



D/DRC Case

1011 Assembly Street, 1000 & 1016 Park Street

City Center Design Development District

TMS: 08916-09-08, 08916-09-09, & 08916-09-10



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE/SUBDIVISION PLAN REVIEW
CASE SUMMARY**

**1001 AND 1011 ASSEMBLY STREET,
1000 AND 1016 PARK STREET
PARK7 GROUP
PRIVATE DORMITORY**

August 13, 2015 at 4:00pm

City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	1001 and 1011 Assembly Street, 1000 and 1016 Park Street
TMS#:	TMS#08916-09-07, -08, -09, -10
Zoning District:	C-4, DD (Central Area Commercial within the Design Development Review District)
Council District:	2
Proposal:	Request site plan approval to construct a 227-Unit, 684-Bed, 490,000 sq. ft. private dormitory with retail on the first floor
Applicant:	Paul Levine, Park7 Group
Proposed Use:	Private Dormitory
Staff Recommendation:	Approval with conditions as listed below.

Detail:	<p>This project entails the construction of a +/- 490,000 sq. ft. private dormitory on 2.06 acres. The proposed private dormitory consists of 227-units, 684 bedrooms (34 five, 67 four, 48 three, 24 two, 54 one), +/- 177,000 sq. ft. parking garage. The required number of parking spaces for this development is 518 (.75 per bedroom and 3.5 per 1,000 sq. ft. of retail) whereas the applicant proposes to provide 521. The required number of bicycle parking spaces is 171 (.25 per bed) whereas 172 will be provided.</p> <p>Though there are many staff comments within this case summary, the proposed site plan largely meets requirements.</p> <p>Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
----------------	--

CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW

John Fellows, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Encroachments will be required for all work within the right of way. 2. Sidewalks shall be at least 10 feet or more in width and shall be designed with complete streetscape including trees, lighting and other amenities as appropriate.
-------------------------------	--

	<p>Lighting shall be City Center lighting on Assembly and Park and Innovista lighting on Pendleton. Amenities shall be City Center on Assembly and Park, and Innovista on Pendleton. Sidewalk design shall comply with adopted Walk Bike Columbia Design Guidelines. Details shall be deferred to planning staff at the time of application of the encroachment.</p> <ol style="list-style-type: none"> 3. All driveways at sidewalks shall have continuous sidewalks with driveways having an approach. Details shall be deferred to planning staff at the time of application of the encroachment. 4. Improvements within the Park Street Right of way (sidewalk, curb, gutter, parking, etc.) shall be designed with a buffered bike lane as proposed within the Comprehensive plan of the City (specifically The walk bike Columbia plan) Design dimensions shall comply with NACTO standards (adopted by city) and the Guidelines found within the Walk Bike Columbia plan). Such details shall be deferred to planning staff at the time of application of the encroachment. 5. Improvements within the Pendleton Street Right of way (sidewalk, curb, gutter, parking, etc.) shall be designed with a bike lane as proposed within the Comprehensive plan of the City (specifically The Walk Bike Columbia plan). Design dimensions shall comply with NACTO standards (adopted by city) and the Guidelines found within the Walk Bike Columbia plan). Such details shall be deferred to planning staff at the time of application of the encroachment. 6. Alignment of sidewalk at Pendleton and Park shall be designed to be less irregular. Details shall be deferred to planning staff at the time of application of the encroachment.
<p>K. Brian Cook, Zoning Administrator</p>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. All requirements of 17-321 must be met. 2. Must comply with all conditions of the Board of Zoning Appeals special exception.
<p>Johnathan Chambers, Land Development Administrator</p>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. TMS#08916-09-07, -08, -09 and -10 to be consolidated into one lot prior to the issuance of any permits.
<p>Robert Harkins, Plans Examiner</p>	<p>Recommend approval.</p>
<p>Scott Rogers, Utilities</p>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks

	<p>without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly encouraged.</p> <p>4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.</p>
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval.
Sara Hollar, Forestry	<p>Recommend approval with conditions: Existing landscaping and irrigation at corner of Park and Pendleton must be protected during construction. New landscaping or irrigation installed in the right of way must be maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.</p>
Dana Higgins, Stormwater	<p>Recommend approval with conditions: Needs to provide and obtain approval for the pre- vs. post-development hydrology analysis of the site. Needs to ensure that no new discharge points are created causing flooding/drainage concerns to adjacent property. Will need to agree to and sign a City proposed maintenance agreement for the storm drain infrastructure should ownership be private for future maintenance and repair.</p>
John Spade, Parking	<p>Recommend approval. While this project meets zoning requirements for parking, it is unrealistic to think that 516 parking spaces will meet the needs of a 684 bed apartment complex. The complex is located next to several entertainment venues which quite often see a deficit in parking in the area when more than one event is occurring at the same time. In addition, there is little on-street parking available for guests. For the record, City Parking Services suggests the developer consider adding additional parking.</p>
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	Recommend approval.



City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Paul Levine	Company:	Park7 Group
Tel. #:	203-246-7474	Fax#:	
Mobile #:	203-246-7474	E-mail:	plevine@park7group.com

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

Group/Individual Commercial Development

Group Residential Development

Residential Subdivision

Planned Unit Development Site Review

3) PROPERTY

Address:	1001 & 1015 Assembly Street; 1000 & 1016 Park Street		
TMS#:	08916-09-07, -08, -09 & -10	Total Acreage:	2.06 acres (subject to survey)
Current Use:	vacant/parking lot	Proposed Use:	residential and retail
Current Zoning:	C-4 in City Center Design Development overlay district		
Number of Lots and/or Units:	227 units (684 beds)	Total Sq. Ft.	490,000 (incl. retail & parking)

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

Private dormitory development consisting of 227 units (684 beds) and 521 spaces in structured parking. Structured parking will be accessed from Pendleton Street. The development will have two courtyards and amenity areas on the upper most floor of the parking garage and on the ground floor. Retail space will be located on the ground floor at the corner of Pendleton & Assembly.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

Applicant Signature:	<i>Paul Levine</i>	
Print Name:	Paul Levine	
Date:		

PC Date: _____

Action: _____



LETTER OF AGENCY

DATE:

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 1001 Assembly Street, Columbia, SCalso known by TAX MAP NUMBER(S): 08916-09-07

