DESIGN REVIEW BOARD APPLICATION

Administered by:
Design Review Board

Property Address*: 785 Union Avenue, Memphis, TN 38103

Applicant Name & Mailing Address: Hunington Residential 3773 Richmond Ave. Suite 800, Houston, TX 77046

Applicant Phone Number: 713-963-8200 Applicant Fax Number: N/A

Property Owner's Name & Mailing Address: Sandy P. Aron 3773 Richmond Ave. Suite 800, Houston, TX 77046

Property Owner's Phone Number: 713-623-6944

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

Sign ☑ Renovation☐
New Building ☑ Other Exterior Alteration☐

Project Description: The subject property (2.55 acres) is located on the south side of Union Avenue, directly across from Health Sciences Park in the heart of the Medical District. The applicant proposes demolishing the existing building to construct a new apartment building with 287 apartment units, 10,000 sq. ft. of amenity space in the building, outdoor amenities, and a parking structure with approximately 327 spaces. The apartment units will feature five different floor plans with a variety of studio and one-bedroom designs ranging in size from 386 to 680 sq. ft.

Status of Project: Proposed

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: OCT 10/22

*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 & Developement at (901) 576-6601 for more information.

HUNINGTON PROPERTIES

DESIGN REVIEW ISSUE

Vic on Union

A 286 UNIT MULTIFAMILY COMMUNITY

8100 Washington Ave. Suite 250
Houston, Texas 77007
713.552.1777 713.850.7744 Fax
www.SDCArchitects.com

Steinberg Dickey Collaborative, LLP

Date : 2022.10.11 2022.019

Date : 2022.10.11

PROJECT #: 22-019

CONCEPTUAL PERSPECTIVE

The Vic on Union

Memphis, TN

Steinberg Dickey Collaborative, LLP

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TABLE OF CONTENTS

01	INDEX SHEET
SITE PLANS	
02	SITE PLAN
COLORS AND RENDERINGS	
03	COLORS AND MATERIALS
04	RENDERING 1
05	RENDERING 2
BUILDINGS AND ELEVATIONS	
06	BUILDING - GROUND FLOOR
07	BUILDING - SECOND FLOOR
08	BUILDING - THIRD FLOOR
09	BUILDING - FOURTH FLOOR
10	BUILDING - FIFTH FLOOR
11	BUILDING - ROOF PLAN
12	COLOURED ELEVATIONS - UNION AVENUE
13	ELEVATIONS - UNION AVENUE
14	COLOURED ELEVATIONS - UNION AVENUE
15	ELEVATIONS - UNION AVENUE
16	COLOURED ELEVATIONS - UNION AVENUE
17	ELEVATIONS - UNION AVENUE
18	COLOURED ELEVATIONS - UNION AVENUE
19	ELEVATIONS - UNION AVENUE

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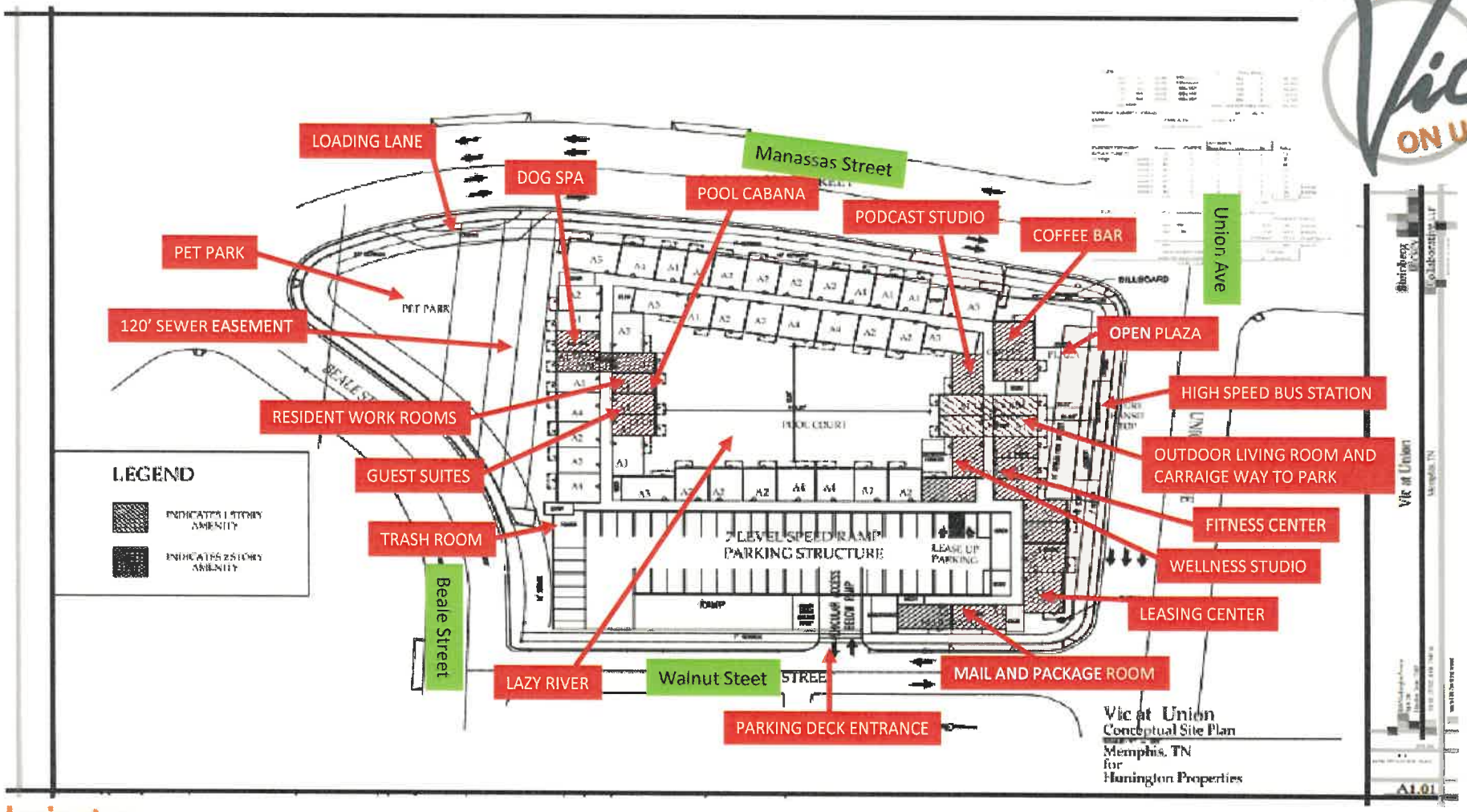
Site Plan



