D/DRC Case

1221-1301 Huger Street & 401-433 Gervais Street

City Center Design/Development District

TMS: 08912-13-02

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Informational Presentation

ADDRESS: **1221-1301 Huger Street; 401-433 Gervais Street**

APPLICANT: J. Russ Davis, Jr., Developer with Homes Urban, LLC

TAX MAP REFERENCE: **08912-13-02**

USE OF PROPERTY: **vacant**

REVIEW DISTRICT: City Center Design/Development District (-DD)

NATURE OF REQUEST: Informational Presentation

PROJECT SUMMARY:

This site is the 6.5 acre parcel at the corner of Huger and Gervais, formerly Kline Iron and Steel. This proposal is for the first two mixed-use buildings, associated structured parking, and site/infrastructure work for an overall development plan which will include two additional buildings in the future. Building One is at the corner of Huger and Washington Streets and includes 4-5 levels of residential over restaurant/retail on the first floor along the street edge. The parking garage is located to the west of the building, adjacent to the SCE&G sub-station.

Building Two is on Gervais Street, along the western edge of the property, with the two future developable parcels at the corner of Gervais and Huger. Building two is 5-6 levels of residential units wrapped around structured parking, with one retail space on the first level, facing Gervais Street.

Background/zoning

A Planned Unit Development (PUD) was written for this property in 2006. The applicant's proposal, while similar in many ways, does require an amendment to the PUD, which is scheduled to go to Planning Commission in August for a recommendation. One notable change is that the 2006 PUD allowed for the corner building (office use) to reach up to 118.' The revised PUD is proposing a maximum height of this corner building (a hotel) to be 90'.

One notable piece that will be discussed partly in the Design Review but more extensively in the Site Plan Review is the pedestrian connection from the terminus of Lady Street to the State Museum parking lot. This connection will be built on the square parcel owned by SCANA; the applicant is working on an agreement to this effect. As such, the connection has not been designed as of the time of this evaluation. This feature is an essential part of this development, as it is the primary public benefit being proposed in the PUD.

STAFF COMMENTS:

5.2 Architectural Style of Theme & 5.3 Building Mass and Organization

- *No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings*

(context)… The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion.

The buildings are a "transitional urban" style, appropriate for the mix of uses and not incompatible with the limited surrounding context, which includes most notably the Publix, the State Museum, and EdVenture, as well as several small flat-roofed buildings across Huger Street, and the four-story Spring Hill Suites. As a general comment, many of the buildings ground-floor features could be further designed to better provide a sense of human scale and proportion.

- *While these guidelines do not address the regulation of uses within the buildings, the City strongly encourages that- in retail and commercial areas of City Center- the ground level of buildings be developed with retail uses. Such uses will draw activity to the street, thereby enlivening the area.*

The ground floor of Building One has retail/restaurant space along Huger Street. Building Two has a retail space at the corner of Gervais and the new road/angled parking area.

5.3.1 Building Height

- *Except for areas where existing structures are predominantly single story, the most fundamental guidance for*
  building heights in City Center is that the minimum height for any new building in the district should typically be two stories, even if the building contains only one functional story (e.g., a Single-story, high-ceilinged commercial building). Low profile office buildings, commercial buildings, and residences will not yield the density, urban scale, and character desired for City Center, and should, therefore, be discouraged.

The building heights are appropriate, ranging from approximately 50-feet for the parking structures to 57-77-feet (5-6 stories) for the mixed-use structures.

5.3.2 Façade Proportion and Rhythm

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*

The proportions of the overall building are compatible with the surrounding context. While the building is broken up into structural bays that help to articulate the mass, the horizontal material changes from brick to stucco and brick to cement fiber-board panels visually bifurcates the building in some instances. Where the first floor is defined with storefront, the proportion of having 2 floors of one material and 2 floors of another makes the building seem a bit top-heavy. Bringing the brick up to the fourth floor would improve the horizontal proportions.

5.3.3 Proportion of Openings

- *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).*

The architect has calculated the openings in two ways (see attached Sheet, "fenestration calculations") the column labeled B/A is the typical way that applicants calculate percentage of openings: windows and doors. The last column labeled C/A measures the balcony as one opening, and then remaining windows and doors to get larger percentages. While the balconies provide articulation to the façade, staff's approach is to measure individual windows and doors.

Based on the numbers provided, Building One is averaging 30% for the residential and 60% for the commercial. Building Two is averages 31% for residential and 54% for the commercial. The architects have already added some windows to address this concern since earlier discussions with staff. The architect should look for additional opportunities to increase the fenestration to get as close to the 70/40 as possible.

5.3.5 Wall Articulation

- *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). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

Throughout the project, the building elevations are divided into bays which are projecting and recessed. The plans indicate that these recesses and projections are substantial enough to provide relief and create strong shadow lines to articulate the façade. Another layer of articulation, i.e. smaller recesses and projections such as pilasters, brick detailing, window recesses, will also be important as discussed in the following section.

- *Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.*

Generally, staff has concerns about the flatness of the façade, particularly at the street-level. The residential spaces (esp. on building one) tend to be more interesting, with stoops that add variety and address the sidewalk. The commercial frontages suffer from a lack of detail. Without the vegetative screening and patio tables and chairs, the architecture is largely flat and unarticulated. The upper façades benefit from projecting and recessed balconies and some punched window openings. The horizontal change in material from brick to stucco or cement-fiberboard panel is an opportunity to set back the upper façade material slightly in order to articulate the top of the building. As mentioned previously, changing materials closer to the top of the building- rather than at the mid-point- will help to reinforce the base, middle, and top.

Building One has a good amount of storefront. The southern end of the Huger Street façade could use some more detailing at the street level. The north section of this Huger Street elevation is more successful with the loggia, railing, and brick detailing on the piers, etc. which provide additional detailing and interest. As the restaurant balcony turns the corner onto Washington Street, however, the blank wall below the patio starts at about five feet above the sidewalk and increases to eight along Washington Street. A slight adjustment has been made since earlier discussions with staff (it was formerly 7-11 feet above the sidewalk). However this is still not an acceptable condition along this façade.

The Lady Street (south) elevation of Building One transitions from commercial frontage to residential. While it is appropriate for the residential to be elevated above street level, as one travels toward the State Museum on Lady Street, the units get to be nearly ten feet above the sidewalk. Vegetative screening is shown, and works well for the first couple of units that are only a few feet above street level. The higher units need some additional articulation at street level. Perhaps a terraced planter, or some other method (more than just ground-level planting) could reduce the effect of having a 10’ blank wall adjacent to the sidewalk. This extension of Lady Street is intended to be the main pedestrian connection from the heart of the historic Vista to the riverfront and should be treated as such.

Building Two generally needs more street-level detailing, and architectural elements to add interest to the façade. The Gervais Street elevation has blank walls for nearly 100 feet, with windows and courtyard about nine feet above the street level. A terraced planter has been added in front of the residential courtyard, which helps mitigate the height of the wall, but overall more detailing is needed. The canopies on this end are 25 feet above the sidewalk. Similarly, on the retail end the storefront is largely flat and unarticulated, and the western-most canopy is nearly 20 feet above the sidewalk, which seems too high to create a sense of human scale.

The residential portion of Building Two, on the eastern elevation, with recessed entries slightly above grade and steps to the sidewalk is well articulated. The retail portion on the Gervais Street end is relatively flat. The north elevation is all residential; a better understanding of how the courtyard/grade change from Lady Street is treated would be helpful. Again, this will ultimately be very visible and travelled by pedestrians as a primary east/west connection.

- *Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.*

More architectural detailing is needed at the street level. The canopies and signage are a good start. While landscaping can be a beautiful addition to any development, there are many instances where the landscaping is being used to screen walls and blank areas that could be designed to a higher level of detail. The portions of Building One that have features where the building meets the ground, such as the railing around the loggia on Huger Street, or the knee wall on Washington Street, add human-scaled elements that anchor the building to the ground.

5.3.6 Roofs and Upper Stories

- *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.*

The roofs are all flat, and appropriate to the style of the buildings and to the surrounding context.

- *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).*

More information should be submitted that details how roof-mounted utility equipment is screened.

5.4 Site Planning

- *The manner in which a building and its accessory uses are arranged on a site are 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 City Center.*

If all four of the buildings get built, the overall arrangement of the proposed buildings is an appropriate layout, with primary facades facing the streets, largely concealed structured parking, corner entrances, and narrow setbacks. Staff has some concerns about the phasing, in that if buildings 3&4 do not get built,

there are two large empty parcels on the prominent corner of Gervais and Huger. This issue will be addressed in the Site Plan Review process.

5.4.1 Setbacks

- *In order to preserve the scale of the pedestrian environment and continue to foster the urban character of the City Center, the Design/Development District will have no minimum required front yard setback. The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.*
- *Although the criteria for setbacks will be the same throughout the City Center Design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.*

The setbacks are all within the recommended range. Building Two on Gervais has various setbacks from one foot to ten feet. The public sidewalk is about 12 feet wide to the curb, so the retail space to the east of the courtyard is closer to the street than the residential units on the west, which benefit from a larger setback and a planted buffer.

Building One on Huger is set back about six feet. This pus the face of the building about 14 feet from the curb, with a section that includes a three foot planting strip between the building and the sidewalk, a six foot sidewalk, and a five foot planting strip for trees between the sidewalk and the curb. This tree planting strip is essential in creating a buffer between the sidewalk and Huger Street. Having a wider sidewalk and a wider buffer would improve this section for pedestrian comfort.

Building One is set back from Washington about one foot, with the stoops encroaching into the right-of-way. The plan indicates a ten foot sidewalk, and a 10-12 foot semi-private sidewalk that accesses the units, separated by a knee wall. This puts the building face about 22' from the face of curb, which creates a nice separation for residential privacy that is appropriately urban in form.

Lady Street is on private property so does not have setback lines. Building One's retail space is 18' from the curb, allowing for a generous sidewalk and a five foot tree zone. The residential portion of Building One varies from 25' at the main lobby to 13'. As mentioned earlier, staff's concerns are primarily with the height of the residential units above the sidewalk at this western end of the building. Perhaps this wide planting area can be used to create more of an urban condition such as on some of the other residential units (stoops, knee-wall, etc.).

5.4.2 Street Orientation

The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.

- *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,*
- *The front building facade should be oriented parallel to the street or toward a major plaza or park.*

Both buildings have retail frontage on the street, as well as residential entries, whether lobbies or individual stoops, facing the street. They are properly oriented parallel to the street. The concerns regarding engaging and maintaining pedestrian interest have been discussed in more detail in Section *5.3.5 Wall Articulation.*

- *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

Building One includes storefront on both corners, then transitions to residential development along both Washington Street and Lady Street. The residential units which have stoops to the sidewalk are more successful in engaging the pedestrian interest.

Building Two has a retail space on the Gervais Street corner. The Gervais Street façade, which is the primary façade, is about 40% retail frontage, 35% courtyard, and 25% yoga studio. However the finished floor elevation of the yoga studio is 6-8 feet above the sidewalk, creating a pedestrian experience of a blank wall. The grade change on this site is dramatic, making the street frontage requirements more difficult to achieve, however creative architectural solutions need to be pursued to mitigate blank walls in addition to using landscape screening.

5.5 Open Spaces in Private Development

- *City Center's streets with their street trees and pedestrian amenities, are the district's primary open space…To invite public use and ensure user security, plazas and other public spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units or offices. The design of plazas and open spaces in private development should conform to the guidelines for public open spaces, and the landscaping guidelines in the following section.*

This section will discuss the design of the pedestrian connection to the State Museum property, which is forthcoming.

5.6 Landscaping

- *The streetscape, which is installed and maintained by the public sector, is the most important landscape element in City Center, as described in Chapter 4. There will, however, be many opportunities for landscaping in conjunction with private development…These guidelines supplement the guidelines presented in Chapter 4; they do not replace them. In other words, private development projects incorporating the features addressed in Chapter 4 (e.g. parking structures and lots) will have to comply with the Chapter 4 guidelines related to those features.*

- *Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.*

Generally, the streetscapes will be designed to meet the City standards with regard to site furnishings, lighting, paving, street trees and irrigation. Lots of this will be reviewed in detail as part of the site plan review process which includes review per the urban design guidelines and also the landscape ordinance. One concern from a pedestrian comfort and aesthetics standpoint is that there could be more shade trees along the sidewalks. Many of the proposed street trees are small flowering trees, and could be alternated with larger shade trees. As well, the pedestrian connection and turn-around circle at the end of Lady Street should incorporate shade for the pedestrian.

4.4 Service and Loading Areas

- *Service and loading areas should be located to minimize their visibility from public streets. On blocks with multiple sides facing gateway streets, individual determinations of the more visually significant frontages will be required. Refuse containers and actively-used service and loading areas must be screened from view by the buildings they serve or by solid masonry walls which are designed as an integral part of the building, finished with compatible materials and with a minimum height of six feet. If screening walls are located adjacent to public use areas, they must be buffered from view with a landscaped strip at least eight feet wide. Wherever possible, ground-mounted mechanical equipment should be located within a screened service area. Where this is not feasible, mechanical equipment should be located where it is not visible from streets, sidewalks and adjacent properties. Areas used for occasional service or loading (less than one day per week, or less than one hour per day) may be treated according to the guidelines for surface parking lots.*

The service and loading areas are located to the rear or non-principal streets. Building one has service located in the garage, with the service drive adjacent to the SCE&G substation. Building Two has service at the rear of the property at the parking garage.

