

## D/DRC Case

550 Assembly Street and 507-19 Main Street

**City Center Design Development District**

TMS: 11303-11-01 and 11303-11-05

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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
CITY CENTER/HISTORIC AGENDA  
EVALUATION SHEET  
Case # 4**

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**ADDRESS:** 550 Assembly Street

**APPLICANT:** Derek Gruner, University of South Carolina

**TAX MAP REFERENCE:** TMS#R11303-11-01 and R11303-11-05

**USE OF PROPERTY:** Commercial Office Building

**REVIEW DISTRICT:** City Center

**NATURE OF REQUEST:** New Construction and Site Improvements

**SUMMARY**

The applicant is proposing the construction of a new office building and the corner of assembly and Blossom Street. This building will be 130,000 square feet and will contain private tenants who desire a location contiguous with the university campus. The building is not intended to be primarily a research building with labs, but instead a speculative office building with flexible floor plates.

**CITY CENTER GUIDELINE REVIEW**

**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 proposed structure is above two stories and is compatible with the surrounding buildings.

**5.3.2 Façade Proportion and Rhythm**

*The facade is literally the exterior of a 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 facade elements can help pedestrians 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 a block and still have a facade design that divides the building into smaller, pedestrian scale elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address facade detail. The characteristic proportion (relationship of height to width) of existing facade elements should be respected in relation to new infill development.*

*Whenever an infill building is proposed that is much "wider" than the existing characteristic facades on the street, the infill facades should be broken down into a series of appropriately proportioned "structural bays" or components typically segmented by a series of columns or masonry piers that frame window, door, and bulkhead components.*

The facades of the building do have elements that provided for a medium level of measure of progress. Typically a measure of progress will be 20-40 feet. The proposed facade has some distances that are 84 to 94 feet of length of repeating window sizes and patterns. To provide for a better faced design that is divided into smaller building elements a few modifications and grouping of windows could occur. There have been conversations with the applicant that street level facades could be grouped into larger storefront elements. This suggestion could also assist with guidelines related to Section 5.3.3



### 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). • 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.*

As proposed based upon staff calculations the following has been proposed.

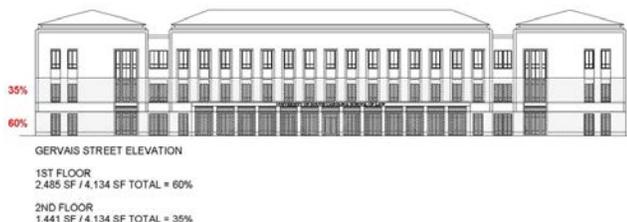
- Assembly Street Upper Floors = 41% \* 1% more than recommended.
- Blossom Street Upper Floors = 43% \* 3% more than recommended.
- Assembly Street Lower Floors = 33% \* 37% less than recommended.
- Blossom Street Lower Floor = 37% \* 33% less than recommended.

With the option noted in 5.3.2 above the lower floors could result in window areas of 42% for Assembly Street and 45% for Blossom Street. Staff recommends that both street facades get closer to 45-60%, this is an item that can be deferred to staff.

Recent approvals regarding this guideline include project that met the 70% or were in the 50-60% range. 30-40% has not been approved by the board within the past few years. A summary of recent projects are noted below, in some cases secondary elevations on side streets have been given a 1<sup>st</sup> floor percentage of around 35%.

- IHOP – Assembly Street = 54% along Assembly Street and 65% along Senate Street.
- Wendy’s – Assembly Street = 70% Assembly – Building Remodel.
- McDonalds – Elmwood and Assembly = 60% Elmwood and 60% Assembly

- USC Law School Gervais Street = 60% 1<sup>st</sup> Floor and 35% Second Floor, while Side Streets have about 35% for the 1<sup>st</sup> Floor and for the 2<sup>nd</sup> Floors.



### 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 Design/ Development Guidelines 5-4 City of (Columbia, South Carolina Chapter5: Guidelines for Private Development elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center. 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.*

*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.*

In some instances along Blossom and Assembly Street the building does have portions of the façade that are less articulated due to the sloping grades of both streets. However, the design of these blank or less articulated areas use larger-scale stone elements.

### 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.*

- *Cornice lines of new buildings (horizontal rhythm element) should complement buildings on adjacent properties to maintain continuity.*

The building has a variety of strong and simple cornices to relate to the various elements of the building.