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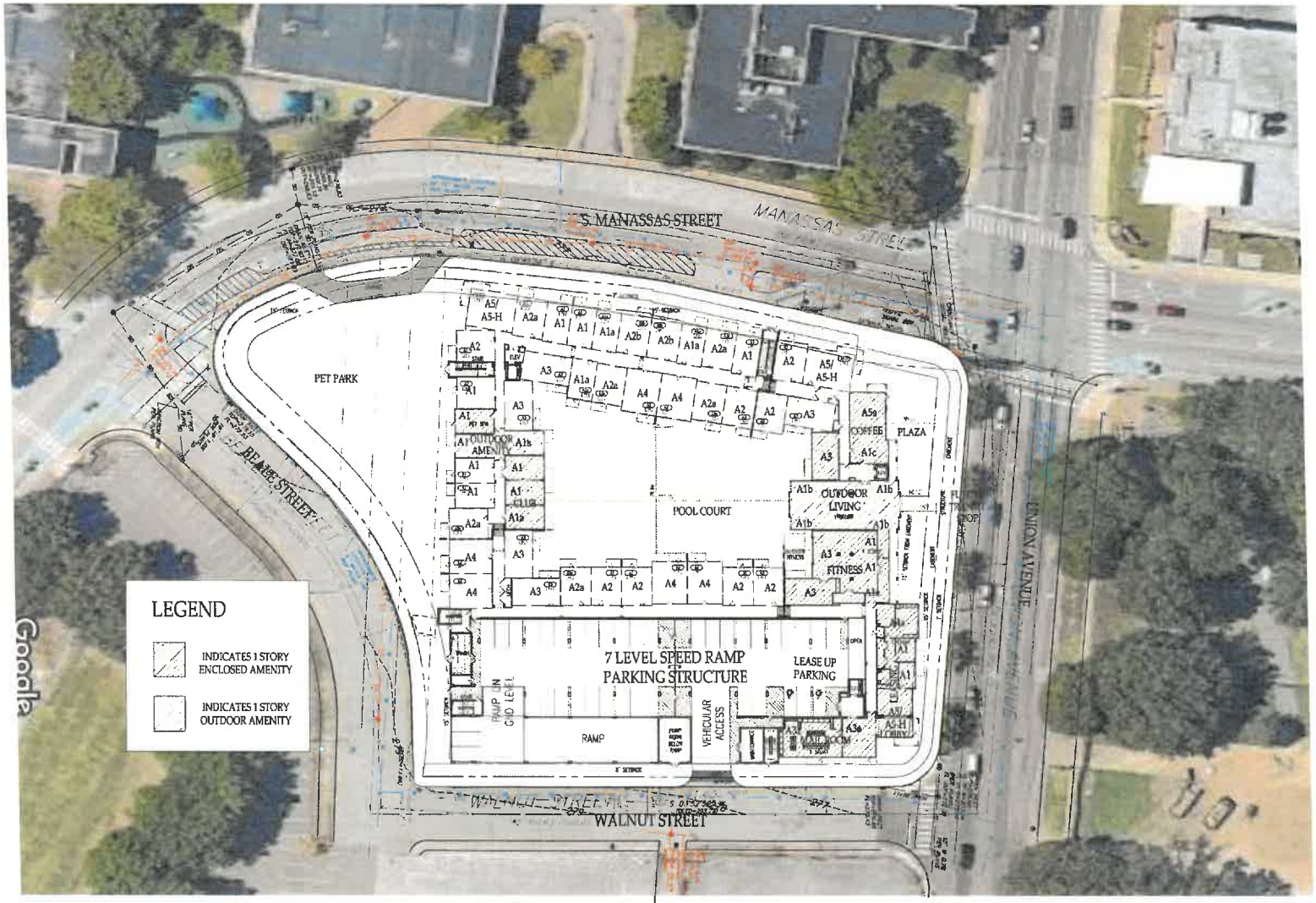

Scale : 1" = 30' -0"

Date : 2022.10.07

PROJECT #: 2022.019

SCHEMATIC DESIGN - SITE PLAN

Vic on Union

Memphis, TN

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BODY 1 - F.C. PANEL & BATTEN, SIDING, CORNER TRIM, WINDOW TRIM AT F.C. PANEL, SOFFIT & FASCIA
SW 7006 - EXTRA WHITE

