

THE **LOBBYIST**
at chisca

Front Patio Exterior Improvements

DESIGN REVIEW BOARD PRESENTATION | OCTOBER 2026



Project Overview



272 S. Main Street

- Established restaurant and patio within the South Main Historic Arts District.
- Existing patio and surrounding exterior areas are dated and need upgrades for comfort, function, and curb appeal.
- Proposed work improves year-round patio use and strengthens the pedestrian experience along South Main.
- Primary scope: covered walkway with 1–2 ft patio overhang, motorized post-to-post patio screens, architectural lighting, planting beds/irrigation, and patio signage.

Existing Conditions



Patio entrance / walkway



South Main frontage / patio enclosure

The Screens

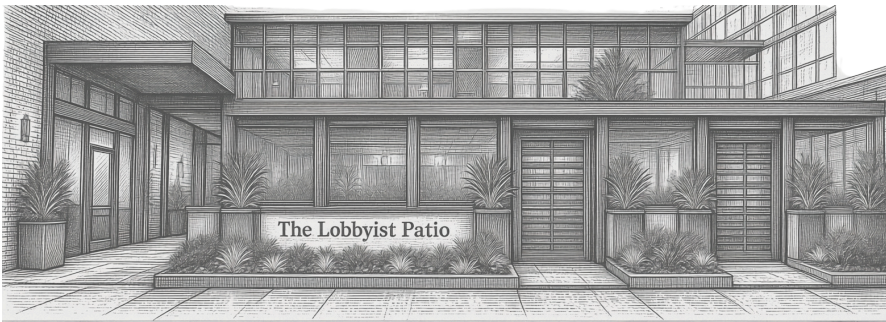


Motorized Screens

Updated the Screens section with:

- Motorized, track-guided screens
- Dark charcoal solar mesh
- Post-to-post coverage with no side gaps
- Fully retractable when not in use

Estimated Cost \$30,000.00



THE LOBBYIST patio
EXTERIOR PERSPECTIVE
SCALE: N.T.S.

THE LOBBYIST PATIO
1234 MAIN STREET
CITY, STATE

ARCHITECTURAL
EXTERIOR RENDERING
DUSK VIEW

Awning

Walkway / Awning

Quote #107
Jimmy Dentry
 212 South Hope Street / Memphis, Tennessee 38103
 9016552081

Quote sent on Aug 04, 2026

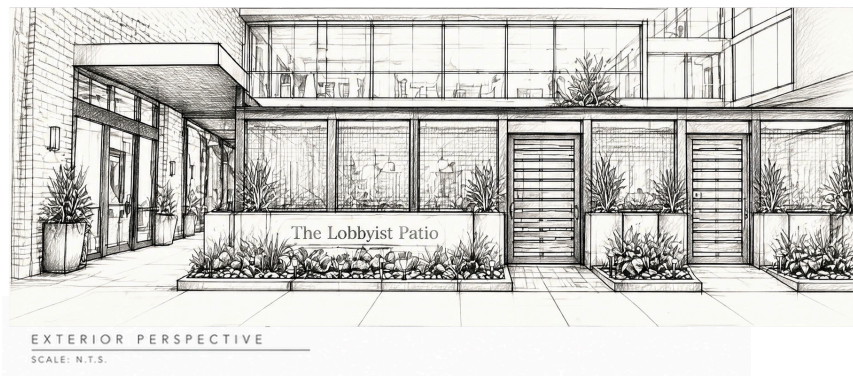
Product / Service	Qty.	Unit Price	Total
Awning Installation install all black walkway cover with 8" extruded gutters, flat pans, 6 posts and one setback beam. Cover is to attach to main building and overhang outside seating cover. 14'x35'	1	\$14,286.00	\$14,286.00
	Subtotal		\$14,286.00
	Total		\$14,286.00