5.7 The Storefront

- *This section focuses on establishing "storefronts" that will help revitalize and unify City Center's commercial street frontages. It should be noted that the term "storefront" does not necessarily imply that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.*

5.7.1 Storefront Composition, Accessories, and Details

Entries and Doorways

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening; covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall… Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning…*

Generally, all of the entrances to the buildings have canopies; the retail spaces include signage on the canopies. The retail entrances are defined at the corners with a 45 degree recess. The stairs that lead from the Huger Street sidewalk to the loggia on Building One are somewhat ambiguous as to where they lead. More decorative detailing will help to define the entries as they are further developed.

Door and Window Design

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents… Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

The retail storefronts contain a high percentage of glass. It should be verified that the glass is transparent per the recommended 88 %. The storefront windows do go all the way to the ground and do not have a defined bulkhead.

Awnings and Canopies

- *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 contribute positively to City Center's overall design quality… 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 proposed canopies on both buildings relate to the windows and doors and correspond to the vertical bays of the buildings.

Grillework/Metalwork and Other Details

- *There are a number of details, often thought of as mundane, that may be incorporated into building design to add a degree of visual richness and interest while meeting functional needs. Such details include the following items:*
  Light fixtures, wall mounted or hung with decorative metal brackets….Metal grillwork, at vent openings or as decorative features at windows, doorways or gates… decorative scuppers, catches and downspouts…balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets... [among others]

Overall, this is an area that needs more attention to address the lack of detail on the façade. While many of the suggestions made in the guidelines are geared toward more traditional and historic buildings, there are a number of ways to increase the level of detail at the street level that are compatible with the style and uses of the buildings.

5.7.2 Exterior Walls/Materials

- *The design elements for exterior walls involve two aspects- color and texture. If the building's exterior 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 patterned masonry, can greatly enrich the building's overall character.*

Recommended Materials

- *Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).*
  Building Walls: clear glass, glass block (storefront only)…stucco/exterior plaster (smooth trawled), new or used face-brick, cut stone, rusticated block (cast stone)…

The primary materials of both mixed-use buildings are brick, hard-coat-stucco, and fiber-cement architectural wall panels (Nichiha). Detail elements include concrete canopies at the first level, metal canopies and eyebrows at the upper level, and metal railings throughout. More information is needed about material selections, colors and details. The applicant will be submitting materials boards and samples as requested. The parking garages are pre-cast concrete with perforated metal screen panels. More information is needed about the materials and screening of the garage.

5.8 The Upper Facade

- *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; and the piers, which extend to the ground level to visually support the façade and frame the storefront. 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 neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.

5.8.1. Cornice and Fascia

- *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.*

The cornices on the brick and Nichiha building elements have been improved upon since earlier discussions with staff to provide a more substantial cap to the building.

5.8.2 Wall Materials (Upper Façade)

- *Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.*

As noted previously, more information is forthcoming about the wall materials. Generally, they are all on the recommended list of materials for City Center. An earlier note recommended looking at the change in material from brick to stucco, particularly on Building One where the proportion of the first two floors of brick in relation to the upper three floors of stucco bifurcate the elevation with a material change.

5.8.3 (Upper Façade) Windows

- *Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.*

The proportion of openings has been improved upon since earlier conversations with staff, as noted earlier. The windows in the brick façade have a 4" depth, and the windows in the Nichiha façade have 5" at the request of staff. The stucco windows are flush with the exterior wall. Windows sections have been provided. Maintaining these depths for punched windows is critical for the articulation of the upper façade. Staff would recommend minimizing the amount of stucco on the upper façade due to the lack of articulation of window openings. [this recommendation corresponds with revising proportions of elevations to include more brick and less stucco, per the proportions of the base, middle, top of the building; see *5.3.5 Wall Articulation and 5.8.2 Wall Materials (Upper Façade)*]

5.10.1 Structured Parking

- *Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building, with 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.*

Building One's parking garage is wrapped with the building, with the exception of the access driveways on Lady Street and Washington, and the service/utility access on Washington. The exposed side of the garage appropriately faces the SCE&G substation.

Building Two is also wrapped with residential on three sides, with driveway access from the north/south road in the development and also from Williams Street adjacent to the museum parking lot.

- *Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of ten 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.*

The portion of the Building One garage on Washington Street between the access drive and the service/utility drive is set back from the property line about four feet, but will be about 15 feet from the back of the sidewalk, and has an evergreen hedge for screening.

- *The architectural treatment of parking structures should be compatible in quality, form, materials, colors, and textures with the structure(s) being served.*

While the parking garages are both fairly well wrapped by the active building uses, the exposed elevations will still be visible from various locations, such as the Building Two garage which will be visible from Gervais Street a gateway into the City. Building One's rear façade is less of a concern due to the electrical substation that it abuts. However the Washington Street frontage should be treated with the highest level of design as it fronts onto the street. More detail is needed about the treatment of the parking garages.

- *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.*

More information is needed about the west façade of the Building Two garage to ensure the ramping is screened from view.

STAFF RECOMMENDATIONS:

Staff recommends asking the applicant to focus on the following items for the August Requests for Certificates of Design Approval and Site Plan Approval.

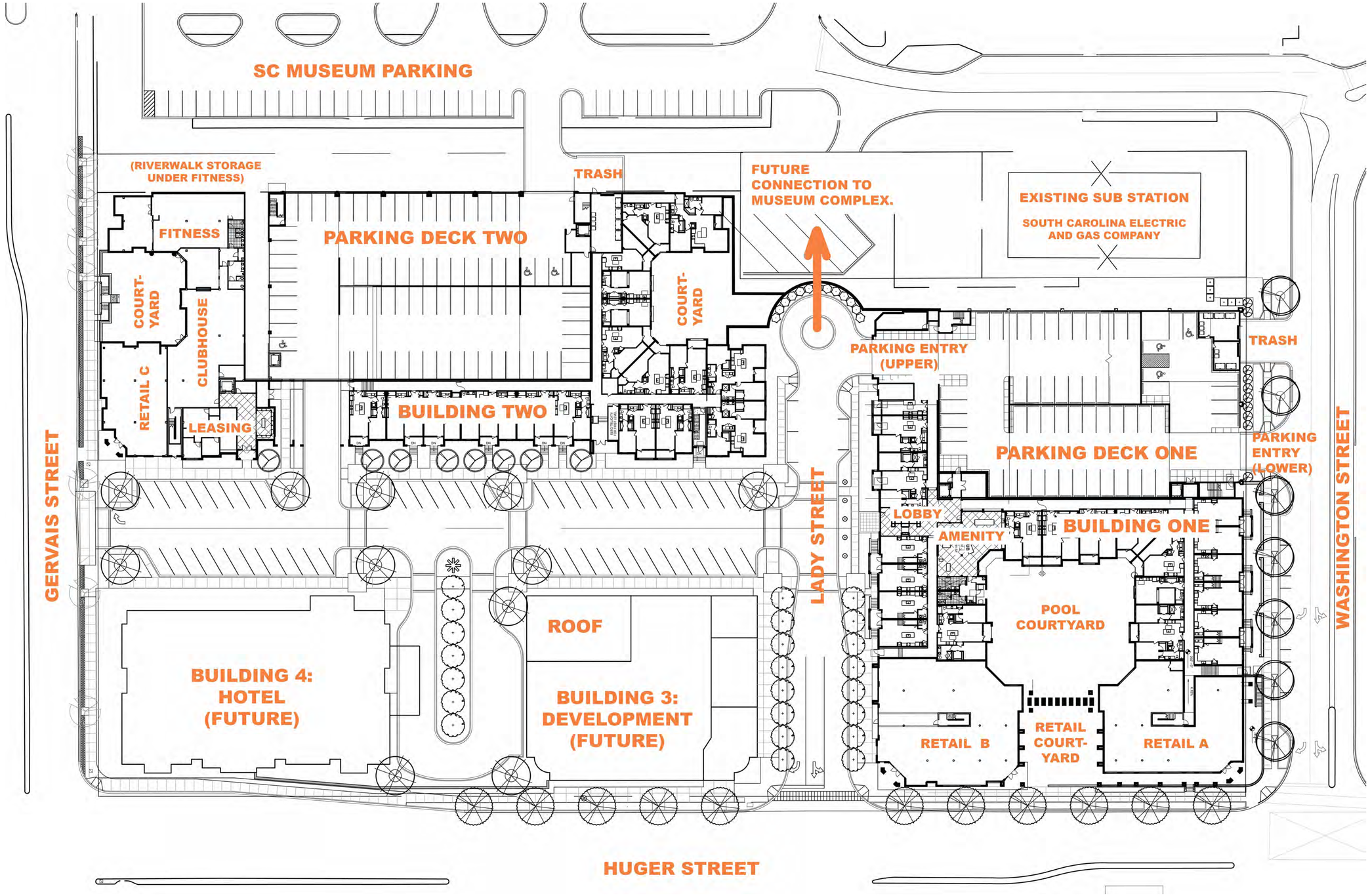
- Detailed design of pedestrian connection to State Museum property
- Additional detailing and articulation of building facades to reduce flatness
- Articulation of the base of the buildings, through street level architectural treatments, particularly at the corner of Huger and Washington, and along Gervais Street
- Parking garage design and screening
- Providing additional shade trees along sidewalks and at pedestrian stair

DESIGN/DEVELOPMENT REVIEW COMMISSION
CONCEPTUAL SITE/SUBDIVISION PLAN
REVIEWING AGENCY COMMENTS

1221 HUGER STREET
HOMES URBAN, LLC
MIXED-USE PLANNED UNIT DEVELOPMENT

Subject Property:	1221 Huger Street
TMS#:	08912-13-02
Zoning District:	PUD-C (Commercial Planned Unit Development)
Council District:	2
Proposal:	Request site plan approval of a ± 580,000 sq. ft. mixed-used development on 6.5 acres
Applicant:	Homes Urban, LLC
Proposed Use:	Mixed-use

CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW	
John Fellows, Planning Administrator and Lucinda Statler, Urban Design Planner	**Recommend approval with conditions:** 1. All streetscape designs along public right of ways shall generally be similar to existing elements within the area with regard to paving, finishes, and furnishings. All designs shall be differed to staff and shall require encroachments where applicable. 2. All driveways to parking areas and garages (internal and external) shall have continuous sidewalks and shall use a driveway apron design. Entries to the development form Gervais and Huger/Lady Street shall be treated as roads. 3. Street lighting along Gervais, Huger, and the relocated Washington Street shall match City Standards for downtown areas. 4. Pedestrian accommodations shall be provided at the Intersection of Lady and Huger to allow for east west pedestrian connectivity. Traffic study shall include evaluation of potential traffic calming for pedestrian crossing and examination of feasibility of a refuge area. 5. Pedestrian and Cyclist access to River/Museum area shall be provided. 6. Internal Crosswalks on private "roads" shall be provided – White Thermo. 7. Pedestrian connection to state museum is key to the function of this site, and the primary public benefit that is being proposed per PUD; preliminary design of this feature should be part of Phase I review process. 8. Consider public art in center of turnaround circle on Lady Street axis, rather than or in addition to, the art between buildings 3&4. 9. Please have a plan for what happens if buildings 3&4 do not get built immediately after buildings 1&2. We always have to plan for changes in the economy; if these never get built, or if it is several years, we end up with empty parcels on the corner. At the very least, no surface parking shall be allowed. 10. Retail Space "A" on building 1 is too far above sidewalk elevation. Consider lowering FFE or terracing patio to address sidewalk. 11. Ditto for courtyard space on Building 2; this condition feels awkward and needs work. Need to address street between courtyard that is 7' above street level. 12. Gervais Street elevation is very plain and largely too far above street level;