BODY 2 - SIDING AT COURT, WINDOW TRIM AT SIDING, AT BALCONY
SW 7036 ACCESSIBLE BEIGE

BODY 3 - METAL GUARDRAILS, GATES, AWNINGS
SW 6992 INKWELL

MASONRY 1 - METRO BRICK
2197 FASTSHIP BLEND 1
STANDARD LIGHT GRAY MORTAR
THIN SET VENEER

MASONRY 2 - ENVIRONMENTAL STONEWORKS
CREAM IMPERIAL
THIN SET VENEER

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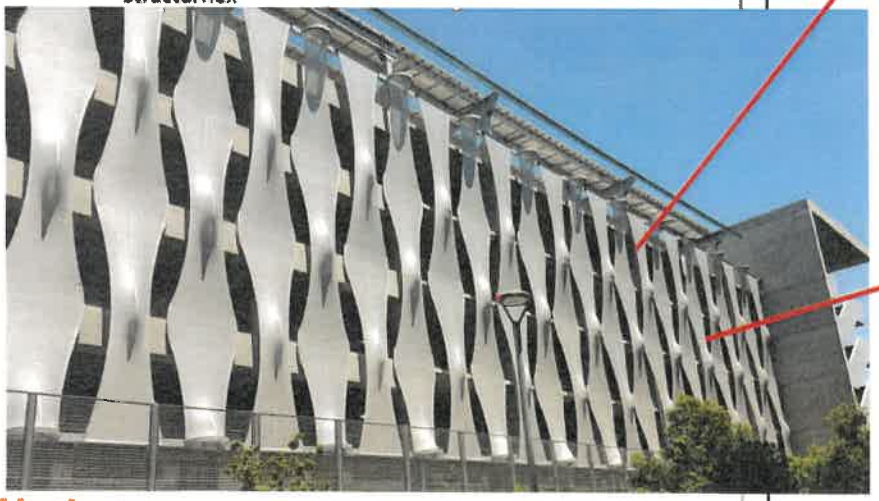
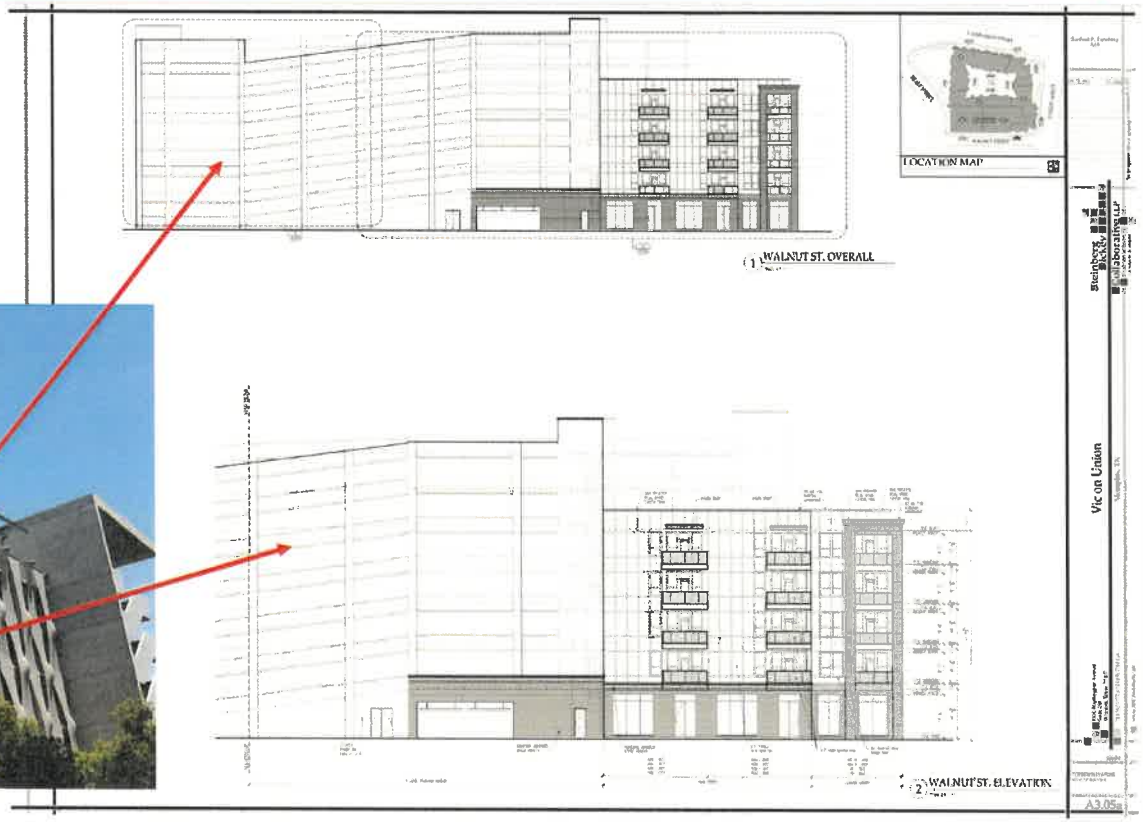
Walnut Street Elevation