- *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).*

Roof mounted equipment will include a mechanical screen panel with metallic finish

## 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.*

#### 5.4.1 Setbacks

*The horizontal distance between a lot line and the edge of the nearest building on the lot, including porches or any covered projection thereof, excluding steps, is referred to as the "setback." The most densely-developed areas of central cities typically have uniform setbacks, with building edges very near to or abutting the lot line, and thus the right-of-way (ROW) or sidewalk edge. This development pattern conveys a strong urban feeling by creating a sense of containment along the street edge, which, in turn, adds to a feeling of pedestrian security and comfort. Much of the underlying zoning in Columbia City Center establishes a minimum setback of 25 feet while other areas have no specific setback standards. The overlay Design/Development zone will supersede the zoning underneath and establish new setback standards that will be uniform in their application throughout City Center. This will preserve the urban feel of City Center while allowing flexibility in development depending on the context of the block on which a new development is being built.*

*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 building is set back approximately 0-2.5 feet along Assembly Street and 4.5 feet along Blossom Street. The setbacks are appropriate given the surrounding setbacks on both streets.

#### 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 main building entry is oriented towards Assembly Street.

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

The building is parallel to the street.

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

The building side along Blossom does provide 37% of the façade.

### 5.5 Open Space in Private Development

*City Center's streets, with their street trees and pedestrian amenities, are the district's primary open space. The narrow setbacks are specifically intended to prevent development of the broad landscaped open spaces typical of suburban campus-like settings. Any unbuilt zones along the setback line (i.e., plazas, entrance courts) should be small, intense areas that are placed and designed so that they will be occupied at various times of the day. 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, 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.*

General plans have been proposed for the private courtyard within the development. Details with regard to this construction could be deferred to staff. Other portions of the courtyard have been left to be provided at a future date. Staff recommends that future improvements be deferred to staff for review.

## **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. Goals and methods for landscaping in an urban setting differ from common suburban practices; the following guidelines emphasize those differences, without attempting to cover all principles of sound site design and horticultural practices. 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.*

- *Maintenance resources should be given first consideration when planning the urban landscape. In most situations, ease of maintenance is of paramount importance. Complex designs should never be attempted unless the required maintenance can be assured. Paved surfaces, benches, trash receptacles and other landscape furnishings should be of the highest quality construction and should be compatible in design with the architecture of adjacent development. Site preparation and grading should respect traditional urban forms of development. Berms and other suburban land sculpturing techniques are not appropriate in City Center. Plant materials, particularly canopy trees, should be selected from varieties which are well adapted to the local climate and soils, resistant to pests and diseases, long-lived and strong, and free of excessive litter and other maintenance problems. Canopy trees should have an attractive crown structure; ground cover materials should have a tight, weed-resistant growth habit. Every effort should be made to preserve existing trees over four feet in diameter. Where existing trees can be incorporated in new development, appropriate measures should be taken to protect them during construction.*

*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.*

General landscaping plans have been provided. Staff recommends landscaping plans be deferred to staff.

## **5.7 The Storefront**

### **5.7.1 Storefront Composition, Accessories, and Details**

*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.*

*Although the storefront is only one of the architectural features of a building's facade, it is an important visual element. The storefront traditionally has experienced the greatest amount of change during a building's life and holds the most potential for creative alterations affecting both the character of the building and the streetscape. Once inappropriate additions are removed, the storefront's original design is the best guideline for any refurbishment or alteration.*

*Historically, the traditional storefront had few decorative elements other than simple details that were repeated across the face of the building (e.g., structural bays containing window and door openings, continuous cornice line, transoms, bulkheads, etc.), integrating the storefront into*

*the character of the entire facade. Emphasis was typically placed on the display windows and their contents. The rest of the storefront was designed in a simple manner, in order not to compete with the displayed items but rather to clearly project the product or service being offered inside.*

Traditional retail storefronts are not necessarily being provided based upon the office use of this building. However, attention has been provided considering openings that have an office like pattern.

### **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.*

Entries have been provided with prominent features. An option for a corner entry at the intersection has been proposed. The determination as to whether this secondary entry will be provided will be based upon occupancy.

