

## D/DRC Case

S/S Blossom Street, 620 Blossom Street

**Innovista Design District**

TMS: 08914-13-02 & 08914-13-03

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
January 9, 2014  
**EVALUATION SHEET**  
Case #6 Regular Agenda - Urban

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**ADDRESS:** S/S Blossom Street, 620 Blossom Street.

**APPLICANT:** Edwards Communities Development Company

**TAX MAP REFERENCE:** R08914-13-02, R08914-13-03.

**USE OF PROPERTY:** Residential (Private Student Dormitories)

**REVIEW DISTRICT:** Innovista Design District (-ID)

**NATURE OF REQUEST:** Request for Certificate of Design Approval for new construction of private student dormitories.

**FINDINGS/COMMENTS:**

Note: Comments within this report are organized by improvements upon private property, followed by a review of improvements to be located within the public right-of-way, and then projects that are to be located within railroad right-of-way and other private parcels.

**Development within Private Property**

**Site Planning**

*1.0.1 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human-scale, pedestrian-friendly quality in the Innovista district.*

**1.1 Parking Facility, Location, Landscaping, and Screening**

*1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's zoning ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.*

*1.1.2 The use of an entire block for parking (either surface or structure) is discouraged.*

*1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only. (Refer to pages 31-37 of the Innovista Mater Plan to identify "A" and "B" streets.)*

**Proposal**

The development proposal positions parking lots at the rear or side of buildings in all instances. Driveway access is from the unopened portion of Pulaski Street.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

**1.2 Structured Parking**

*1.2.1 The location and design of both public and private parking structures should be governed by the following guidelines:*

*1.2.2 Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. (Refer to zoning maps for allowable uses in required Ground Floor Activity Zones)*

*1.2.3 Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal-use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

*1.2.4 No parking structure frontage should be permitted on Innovista's "A" streets unless the structure's façade provides a compatible streetscape frontage and active programming on the ground floor. (Refer to pages 31-37 of the Innovista Master Plan to identify "A" and "B" Streets).*

*1.2.5 Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of 10 feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest, and establish a sense of human scale.*

*1.2.6 Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.*

*1.2.7 The parking structure should be compatible in quality, form, materials, colors and textures with the structure's being served.*

*1.2.8 Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.*

*1.2.9 Light sources within parking structures shall be screened, architecturally or otherwise, from the street.*

Proposal

The developer is not proposing any structured parking for this project.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

**1.3 Surface Parking**

*1.3.1 New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment. They should be located behind the building(s) they serve.*

*1.3.2 New surface lots should meet the City's landscape ordinance; however, if a parking lot does not meet the threshold for which the Landscape Ordinance applies, screening and street trees shall be provided per the following:*

*1.3.3 Street trees should be provided along all street frontage and spaced at 35-40 ft. intervals.*

*1.3.4 Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by a evergreen hedge.*

*1.3.5 Street trees should be installed at a minimum size of 2 1/2 inch caliper and should be 14-16 ft high.*

*1.3.6 Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone.*

*1.3.7 Irrigation is required in all landscaped areas.*

*1.3.8 Solid masonry walls 30 to 36 inches high, or a knee-wall 18 to 30 inches topped with decorative metal fencing can be substituted for hedges to screen parking areas; material should match the site's exterior building materials. Where such walls replace hedges, the 5 foot landscape zone may be reduced to the minimum width required for the wall plus a 12-inch planting zone for planting vines or other vegetation.*

*1.3.9 Where surface parking is not feasible to locate to the rear of the building, and is adjacent to the public sidewalk, specialty paving such as pavers, stamped concrete, or permeable paving should be used to minimize the visual impact on the pedestrian realm.*

#### Proposal

The applicant has made many attempts to located parking internal to each city block. In addition, they have provided a general landscaping plan indicating locations of trees and key landscape elements, such as hedges.

#### Comments:

At the time of permitting, a more detailed and specific landscaping plan will need to be provided for compliance with the guidelines and code requirements.

#### Recommendations:

1. Details of the hedges will need to be provided, details to be deferred to staff.
2. Street trees shall be installed at a minimum size of 2 ½ inch caliper and should be 14-16 ft high, details to be deferred to staff.
3. Internal landscaping shall meet the requirements of the landscaping ordinance.
4. An irrigation plan showing generally how irrigation will be provided internally to all landscaped areas shall be provided, details to be deferred to staff.
5. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff.
6. Details of masonry walls and retaining walls will need to be provided, details to be deferred to staff.

#### **1.4 Setbacks**

*1.4.1 Setbacks shall be determined by the underlying zoning district. Further, detailed setback suggestions are provided in the Innovista Master Plan and should be considered where at all possible, on a site-specific basis.*

*1.4.2 Main building facades should be aligned to define a continuous street edge. When residential buildings face the street on the majority of a block face, the main façade of the building should be recessed up to twelve feet from the edge of the right-of-way to provide privacy on the first floor of the building.*

#### Proposal

The development plans call for all buildings to be located with a setback of 15 feet. The district allows for buildings to be setback between zero and 15 feet.

#### Recommendations:

Staff has no recommendation as to the plans that have been submitted.

#### **1.5 Street Orientation**

*1.5.1 The way in which a structure is oriented to the street plays a major role in establishing the overall feeling of the street. As a general rule, building should be oriented to engage the pedestrian, not only visually, but functionally. This section provides specific directions on how this can be accomplished.*

*1.5.2 Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*

*1.5.3 The front building façade should be oriented parallel to the street or toward a major plaza or park.*

*1.5.4 The ground floor of buildings should be located at the same level as the open space or sidewalk to emphasize the physical and visual connection with the street. If the primary use is residential, the ground floor may be raised up half a level to protect the privacy of occupants.*

*1.5.5 Residential buildings should include the following:*

- *Townhouses or other single-family attached: front door or stoop addressing the public sidewalk. Fences/walls should be transparent if they are higher than 24" above grade.*
- *Multi-family: An entrance to the lobby or common area addressing the public sidewalk.*

*1.5.6 At least 80% of the lot frontage should be covered by a building structure and the remaining land should be landscaped. Spacing between buildings should be minimal to none in order to maintain the continuity of the building edges. Spacing of up to 35 feet between buildings is permitted to provide pedestrian access to parking or courtyards located behind buildings.*

*1.5.7 Building architecture should address the corner to take advantage of the prominent location and having two street frontages. Buildings on corners should typically have corner entrances, and include storefront features for at least 50% of the wall area on the side street elevation.*

### Proposal

The applicant has created a site plan and located buildings in such a way as to establish an overall pedestrian feeling for the street. No storefronts have been provided, but the overall first floors of major pedestrian streets have established a rhythm and functional access

### Comments:

The applicant has provided a lot frontage that is either compliant or substantially compliant with section 1.5.6. Based upon staff calculations the structure along Blossom Street has 89% of its frontage at the 15 foot setback line.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **1.6 Grade Change**

*1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.*

1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.

*1.6.3 Minimize the use of retaining walls where they would limit access between spaces.*

### Proposal

The applicant has proposed a building with minimal slope in the east west direction. Significant grading of the site will occur. Variations between the building foundation elevation and the changing elevation of the sidewalk and street will occur within the 15 foot front yard of the stature and will vary by a few feet.

### Recommendations

Staff recommends that as the construction drawings are created and developed that attention will need to be provided for elevations with grade changes. Staff recommends that final review of the grading be deferred to staff.

## **1.7 Open Spaces in Private Development**

*1.7.1 Innovista District's primary open spaces should be located and designed according to the Innovista master plan.*

1.7.2 To invite public use and ensure user security, plazas or other public open spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, and residential units or offices.

### Proposal

The Innovista master plan does not call for any specific open space within these blocks. The plan does call for a pedestrian route parallel to the railroad right-of-way from the unopened portion of Wheat Street north to Greene Street through this and other properties. The applicant has not provided such a path on this project.



### Comments:

With review of the grading, wetlands, and cost of implementation it is the planning department's professional opinion that a deviation of the literal route of this plan would be appropriate given the environmental impacts that could occur with extending the pedestrian path through this urban wetland. Thus planning staff is comfortable with the concept of the pedestrian path being parallel to the railroad North of Blossom, and having the pedestrian access along the rights of way of Blossom and Pulaski to provide future access to Wheat Street.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **2.0 Architectural Style or Theme**

2.0.1 *No predetermined architectural style or theme is mandated in Innovista; however, the design of a building should be compatible with its function and with its surroundings (context) provided those surroundings are urban, pedestrian-oriented developments. New buildings should be compatible with existing, more traditional buildings where present; their design, particularly front facades, should be influenced by those existing facades on the street, but should not attempt to copy them.*

2.0.2 *New buildings should take care in materials selections and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with urban pedestrian friendly buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful. Most importantly, buildings should be true to whatever architectural style they are designed, for example, articulating a simple brick warehouse or office building with classical details would not be appropriate.*

2.0.3 *Modern and/or innovative architecture is strongly encouraged. To that end, consideration will be given to buildings that are determined to be strong examples of such, that in specific guidelines typically applied to traditional*

*“main street” architecture may not be appropriate in some situations. Encouraging a mix of uses in an urban setting with building which contribute positively to the pedestrian environment is the primary goal of these guidelines.*

*2.0.4 Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.*

#### Proposal

The applicant-created building designs are not of a specific architectural style, but of a design that references structures of the past century. The structure will have four stories along Blossom and five to the south. Overall brick massing appears along the entire 1<sup>st</sup> floor of Blossom, 85 percent of the parking lot façade will be materials other than brick. Brick extends to the fourth floor along Blossom at corners and has brick at the third floor for nine bays. Balconies are recessed.