FLEXFAÇADES
structurflex





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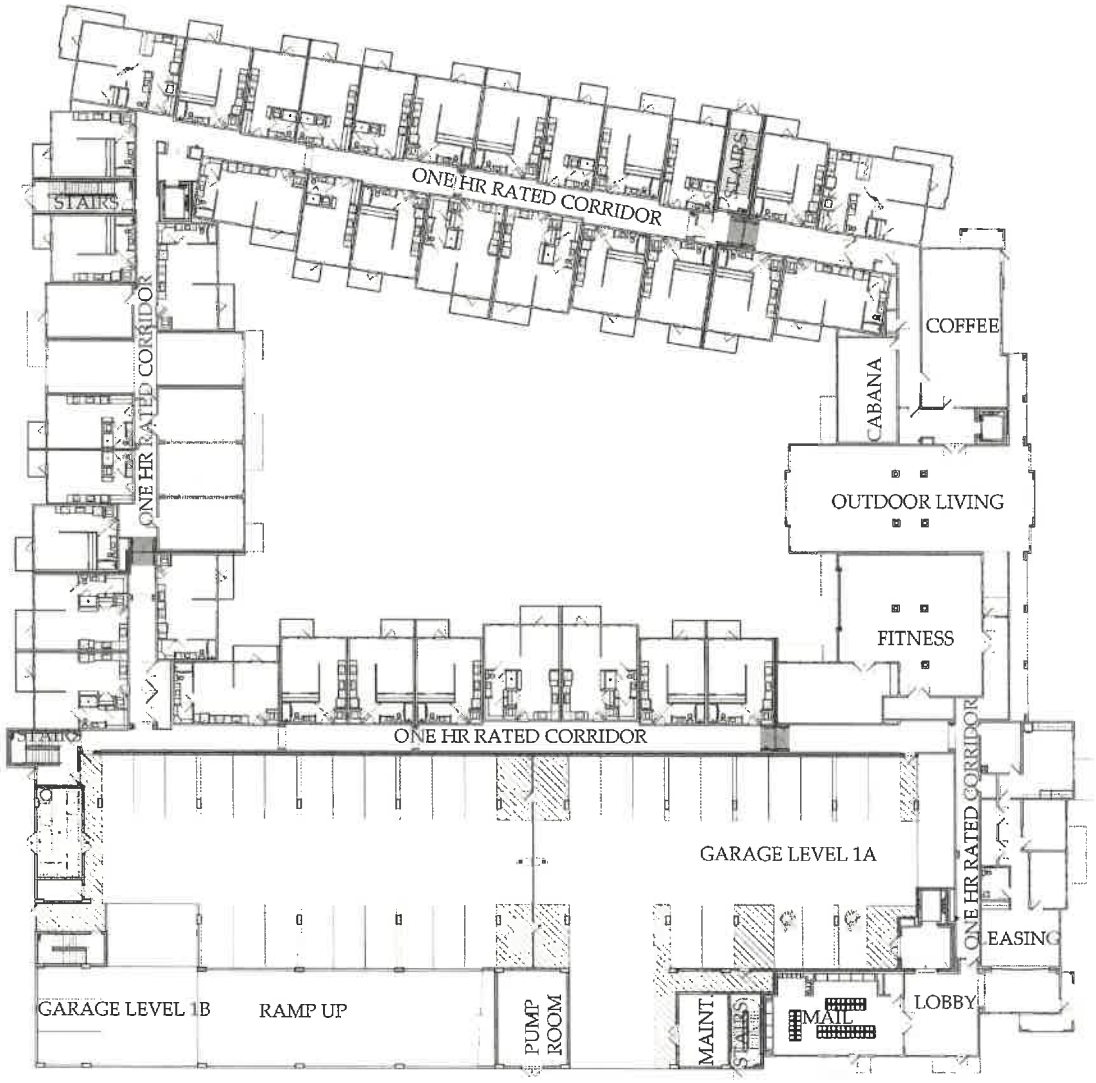

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Date : 2022.10.07

PROJECT #: 2022.019

SCHEMATIC DESIGN - BUILDING PLANS - GROUND FLOOR

Vic on Union

Memphis, TN

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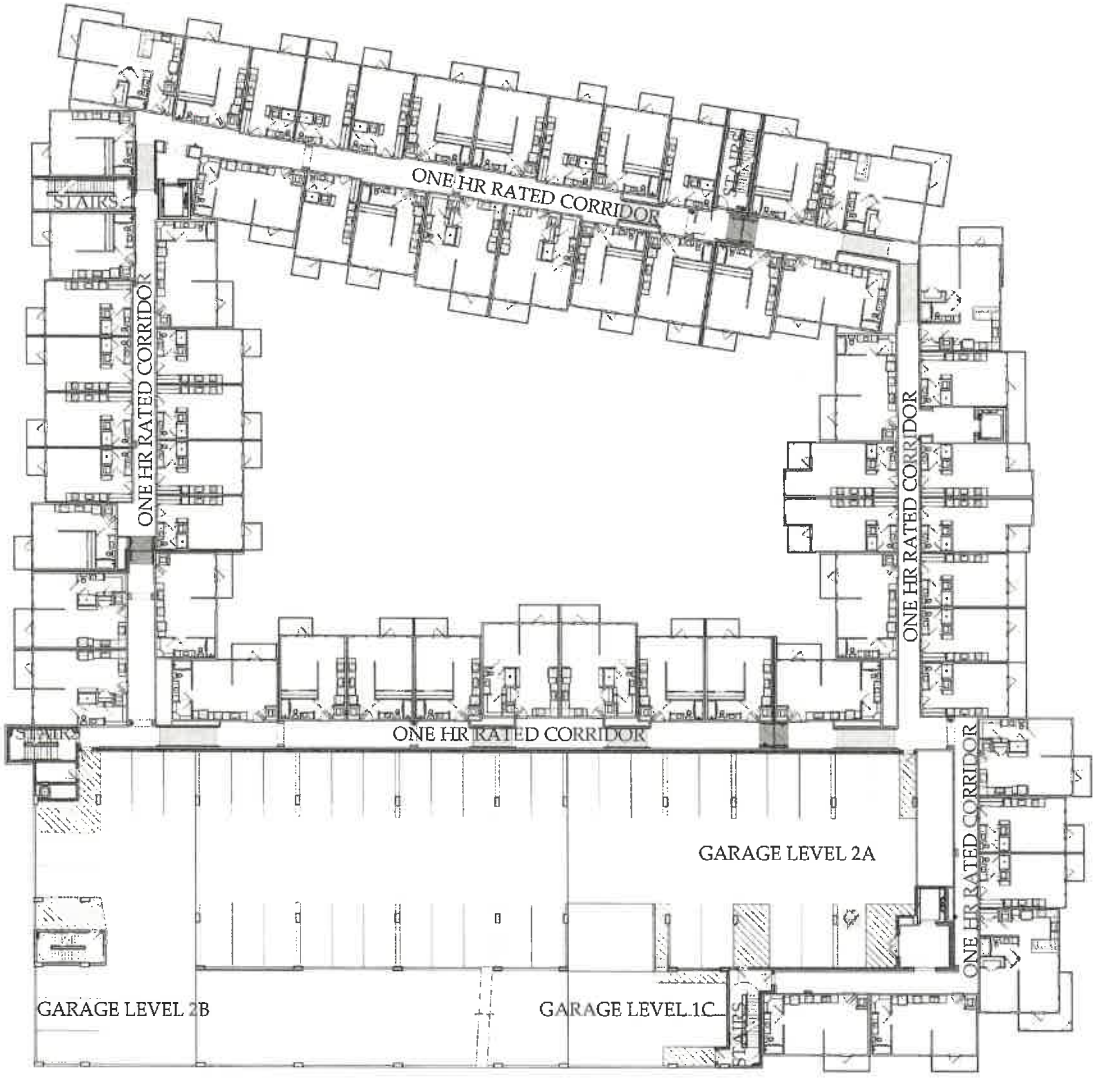