*• 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.*

An option for a corner entry at the intersection has been proposed. The determination as to if this secondary entry will be provided will be based upon occupancy.

*• 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 emphasizes the entrance. Recessed entries should be retained and are strongly encouraged in new storefront construction, although overly-deep entries (over 5-feet) should be avoided, as they may attract transients.*

As this is an office building, a series of recessed entries has not been provided. However, entries that are proposed are recessed or have a covered entry element.

### **Door and Window Design**

*• Doors to retail shops should contain a high percentage of glass in order to view the retail contents.*

The applicant has provided a high percentage of glass at the entry areas.

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

The applicant has not provided information as to the clarity of the glass or the percentage of light transmission. This information shall be provided prior to the issuance of any city permits.

*• 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 bulk head heights for the windows vary based upon the slope of the adjacent street.

## 5.7.2 Exterior Walls/Materials

### *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 any one building should, however, be kept to a minimum (ideally, two or less).*

The applicant is proposing:

- Brick – oatmeal color with velour finish
- Precast or cast stone window casement
- Precast or cast stone
- Insulated glazing in exterior curtain wall system
- Spandrel glazing in exterior curtain walls system
- Composite metal panel with metallic finish
- Mechanical screen panel with metallic finish

### *Recommended Materials:*

#### *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)*
- *clapboard*
- *ceramic tiles (bulkhead)*

#### *Roofs (where visible):*

- *standing seam metal roofs*
- *class "A" composition shingles (limited to refurbishment of residential structures)*
- *tile of neutral color*

### *Discouraged Materials*

*The following building materials are considered inappropriate in City Center and are discouraged.*

#### *Building Walls:*

- *imitation masonry (e.g. imitation, rusticated block) of any kind*
- *reflective or opaque glass (at the street level) vinyl, aluminum or other metal siding 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" on rustic materials (e.g. wood*
- *shakes, barn wood, board and batten or T-111 siding)*
- *plastic panels*
- *vertical siding*
- *walls painted with bright and/ or contrasting colors*
- *Roofs (where visible):*
- *crushed stone*
- *shake*

- brightly colored tile (orange, blue, etc.)
- corrugated fiberglass

## 5.8 The Upper Façade

*The upper facade of a building is distinct from the street-level storefront, and the design qualities differ. The upper facade 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 facade and frame the storefront.*

The upper floors of the facades have a distinct separation between the first floor and the upper floors based upon material selection, building details and window patterns.

### 5.8.1 Cornice and Fascia

*A cornice or fascia creates a strong roof line and gives a finished appearance to the building facade. Where they have been removed these elements should be restored to re-emphasize the original design intent of the structure. The new cornice or fascia should be designed in proportion with the overall mass of the building.*

The building has a variety of cornice and fascia elements

### 5.8.2 Wall Materials

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

The building materials relate to the surrounding structures.

### 5.8.3 Upper Story Windows

*Upper story windows should create a sense of scale and to add articulation and visual interest to the upper facade.*

The upper windows create a sense of scale, and provide a defined middle to the building while providing an overall proportion to the structure.

### 5.8.4 Piers

*The piers that frame the storefront and visually anchor the upper façade play an essential role in creating the unified architectural framework which organizes the street level's visual diversity. Where these piers have been eliminated or reduced in size, the architectural definition of the facade will be weak and the upper architecture inadequately balanced. The piers' width and spacing should give support to the facade. Piers which segment the storefront are recommended on wide buildings to improve proportional balance. To emphasize the piers' integral role in defining the architectural character of the upper facade; they should be treated with the same surface material.*

The building does not generally have piers.

## 6.8.2 Surface Parking

- *Street trees should be provided along all street frontage and spaced at 35- to 40-foot intervals. Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by an evergreen or deciduous hedge. Street trees should be installed at a minimum size of 2 1/2-inch caliper and should be 14 to 16 feet high.*

No surface parking is proposed. The adjacent parking garage will be used.

- *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 lone.*

No surface parking is proposed. The adjacent parking garage will be used.

- *Solid masonry walls 30 to 36 inches high can be substituted for hedges to screen parking areas; Materials should match the site's exterior building materials. Where such walls replace hedges, the 5-foot landscape zone should be maintained.*

No surface parking is proposed. The adjacent parking garage will be used.