#### Comments:

Staff is concerned about certain elements and materials. Comments are indicated below under 3.0 and 4.0.

#### Recommendations

Please see recommendation under 3.0 and 4.0.

### **3.0 Building Mass and Organization**

*3.0.1 Much of the existing context in this underdeveloped area is comprised of wide, one-story buildings, such as many of the metal storage buildings and warehouse structures. While this building type was appropriate when the area was an underutilized, industrial district, it will not contribute to the density and urban character necessary to encourage pedestrian activity. On blocks where the context is such, or on largely undeveloped blocks where little or no context exists, buildings should begin a precedent for urban, pedestrian friendly development.*

*3.0.2 The height and scale of new buildings within Innovista should complement existing structures while providing a sense of human scale and proportion.*

*3.0.3 Buildings heights are determined by the underlying zoning district. Consideration should be given to upper floor step-backs and/or street-façade articulation to mitigate dramatic height adjacencies. More specific guidance on building height and upper floor step-backs should be gleaned from the Innovista Master Plan.*

#### Proposal

This development is on a parcel that has had limited built elements on it during the urbanization of Columbia. The new buildings are proposed to be not more than 4 stories from Blossom (5 from the south), and have architectural elements that contribute to an urban human scale area. The street right-of-ways within the area are 100 feet. The ratio of road right-of-way to building ration is more 1 to .50; however, with the Blossom Street bridge the ratio is more similar 1:1 from building to bridge.

#### Comments

Staff has no comments as to the plans that have been submitted.

#### Recommendations

Staff has no recommendation as to the plans that have been submitted.

### **3.1 Building Mass and Organization**

*3.1.1 The spatial definition of the streets within the Innovista area are characterized by the relationship between the height of buildings and the space they face. That ration is ideally 1:1, the width being measured from façade alignment to façade alignment. Should the façade of the building be higher than the 1:1 ratio, additional stories should be recessed at least 8 feet from the main plane of the façade.*

### Proposal

This development is on a parcel that has had limited built elements on it during the urbanization of Columbia. The new buildings are proposed to be not more than 4 stories from Blossom (5 from the south), and have architectural elements that contribute to an urban human scale area. The street right-of-ways within the area are 100 feet. The ratio of road right-of-way to building ration is more 1 to .50; however, with the Blossom Street Bridge the ratio is more similar 1:1 from building to bridge.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.2 Façade Proportion and Rhythm**

*3.2.1 The façade is literally the exterior of the building that “faces” the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of façade elements can help a pedestrian negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of the block and still have a façade that divides the building into smaller, pedestrian-scaled elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address façade detail.*

### Proposal

The building has been designed as four-sided architecture. The elaboration or architectural and ornamental details is equal on all side of the building with an assumption that adjoining structures will not occur. The building architecture makes reference to industrial brick, wood, and metal structures of the last century with a contemporary interpretation.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.3 Proportion of Openings**

*3.3.1 Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories, which have smaller window openings (40 percent).*

*3.3.2 Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings should be maintained.*

### Proposal

The design of the building (being residential) does not have a 70 / 40 window area. The window areas on the first floor are the same except at the main entry element.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

### **3.4 Wall Articulation**

*3.4.1 Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*

*3.4.2 Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements).*

*3.4.3 Monolithic street wall facades should be “broken” by vertical and horizontal articulation. These features are characterized by breaks in the surface of the wall, placement of door and window openings, or the placement of balconies, awnings, and/or canopies.*

*3.4.4 Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways, including:*

- *Dividing the façade into a series of display windows and smaller panes of glass,*
- *Constructing the façade with small human-scale materials such as brick or tile along the bulkhead,*
- *Providing traditional recessed entries,*
- *Careful sizing, placement and overall design of signage, and*
- *Providing consistent door and window reveals.*

#### Proposal

The design of the building facades has a horizontal design with regard to cornice, windows, and other elements. The development minimizes long, blank walls for sides of buildings by use of a variety of building materials to divide the façades.

#### Comments

Staff has no comments as to the plans that have been submitted.

#### Recommendations

Staff has no recommendation as to the plans that have been submitted.

### **3.5 Roofs and Upper Story Details**

*3.5.1 Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.*

*3.5.2 Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

#### Proposal

The building has flat roofs with parapets and HVAC systems will be located on the roof.

#### Comments

Information pertaining to the HVAC systems locations, parapet heights, and screening elements have not been indicated.

#### Recommendations

HVAC screening details shall be deferred to staff.

## 4.0 Exterior Walls/ Materials

4.0.1 *The design elements for exterior walls involve two aspects- color and texture. If the building's design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic) a finely textured material, such as a patterned masonry, can greatly enrich the building's overall character.*

### *Recommended Materials*

4.0.2 *Building materials should be high-quality, commercial grade materials, to ensure long-wear and minimal maintenance. Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within the Innovista District. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally two or less). Most importantly, materials must be appropriate to the style and application in an urban setting.*

*Building Walls: clear glass, glass block (storefront only)*

*Glass block (Transom)*

*Stucco/ exterior plaster (smooth trowled)*

*New or used face brick*

*Cut stone, rusticated block (cast stone)*

4.0.3 *The following building materials are considered inappropriate in Innovista and are discouraged.*

### *Building walls:*

- *Imitation masonry (e.g. imitation, rusticated block) of any kind, especially at street-level*
- *Reflective or opaque glass (at the street level)*
- *Vinyl siding*
- *Metal siding, as in the case of pre-fabricated butler buildings*
- *Imitation stone or flagstone parquet*
- *Rough sawn or "natural" (unfinished) wood*
- *"Pecky" cedar*
- *Used brick with no fired face (salvaged from interior walls)*
- *Imitation wood siding*
- *Coarsely finished "rough sawn" or rustic materials (e.g. wood shakes, barnwood, board and batten or T-111 siding)*
- *Plastic panels*
- *Vertical siding*
- *EFIS or other synthetic/ imitation stucco*

### *Roofs:*

- *Crushed stone*
- *Shake*
- *Brightly colored tile( orange, blue, etc. )*
- *Corrugated fiberglass*

## Proposal

- The applicant has proposed the following:
- Aluminum windows and doors.
- Cement Composite Siding – Board and Batten/ Horizontal/ – 8 colors
- Brick Veneer - 2 colors
- Prefinished Metal Siding – Ribbed Profile
- Prefinished Metal Rail Assembly

## Comments

The applicant has indicated a number of materials that are permitted as well as and some materials are not specifically encouraged or discouraged.

#### Recommendations

Staff has no recommendation as to the plans that have been submitted.

### **5.0 Storefront Composition, Accessories, and Detail**

#### **5.1 Entries and Doorways**

*5.1.1 The main entry to a building, leading to a lobby, stair or central corridor, should be visually emphasized, and articulated in a way that is compatible with the style and scale of the building.*

*5.1.2 Commercial storefront entries are typically recessed and/ or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store and reinforces the entrance. Recessed entries should be retained and are strongly encouraged in a new storefront construction, although overly-deep entries (over 5 feet) should be avoided.*

#### Proposal

The applicant has provided direct entries into a lobby for the building.

#### Comments

Staff has no comments as to the plans that have been submitted.

#### Recommendations

Staff has no recommendation as to the plans that have been submitted.

#### **5.2 Door and Window Design**

*5.2.2 Use of clear glass (at least 88 percent light transmission) on the first floor is recommended.*

*5.2.3 Window openings and mullions should have a substantial enough profile to help articulate the building with recesses and shadow lines. Muntins without a profile on the exterior of the window are not allowed.*

*5.2.4 Exterior details will ideally be functional as well as decorative. If a detail is not functional, such as a window shutter, it shall be scaled properly so that it is proportionate to both the window and the building façade.*

*5.2.5 Permanent, fixed security grates or grills in front of windows are discouraged; as an alternative security glass is recommended. If security grilles are necessary, they should be placed inside the building behind the window display area. (Applicants should also review such features with the fire marshal).*

#### Proposal

As noted above the applicant is proposing the following for windows and doors. Specific details and profiles have not been provided.

#### Comments

Details and profiles and depth from the main façade material have not been provided. Staff recommends that these details be deferred to staff as typically window manufactures vary and the choice of manufacturer may change during the construction document and costing process.

#### Recommendations

Staff recommends that window and door details be deferred to staff.

#### **5.3 Awnings and Canopies**

5.3.1 *Awnings and canopies provide the opportunity to add color and visual relief to buildings, as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used to contribute positively to Innovista's overall design quality.*

5.3.2 *When several businesses occupy one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building. Bright and/or contrasting colors should be avoided.*

5.3.3 *Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers) awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by the structural bay.*

5.3.4 *Fabric awnings, if used, should be of durable, commercial grade fabric, canvas or similar materials having a matte finish.*

5.3.5 *Permanent awnings of a material integral to the building architecture are strongly encouraged.*

5.3.6 *Awning frames and supports should be of painted or coated metal or other non-corroding material.*

5.3.7 *Glossy or shiny plastic or similar awning material is not recommended.*

5.3.8 *Awnings should be well-maintained, washed regularly, and replaced when faded or torn.*

5.3.9 *Awnings should have a single color or two-color stripes. Utilizing more colors or patterns is permitted but will be considered as a sign area.*

#### Proposal

The applicant is proposing a metal awning at the north and south entries.