Scale : 1/16"=1' -0"

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SCHEMATIC DESIGN - BUILDING PLANS - SECOND FLOOR

Vic on Union

Memphis, TN

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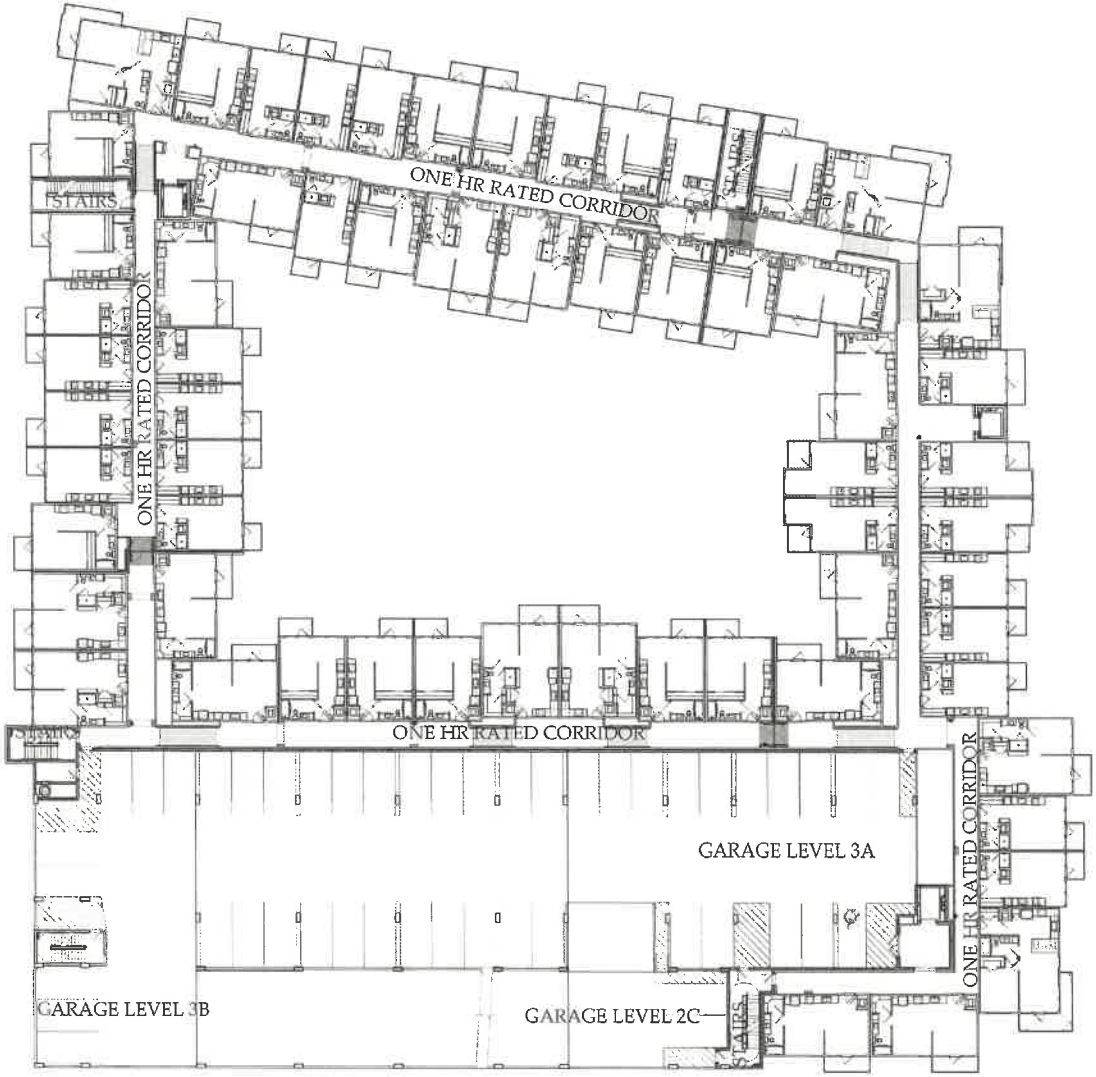