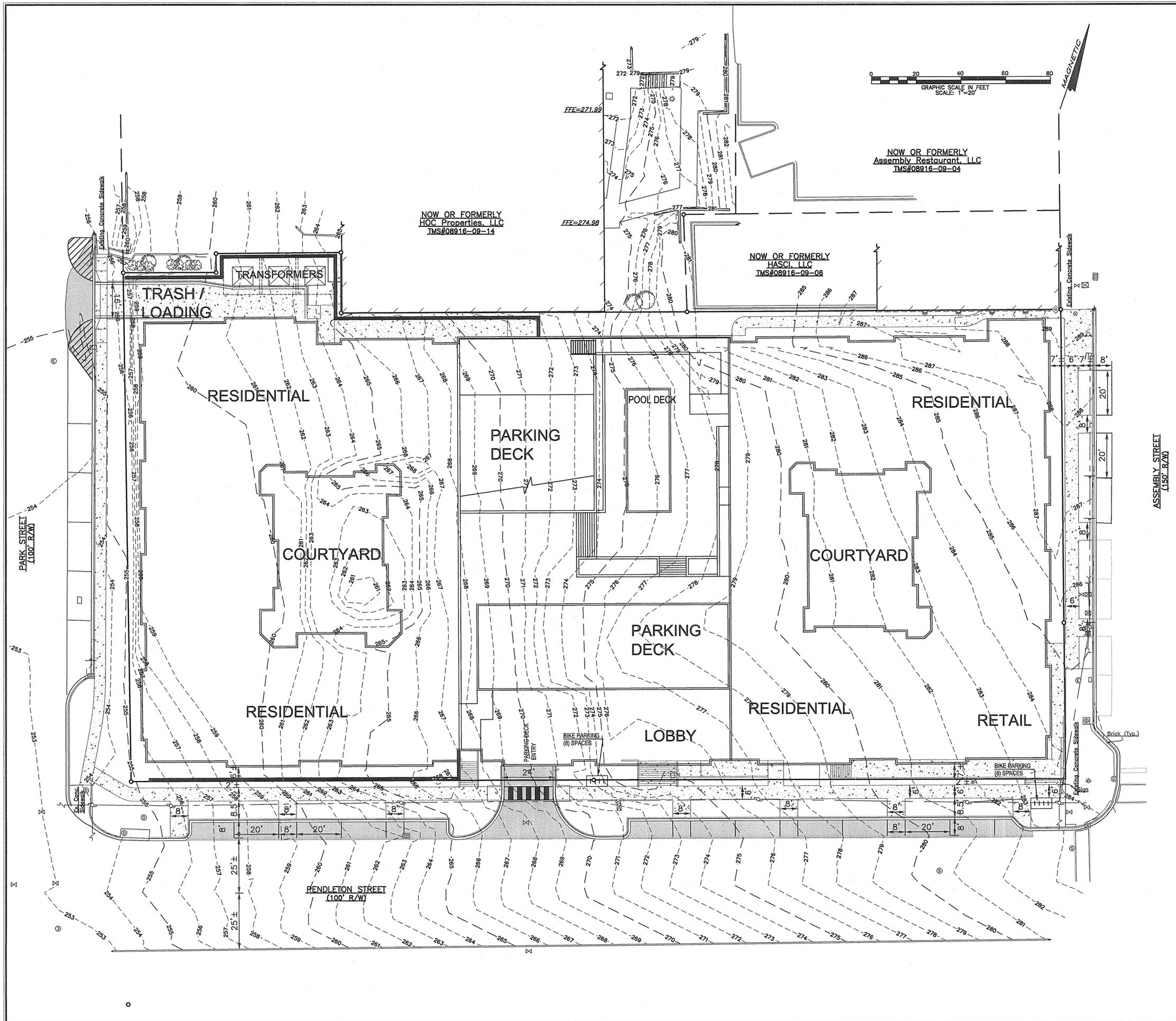
Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from _____ to _____;
- site plan review by the Planning Commission; and/or
- a minor subdivision.

SIGNATURE OF PROPERTY OWNER: By: Brett Kapell, Its Agent DATE: 7-8-2015
 PRINT Name of Property Owner: State of South Carolina
 Street Address of Property Owner: 1200 Senate street, suite 408
 City, State, ZIP of Property Owner: Columbia, SC 29201
 Telephone Number of Property Owner: (803) 737-3880

SIGNATURE OF WITNESS: Shawn Lavery DeJames DATE: 7/8/15
 PRINT Name of Witness to Signature of Property Owner: Shawn Lavery DeJames

SIGNATURE OF AUTHORIZED AGENT: Paul Levine DATE: 7/8/15
 Name of Authorized Agent: Paul Levine
 Company/Firm of Authorized Agent: Park7 Development
 Street Address of Authorized Agent: 461 Park Ave. S., 4th Floor
 City, State, ZIP of Authorized Agent: New York, NY 10016
 Telephone Number of Authorized Agent: 203-246-7474



COX AND DINKINS
ENGINEERS - SURVEYORS
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-785-0993
Email: cdinc@coxanddinkins.com

South Carolina Professional Engineer
No. 27748
7/8/2015
Yan M. Dinkins
LICENSED PROFESSIONAL ENGINEER
NO. 27748