#### Comments

Staff recommends that these details be deferred to staff.

#### Recommendations

Staff recommends that awning/canopy details be deferred to staff.

### **6.0 The Upper Façade**

6.0.1 *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components:*

- *The cornice and fascia that cap the building front;*
- *The building's upper stories;*
- *The windows, which provide articulation and interest to the upper architecture;*
- *The piers, which extend to the ground level to visually support the façade and frame the storefront.*

6.0.2 *Typically, the more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to the neighboring buildings in the block face.*

#### Proposal

The applicant has provided a variety of cornice details, window shapes and sizes, and recesses with balconies.

#### Comments

Staff recommends that these details be deferred to staff.

#### Recommendations

Staff recommends that details of the cornice, cap, windows and other details be deferred to staff.

## **6.1 Cornice and Fascia**

*6.1.1 A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade. The new cornice or fascia should be designed in proportion with the overall mass of the building.*

### Proposal

The design has a variety of cornices, some are strong elements, and others are simple trim caps. Details of the cornices have not been provided.

### Comments

Staff recommends that these details be deferred to staff.

### Recommendations

Staff recommends that cornice details be deferred to staff.

## **Signage**

### Proposal

No signage is proposed at this time.

### Recommendation

1. Signage for the building shall be approved under a separate Certificate of Design Approval, with details to be deferred to staff.

## **Bike Parking**

### Proposal

The applicant is providing 42 covered and secured and 14 exterior bike parking spaces.

### Comments

No information has been provided regarding the rack types. Staff recommends that this could be an item to be deferred to staff.

### Recommendations

Exterior Rack information shall be submitted at the time of permitting and details to be differed to staff.

## **Improvements to be provided within public right-of-way**

### General

The developer and staff have had multiple conversations about the streetscape improvements and the relationship between the Innovista Master Plan and the desire to have more on-street parking than envisioned within the plan. The Innovista Master Plan calls for sidewalks, tree lawns, parallel parking and travel lanes. Below is a summary of the proposed designs by street.

The developer has stated that they will provide street trees, street lighting, and location, for other streetscape improvements. The location of these elements will be determined during final engineering.

## **Pulaski Street Improvements (South of Blossom)**

### Proposal

The development is proposing to provide full improvements within the east side of the Pulaski Street Right-of-way, South of Blossom Street, where wetlands are not present. This will result in improvements south of Blossom for approximately 160 feet on the east side of the street.

### Comments

Plans submitted in the original submission indicate an auto oriented driveway approach to the private parking lot. During site plan review staff did note this design element and how the Innovista area is to be a human-scale, pedestrian-friendly area. The applicant did revise the plans to indicate a Pedestrian Priority driveway with continuous sidewalk.

#### Recommendations

Staff recommend that details of the Pulaski Street right of way be differed to staff for review at the time of application for encroachment.

### **Blossom Street Improvements**

#### Proposal

The developer has provided improvements within the Blossom Street right-of-way. On the southern portion the developer is providing for a new 6 ft. wide sidewalk. Innovista Plans typically call for the tree to be at the back of curb followed by the sidewalk. In discussion with SCDOT they have concerns about street trees being close to the Blossom Street Bridge and indicated they may not permit trees within this portion of the right of way. As such the developer and staff have worked out an alternative that provides for a back of curb sidewalk followed by street trees on the private property. In addition street lights will be provided at the back of curb.

The developer has also provided a mid-block crossing to allow students, and the public, to access the northern and southern portions of the development.

#### Recommendations

Since many smaller details will be determined at the time of engineering, staff recommends details of the final design of Blossom Street be deferred to staff.

### **Security Fence at Railroad.**

The applicant is proposing a black vinyl coated security fence to be installed from the edge of the wetlands to the right of way of Blossom Street

### **Security Fence under Blossom Street Bridge.**

Plans do not indicated however there have been discussion that areas not used for pedestrian access under the Blossom Street bridge will be fenced off.

#### Recommendation

Staff recommends that any fence used under the bridge should be black and of a simple architectural aluminum fence design.

### **STAFF RECOMMENDATIONS:**

If the Commission should make a motion to approve, staff would recommend that the following items be included in any motion:

#### Design Recommendations:

1. A detailed landscaping plan with species, foundation plantings, hedges, seasonal plantings, ground cover, and turf areas shall be provided at the time of plan submittal. Plans shall be submitted for both private property and public right-of-ways.
2. Encroachment Permits will need to be applied for, and granted by, SCDOT and the City of Columbia for all items requiring such approvals.
3. Per section 1.2.9 of the guidelines. Lighting for the parking structure shall be screened, architecturally or otherwise, with details to be deferred to staff.
4. Street trees shall be installed at a minimum size of 2 ½ inch caliper and should be 14-16 ft high.

5. Hedges shall be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges shall be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone, details to be deferred to staff.
6. An irrigation plan showing general how irrigation will be provided internally to all landscaped areas will need to be provided, details to be deferred to staff.
7. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff.
8. Details of masonry walls will need to be provided, details to be deferred to staff.
9. Details of building bases where grade changes occur along public rights-of-ways will need to be provided, details to be deferred to staff.
10. HVAC screening along public rights-of-way shall be screened with both solid screening devices and when space permits year round landscaping.
11. Details and profiles and depth from the main façade of windows shall be deferred to staff.
12. Awnings/canopy details shall be deferred to staff.
13. HVAC units shall be screened, details to be deferred to staff.
14. Cornice details of all materials shall be deferred to staff.
15. Signage for the buildings shall be approved under a separate Certificate of Design Approval with details to be deferred to staff.
16. Exterior bike rack designs shall be deferred to staff.
17. Fencing under the Blossom Street Bridge shall be an architectural aluminum with black finish.
18. Details of all right-of-way improvements shall be deferred to staff.
19. All remaining details to be deferred to staff.

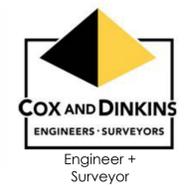


Design Development Review Committee Submittal for  
University of South Carolina Student Housing - Blossom Street  
Edwards Communities Development Company  
December 4, 2013