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PROJECT #: 2022.019

SCHEMATIC DESIGN - BUILDING PLANS - THIRD FLOOR

Vic on Union

Memphis, TN

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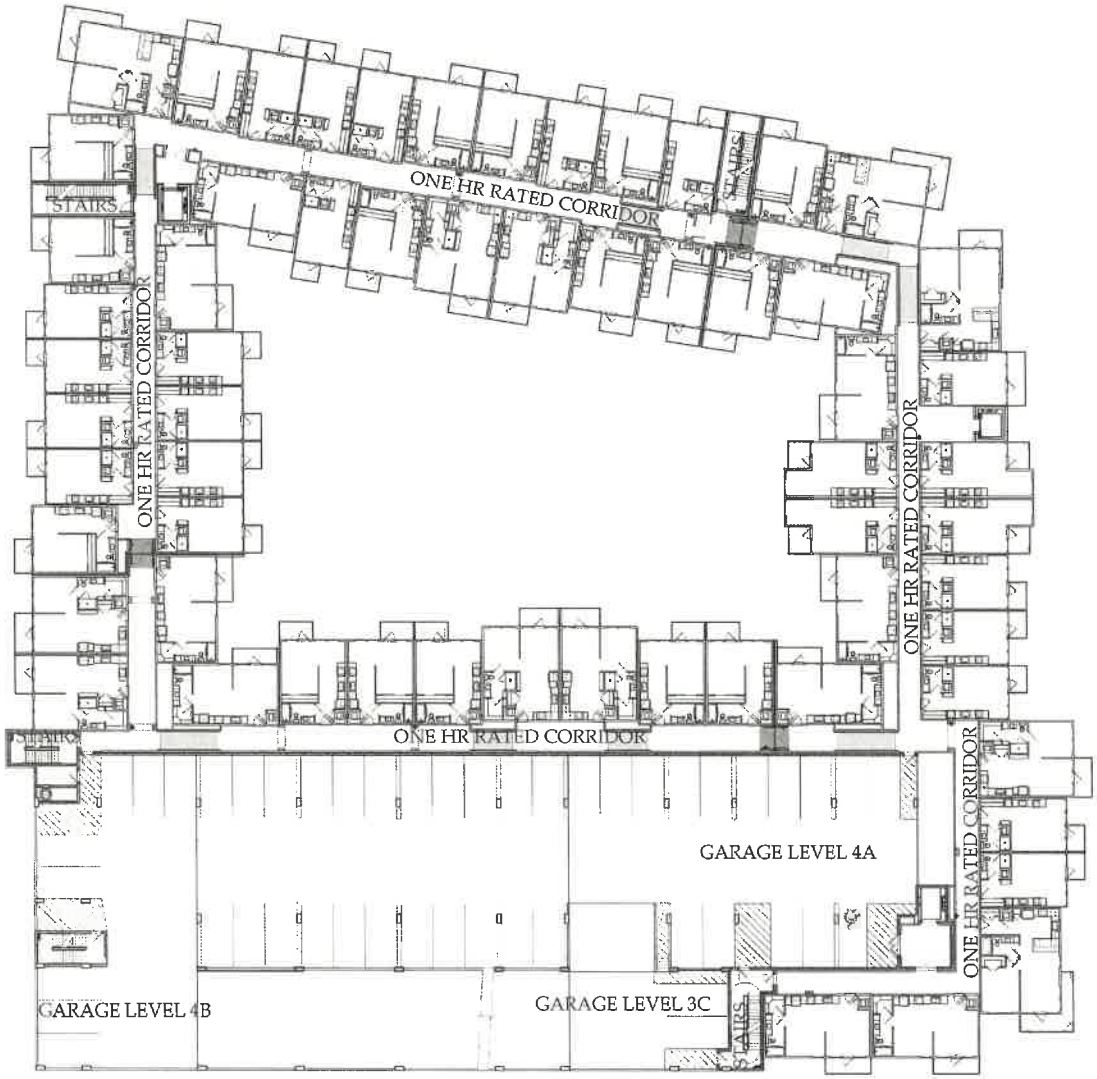

Scale : 1/16"=1' -0"
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SCHEMATIC DESIGN - BUILDING PLANS - FOURTH FLOOR