SITE MAP

GRAPHIC SCALE

0 30 60 90 120

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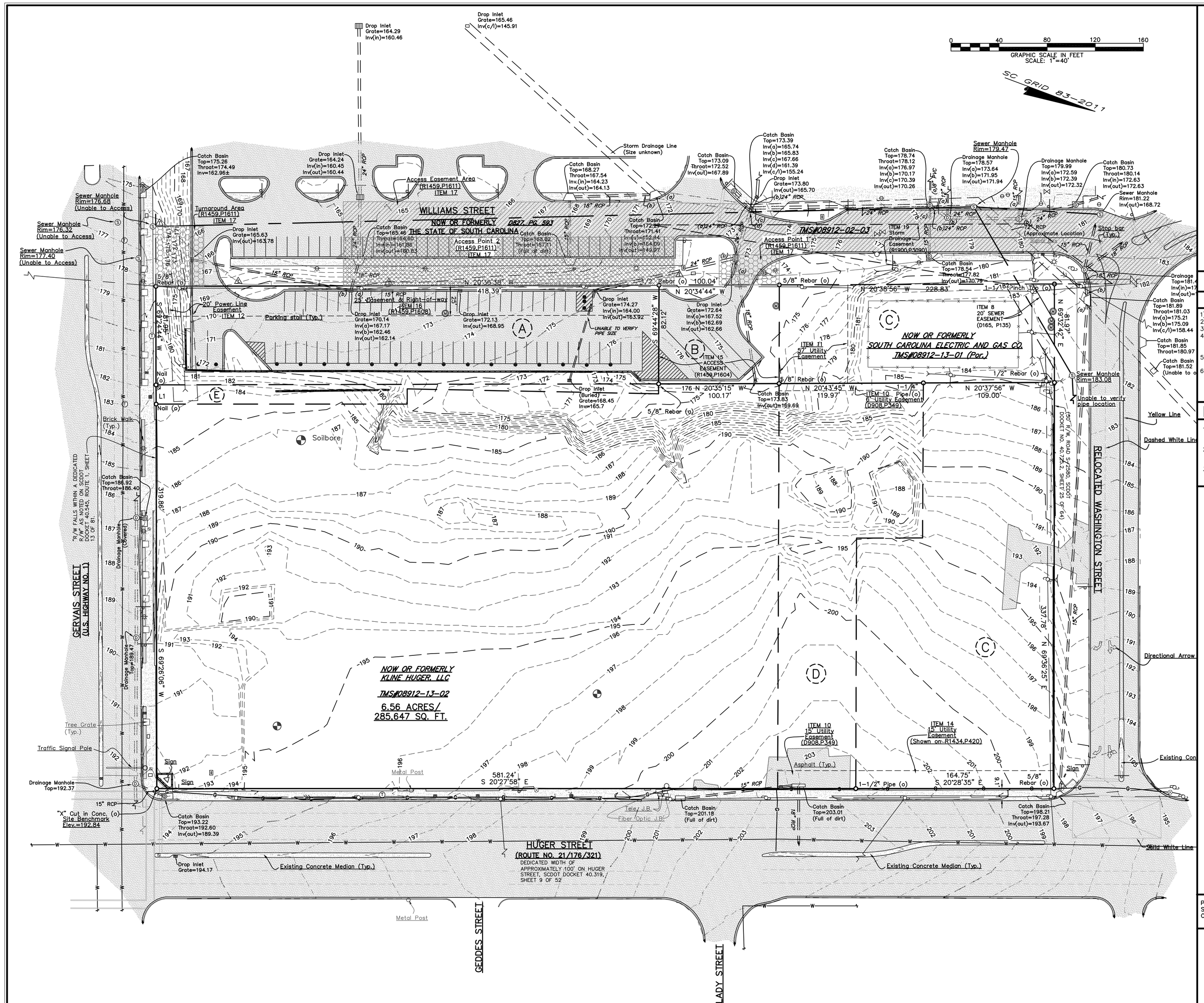
HOMES URBAN PROPERTY COMPANY

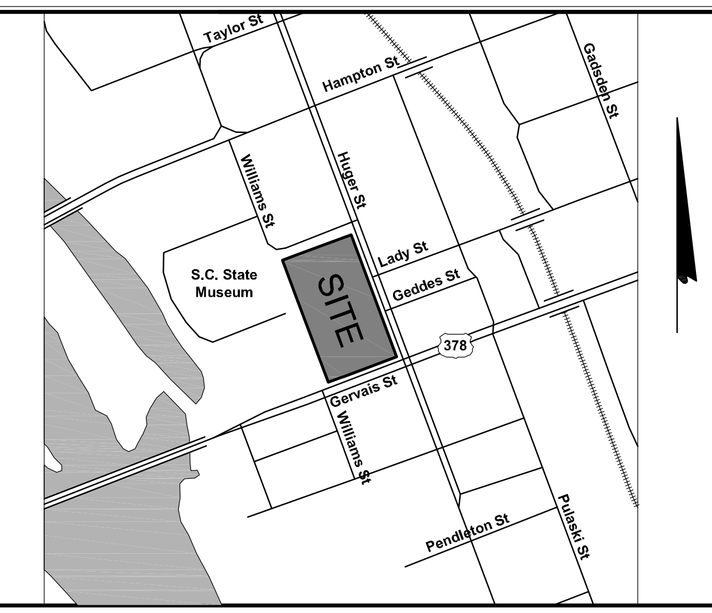
KLINE CITY CENTER

Columbia, South Carolina

EXHIBIT 'A'

June 3, 2015





LOCATION MAP (Not to Scale)

GENERAL NOTES

1) THE PROJECT SITE CONSISTS OF TAX PARCEL 08912-13-01.
2) THE TOTAL AREA OF THE PROJECT SITE IS 6.56 ACRES.
3) THE SUBJECT PROPERTY IS CURRENTLY PUD-C.
4) REFERENCE MARK USED IS SCGS MONUMENT DESIGNATED "Z 53 RESET", ELEVATION 240.3 (FEET) (NAVD88 DATUM), AS TAKEN FROM NGS DATA SHEET http://www.ngs.noaa.gov/. THE CONTOUR INTERVAL IS ONE (1) FOOT.
5) THE PROPERTY IS LOCATED IN ZONE X, BY SCALED LOCATION AND GRAPHIC PLOTTING, AS DEPICTED ON FLOOD INSURANCE RATE MAP PANEL NO. 45079C0094 H, DATED FEBRUARY 20, 2002.
6) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADII ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

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The Palmetto Utility Protection Service, Inc.
8 O'Brian Square Blvd., Suite 220 Columbia, South Carolina 29210 (803) 936-1117

South Carolina 811 — Call 811 Before you Dig

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

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 12542 ROBERT T. BLACKWELL
6/29/15
LICENSED PROFESSIONAL ENGINEER NO. 12542

COX AND DINKINS, INC. No. C00294 — SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION SEAL

REVISIONS

No.	DATE	DESCRIPTION
1	6/29/2015	REISSUE ONLY, NO REVISIONS THIS SHEET

PREPARED FOR:

HOMES URBAN, LLC
c/o DAVIS PROPERTY GROUP, LLC
219-A E. Washington Street
Greenville, SC 29601
Tel: (864) 232-7474
Fax: (864) 232-7177

PROJECT:

KLINE CITY CENTER HUGER @ GERVAIS

RICHLAND COUNTY, COLUMBIA, S.C.

DDRC EXISTING CONDITIONS PLAN

TMS 08912-13-02

BOOK	SF NO.
02B-1	226 23
PROJECT NO. 1814	SHEET NO. EC1
DATE 6/03/2015	

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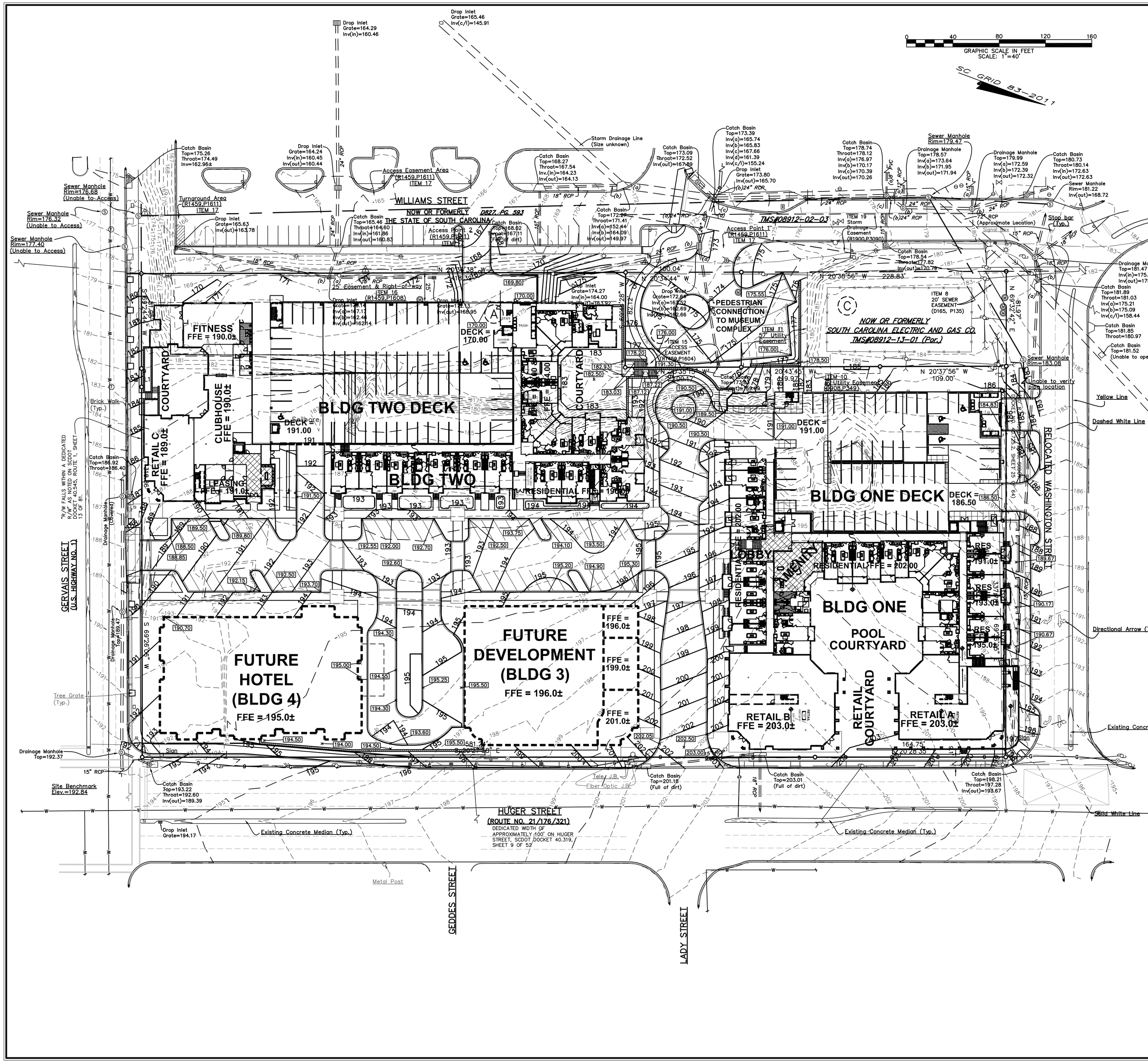

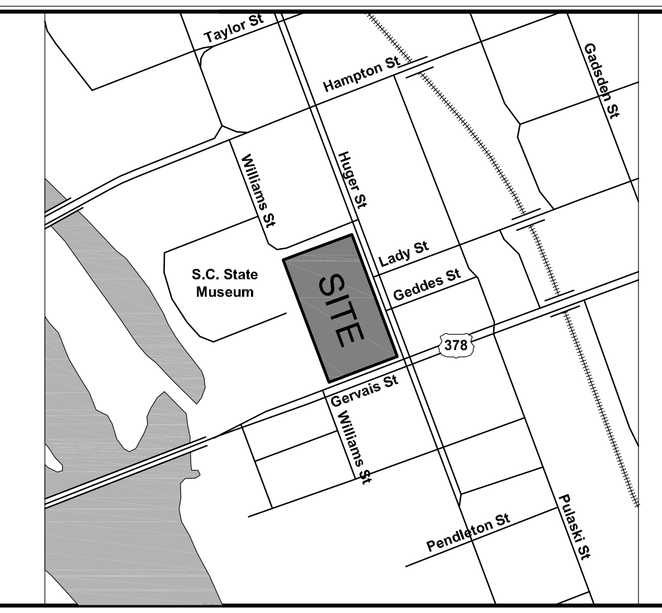

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TOPOGRAPHIC LEGEND

196 / 195	EXISTING CONTOURS
195.14	EXISTING SPOT ELEVATION
196 / 195	PROPOSED CONTOURS
195.20	PROPOSED SPOT ELEVATION

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8310 Dutch Square Blvd., Suite 320 Columbia, South Carolina 29210 (803) 939-1117

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

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER NO. 12542

COX AND DINKINS, INC. No. C00294 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION SEAL

REVISIONS

No.	DATE	DESCRIPTION
1	6/29/2015	REVISE GRADING IN AREA OF PEDESTRIAN CONNECTION TO MUSEUM

PREPARED FOR:
HOMES URBAN, LLC
c/o DAVIS PROPERTY GROUP, LLC
219-A E. Washington Street
Greenville, SC 29601
Tel: (864) 232-7474
Fax: (864) 232-7177

PROJECT:
KLINE CITY CENTER HUGER @ GERVAIS
RICHLAND COUNTY, COLUMBIA, S.C.
DDRC GRADING SCHEMATIC

TMS 08912-13-02

BOOK	SF NO.
02B-1	226 23
PROJECT NO. 1814	SHEET NO. G1
DATE 6/03/2015	

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The Palmetto Utility Protection Service, Inc.
P.O. Box 88, Elgin, SC 29045 (803) 699-2121

