>10x12</b>	<b>10x15</b>	<b>10x17</b>	<b>10x18</b>	<b>10x20</b>	<b>10x22</b>	<b>10x25</b>	<b>10x30</b>	<b>14x15</b>	<b>Total</b>
Units		0	0	3	1	16	0	7	1	0	3	9	0	2	12	0	2	14	0	0	0	1	71
Total SF	19,480	0	0	75	40	800	0	525	113	0	240	900	0	240	1,800	0	360	2,800	0	0	0	210	8,103
<b>2nd Floor</b>	<b>Gross SF</b>	<b>2.5x5</b>	<b>4x10</b>	<b>5x5</b>	<b>5x8</b>	<b>5x10</b>	<b>5x12</b>	<b>7.5x10</b>	<b>7.5x15</b>	<b>7.5x20</b>	<b>8x10</b>	<b>10x10</b>	<b>10x11</b>	<b>10x12</b>	<b>10x15</b>	<b>10x17</b>	<b>10x18</b>	<b>10x20</b>	<b>10x22</b>	<b>10x25</b>	<b>10x30</b>	<b>14x15</b>	<b>Total</b>
Units		5	1	15	0	16	2	5	1	1	3	16	0	0	18	1	0	7	7	11	8	0	117
Total SF	19,576	63	40	375	0	800	120	375	113	150	240	1,600	0	0	2,700	170	0	1,400	1,540	2,750	2,400	0	14,835
<b>3rd Floor</b>	<b>Gross SF</b>	<b>2.5x5</b>	<b>4x10</b>	<b>5x5</b>	<b>5x8</b>	<b>5x10</b>	<b>5x12</b>	<b>7.5x10</b>	<b>7.5x15</b>	<b>7.5x20</b>	<b>8x10</b>	<b>10x10</b>	<b>10x11</b>	<b>10x12</b>	<b>10x15</b>	<b>10x17</b>	<b>10x18</b>	<b>10x20</b>	<b>10x22</b>	<b>10x25</b>	<b>10x30</b>	<b>14x15</b>	<b>Total</b>
Units		5	1	13	0	17	2	7	1	1	3	36	2	0	26	1	2	7	7	2	0	0	133
Total SF	19,576	63	40	325	0	850	120	525	113	150	240	3,600	220	0	3,900	170	360	1,400	1,540	500	0	0	14,115
<b>4th Floor</b>	<b>Gross SF</b>	<b>2.5x5</b>	<b>4x10</b>	<b>5x5</b>	<b>5x8</b>	<b>5x10</b>	<b>5x12</b>	<b>7.5x10</b>	<b>7.5x15</b>	<b>7.5x20</b>	<b>8x10</b>	<b>10x10</b>	<b>10x11</b>	<b>10x12</b>	<b>10x15</b>	<b>10x17</b>	<b>10x18</b>	<b>10x20</b>	<b>10x22</b>	<b>10x25</b>	<b>10x30</b>	<b>14x15</b>	<b>Total</b>
Units		5	1	15	0	17	2	5	1	1	3	40	2	1	28	1	0	7	6	2	0	0	137
Total SF	19,576	63	40	375	0	850	120	375	113	150	240	4,000	220	120	4,200	170	0	1,400	1,320	500	0	0	14,255
<b>Total</b>	<b>Gross SF</b>	<b>2.5x5</b>	<b>4x10</b>	<b>5x5</b>	<b>5x8</b>	<b>5x10</b>	<b>5x12</b>	<b>7.5x10</b>	<b>7.5x15</b>	<b>7.5x20</b>	<b>8x10</b>	<b>10x10</b>	<b>10x11</b>	<b>10x12</b>	<b>10x15</b>	<b>10x17</b>	<b>10x18</b>	<b>10x20</b>	<b>10x22</b>	<b>10x25</b>	<b>10x30</b>	<b>14x15</b>	<b>Total</b>
Units		15	3	46	1	66	6	24	4	3	12	101	4	3	84	3	4	35	20	15	8	1	458
Total SF	78,208	188	120	1,150	40	3,300	360	1,800	450	450	960	10,100	440	360	12,600	510	720	7,000	4,400	3,750	2,400	210	51,308
% Units		3%	1%	10%	0%	14%	1%	5%	1%	1%	3%	22%	1%	1%	18%	1%	1%	8%	4%	3%	2%	0%	100%







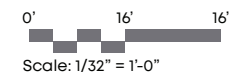




1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

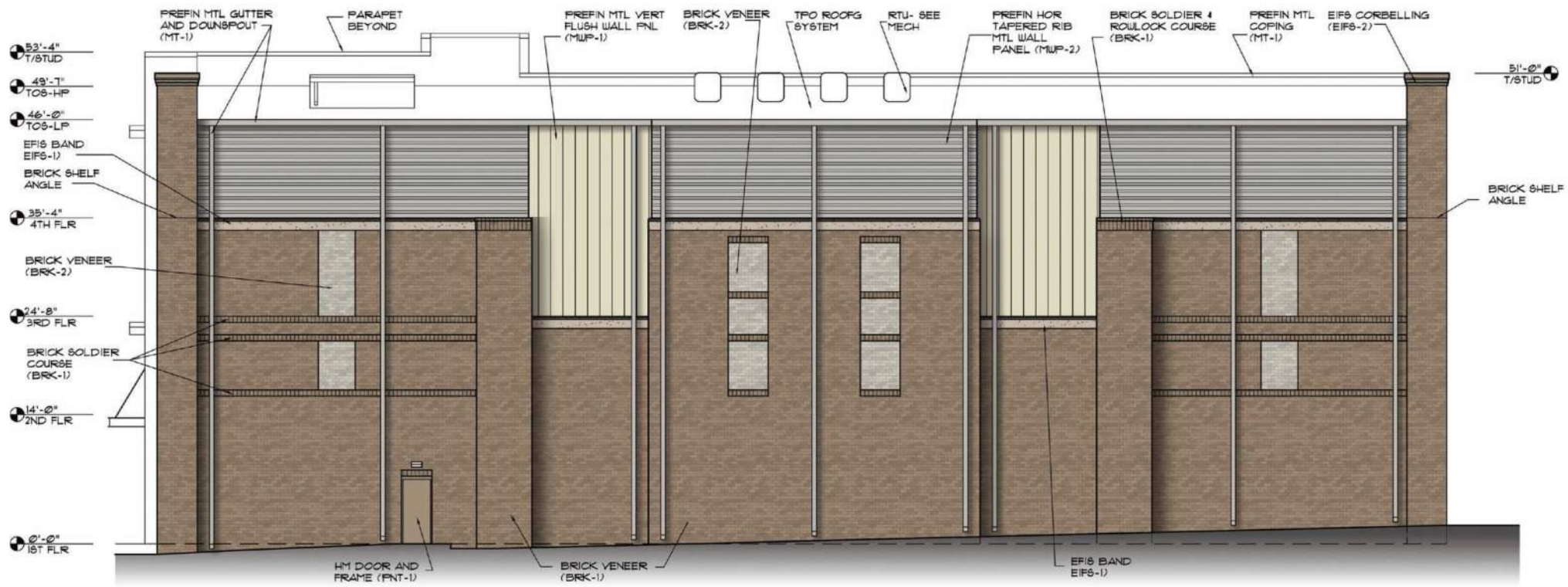


2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"





2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



1 WEST ELEVATION  
SCALE: 1/8"=1'-0"