Vic on Union

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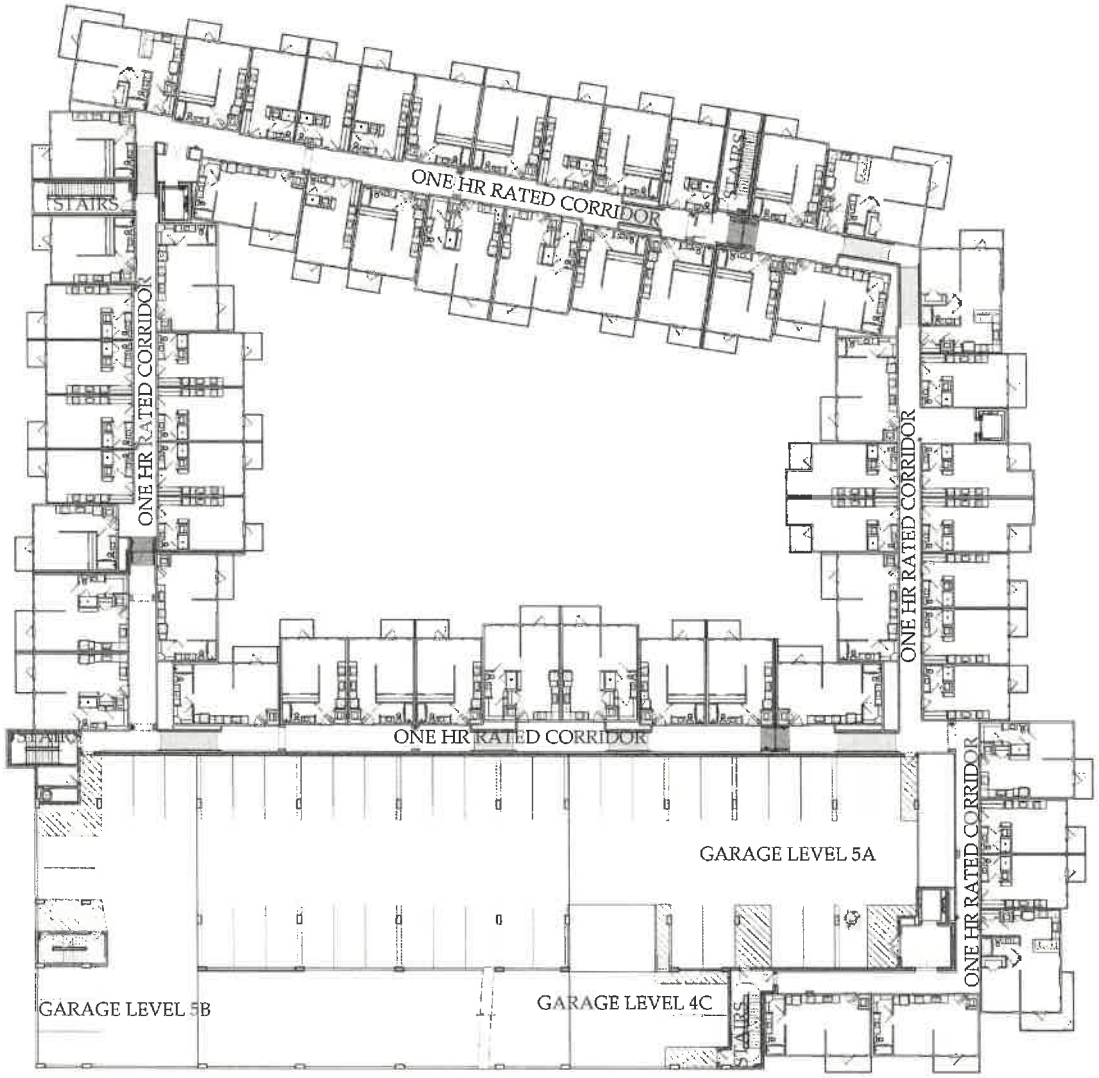

Scale : 1/16"=1' -0"

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SCHEMATIC DESIGN - BUILDING PLANS - FIFTH FLOOR

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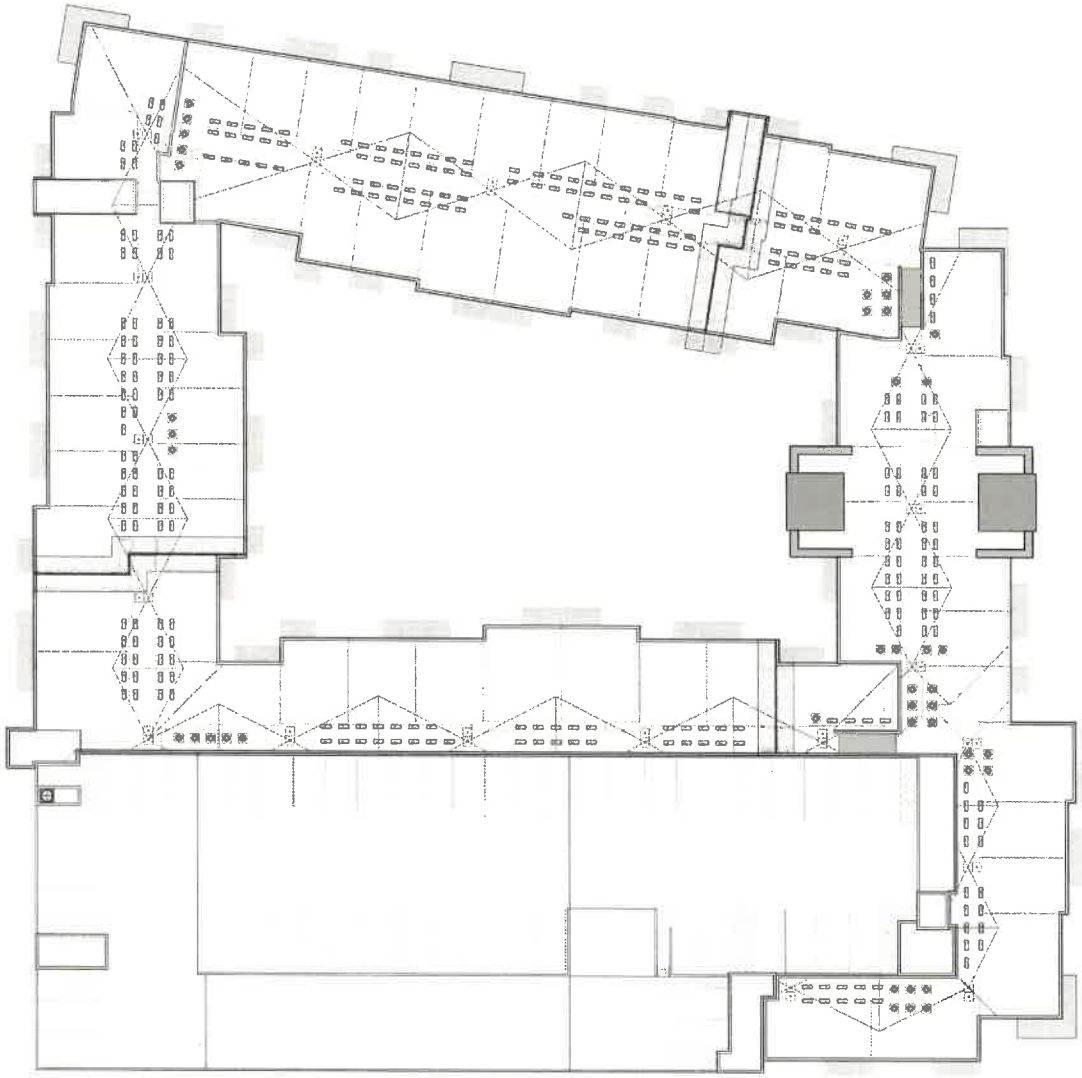