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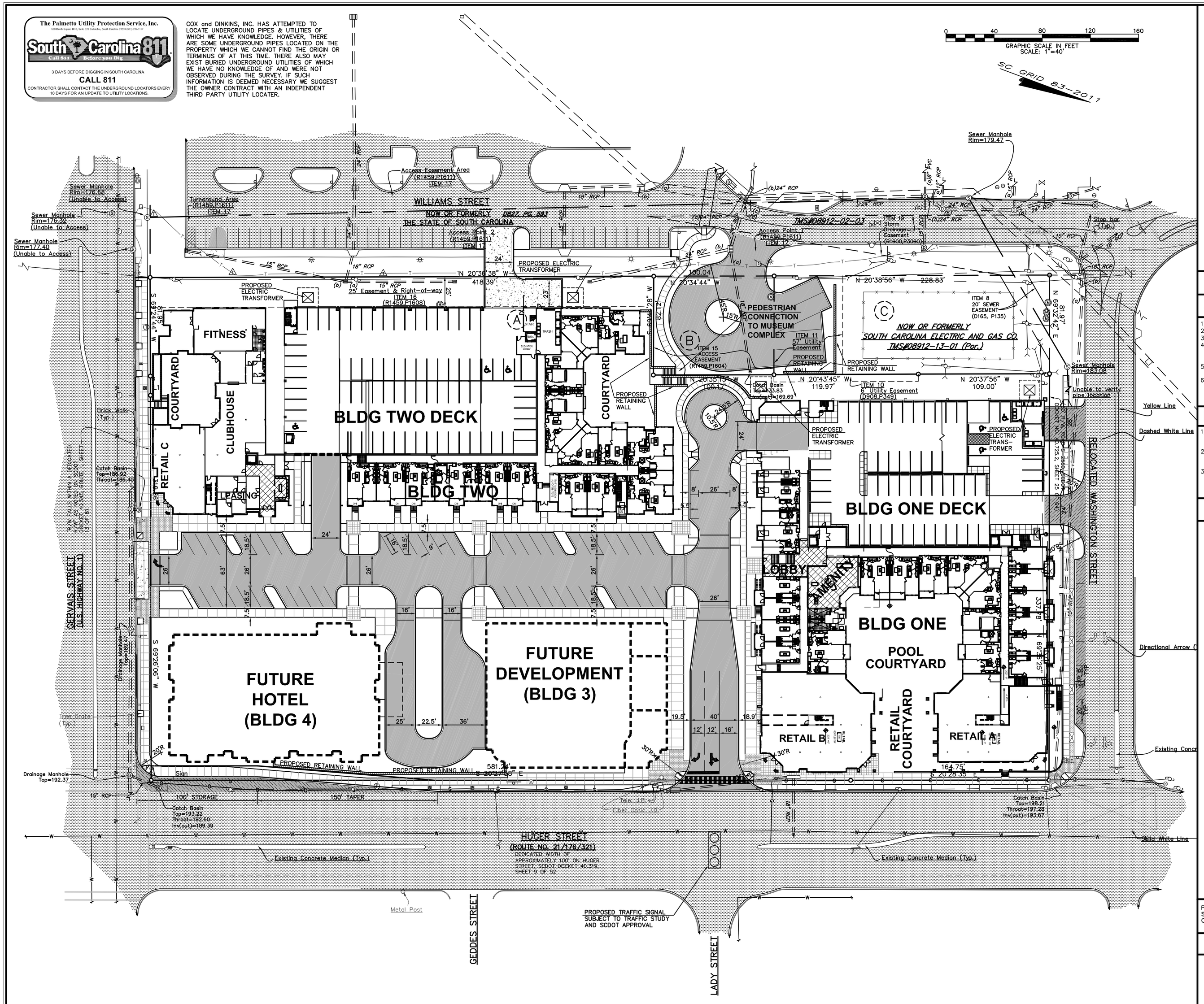

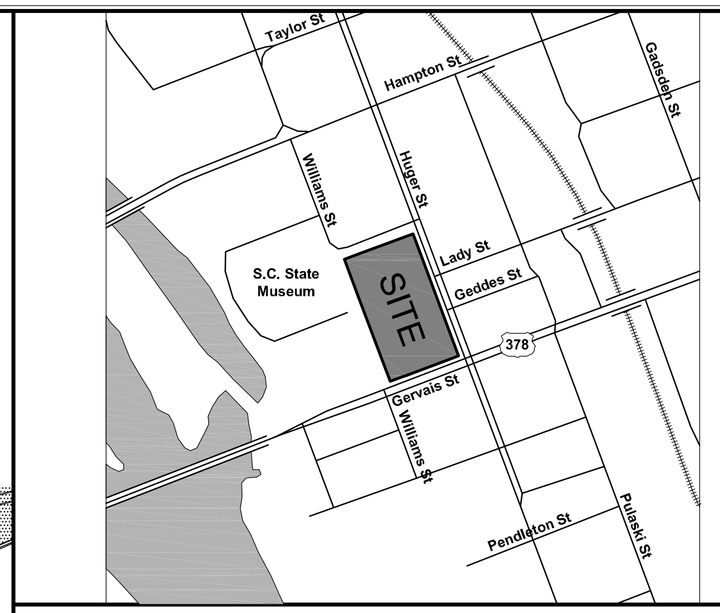

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BUILDING & PARKING SUMMARY

REFER TO THE PUD DESCRIPTIVE STATEMENT AND THE KLINE CITY CENTER NARRATIVE AND DESIGN GUIDELINES FOR BUILDING AND PARKING SUMMARIES

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PAVEMENT LEGEND

- NEW PROJECT SITE ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENTS TO REMAIN
- NEW CONCRETE PAVEMENTS
- NEW WASHINGTON STREET ASPHALT PAVEMENT (PER CITY STANDARDS)
- NEW HUGER STREET ASPHALT PAVEMENT (PER SCDOT STANDARDS)
- VARIOUS — NEW HARDSCAPE SEE LANDSCAPE PLAN FOR MORE DETAILS

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ENGINEERS – SURVEYORS
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Email: cdinc@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER SOUTH CAROLINA No. 12542 ROBERT T. BLACKWELL 6/29/15

LICENSED PROFESSIONAL ENGINEER NO. 12542

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION COX AND DINKINS, INC. No. C00294

CERTIFICATE OF AUTHORIZATION SEAL

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REVISIONS

No.	DATE	DESCRIPTION
1	6/29/2015	ADD FOUR ISLANDS IN PARKING LOT; ADD PEDESTRIAN STAIR CONNECTION TO MUSEUM & ADJUST PARKING; REVISE COURTYARD FRONTING GERVAIS

PREPARED FOR:

HOMES URBAN, LLC
c/o DAVIS PROPERTY GROUP, LLC
219-A E. Washington Street
Greenville, SC 29601
Tel: (864) 232-7474
Fax: (864) 232-7177

PROJECT:

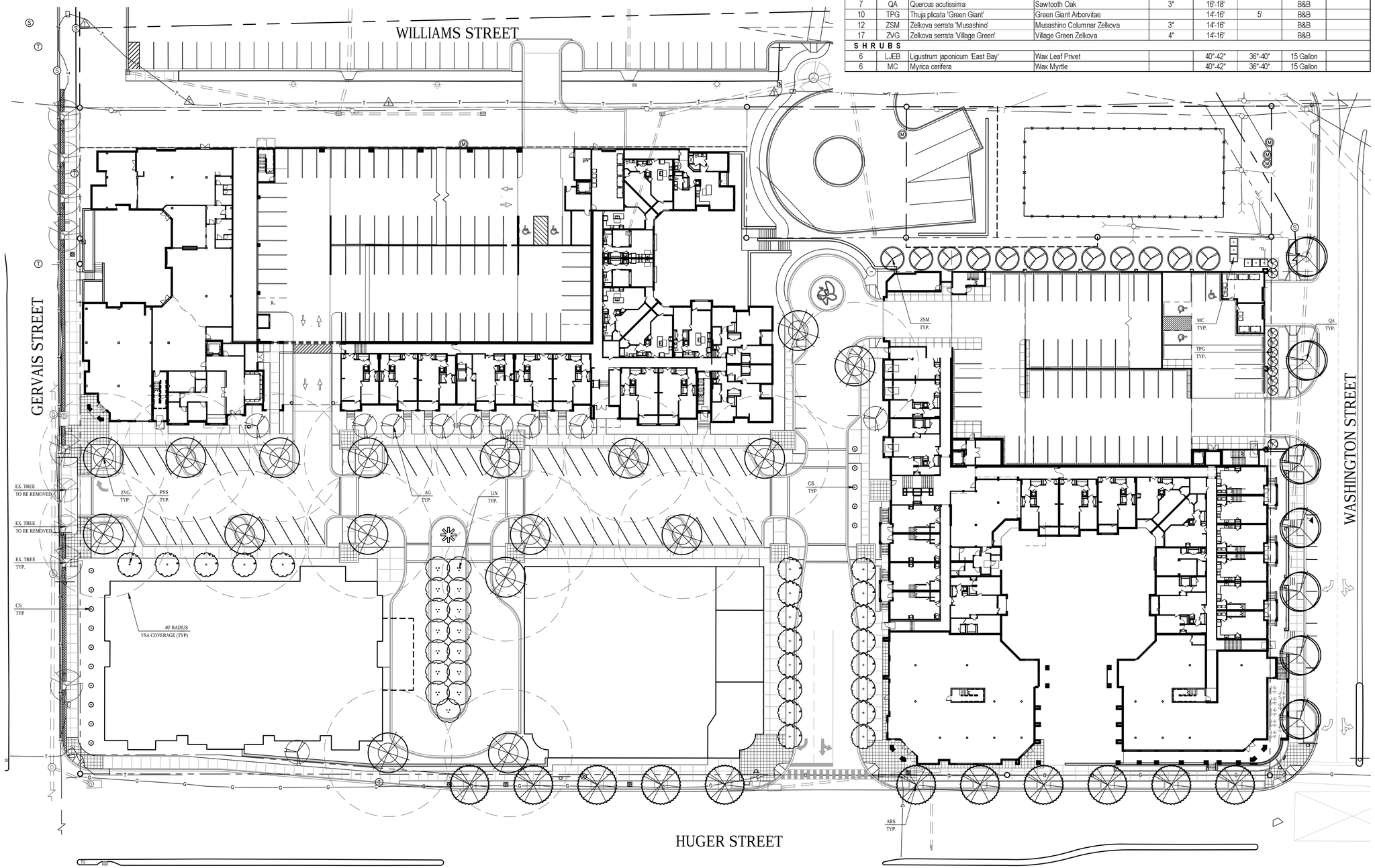
KLINE CITY CENTER HUGER @ GERVAIS

RICHLAND COUNTY, COLUMBIA, S.C.

DDRC SITE PLAN

TMS 08912-13-02

BOOK 02B-1	SF NO. 226 23
PROJECT NO. 1814	SHEET NO. C1
DATE 6/03/2015	



PLANT LIST - SHEET LS1.1

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES								
11	ABS	Acer buergeranum	Trident Maple	2"	8' MIN		B&B	Single Stem
10	AG	Acer grriseum	Paperbark Maple	2"	8' MIN		B&B	
15	CS	Cupressus sempervirens	Italian Cypress		10'	3'	B&B	
15	LIN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle (white)	3"	10'-12'		B&B	
21	PSS	Prunus serrulata 'Snow Goose'	Snow Goose Flowering Cherry	2"	8'		B&B	
7	QA	Quercus acutissima	Sawtooth Oak	3"	16'-18'		B&B	
10	TPG	Thuja plicata 'Green Giant'	Green Giant Arborvitae		14'-16'	5'	B&B	
12	ZSM	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	3"	14'-16'		B&B	
17	ZVG	Zelkova serrata 'Village Green'	Village Green Zelkova	4"	14'-16'		B&B	
SHRUBS								
6	LJEB	Ligustrum japonicum 'East Bay'	Wax Leaf Privet		40"-42"	36"-40"	15 Gallon	
6	MC	Myrica cerifera	Wax Myrtle		40"-42"	36"-40"	15 Gallon	

City of Columbia Tree Credits

Type of Development: Condominium or Residential Subdivision

TOTAL SITE
ACRES: 6.5 ACRES
REQUIRED UNITS (DFS): 195 DFS UNITS — Exempt? F

TREES SAVED (EDF)

Quantity	Tree Species	Softwood?	Tree Caliper	Units	Credits
1	Zelkova	F	30 in	29.4	29.4
1	Zelkova	F	24 in	18.6	18.6
1	Maple	F	12 in	6	6
4	Hardwood	F	6 in	3.6	14.4
		F	Choose D.B.H.	0	0
		F	Choose D.B.H.	0	0
		F	Choose D.B.H.	0	0
		F	Choose D.B.H.	0	0
		F	Choose D.B.H.	0	0
		F	Choose D.B.H.	0	0
			Total Credits		68.4

GRAND TREES REMOVED

Quantity	Hardwood Tree Species	Health	Tree Caliper	Units	Credits
		100%	Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
Quantity	Softwood Tree Species	Health	Tree Caliper	Units	Credits
		100%	Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Choose D.B.H.	0	0.0
			Total Credits	0	