South Carolina Professional Engineer
No. C00294
COX AND DINKINS, INC.
No. C00294

CERTIFICATE OF AUTHORIZATION SEAL

REVISIONS	DESCRIPTION
No.	DATE

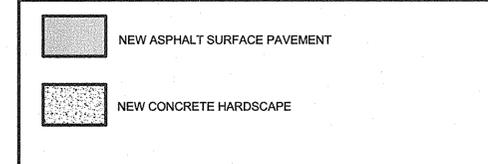
GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 08916-09-07, -08, -09 & -10.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 2.06 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE CITY CENTER DESIGN/DEVELOPMENT REGULATIONS.
- 4) TOPOGRAPHIC REFERENCE MARK IS CGS MONUMENT DESIGNATED "O 2", ELEV.=262.37' NGVD 29 DATUM, AS TAKEN FROM NGS DATA SHEET RETRIEVED FROM HTTP://WWW.NGS.NGA.MIL/GOV/. THE CONTOUR INTERVAL = ONE (1) FOOT.
- 5) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADI ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY LINES; PROJECT AREA "B", COLUMBIA, SC, CAR., ON FILE WITH THE RICHLAND COUNTY ASSESSOR'S OFFICE IN FOLDER 8916.
- 2) PLAT OF PROPERTY OF MAMIE H. HUGHES & PEARLSTINE H. CAUGHMAN, BY TOMLINSON ENGINEERING COMPANY, DATED JUNE 27, 1941 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "1", PAGE 173.
- 3) RICHLAND COUNTY DEED BOOK NO. F.D. PAGE 3.
- 4) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 5) CITY DRAWINGS: 222-11, 29-128, W830 & S8888 PHII, AND PROJ. 923-B, FILED AT CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING OFFICE.
- 6) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

PAVEMENT LEGEND



BUILDING & PARKING SUMMARY

BUILDING SUMMARY (RESIDENTIAL):

(1) BEDROOM	75 UNITS	54 BEDS
(2) BEDROOM	95 UNITS	48 BEDS
(3) BEDROOM	42 UNITS	144 BEDS
(4) BEDROOM	73 UNITS	268 BEDS
(5) BEDROOM	33 UNITS	170 BEDS
TOTAL		684 BEDS

PARKING REQUIREMENTS (RESIDENTIAL):

0.75 SPACES PER BED x 684 BEDS	= 513 SPACES
HANDICAP PARKING @ 5% x 513	= 26 SPACES
BICYCLE PARKING @ 0.25 SPACES PER BED = 171 SPACES	

BUILDING SUMMARY (RETAIL):

2,658 SQUARE FEET	
-------------------	--

PARKING REQUIREMENTS (RETAIL):

(4) SPACES PER 1,000 SQ FT	= 11 SPACES
----------------------------	-------------

VEHICLE PARKING SUMMARY (ON-SITE VIA STRUCTURE):

RESIDENTIAL PARKING PROVIDED	= 516 SPACES
RETAIL PARKING PROVIDED	= 5 SPACES
TOTAL PARKING PROVIDED	= 521 SPACES

BICYCLE PARKING SUMMARY:

EXTERIOR SPACES PROVIDED	= 16 SPACES
COVERED & SECURED SPACES PROVIDED	= 172 SPACES
TOTAL BICYCLE PARKING PROVIDED	= 188 SPACES

SEE ARCHITECTURAL PLANS FOR FULL PARKING SUMMARY

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK 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.

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE UNDERGROUND PIPES & UTILITIES OF WHICH WE HAVE KNOWLEDGE. HOWEVER, THERE ARE SOME UNDERGROUND PIPES LOCATED ON THE PROPERTY WHICH WE CANNOT FIND THE ORIGIN OR TERMINUS OF AT THIS TIME. THERE ALSO MAY EXIST BURIED UNDERGROUND UTILITIES OF WHICH WE HAVE NO KNOWLEDGE OF AND WERE NOT OBSERVED DURING THE SURVEY. IF SUCH INFORMATION IS DEEMED NECESSARY WE SUGGEST THE OWNER CONTRACT WITH AN INDEPENDENT THIRD PARTY UTILITY LOCATER.

The Palmetto Utility Protection Service, Inc.
808 Duane Square Blvd., Suite 153 Columbia, South Carolina 29201 (803) 939-1117
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.