Scale : 1/16"=1' -0"

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SCHEMATIC DESIGN - BUILDING PLANS - ROOF PLAN

Vic on Union

Memphis, TN

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Union Avenue Elevation

Scale : 1/8"=1' -0"
Date : 2022.10.11
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SCHEMATIC DESIGN - COLORED ELEVATIONS

Vic on Union

Memphis, TN

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Union Avenue Elevation

Scale : 1/8"=1' -0"
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SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

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Walnut Street Elevation

Scale : 3/32"=1' -0"
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SCHEMATIC DESIGN - COLORED ELEVATIONS

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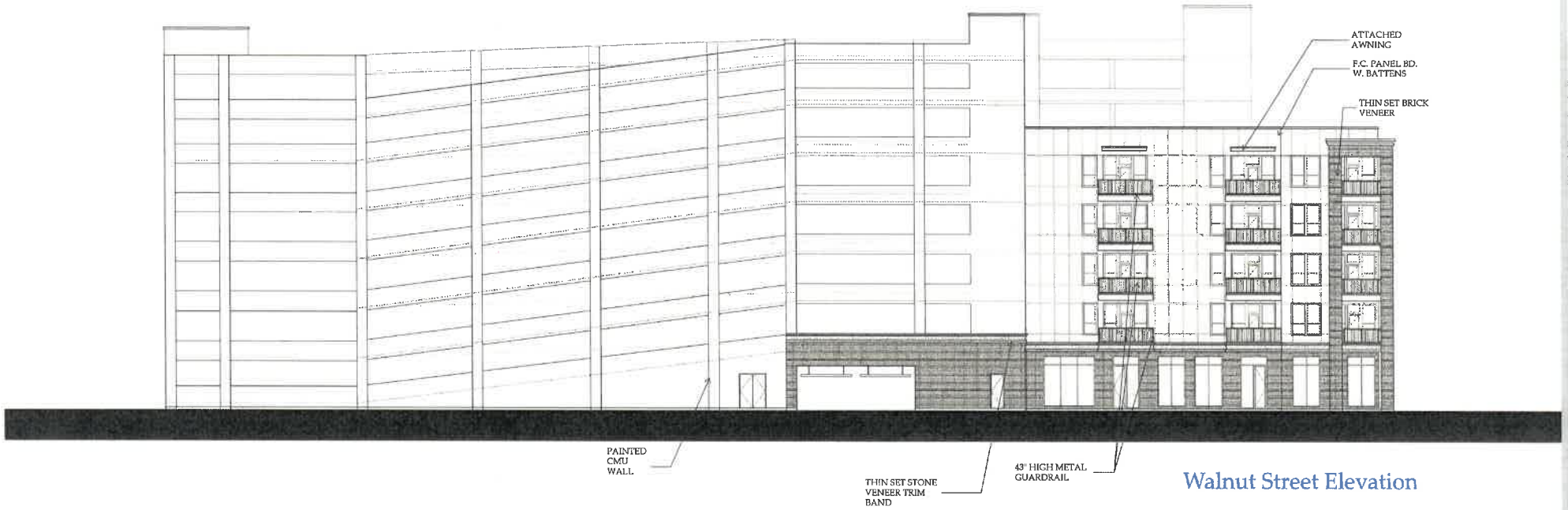

Walnut Street Elevation

Scale : 3/32"=1' -0"
Date : 2022.10.11

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SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

Vic on Union

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Beale Street Elevation

Scale : 1/8"=1' -0"
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SCHEMATIC DESIGN - COLORED ELEVATIONS

Vic on Union

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Beale Street Elevation

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

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SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

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S. Manassas Street Elevation

Scale : 3/32"=1' -0"
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S. Manassas Street Elevation

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Vic on Union Estimated Material Percentages

		Area of Material (SqFt.)			Percentage of Exterior Materials - Building 1				
	Side of Building	Total Wall Area	Stone Veneer	Brick Veneer	Stone Veneer	Brick Veneer	Total Masonry	Fiber Cement Panel &	Total Materials
Building 1	Union Avenue	8558.25	1162	5360.97	13.6%	62.6%	76.2%	23.8%	100.0%
	S. Manassas	9684.24	32.58	2895.41	0.3%	29.9%	30.2%	69.8%	100.0%
	Walnut St	3606.05	161.76	891.67	4.5%	24.7%	29.2%	70.8%	100.0%
	Beale St	7829.6	0	2897.34	0.0%	37.0%	37.0%	63.0%	100.0%
	Total Building Envelope	29678.14	1356.34	12045.39	4.6%	40.6%	45.2%	54.8%	100.0%

The Vic at Interpose, Houston, TX

Floor Plans

THE Vic ON UNION

Hunington

Hunington