TREES PLANTED

Quantity	Tree Species	Softwood?	Tree Caliper	Units	Credits
11	Trident maple	F	2 in	1	11
7	Sawtooth Oak	F	3 in	1.5	10.5
15	Natchez Crape Myrtle	F	3 in	1.5	22.5
21	Snow Goose Flowering Cherry	F	2 in	1	21
12	Musashino Columnar Zelkova	F	3 in	1.5	18
17	Village Green Zelkova	F	4 in	2	34
10	Paperbark Maple	F	2 in	1	10
		F	Choose Caliper	0	0
		F	Choose Caliper	0	0
		F	Choose Caliper	0	0
			Total Credits	127	

Required Units/Acre (DFS)	195	
Additional Units from Grand Tree Removal	0	
Total Required Credits (REF)	195	
Existing/Saved Credits (EDF)	68.4	
Planted Credits	127	
Proposed Credits	195.4	
REMAINDER	**0.4**	Red is deficient, Black is extra credits

GENERAL LANDSCAPE NOTES

1. THE TECHNICAL SPECIFICATIONS INCLUDED IN THESE DRAWINGS ENUMERATE THE PROJECT CONDITIONS, REQUIRED SUBMITTALS, PROCEDURES AND PROTOCOLS, QUALITY CONTROL, MATERIALS AND PRODUCTS, METHODS FOR EXECUTION OF THE WORK, MAINTENANCE, AND WARRANTIES ASSOCIATED WITH THE CONTRACT WORK. PERFORMED WORK NOT MEETING THE REQUIRED SPECIFICATIONS MAY BE FOUND TO BE UNACCEPTABLE AND WILL BE SUBSEQUENTLY REJECTED. CONTRACTOR WILL BE RESPONSIBLE FOR THE MEANS AND COSTS ASSOCIATED WITH ALL REPLACEMENT, REPAIR, OR ALTERATIONS NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS.
2. CONTRACTOR SHOULD NOTE THE REQUIRED STANDARDS FOR NURSERY STOCK INCLUDED IN THE TECHNICAL SPECIFICATIONS. IN ADDITION, THE STANDARDS SHOULD BE REVIEWED BY THE CONTRACTOR'S SUPPLIERS TO ENSURE PLANT MATERIALS CONFORM TO THE REQUIRED STANDARDS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. DISCREPANCIES IN PLANT QUANTITIES SHOULD BE ADDRESSED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION OR CLARIFICATION.
4. THE CONTRACTOR IS EXPECTED TO ACCURATELY LOCATE THE EDGES BETWEEN PLANTING BEDS AND TURF GRASS AREAS AS WELL AS THE SPECIFIED PLANTINGS. CONSULT THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. SPECIFIC REQUIREMENTS FOR TURF GRASS SOD, COMPOST, AND OTHER SOIL AMENDMENTS INCLUDING REQUIRED SOIL TESTING IS SHOWN IN THE TECHNICAL SPECIFICATIONS.
6. GRADE ALL LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF AREAS WITH INADEQUATE DRAINAGE PRIOR TO INSTALLATION OF LANDSCAPING.
7. PLANTS IN ROWS OR GROUPINGS SHALL BE MATCHED WITH RESPECT TO SIZE AND FORM.
8. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS SHOWN AS SQUARE IN FORM ON THE DRAWINGS SHOULD BE PRUNED INTO BOX-SHAPED PLANTS.
9. PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS UNLESS OTHERWISE SHOWN.
10. DO NOT MAKE PLANT SUBSTITUTIONS. FOLLOW SPECIFIED PROTOCOLS IN REQUESTING SUBSTITUTIONS.
11. ESTABLISH AND MAINTAIN TOP OF GRADE 2 INCHES BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF SOD OR MULCH.
12. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
13. ALL SITE LANDSCAPE AREAS ARE TO BE EITHER PLANTED, SODDED, SEEDED, OR MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS. NO DENUDED ON-SITE AREAS ARE ACCEPTABLE.
14. TREE STAKING AND GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
15. ALL PLANTS AND TURF GRASS SOD SHALL BE WARRANTED DURING INSTALLATION AND THROUGHOUT THE REQUIRED MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SPECIFIC REQUIREMENTS TO BE AS INDICATED IN THE TECHNICAL SPECIFICATIONS.
16. ALL LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNER IN A MANNER TO ALLOW FREE AND SAFE PASSAGE OF PEDESTRIAN AND VEHICULAR TRAFFIC ALONG THE PUBLIC RIGHT OF WAY.

LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

30' 15' 0 30' 60'

SCALE: 1" = 30'

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JDAVIS
510 Glenwood Ave, Suite 201 | Raleigh, NC 27603 | tel 919.835.1500
1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

HOMES URBAN PROPERTY COMPANY

KLINE CITY CENTER

Columbia, South Carolina

LS1.1

June 3, 2015

NORTH ELEVATION 2

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

EAST ELEVATION 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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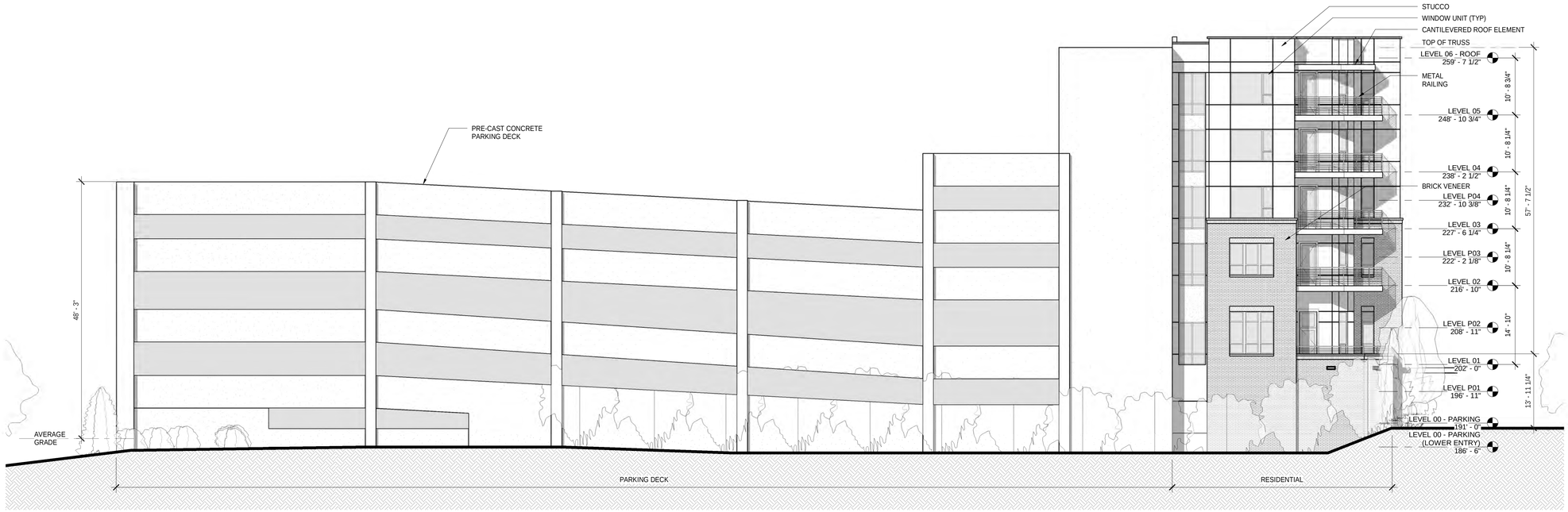
HOMES URBAN PROPERTY COMPANY

KLINE CITY CENTER - BLDG ONE

Columbia, South Carolina

DD.01

June 26, 2015



WEST ELEVATION 2

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

SOUTH ELEVATION 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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KLINE CITY CENTER - BLDG ONE

Columbia, South Carolina

DD.02

June 26, 2015

EAST COURTYARD ELEVATION 2

3/32" = 1'-0"

GRAPHIC SCALE

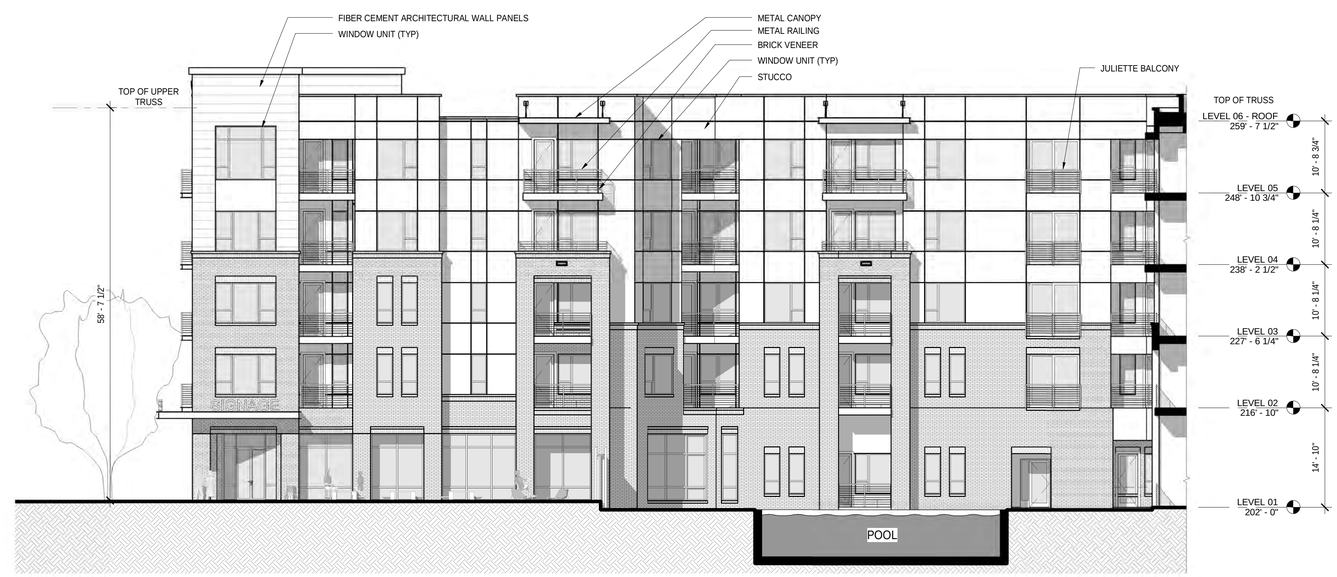
0 12 24 36

SOUTH COURTYARD ELEVATION 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36



NORTH COURTYARD ELEVATION 3

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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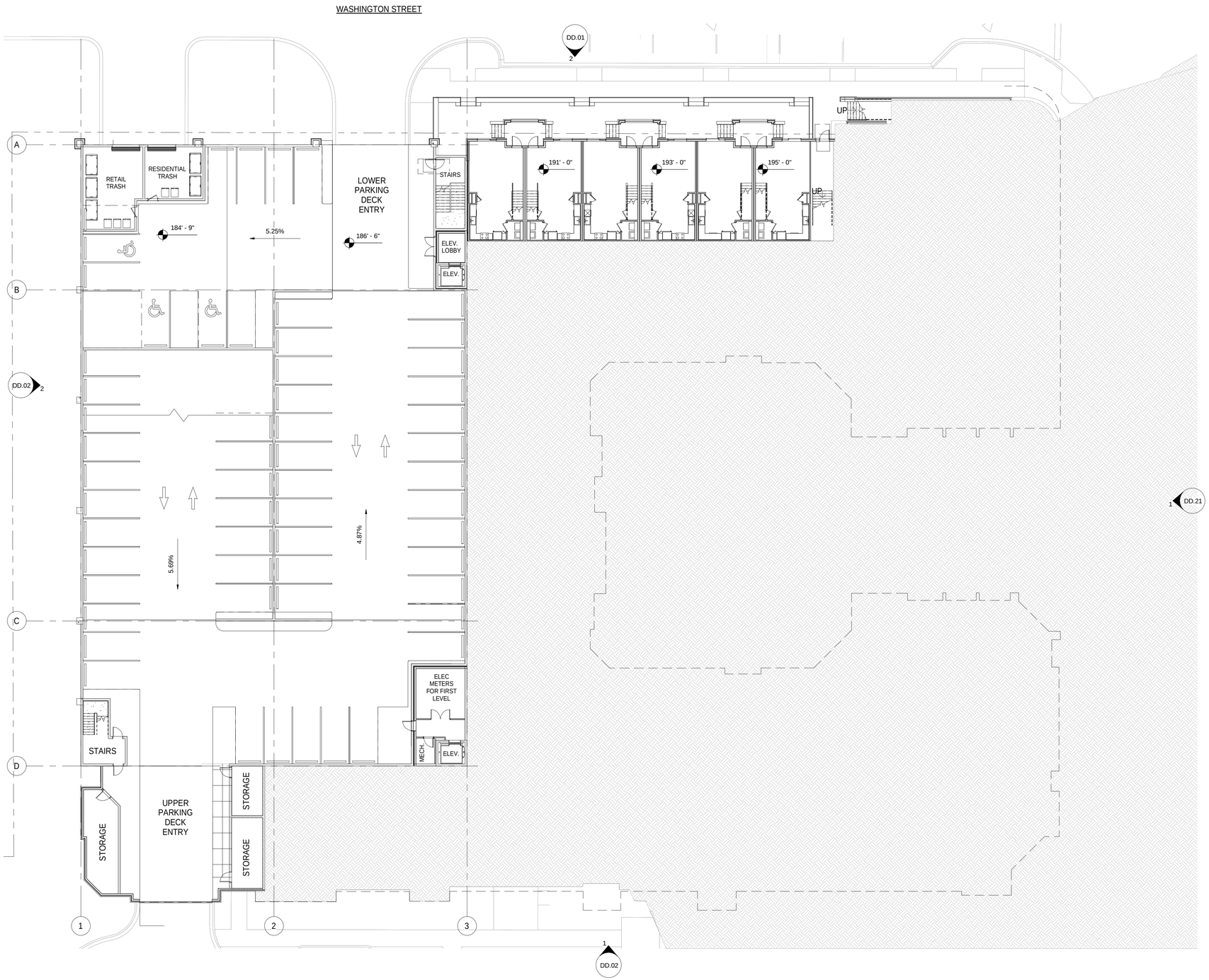
HOMES URBAN PROPERTY COMPANY