Master Plan  
USC Student Housing - Blossom Street



Project  
Manager



Blossom Street Architecture  
View Looking East



Blossom Street with Bridge & Sign Context  
View Looking East



Architect



Engineer + Surveyor



Land Planner + Landscape Architect

Project Manager



Blossom Street Overpass



Blossom Street Overpass



Billboard Advertising Sign



View of wooded site area looking south from Blossom Street



Area underneath Blossom Street Overpass



View of wooded site area looking south from Blossom Street



Train Tracks & Overpass



Unsafe Railroad Crossing



Blossom Street Overpass



Blossom Street Overpass Looking West



Tree Preservation



Wetland & Stream Preservation



Billboard Advertising Sign



Blossom Street Overpass Looking East



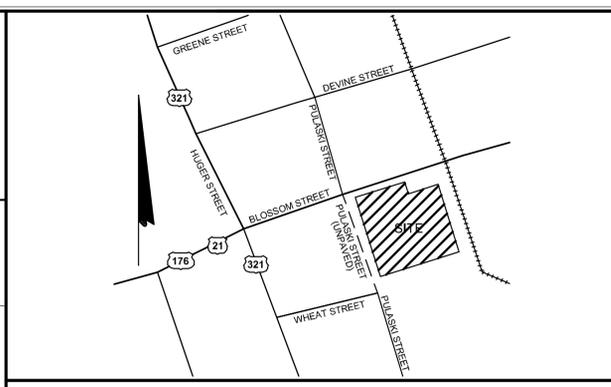
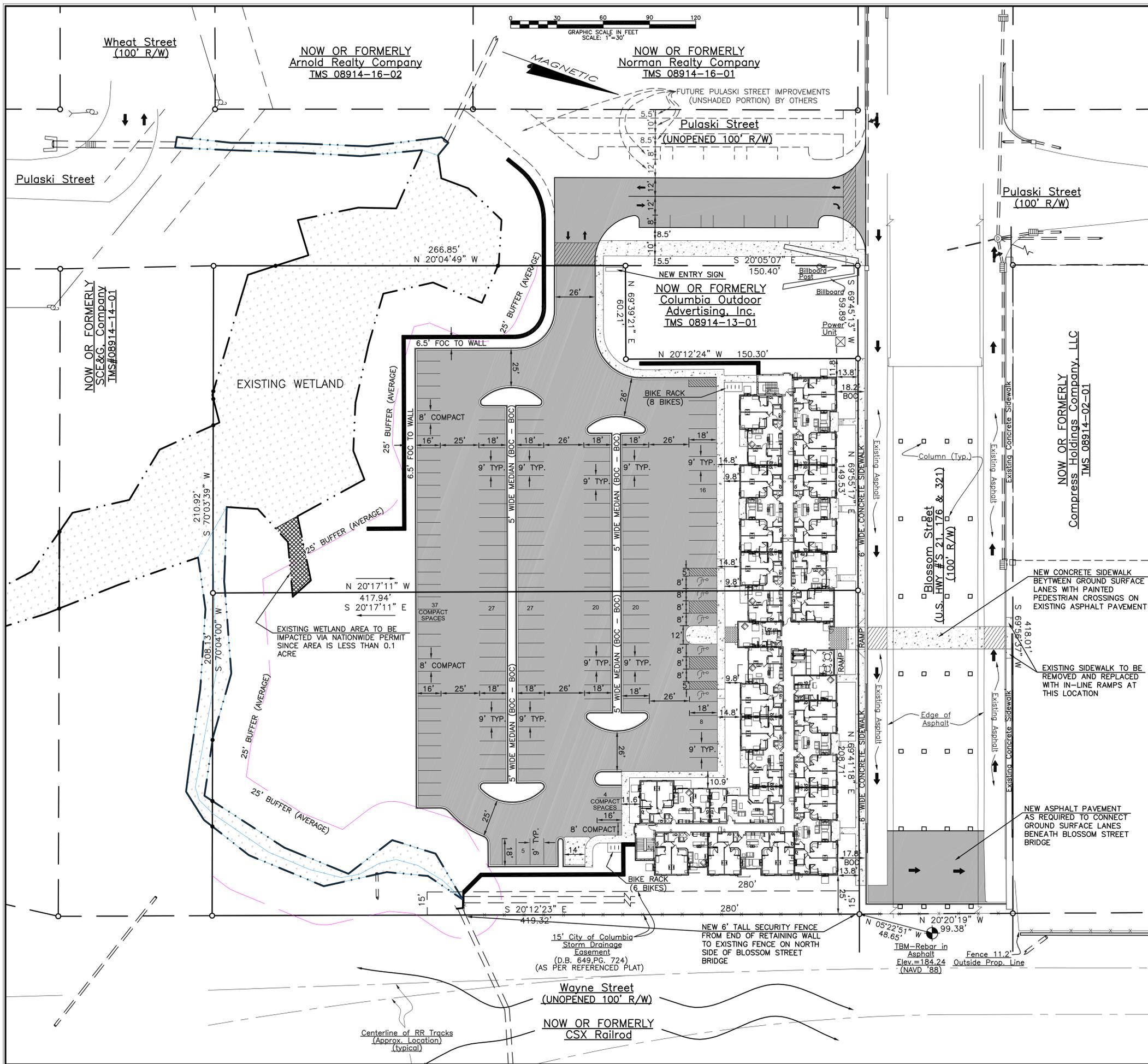
Billboard Advertising Sign Looking West

Existing Site Photos  
USC Student Housing - Blossom Street



Project Manager





LOCATION MAP (Not to Scale)

**GENERAL NOTES**

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- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED MK-2 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE ID (INNOVISTA DESIGN DISTRICT) REGULATIONS.
- 4) THE WETLAND AREAS SHOWN WERE DELINEATED BY PALMETTO ENVIRONMENTAL CONSULTING, INC. WETLAND AREA LIMITS ARE NOT FINAL UNTIL THEY HAVE BEEN APPROVED BY THE PROPER U.S. ARMY CORPS OF ENGINEERS PERSONNEL.
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**PAVEMENT LEGEND**



**BUILDING & PARKING SUMMARY**

**BUILDING SUMMARY:**

ONE (1) BEDROOM UNITS	=	12 UNITS (12 BEDS)
TWO (2) BEDROOM UNITS	=	9 UNITS (18 BEDS)
THREE (3) BEDROOM UNITS	=	28 UNITS (84 BEDS)
FOUR (4) BEDROOM UNITS	=	25 UNITS (100 BEDS)
<b>TOTAL</b>	=	<b>74 UNITS (214 BEDS)</b>

**ON SITE VEHICLE PARKING SUMMARY:**  
SOUTH OF BLOSSOM (NORTH OF WETLAND):

STANDARD SPACES	=	117
COMPACT SPACES	=	41 (25% OF TOTAL)
HANDICAP SPACES	=	6
<b>TOTAL SPACES</b>	=	<b>164</b>

RATIO OF ON SITE PARKING SPACES PER BED = 164 / 214 = 0.77 PARKING SPACES PER BED

**ON STREET PARKING SUMMARY:**  
\*PULASKI STREET (\*SPACES ON EAST SIDE OF PULASKI ONLY) = 5

**BICYCLE PARKING SUMMARY:**  
\*\*COVERED AND SECURED BICYCLE SPACES = 42 (75% OF TOTAL)  
\*\*PROVIDED INSIDE BUILDING  
\*\*\*EXTERIOR BICYCLE SPACES = 14  
\*\*\* (8) PROVIDED NEAR WEST END OF BUILDING  
\*\*\* (6) PROVIDED NEAR SOUTH END OF BUILDING  
**TOTAL BICYCLE PARKING PROVIDED = 56**

RATIO OF BICYCLE PARKING SPACES PER BED = 56/214 = 0.26 SPACES PER BED

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARYING STAGES OF COMPLETION AND IS THEREFORE A COMPILATION. THIS PLAN IS FOR USE IN INITIAL PLAN REVIEW ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

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The Palmetto Utility Protection Service, Inc.  
  
 3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
 CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

**COX AND DINKINS**  
ENGINEERS - SURVEYORS  
 COX AND DINKINS, INC.  
 724 BELTLINE BLVD.  
 COLUMBIA, SC 29205  
 803-254-0518  
 Fax: 803-765-0993  
 Email: cdinc@coxanddinkins.com

**Robert T. Blawie** 124413  
 LICENSED PROFESSIONAL ENGINEER  
 No. 12542

**COX AND DINKINS, INC.**  
 No. C00294

CERTIFICATE OF AUTHORIZATION SEAL

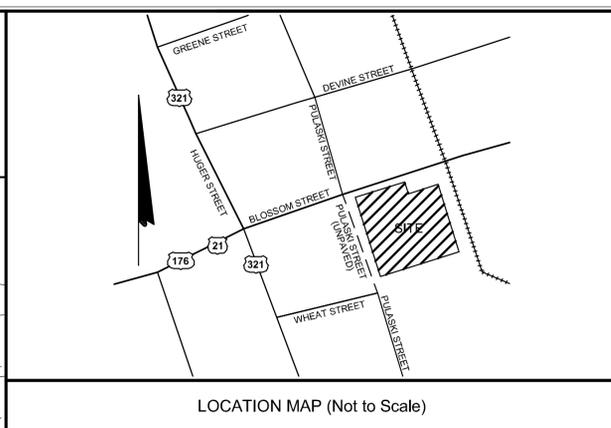
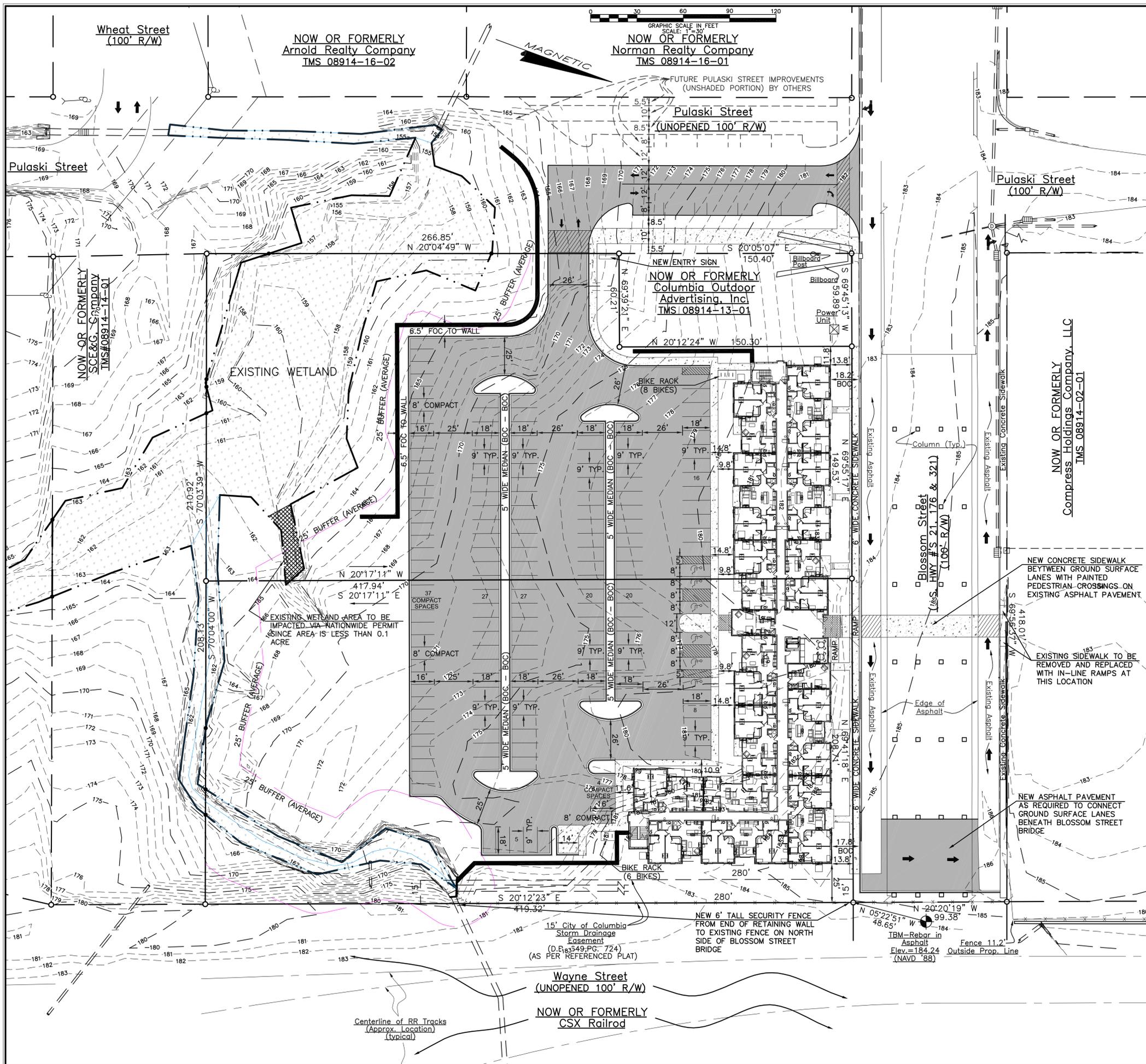
NO.	DATE	DESCRIPTION