Quote Total: **\$14,286.00**

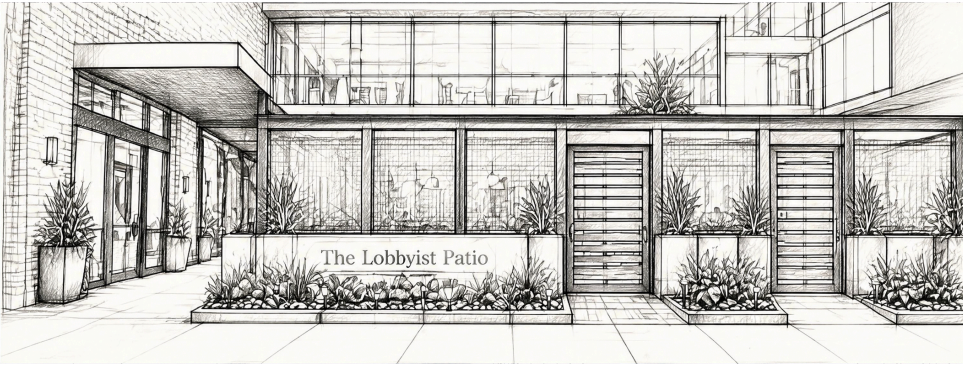
This quote is valid for the next 30 days, after which values may be subject to change.

- All-black walkway cover with extruded gutters, flat pans, posts and setback beam.
- Approximate footprint: 14 ft x 35 ft.
- Canopy extends/overhangs 1–2 ft past the patio edge.
- Cover provides a defined, weather-protected pedestrian connection to the patio entrance and overhangs the patio edge by 1–2 ft.
- Proposed lighting strategy intentionally avoids overhead walkway fixtures.