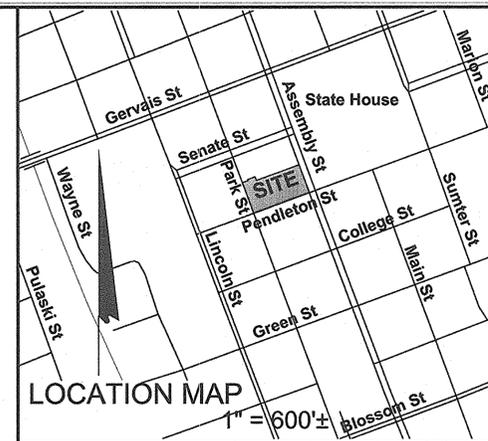
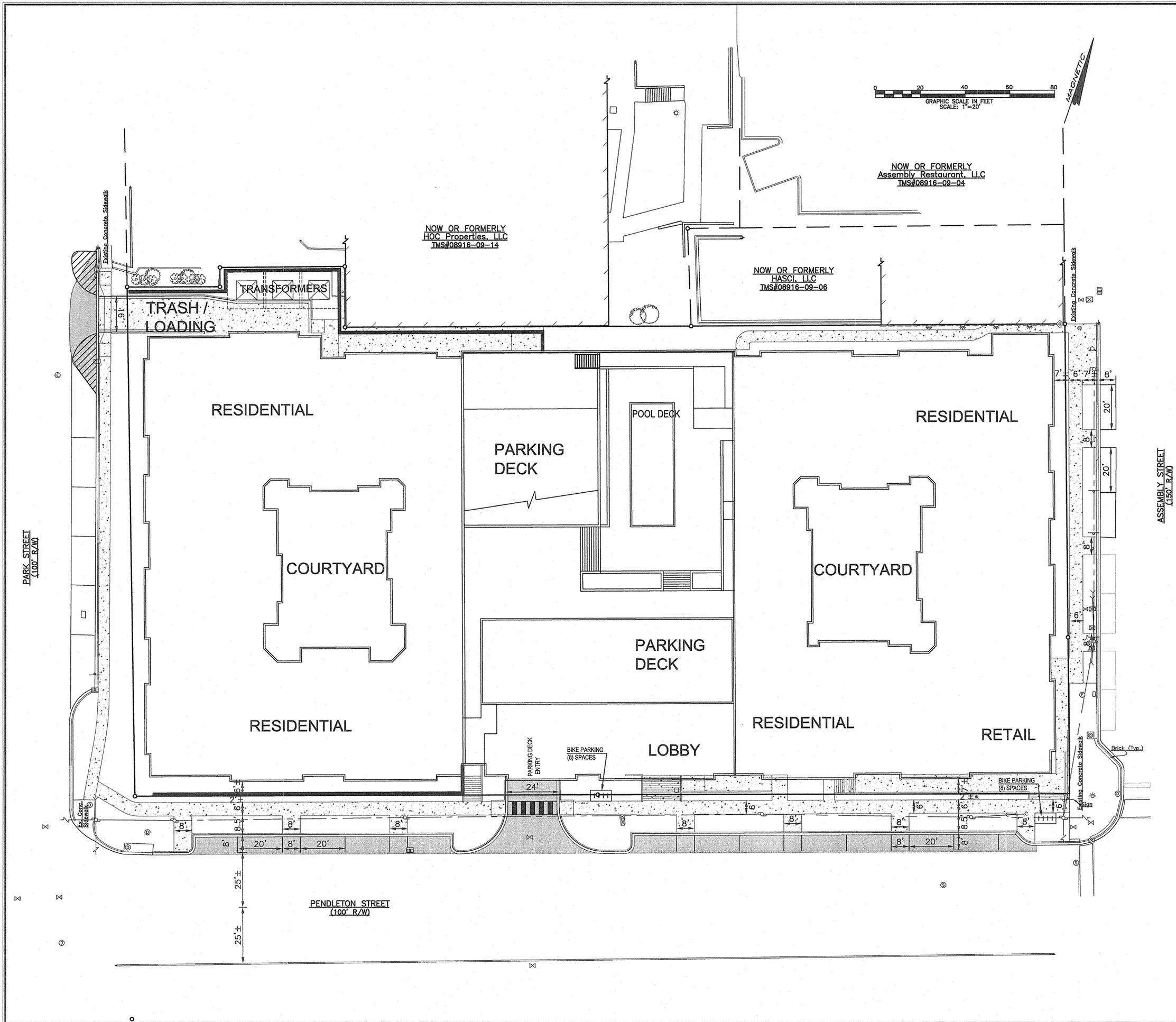
PREPARED FOR:
CD/PARK7 COLUMBIA SC
HIGH RISE OWNER, LLC
461 PARK AVENUE S
FLOOR 4
NEW YORK, NY 10016
Tel: (203) 246-7474

PROJECT:
**PARK7 GROUP
PRIVATE DORMITORY
1015 ASSEMBLY STREET**
RICHLAND COUNTY, COLUMBIA, S.C.