PREPARED FOR:  
**EDWARDS COMMUNITIES DEVELOPMENT COMPANY**  
 495 S. HIGH STREET  
 SUITE 150  
 COLUMBUS, OH 43215  
 Tel: (614) 241-2070  
 Fax: (614) 241-2080

PROJECT: **USC STUDENT HOUSING BLOSSOM STREET**  
 EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN**

TMS 08914-13-02 & 08914-13-03  
 BOOK Y94-1; M01-55 SF No. 13  
 Y09-31; Y12-41 351

PROJECT NO. **1644** SHEET NO. **C1**  
 DATE: 12/04/2013



**GENERAL NOTES**

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**PAVEMENT LEGEND**

- [Grey Box] NEW ASPHALT SURFACE PAVEMENT
- [Stippled Box] NEW CONCRETE HARDSCAPE

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**REVISIONS**

NO.	DATE	DESCRIPTION

PREPARED FOR:  
**EDWARDS COMMUNITIES DEVELOPMENT COMPANY**  
495 S. HIGH STREET  
SUITE 150  
COLUMBUS, OH 43215  
Tel: (614) 241-2070  
Fax: (614) 241-2080

**PROJECT:**  
**USC STUDENT HOUSING**  
**BLOSSOM STREET**  
EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
RICHLAND COUNTY, COLUMBIA, S.C.

**DDRC SITE PLAN (WITH TOPO)**

The Palmetto Utility Protection Service, Inc.  
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

**South Carolina 811**  
Call 811 Before you Dig

TMS 08914-13-02 & 08914-13-03  
BOOK Y94-1; M01-55 SF NO. 351 13  
Y09-31; Y12-41  
PROJECT NO. 1644 SHEET NO. C2  
DATE 12/04/2013

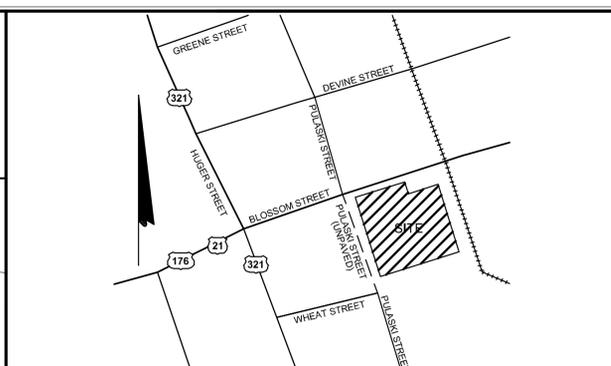
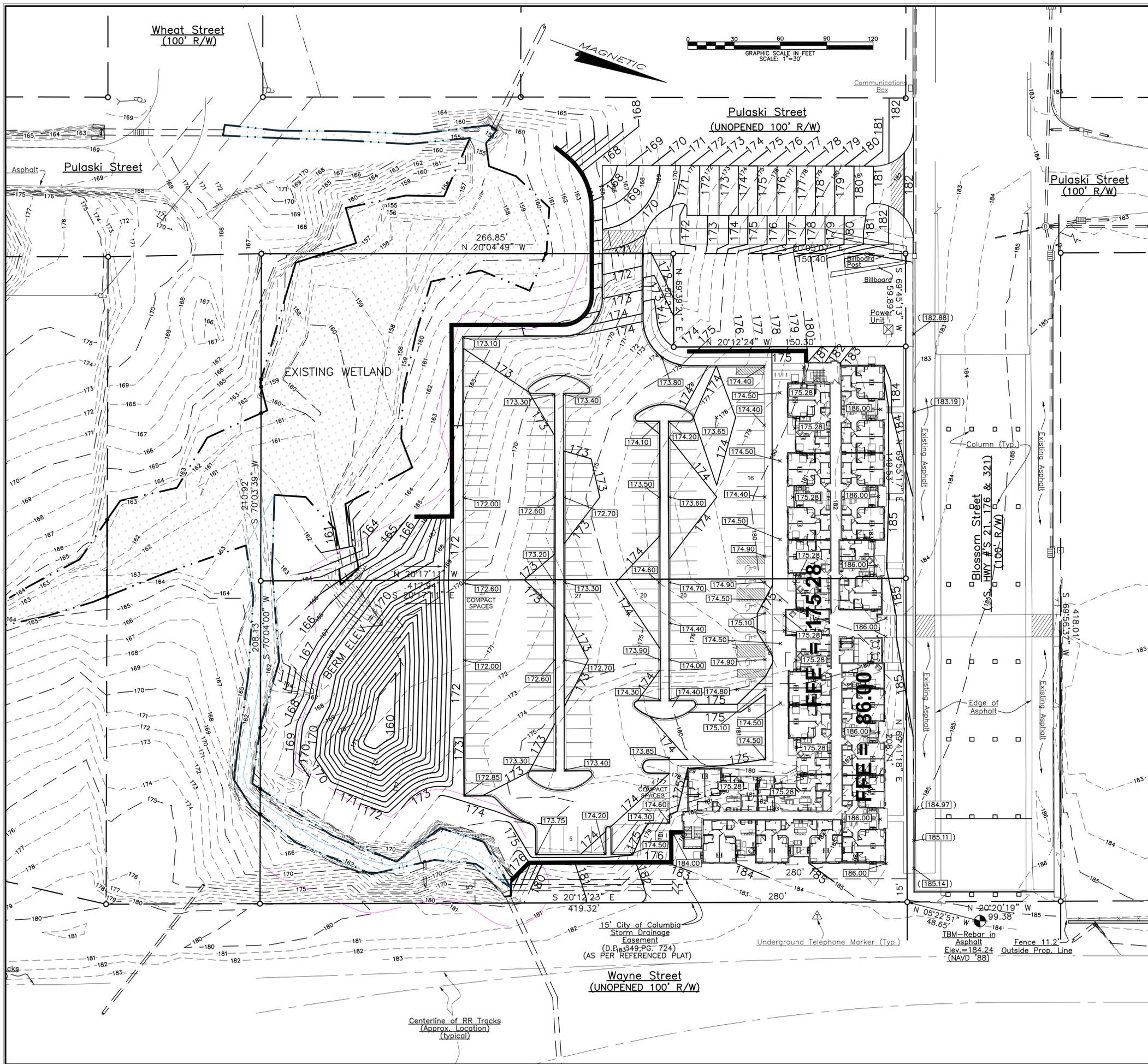
**COX AND DINKINS**  
ENGINEERS - SURVEYORS

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724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
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**ROBERT T. BLAIR III**  
124413  
LICENSED PROFESSIONAL ENGINEER  
No. 12542

**COX AND DINKINS, INC.**  
No. C00294

CERTIFICATE OF AUTHORIZATION SEAL



LOCATION MAP (Not to Scale)