Estimated cost: \$14,286



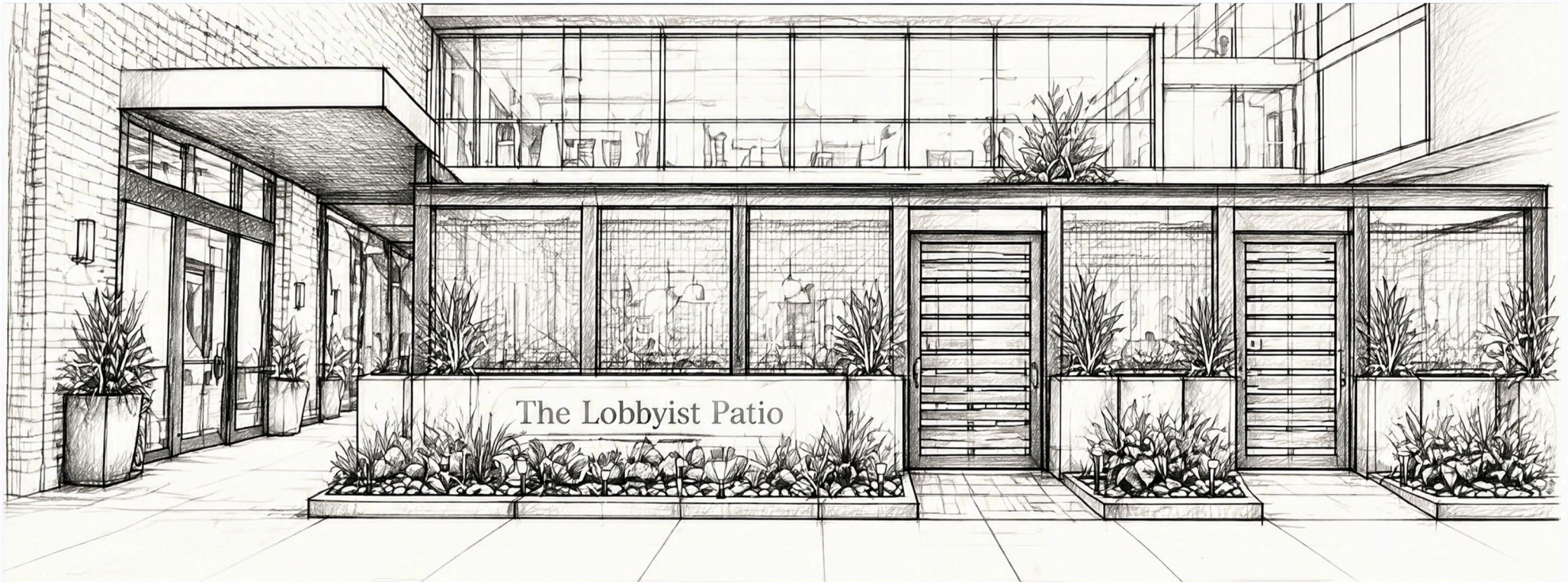
Signage | Lighting



Signage | Lighting

- Back-Lit Sign
- New black reverse-channel letter signage reading "THE LOBBYIST patio" will be mounted to the existing white brick patio wall. The letters will be internally LED illuminated to create a soft halo effect behind each character, providing clear identification while maintaining a refined, low-glare appearance.
- Rock Bed Lighting
- Low-profile landscape uplights will be integrated throughout the existing river-rock planting bed. Fixtures will provide warm, candle-toned illumination to highlight the ornamental grasses, seasonal plantings, and architectural frontage without creating excessive brightness or spill onto the sidewalk.
- Walkway Sconces
 - New wall-mounted sconces will be installed along the brick walkway walls to provide consistent pedestrian lighting from the sidewalk to the building entrance. Fixtures will use warm, downward-focused light to enhance safety, visibility, and the architectural character of the walkway while avoiding overhead lighting.

Estimated Cost \$13,200.00



Estimated Cost \$15,000.000

Rock Bed / Greenery Improvements

- The existing rock beds will be refreshed with a layered mix of ornamental grasses, low-growing greenery, seasonal color, and drought-tolerant plantings to create a fuller, more polished appearance along the patio frontage. The existing river-rock base will be retained and incorporated into the updated landscape design.

Decorative Flower Pots / Planters

- Tall decorative planters will be positioned along the walkway and at key patio entry points to add height, softness, and seasonal interest. Each planter will feature a coordinated mix of upright greenery, flowering plants, and trailing material, creating a more finished entrance while complementing the surrounding rock beds and patio landscaping.

Detailed Specifications

Supplemental information requested by Design Review Board

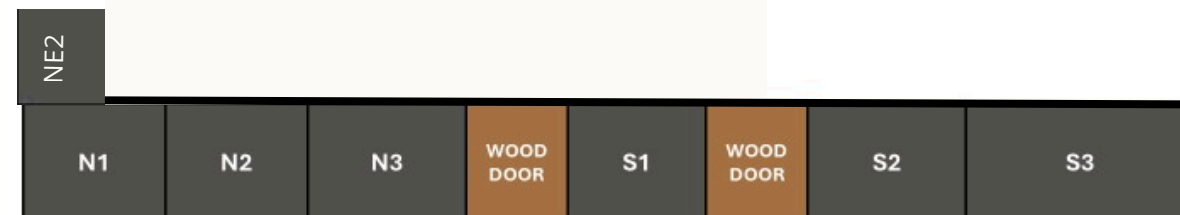
Motorized Patio Screens

Installer Quote #97 — Tri-State Gutters & Awnings

- Six independently operated, track-guided motorized screens.
- 100% solar screen material; dark-charcoal / black appearance to match patio frame.
- Front-facing installation only: 3 bays north of the first wood patio door + 3 bays south.
- A second wood patio door is located between S1 and S2, for 2 total wood doors.
- No side-return screens are included in the current quoted scope.
- Screens may operate independently or together.
- Final field dimensions and attachment points to be verified prior to fabrication.

<https://magnatrackoutdoorscreens.com/>

QUOTED SCREEN SIZES



Tri-State Gutters and Awnings				
201 S. Main Street • Suite 100 • Memphis, TN 38103 • 901.525.0000 • tristateguttersandawnings@gmail.com				
Quote #97		Date: Aug 13, 2024		
Customer: Jimmy Gentry		Total: \$27,300.00		
Address: 272 South Main Street				
City: Memphis, Tennessee 38103				
Product/Service	Description	Qty	Unit Price	Total
Screen Installation	Install six motorized screens with spring structure and track system. Each screen 100% solar screen material. Each will operate independently or together as desired. This quote includes labor and materials. Final field dimensions and attachment points to be verified prior to fabrication.	1	\$27,300.00	\$27,300.00
			Total:	\$27,300.00

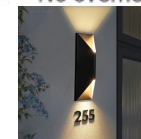
QUOTE / CUT-SHEET REFERENCE

Lighting

<https://www.wayfair.com/lighting/pdp/orren-ellis-southwark-5cct-led-flush-mounted-sconce-w006112810.html>

WALKWAY SCONCES

- 3 fixtures proposed along the historic brick walkway wall.
- Integrated LED, 2700K warm-white / candle tone.
- Matte-black aluminum housing; downward-focused distribution.
- Approx. fixture size: 12" H x 4" W x 4" D.
- No overhead walkway lighting.