DDRC SITE PLAN

TMS 08916-09-07, -08, -09 & -10	BOOK 14A-28	SF NO. 326
	Q64-1; Z10-76	23
PROJECT NO.	SHEET NO.	
1854	C2	
DATE	07/08/2015	

COPYRIGHT © 2015 COX AND DINKINS, INC. ALL RIGHTS RESERVED.



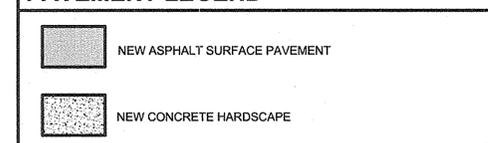
GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 08916-09-07, -08, -09 & -10.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 2.06 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE CITY CENTER DESIGN/DEVELOPMENT REGULATIONS.
- 4) TOPOGRAPHIC REFERENCE MARK IS CGS MONUMENT DESIGNATED "O 2", ELEV.=262.37' NGVD 29 DATUM, AS TAKEN FROM NGS DATA SHEET RETRIEVED FROM HTTP://WWW.NGS.NGA.MIL/. THE CONTOUR INTERVAL = ONE (1) FOOT.
- 5) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADI ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY LINES; PROJECT AREA "B", COLUMBIA, SC, CAR., ON FILE WITH THE RICHLAND COUNTY ASSESSOR'S OFFICE IN FOLDER 8916.
- 2) PLAT OF PROPERTY OF MAMIE H. HUGHES & PEARLSTINE H. CAUGHMAN, BY TOMLINSON ENGINEERING COMPANY, DATED JUNE 27, 1941 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "1", PAGE 173.
- 3) RICHLAND COUNTY DEED BOOK NO. F.D., PAGE 3.
- 4) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 5) CITY DRAWINGS: 222-11, 29-128, W830 & SS888 PHIL, AND PROJ. 923-B, FILED AT CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING OFFICE.
- 6) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

PAVEMENT LEGEND



BUILDING & PARKING SUMMARY

BUILDING SUMMARY (RESIDENTIAL):	
(1) BEDROOM	75 UNITS 54 BEDS
(2) BEDROOM	95 UNITS 48 BEDS
(3) BEDROOM	42 UNITS 144 BEDS
(4) BEDROOM	73 UNITS 268 BEDS
(5) BEDROOM	33 UNITS 170 BEDS
TOTAL	684 BEDS

PARKING REQUIREMENTS (RESIDENTIAL):	
0.75 SPACES PER BED x 684 BEDS	= 513 SPACES
HANDICAP PARKING @ 5% x 513	= 26 SPACES
BICYCLE PARKING @ 0.25 SPACES PER BED	= 171 SPACES

BUILDING SUMMARY (RETAIL):	
2,658 SQUARE FEET	

PARKING REQUIREMENTS (RETAIL):	
(4) SPACES PER 1,000 SQ FT	= 11 SPACES

VEHICLE PARKING SUMMARY (ON-SITE VIA STRUCTURE):

RESIDENTIAL PARKING PROVIDED	= 516 SPACES
RETAIL PARKING PROVIDED	= 5 SPACES
TOTAL PARKING PROVIDED	= 521 SPACES

BICYCLE PARKING SUMMARY:

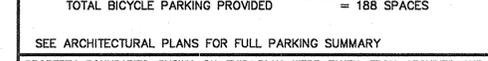
EXTERIOR SPACES PROVIDED	= 16 SPACES
COVERED & SECURED SPACES PROVIDED	= 172 SPACES
TOTAL BICYCLE PARKING PROVIDED	= 188 SPACES

SEE ARCHITECTURAL PLANS FOR FULL PARKING SUMMARY

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.