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**TOPOGRAPHIC LEGEND**

	EXISTING CONTOURS
	EXISTING SPOT ELEVATION
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION

NO.	DATE	DESCRIPTION

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**NOT FOR CONSTRUCTION**

LICENSED PROFESSIONAL ENGINEER  
 No. 12542



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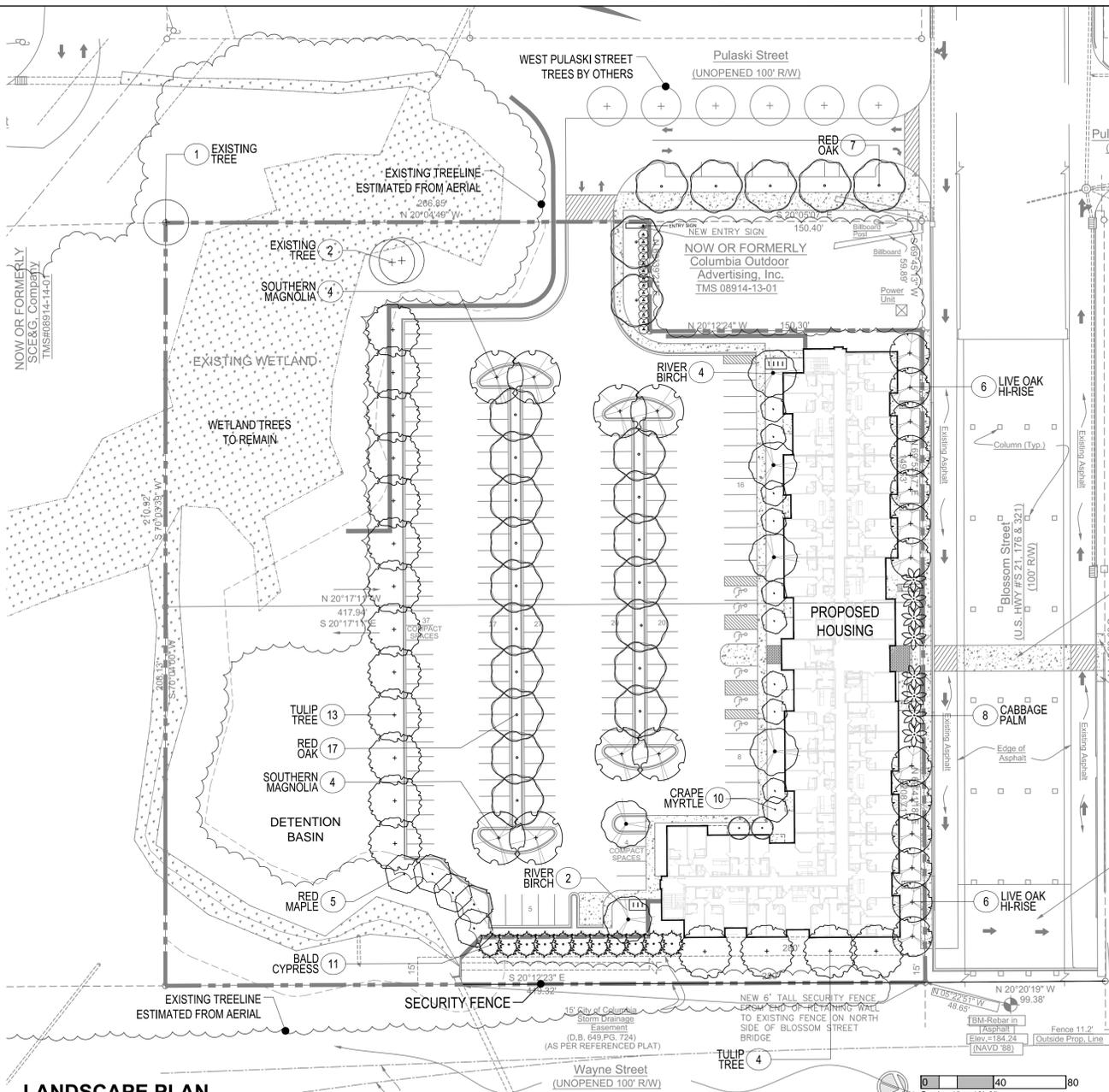
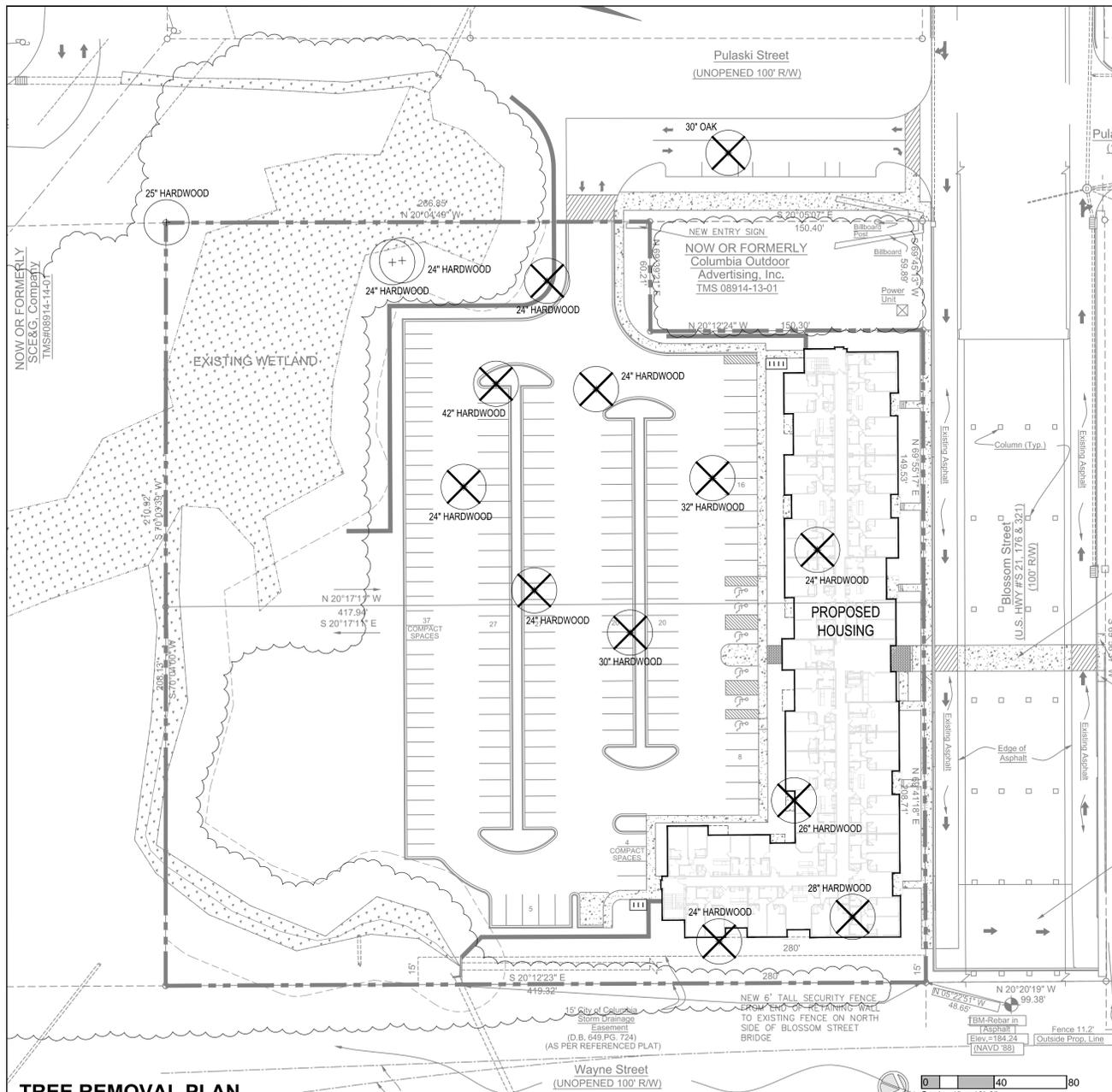
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PREPARED FOR:  
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 495 S. HIGH STREET  
 SUITE 150  
 COLUMBUS, OH 43215  
 Tel: (614) 241-2070  
 Fax: (614) 241-2080

**PROJECT:**  
**USC STUDENT HOUSING**  
**BLOSSOM STREET**  
 EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SCHEMATIC GRADING PLAN**

TMS 08914-13-02 & 08914-13-03  
 BOOK Y94-1; M01-55 SF NO. 351 13  
 Y09-31; Y12-41  
 PROJECT NO. 1644 SHEET NO. **G1**  
 DATE 12/04/2013





**TREE REMOVAL PLAN**

**LANDSCAPE REQUIREMENTS**

USC STUDENT HOUSING - BLOSSOM STREET

**PROJECT AREA**

3.81 ACRES @ 30 UNITS / ACRE

**DENSITY FACTOR FOR THE SITE (DFS): 115**

PROTECTED TREES REMOVED (UNITS)					EXISTING TREES TO REMAIN					PROPOSED TREES						
TREE #	DBH	SPECIES	CONDITION	UNITS	QUAN.	DBH	SPECIES	CONDITION	DFU	UNITS	QUANTITY	CALIPER	SPECIES	DFU	UNITS	
1	42"	Hardwood	Good	57.6	1	25"	Hardwood	Good	20.4	20.4	24	2"	RED OAK	1.0	24	
2	32"	Hardwood	Good	33.6	2	24"	Hardwood	Good	18.6	37.2	13	2"	LIVE OAK	1.0	13	
3	30"	Hardwood	Good	29.4	42	6" - 11"	Hardwood	Good	4	168	8	2"	SOUTHERN MAGNOLIA	1.0	8	
4	30"	Oak	Good	29.4	9	12" - 17"	Hardwood	Good	7	63	17	2"	TULIP TREE	1.0	17	
5	28"	Hardwood	Good	25.8	1	18" - 23"	Hardwood	Good	10.6	10.6	11	2"	BALD CYPRESS	1.0	11	
6	26"	Hardwood	Good	22.2							6	2"	RIVER BIRCH	1.0	6	
7	24"	Hardwood	Good	18.6							5	2"	RED MAPLE	1.0	5	
8	24"	Hardwood	Good	18.6							8	10 FT	CABBAGE PALM	1.0	8	
9	24"	Hardwood	Good	18.6							10	2"	CRAPE MYRTLE	1.0	10	
10	24"	Hardwood	Good	18.6												
<b>PROTECTED TREE UNITS TO BE REPLACED:</b>				<b>272.4</b>	<b>EXISTING TREE UNITS TO REMAIN:</b>					<b>299.2</b>	<b>PROPOSED TREES:</b>					<b>102</b>
<b>TOTAL REQUIRED TREE UNITS</b>					<b>TOTAL PROVIDED TREE UNITS</b>											
REQUIRED DENSITY FACTOR FOR PROJECT AREA:					115					EXISTING TREES TO REMAIN					299.2	
PROTECTED TREE UNITS TO BE REPLACED:					272.4					PROPOSED TREES					102	
<b>TOTAL:</b>					<b>387.4</b>					<b>TOTAL:</b>					<b>401.2</b>	