LOW-PROFILE LANDSCAPE UPLIGHTS

- 8 fixtures proposed within the existing front river-rock planting bed.
- Integrated LED, 2700K warm-white.
- Cast aluminum, matte black / dark bronze finish.
- Approx. 2½" diameter x 4½" H; low-profile shielded beam.
- Aimed at plant material and wall; no spill onto sidewalk.



<https://www.homedepot.com/p/HINKLEY-Bronze-Outdoor-Integrated-LED-Low-Voltage-Hardwired-Landscape-Flood-Light-15300M2-LMA27K/3249285051>

LIGHTING COLOR TEMPERATURE
2700K LED · WARM / CANDLE-TONE

Awning

Quote #427
Jimmy Gentry
215 Buchanan Street / Memphis, Tennessee 38103
Sent on: Aug 04, 2025

Quote Total: **\$14,286.00**

Product / Service	Qty	Unit Price	Total
Awning Installation Install all black walkway cover with 6" extruded gutters, flat pans, 6 posts and one setback beam. Cover is to attach to main building and overhang outside existing door. 14'x35'	1	\$14,286.00	\$14,286.00
Subtotal			\$14,286.00
Total			\$14,286.00

This quote is valid for the next 30 days, after which values may be subject to change.

Walkway / Awning

- All-black walkway cover with extruded gutters, flat pans, posts and setback beam.
- Approximate footprint: 14 ft x 35 ft.
- Canopy extends/overhangs 1–2 ft past the patio edge.
- Cover provides a defined, weather-protected pedestrian connection to the patio entrance and overhangs the patio edge by 1–2 ft.
- Proposed lighting strategy intentionally avoids overhead walkway fixtures.

Material Sample: Commercial-grade aluminum flat-pan walkway cover with black baked-on/powder-coated finish, matching black structural posts and beams, and 6" extruded aluminum perimeter gutter.



Detailed Specifications

Signage, planters, and planting palette

Back-Lit Signage

SINGLE-LINE CONFIGURATION

FINAL PROPOSED CONFIGURATION

THE LOBBYIST patio

One continuous horizontal line — NOT stacked

- One black reverse-channel letter sign mounted to the existing white brick patio wall.
- Approx. overall size: 10'-0" L × 24" H × 3" D.
- Black aluminum letter faces / returns with warm-white LED halo backlighting.
- 2700K LED illumination; restrained low-glare halo effect.
- Letters mounted on concealed metal backing / attachment system per fabricator shop drawings.

FABRICATOR CUT-SHEET



1 SIGN · BLACK REVERSE CHANNEL · 2700K LED HALO

Cut sheet shown for construction method only.
Final sign is one continuous horizontal line.

Final exact fixture/planter manufacturer, electrical load, and field dimensions will be confirmed in contractor shop drawings prior to installation.

Planters + Landscape

DECORATIVE PLANTERS

- 6 tall commercial planters proposed.
- Matte-black fiberglass / resin finish; tapered rectangular form.
- Approx. 18–20" W × 18–20" D × 36" H.
- Self-watering reservoir / insert preferred for reduced maintenance.
- Locations: 4 along walkway + 2 at key patio entry/front corners.

<https://www.wayfair.com/outdoor/pdp/eborn-designs-dorina-acacia-metal-square-planter-boxes-w009908966.html?pid=1074960054>

PROPOSED PLANT PALETTE

- Pink Muhly Grass (*Muhlenbergia capillaris*)
- Little Bluestem (*Schizachyrium scoparium*)
- Dwarf Yaupon Holly (*Ilex vomitoria dwarf cultivar*)
- Dwarf Mondo Grass / Liriope for low evergreen massing
- Heuchera / shade-tolerant foliage at protected areas
- Seasonal annual color + trailing Dichondra / Creeping Jenny in planters



EXISTING RIVER ROCK RETAINED
DRIP IRRIGATION TO NEW / REFRESHED
PLANTINGS

Recomendation



- We respectfully request approval of the proposed exterior patio improvements. The covered walkway, motorized post-to-post screens, architectural lighting, updated landscaping, irrigation, planters, and backlit signage will improve year-round usability while creating a cleaner and more attractive South Main frontage.
- The restrained materials, warm lighting, and integrated landscaping complement the existing building and preserve the character of the South Main Historic Arts District. These improvements will enhance the pedestrian experience and support the continued activation of this important downtown property.