KLINE CITY CENTER - BLDG ONE

Columbia, South Carolina

DD.03

June 26, 2015



DD - LEVEL 00 | 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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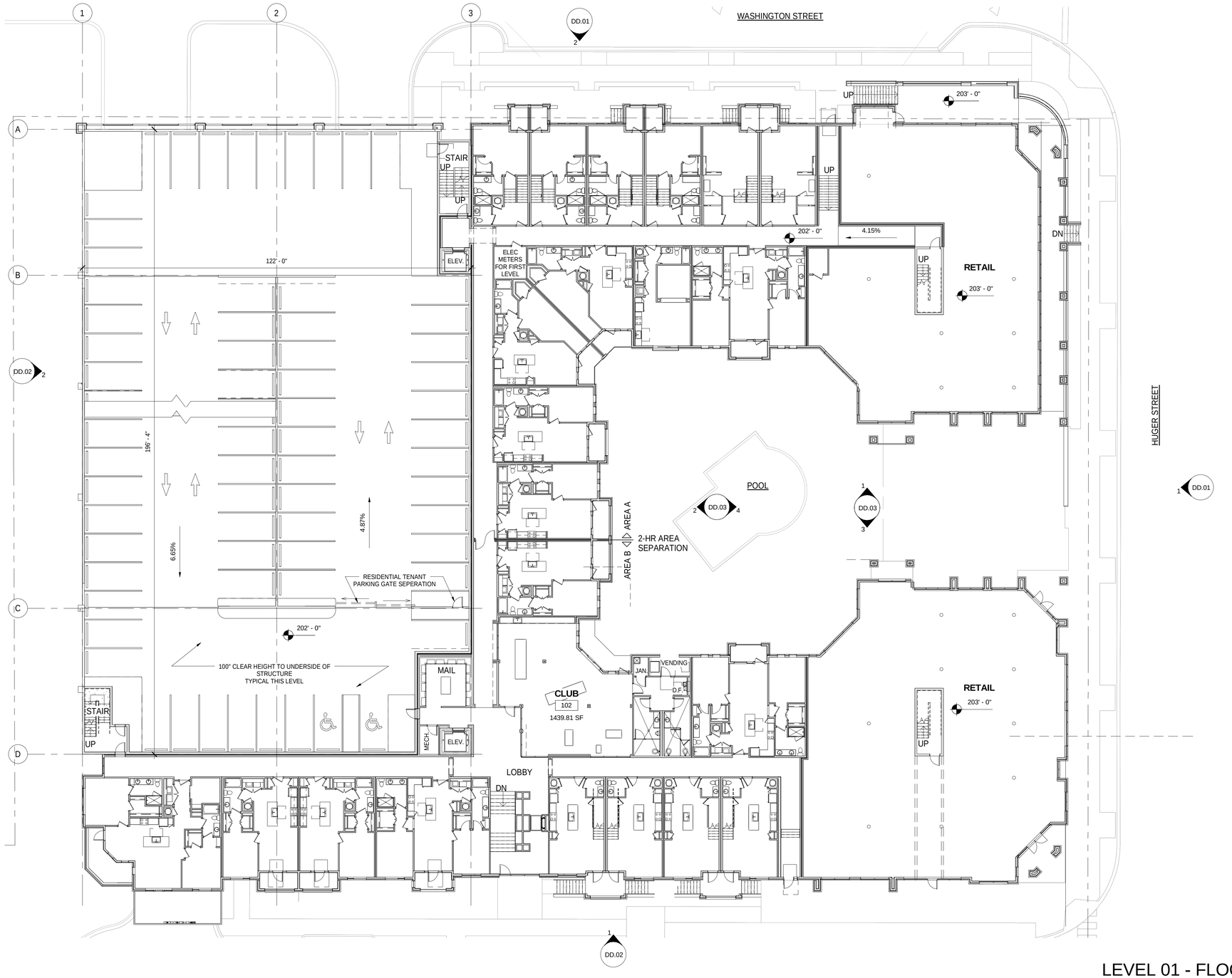
DD.10

June 26, 2015



LEVEL 01 - FLOOR PLAN 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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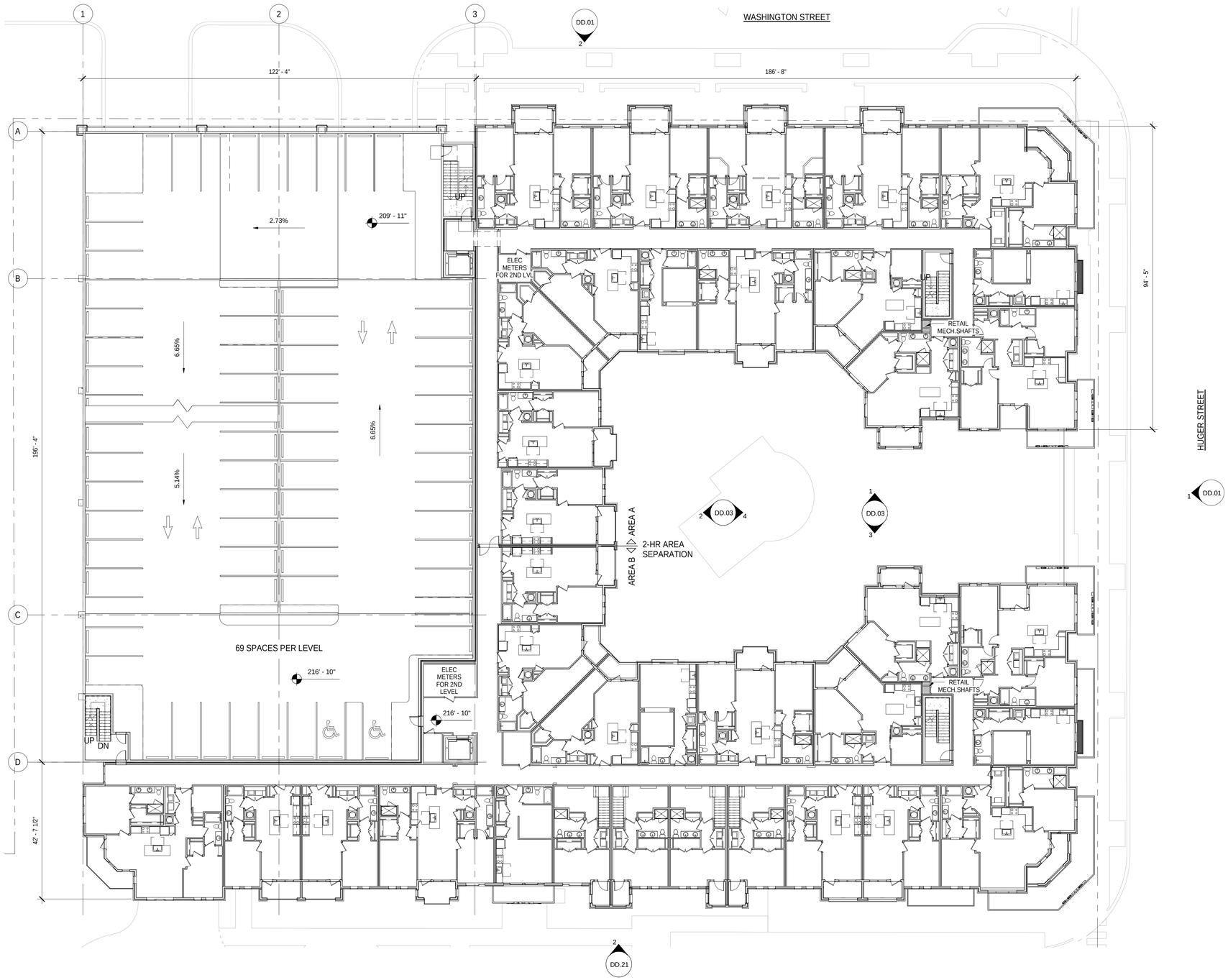
June 26, 2015



BUILDING ONE - LEVEL 02 THRU 05 | 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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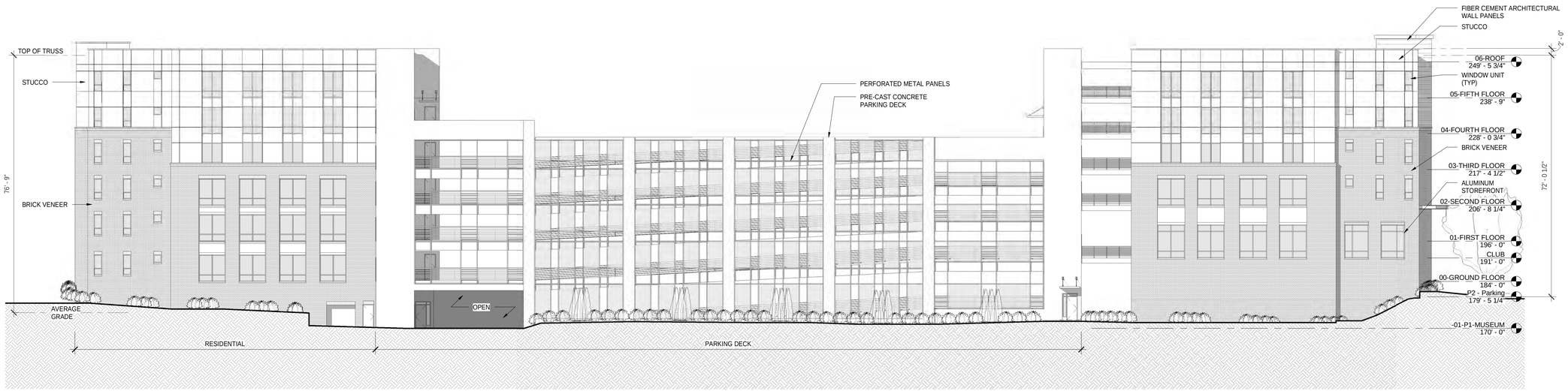
June 26, 2015