Owner  
  
**EDWARDS COMMUNITIES**  
 495 S. HIGH STREET, STE 150  
 COLUMBUS, OHIO 43215

land planner & landscape architect  
  
**creative**  
 DESIGN + PLANNING  
 495 SOUTH HIGH STREET, SUITE 350  
 COLUMBUS, OHIO 43215  
 614-221-1554

surveyor + engineer  
  
**COX AND DINKINS**  
 ENGINEERS - SURVEYORS  
 COX AND DINKINS, INC.  
 724 BELTLINE BLVD.  
 COLUMBIA, SOUTH CAROLINA 29205  
 803-254-0518 Fax: 803-765-0993  
 Email: cdinc@coxanddinkins.com

architect  
  
**Lupton Rausch Architecture**  
 430 South Front Street  
 Columbus, Ohio 43215  
 614-224-9050

document record

EDWARDS COMMUNITIES DEVELOPMENT CORPORATION  
**USC STUDENT HOUSING**  
**BLOSSOM STREET**  
 RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

sheet title  
**LANDSCAPE PLANTING PLAN**

submital date  
 December 4, 2012

sheet number

Page 10

UNIT COUNT	
Unit Name	Number of Units
1 Bedroom	12
2 Bedroom	9
3 Bedroom	28
4 Bedroom	74

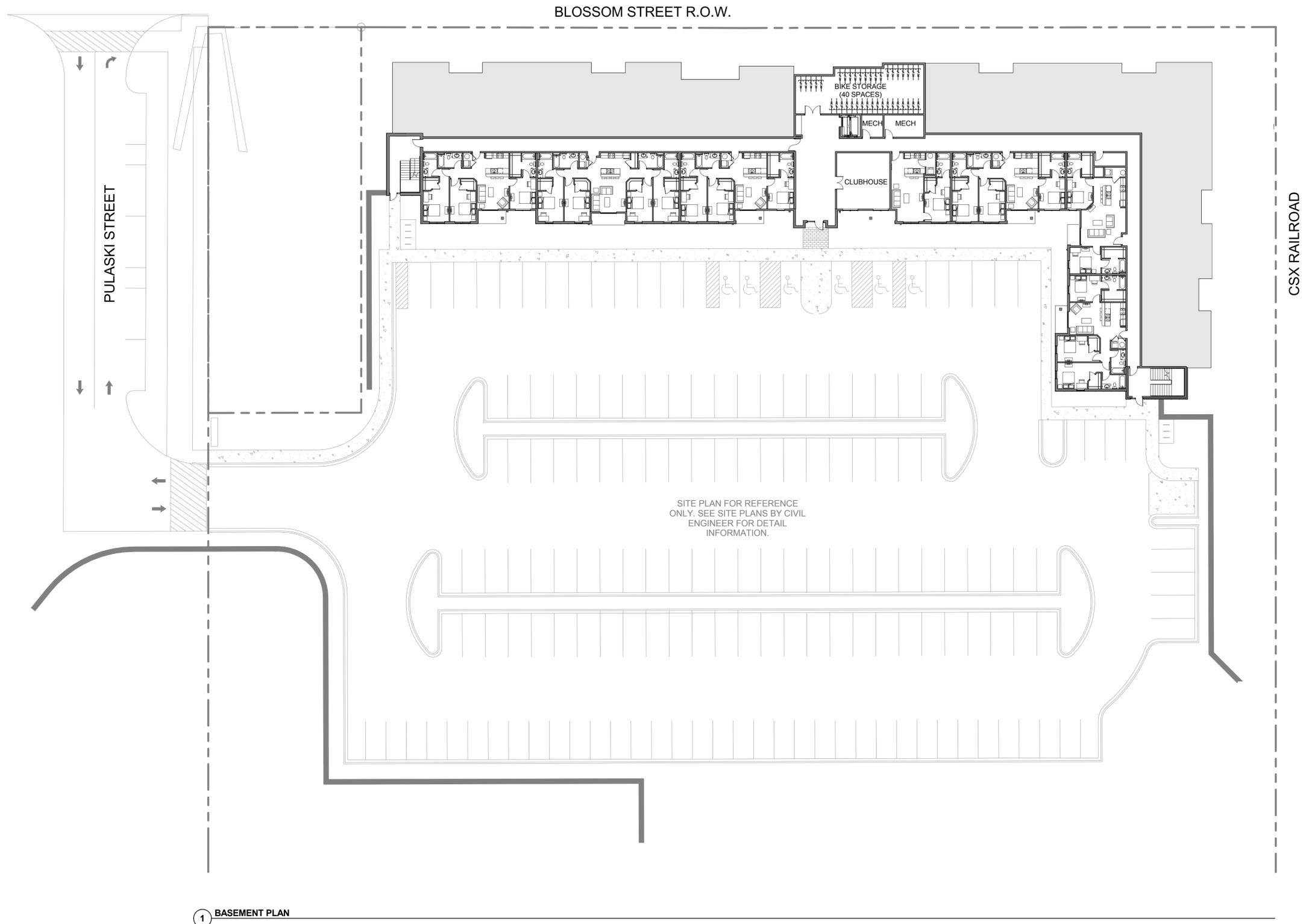
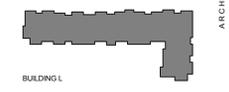
PRELIMINARY  
NOT FOR CONSTRUCTION

EDWARDS COMMUNITIES

A NEW STUDENT HOUSING COMMUNITY  
UNIVERSITY OF SOUTH CAROLINA STUDENT HOUSING - BUILDING L

PULASKI ST. & BLOSSOM ST.  
COLUMBIA, SC 29201

PROJECT NUMBER 13043.00  
SCHEMATIC DESIGN 12/04/13



**1** BASEMENT PLAN

PRELIMINARY  
 NOT FOR CONSTRUCTION

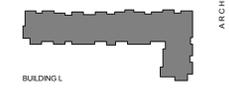
EDWARDS COMMUNITIES

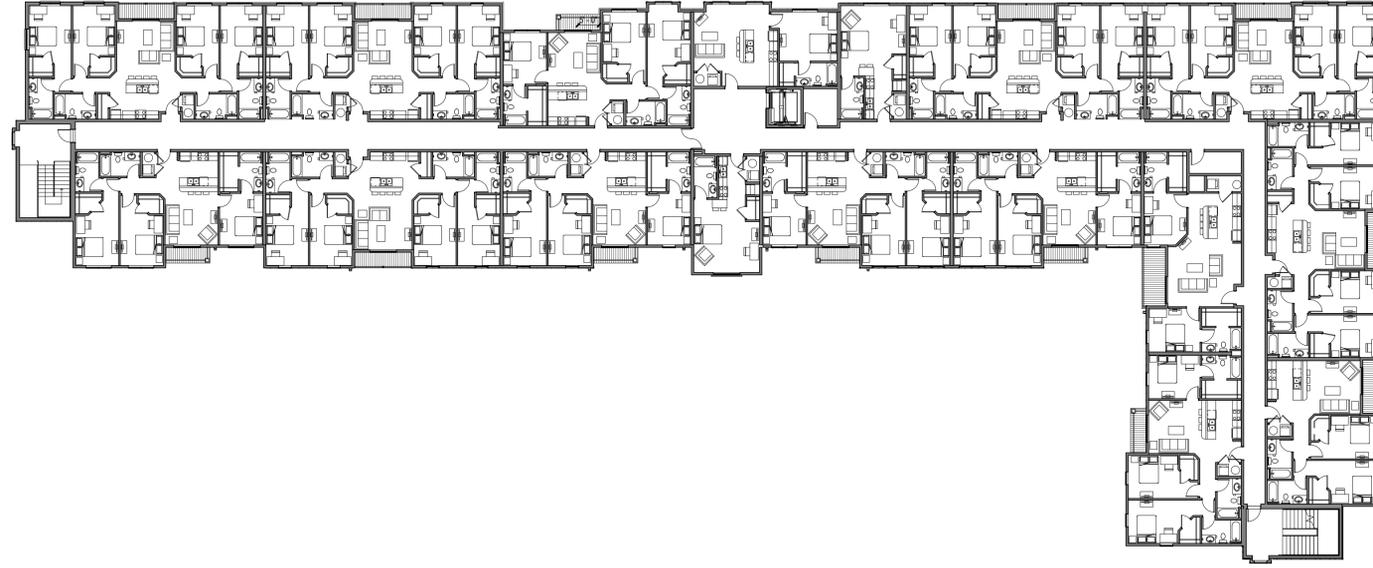
A NEW STUDENT HOUSING COMMUNITY  
 UNIVERSITY OF SOUTH CAROLINA STUDENT HOUSING - BUILDING L