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE UNDERGROUND PIPES & UTILITIES OF WHICH WE HAVE KNOWLEDGE. HOWEVER, THERE ARE SOME UNDERGROUND PIPES LOCATED ON THE PROPERTY WHICH WE CANNOT FIND THE ORIGIN OR TERMINUS OF AT THIS TIME. THERE ALSO MAY EXIST BURIED UNDERGROUND UTILITIES OF WHICH WE HAVE NO KNOWLEDGE OF AND WERE NOT OBSERVED DURING THE SURVEY. IF SUCH INFORMATION IS DEEMED NECESSARY WE SUGGEST THE OWNER CONTRACT WITH AN INDEPENDENT THIRD PARTY UTILITY LOCATOR.

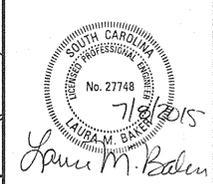
The Palmetto Utility Protection Service, Inc.
810 Death Square Blvd., Suite 100 Columbia, South Carolina 29201 (803) 919-1117



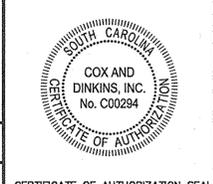
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-785-0993
Email: cdinc@coxanddinkins.com



LICENSED PROFESSIONAL ENGINEER
NO. 27748



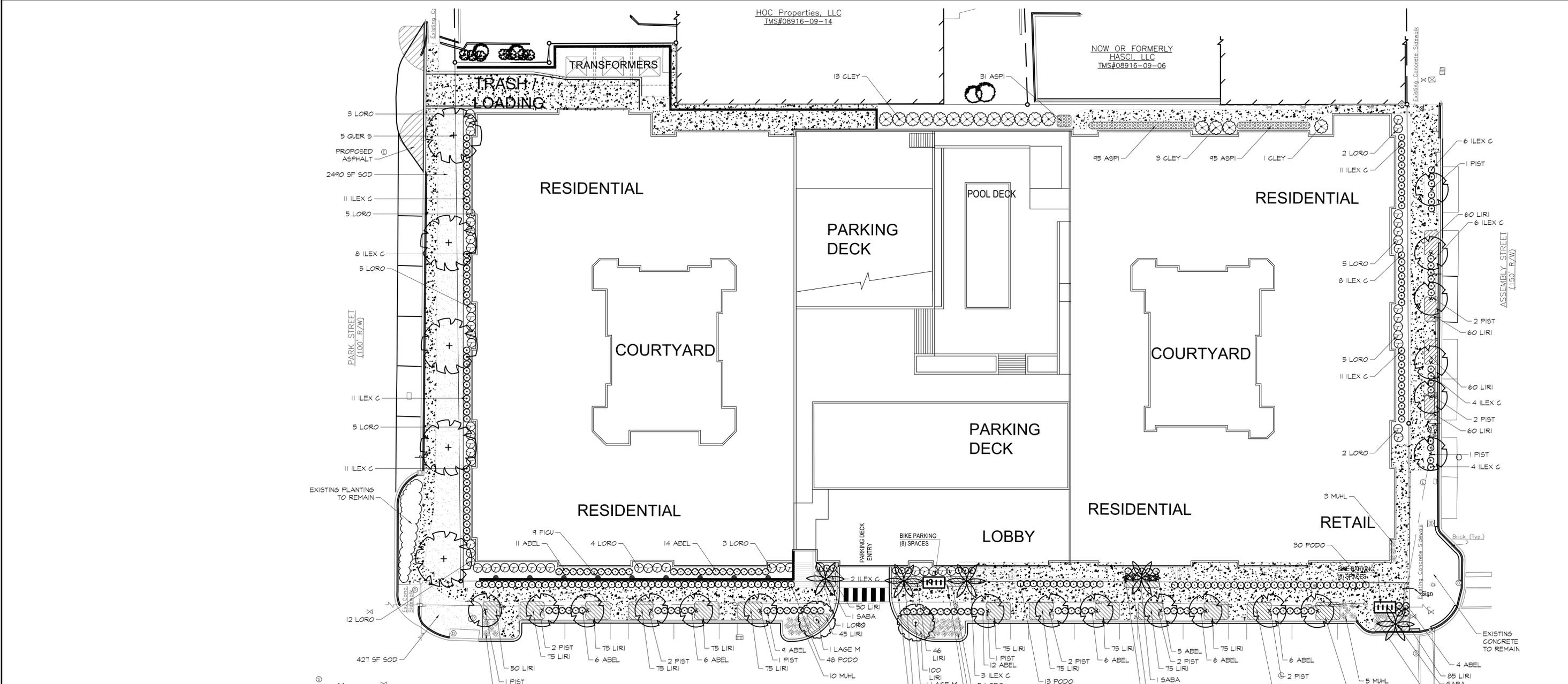
CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION

PREPARED FOR:
CD/PARK7 COLUMBIA SC
HIGH RISE OWNER, LLC
461 PARK AVENUE S
FLOOR 4
NEW YORK, NY 10016
Tel: (203) 246-7474

PROJECT:
**PARK7 GROUP
PRIVATE DORMITORY
1015 ASSEMBLY STREET**
RICHLAND COUNTY, COLUMBIA, S.C.
DDRC SITE PLAN

TMS 08916-09-07, -08, -09 & -10	
BOOK 14A-28	SF NO. 326 23
Q84-1; Z10-76	
PROJECT NO. 1854	SHEET NO. C1
DATE 07/08/2015	



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	CALIPER	SPREAD	MINIMUM HEIGHT	BALL DIA.	NO. CANES	COMMENTS	QTY.
LAGE M	LAGERSTROEMIA 'MUSKOGEE'	'MUSKOGEE' CRAPEMYRTLE	1 1/2" EA.	4'-6'	10'-12'	20"	3 MIN	MATCHING, SPECIMEN	2
PIST	FISTACIA CHINENSIS	CHINESE PISTACHE	2"	6'	10'-12'	18"	1	MATCHING, SPECIMEN	14
QUER S	QUERCUS SHUMARDII	SHUMARD OAK	3"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	5
SABA	SABAL PALMETTO	PALMETTO			10'-12'		1	SPECIMEN	5
ABEL	ABELIA X 'ROSE CREEK'	'ROSE CREEK' ABELIA	15"	12"	3 GAL.	3-5		PLANT 3' O.C.	85
CLEY	CLEYERA JAPONICA	CLEYERA	24"	24"	3 GAL.			PLANT 6' O.C.	17
ILEX C	ILEX CORNUTA 'CARISSA'	'CARISSA' HOLLY	15"-18"	12"	3 GAL.	3-5		PLANT 3' O.C.	49
LORO	LOROPETALUM CHINENSE 'RUBY'	'RUBY' LOROPETALUM	24"	24"	3 GAL.	3-5		PLANT 5' O.C.	57
MUHL	MUHLENBERGIA CAPILLARIS	MUHL'Y GRASS	18"	18"	3 GAL.			PLANT 3' O.C.	39
PODO	PODOCARPUS MACROPHYLLUS MAKI	PODOCARPUS	15"	12"	3 GAL.	5-9		PLANT 3' O.C.	41
YUCC	YUCCA FILAMENTOSA 'COLORGUARD'	'COLORGUARD' YUCCA	18"	24"	3 GAL.	3-5		PLANT AS SHOWN	4
ASPI	ASPIDISTRA ELATIOR	CAST - IRON PLANT			PINT	5-7		PLANT 12" O.C.	221
FIGU	FIGUS PUMILA	CLIMBING FIG			1 GAL.			TRAIN TO WALL	4
LIRI	LIRIOPE MUSCARI' 'BIG BLUE'	'BIG BLUE' LIRIOPE			PINT			PLANT 12" O.C.	1,372
SOD	EREMOCHLOA OPHUROIDES	CENTPEDE GRASS						WELL ROOTED	2,917 SF

ALL PLANTING TO BE MECHANICALLY IRRIGATED



PRELIMINARY
NOT FOR CONSTRUCTION



07.06.2015

1015 ASSEMBLY STREET
COLUMBIA, SC
PARK 7
HPA #15371

PLANTING PLAN

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO
© 2014 by HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P. • 5339 Alpha Road, Suite 300 Dallas, TX 75240 •
The arrangements depicted herein are the sole property of Humphreys & Partners Urban Architecture, LP and may not be reproduced in any form without its written permission. • www.humphreys.com