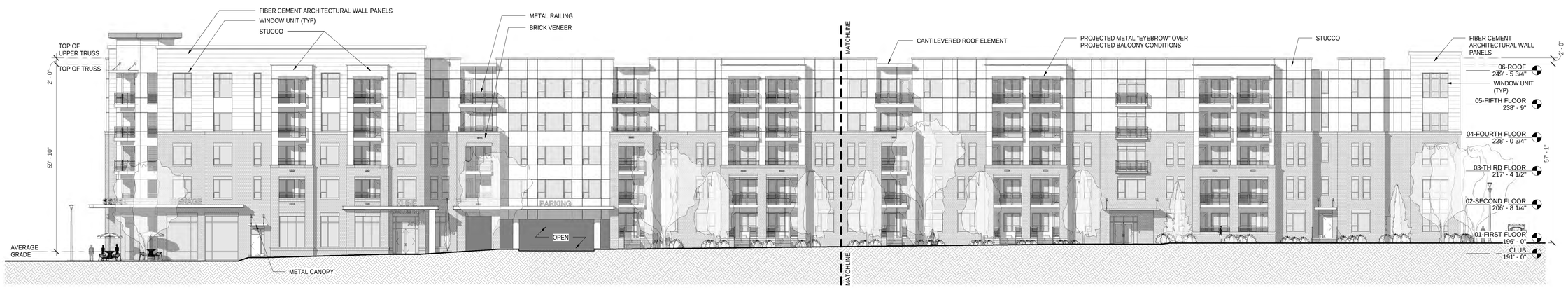


WEST ELEVATION - OVERALL 2

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64



EAST ELEVATION - OVERALL 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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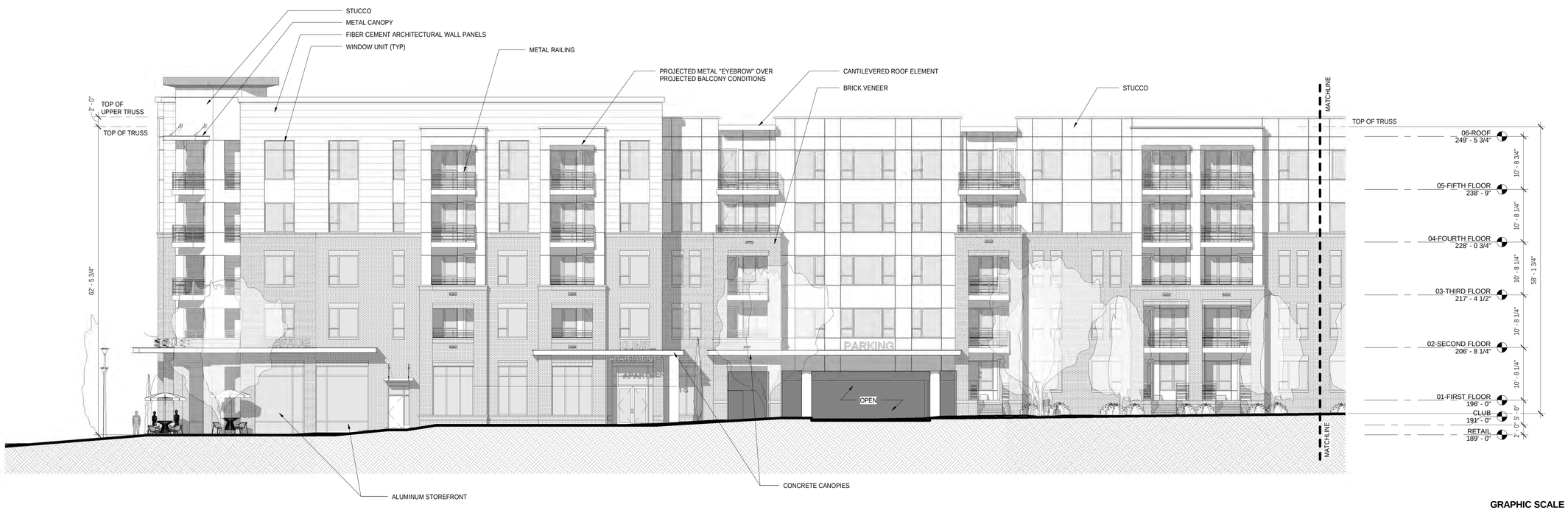
EAST ELEVATION - B 2

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36



EAST ELEVATION - A 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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June 26, 2015

NORTH ELEVATION 2

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

SOUTH ELEVATION 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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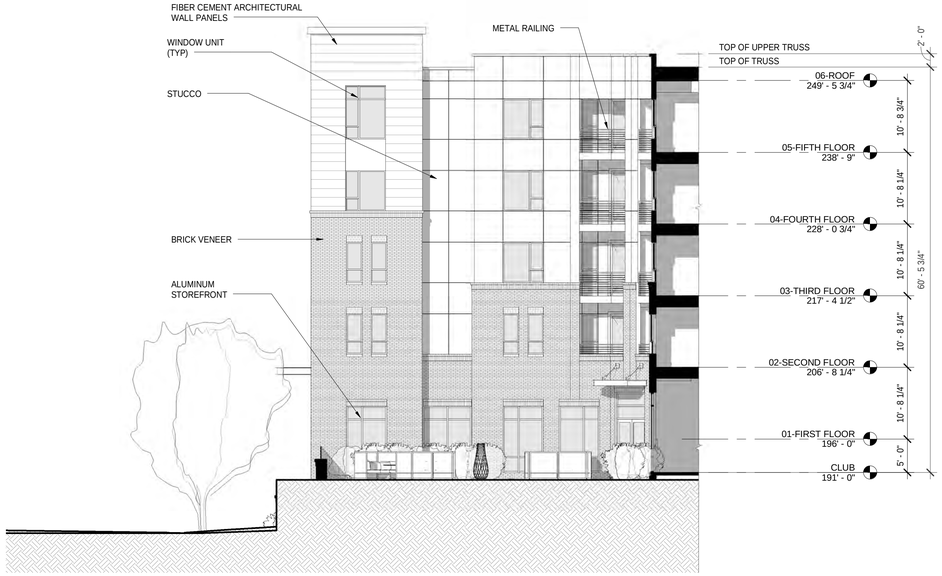
KLINE CITY CENTER - BLDG TWO

Columbia, South Carolina

DD.02

June 26, 2015

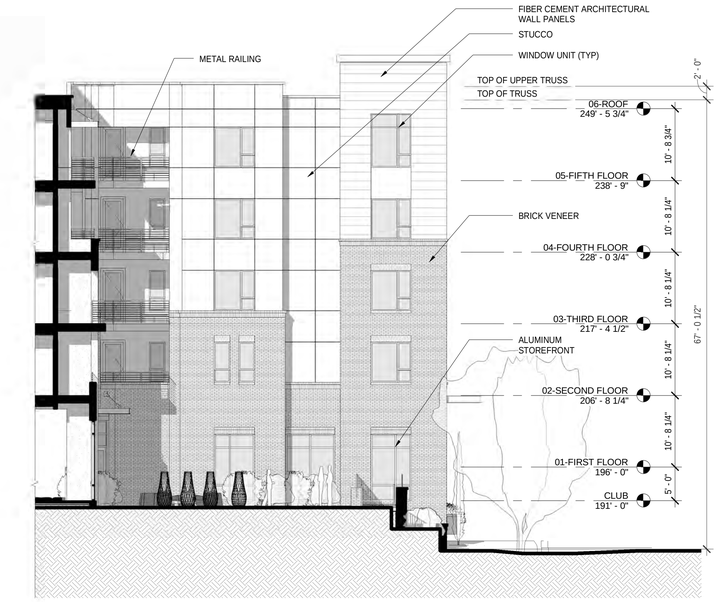


WEST COURTYARD "A" ELEVATION 2

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

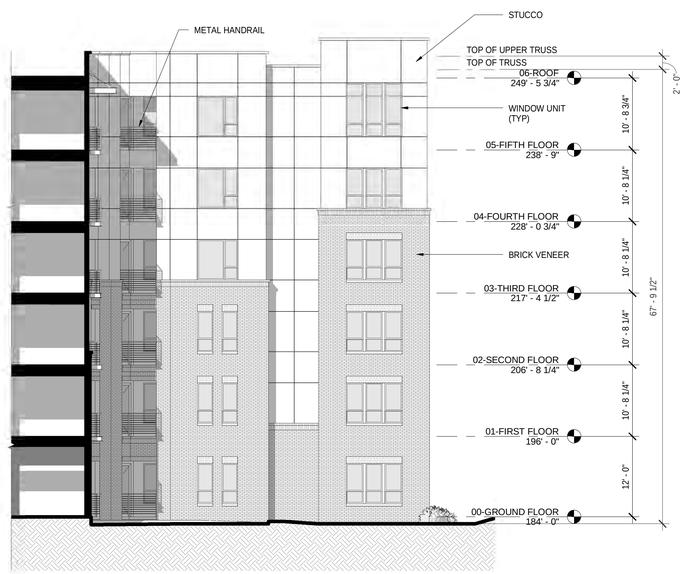


EAST COURTYARD "A" ELEVATION 1

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36



WEST COURTYARD "B" ELEVATION 4

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

EAST COURTYARD "B" ELEVATION 3

3/32" = 1'-0"

GRAPHIC SCALE

0 12 24 36

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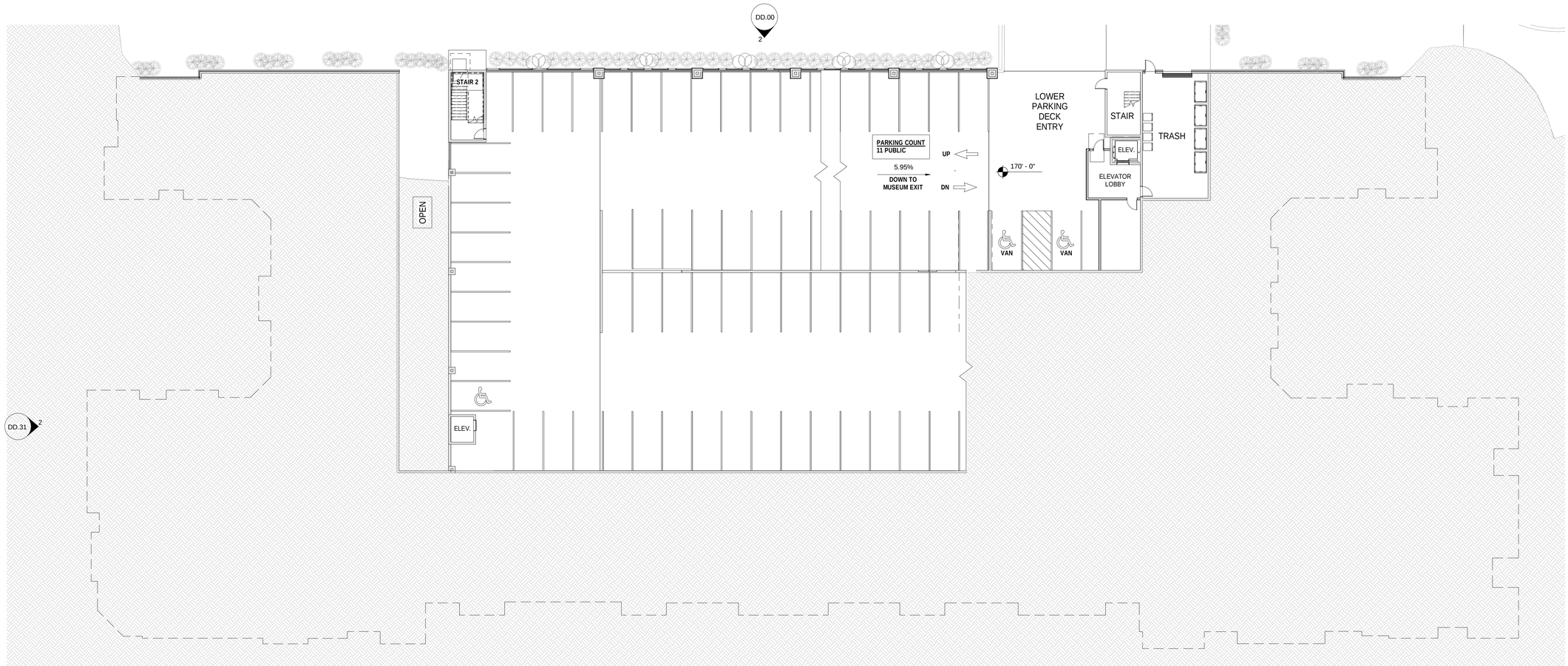
KLINE CITY CENTER - BLDG TWO

Columbia, South Carolina

DD.03

June 26, 2015



BUILDING TWO - LEVEL -01 (MUSEUM) 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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BUILDING TWO - LEVEL 00 | 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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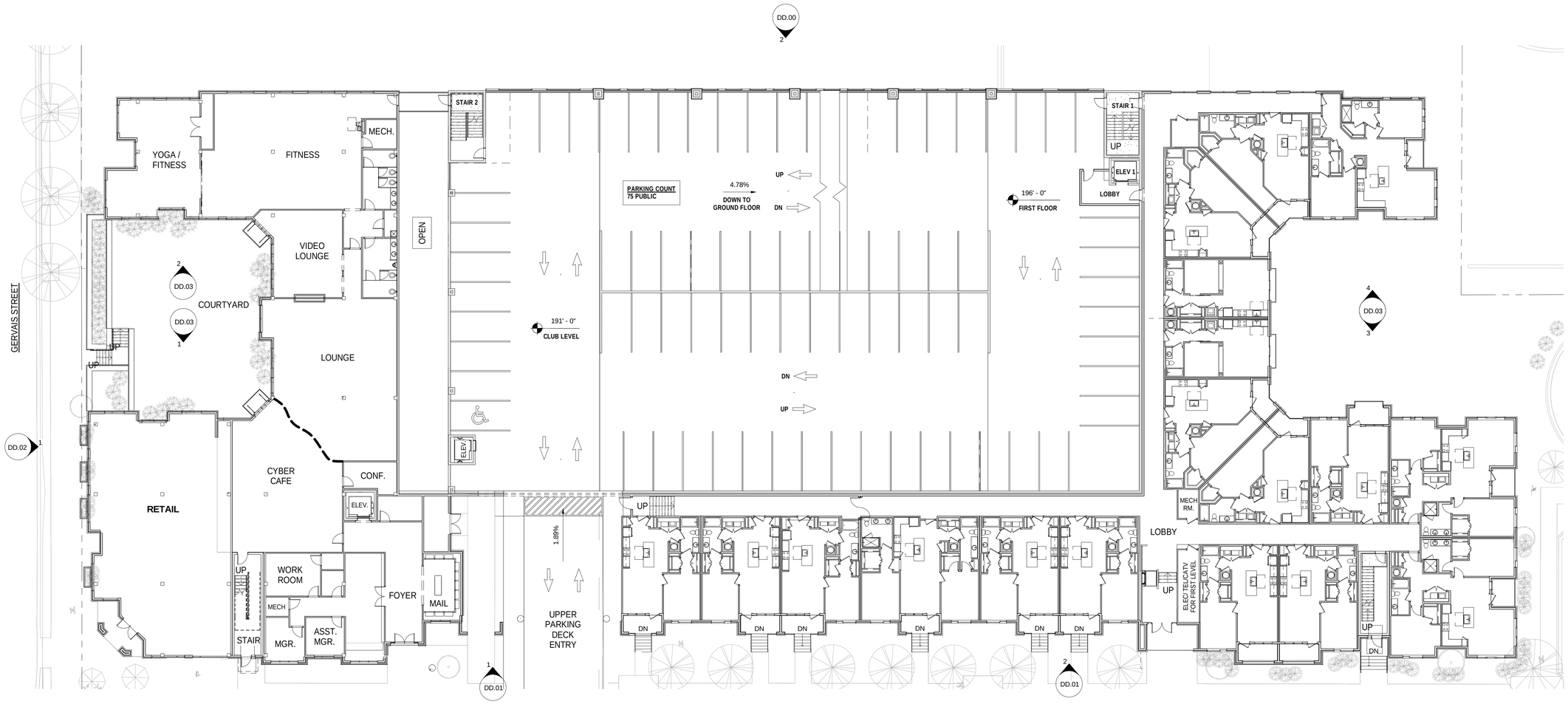
June 26, 2015