PULASKI ST. & BLOSSOM ST.  
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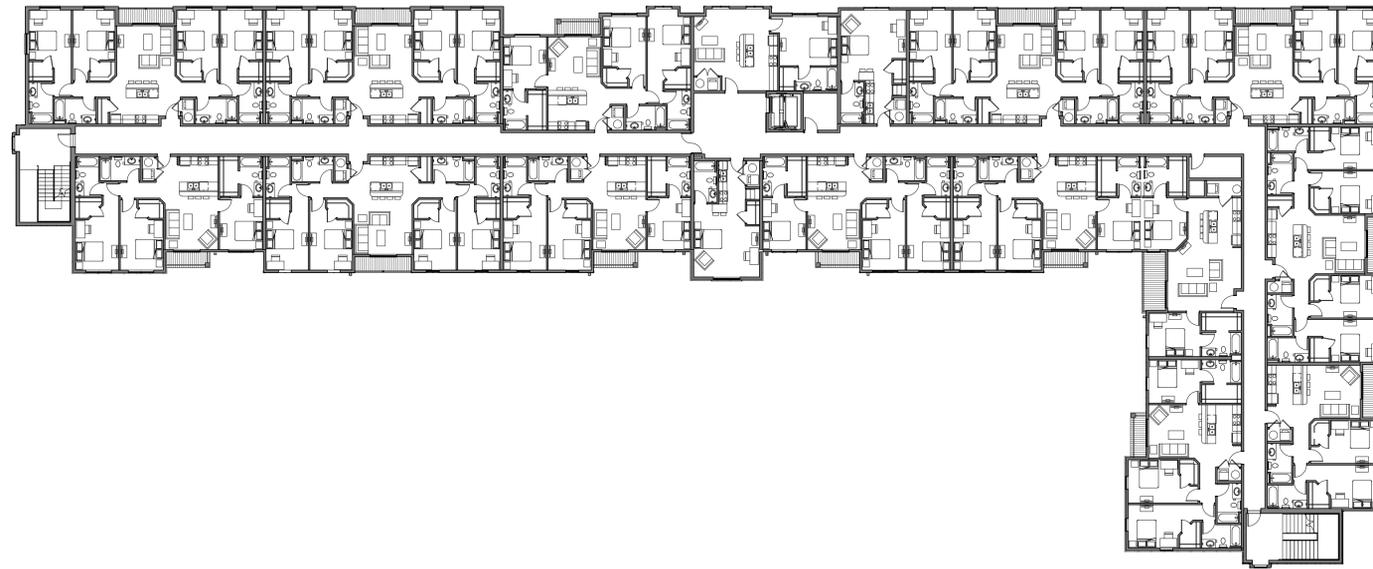
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 SCHEMATIC DESIGN 12/04/13

0' 2' 4' 8' 12' 16' FEET  
 SCALE





2 FOURTH FLOOR



1 THIRD FLOOR

PRELIMINARY  
NOT FOR CONSTRUCTION

EDWARDS  
COMMUNITIES

A NEW STUDENT HOUSING  
COMMUNITY  
UNIVERSITY OF SOUTH  
CAROLINA STUDENT  
HOUSING - BUILDING L

PULASKI ST. & BLOSSOM ST.  
COLUMBIA, SC 29201

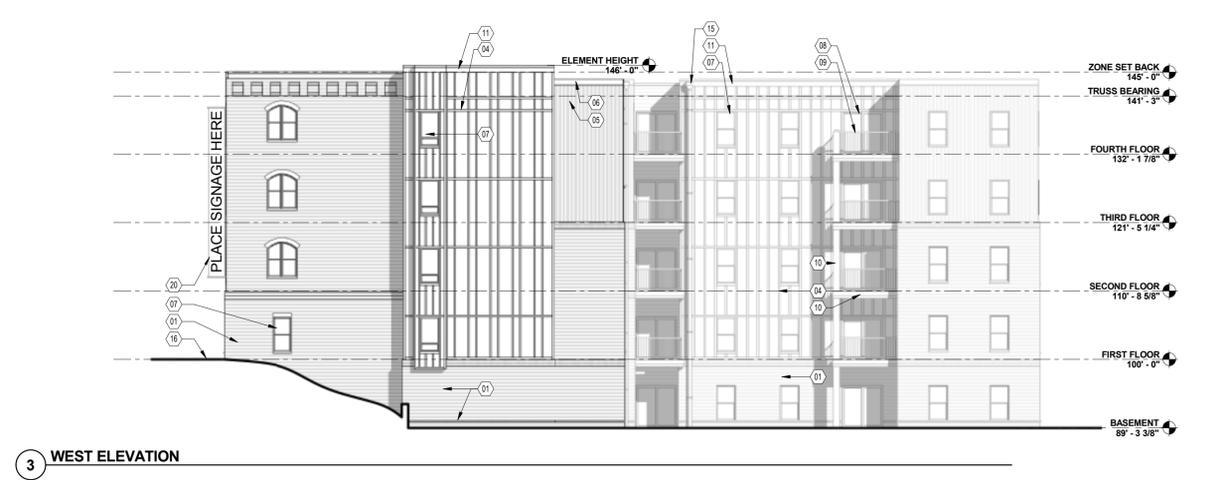
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SCHEMATIC DESIGN 12/04/13

0' 2' 4' 8' 12' 16' FEET  
SCALE



BUILDING L

- CODED NOTES - EXTERIOR ELEVATIONS**
01. BRICK VENEER - TYPE 1
  02. BRICK VENEER - TYPE 2
  03. PAINTED CEMENT COMPOSITE SIDING (HORIZONTAL)
  04. PAINTED CEMENT COMPOSITE BOARD AND BATTEN SIDING
  05. PREFINISHED METAL SIDING (RIBBED PROFILE)
  06. PREFINISHED METAL COPING
  07. PREFINISHED ALUMINUM WINDOW UNIT
  08. PREFINISHED ALUMINUM DOOR ASSEMBLY
  09. PREFINISHED ALUMINUM BALCONY RAIL ASSEMBLY
  10. PREFINISHED CEMENT COMPOSITE TRIM
  11. PREFINISHED ALUMINUM BREAK METAL OVER EXTERIOR TRIM ASSEMBLY
  12. ALUMINUM CURTAIN WALL ASSEMBLY
  13. EXPOSED STEEL STRUCTURE - PAINTED
  14. PERFORATED SCREEN PANEL ASSEMBLY
  15. SCUPPER AND DOWNSPOUT ASSEMBLY
  16. APPROXIMATE PROFILE OF FINISHED GRADE - REFER TO SITE PLANS
  17. GUARDRAIL
  18. STRUCTURAL BEAM
  19. PREFINISHED METAL ROOF OR SIDING
  20. EXTERIOR SIGNAGE
  21. CANOPY
  22. CONCRETE WALL
  23. WALL OPENING



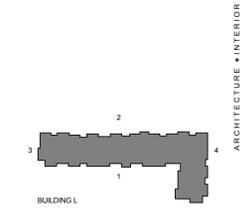
PRELIMINARY  
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 UNIVERSITY OF SOUTH CAROLINA STUDENT HOUSING - BUILDING L

PULASKI ST. & BLOSSOM ST.  
 COLUMBIA, SC 29201

PROJECT NUMBER 13043.00  
 SCHEMATIC DESIGN 12/04/13



614.233.6929 fx  
 614.224.9050 v  
 430 South Front Street, Columbus, OH 43215  
 ARCHITECTURE + INTERIOR DESIGN



4 EAST ELEVATION (WAYNE STREET)



3 WEST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION (BLOSSOM ST.)

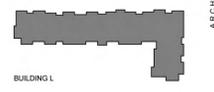
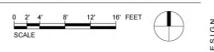
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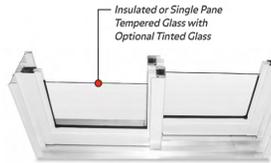
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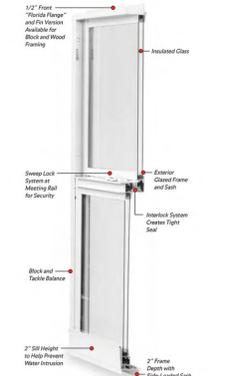
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SCHEMATIC DESIGN 12/04/13



ALUMINUM WINDOW AND DOOR COLOR

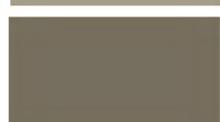


DETAIL THRU SLIDING ALUMINUM DOOR



DETAIL THRU TYPICAL ALUMINUM WINDOW

CEMENT COMPOSITE SIDING COLORS



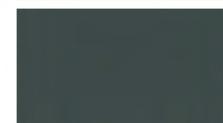
METAL COLOR - BRUSHED SLATE



BRICK VENEER - TERRA COTTA RANGE



CEMENT COMPOSITE SIDING COLORS



METAL COLOR - ZINC GRAY



BRICK VENEER - RED RANGE



PAINTED CEMENT COMPOSITE BOARD & BATTEN SIDING



PAINTED CEMENT COMPOSITE SIDING - HORIZONTAL



PREFINISHED METAL SIDING (RIBBED PROFILE)



PREFINISHED METAL SIDING (RIBBED PROFILE)



PAINTED CEMENT COMPOSITE BOARD & BATTEN SIDING



PREFINISHED ALUMINUM RAIL ASSEMBLY



PREFINISHED METAL ROOFING OR SIDING



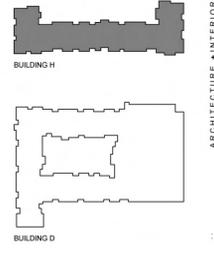
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0 2' 4' 8' 12' 16' FEET  
SCALE



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