BUILDING TWO - LEVEL 01

1/16" = 1'-0"

1

GRAPHIC SCALE

0 16 32 48 64

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KLINE CITY CENTER - BLDG TWO

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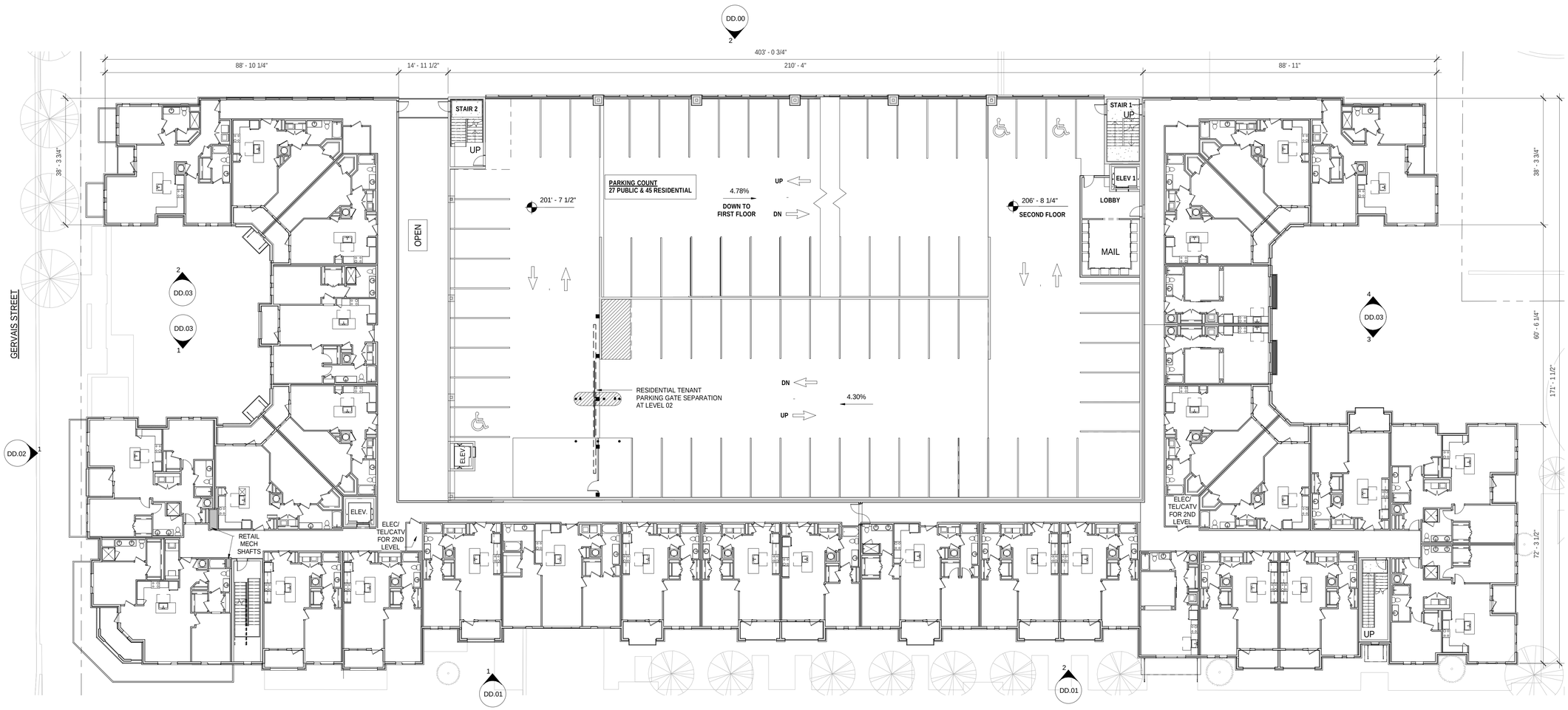
DD.12

June 26, 2015



BUILDING TWO - LEVEL 02 THRU 05 | 1

1/16" = 1'-0"

GRAPHIC SCALE

0 16 32 48 64

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KLINE CITY CENTER - BLDG TWO

Columbia, South Carolina

DD.13

June 26, 2015

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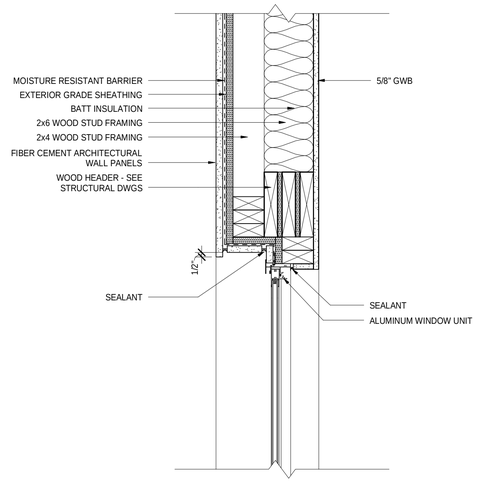
29-Jun-15

Kline City Center — Fenestration Calculations

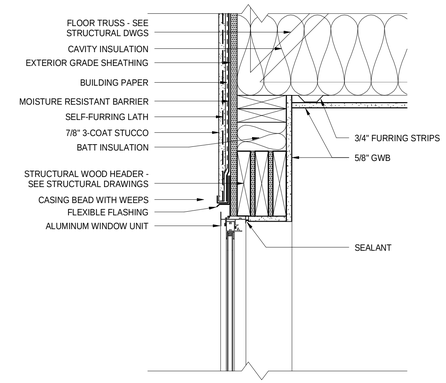
Bldg One		A Wall SF	B Window & Door SF	C* Openings Balconies		% Open SF B/A	% Open SF C/A
North							
	Residential	10,399	3,155	3,945		30%	38%
	Commercial	760	427	480		56%	63%
East							
	Residential	9,859	3,001	3,115		30%	32%
	Commercial	2,148	1,283	1,361		60%	63%
South							
	Residential	15,607	4,903	6,711		31%	43%
	Commercial	854	548	563		64%	66%
West							
	Residential	1,903	596	943		31%	50%

Bldg Two		A Wall SF	B Window & Door SF	C* Openings Balconies		% Open SF B/A	% Open SF C/A
North							
	Residential	10,024	3,155	3,997		31%	40%
East							
	Residential	20,749	6,797	8,009		33%	39%
	Commercial	1,512	864	953		57%	63%
South							
	Residential	7,056	2,100	2,834		30%	40%
	Commercial	2,361	1,297	1,382		55%	59%
West							
	Residential	8,969	2,758	-		31%	-
	Commercial	943	467	-		50%	-

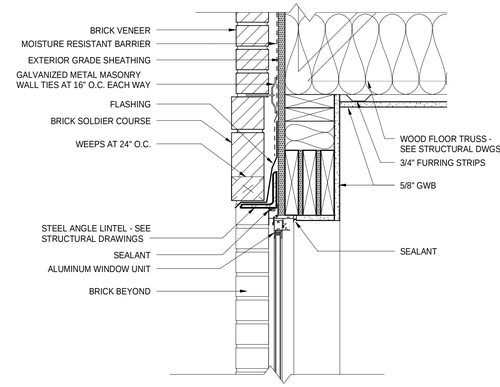
***** Sqaure Footage for **C** includes balcony opening but does not also count windows & doors on balcony.



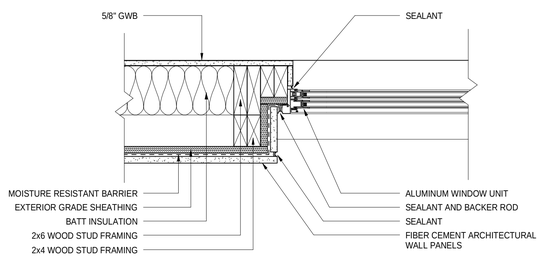
WINDOW HEAD @ NICHIHA 7
1 1/2" = 1'-0"



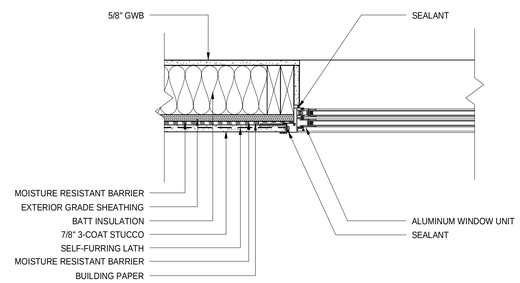
WINDOW HEAD @ STUCCO 4
1 1/2" = 1'-0"



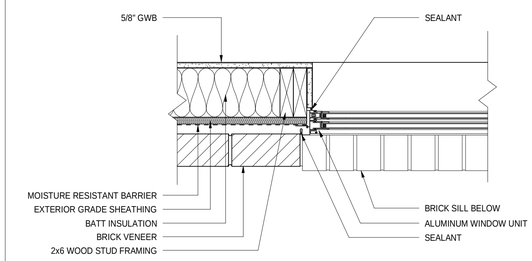
WINDOW HEAD @ BRICK 1
1 1/2" = 1'-0"



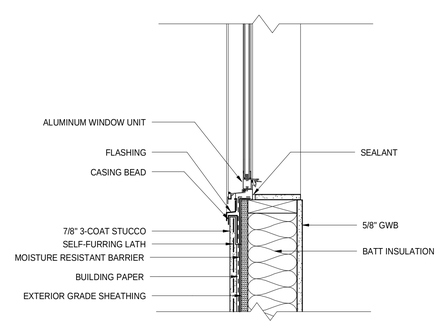
WINDOW JAMB @ NICHIHA 8
1 1/2" = 1'-0"



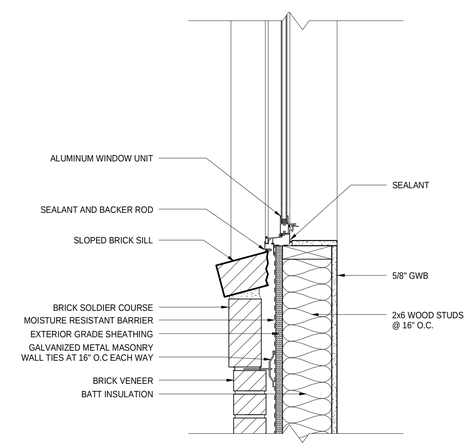
WINDOW JAMB @ STUCCO 5
1 1/2" = 1'-0"



WINDOW JAMB @ BRICK 2
1 1/2" = 1'-0"



WINDOW SILL @ STUCCO 6
1 1/2" = 1'-0"



WINDOW SILL @ BRICK 3
1 1/2" = 1'-0"

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Davis Property Group
KLINE CITY CENTER
COLUMBIA, SOUTH CAROLINA

		DATE
PROJECT:	14088	
ISSUE:		
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	WINDOW DETAILS	

DD.21

6/27/2015 1:16:54 PM C:\Users\astheyml\Documents\Autodesk\My Projects\Kline Building TWO - DD1_astheyml.rvt

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HOMES URBAN PROPERTY COMPANY

KLINE CITY CENTER

Columbia, South Carolina

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June 26, 2015

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KLINE CITY CENTER

Columbia, South Carolina

June 26, 2015

BUILDING ONE - EAST ELEVATION

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KLINE CITY CENTER | COLUMBIA, SC

July 1, 2015

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BUILDING ONE - SOUTH ELEVATION

JDAVIS >

KLINE CITY CENTER | COLUMBIA, SC

July 1, 2015

HOMES URBAN PROPERTY COMPANY

NEAR GERVAIS STREET

NEAR LADY STREET EXTENSION

BUILDING TWO - EAST ELEVATION

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KLINE CITY CENTER | COLUMBIA, SC

July 1, 2015

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