- *Interior parking lot landscaping should be provided to divide lots into groups of parking spaces and break large expanses of parking. Parking lots should have one landscaped island and one shade tree per twenty parking spaces. The minimal size of an interior landscaped parking island should be 200 square feet. Landscaped islands at least 5 feet in width shall be introduced in all parking areas at intervals not exceeding 100 feet. A minimum of 10 percent of the total area of the lot shall be dedicated to landscaped areas.*

No surface parking is proposed. The adjacent parking garage will be used.

- *When at least 25 percent of all outdoor vehicular pavement area, or at least 50 percent of all outdoor pedestrian pavement area, consists of decorative or permeable pavement, the required average density of trees required in parking lots shall be decreased by 25 percent.*

No surface parking is proposed. The adjacent parking garage will be used.

- *The required average density of trees in parking lots shall be decreased by 25 percent when stone, unit masonry, or other decorative curb is provided in lieu of concrete curb.*

No surface parking is proposed. The adjacent parking garage will be used.

#### **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 plans indicate a screening wall located parallel to Assembly Street as well as around the dumpster enclosure area. Details of these elements will need to be provided.

**STAFF RECOMMENDATIONS:**

Staff recommends the commission consider granting a certificate of design approval with conditions. A recommended motion is as follows:

Motion:

To: Granting a Certificate of Design Approval for West Campus Development Office Building based upon the following items:

The project shall comply with the following conditions:

1. Screening and screen walls shall be deferred to staff.
2. Glass samples shall be provided to staff and details regarding glass to be deferred to staff.
3. Details with regard to this construction of the plaza/courtyard/ open space shall be deferred to staff.
4. Future renovations and design to the entire plaza/courtyard and open space shall be deferred to staff for review.
5. The Assembly Street Façade shall have window percentages that are between 50-60% with details to be differed to staff. The Blossom Street façade shall have around 45% windows with details to be deferred to staff.
6. An encroachment permit for off-site improvements within the right-of-ways shall be required.
7. All other details to be deferred to staff.

## WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

### DESIGN NARRATIVE

The southeast corner of Assembly and Blossom is the proposed location of a new five-story 130,000 square foot office building. The new office building will attract private tenants who desire a location contiguous with the University campus. Unlike the existing Horizon I building, located on the same block, this building is not intended to be primarily a research building with labs, but instead will be designed as a speculative office building with flexible floor plates capable of accommodating a variety of tenants.

The proposed building is sited with minimal setback at the corner and edges of the property responding to the traditional framework of reinforcing the street-edge. This concept effectively “book-ends” the site along Blossom Street. A consistent treatment of trees and streetscaping is recommended to reinforce this planning concept.

Being on the prominent corner of Assembly & Blossom, the design offers a feature element consistent with design guidelines in the 2007 Innovista Master Plan. A multi-story transparent corner coupled with special paving at the sidewalk responds to the Innovista context. This corner is active with students crossing Assembly & Blossom, so a generous sidewalk is provided for standing while waiting for the light to change.

The west side of the new building sets back about five feet from the property line to allow a border of landscaping and trees along Assembly Street. Assembly Street is a traffic artery for Columbia, and landscaping should be used to soften and enhance the impact of six lanes of traffic consistent with recent landscaping improvements in the Assembly Street corridor.

Parking for the proposed building will be provided in the existing garage, south of the site. Daily tenants will walk northward either along Assembly Street or through a central, landscaped area to the entry bay of the new building.

A secondary drive connects South Main with South Assembly and would conveniently serve both buildings with service vehicles. This drive also provides a safe area for morning drop-off and after work pick-up to avoid the heavy traffic of Blossom and Assembly.

Because of programmatic and leasing reasons, the building uses a central core. Direct access to the elevators is through a lobby space entered from Assembly Street or from the eastern green space side. These building entry points also consider the unusual changes in grade around the site.

The exterior materials are similar to Horizon I to give the block an overall unity, yet are composed in a slightly different manner. Pale brick, pre-cast concrete, metal panels and glass recall those same elements. The final exterior design will also be subject to review by the University’s Design Review Committee. The fenestration is based on the office planning module of each floor and offers a flexible arrangement for interior design to assure a Class A office environment.

The new contemporary office building will fit nicely into the context of Innovista, and fulfills the planning goals of this area.



# WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

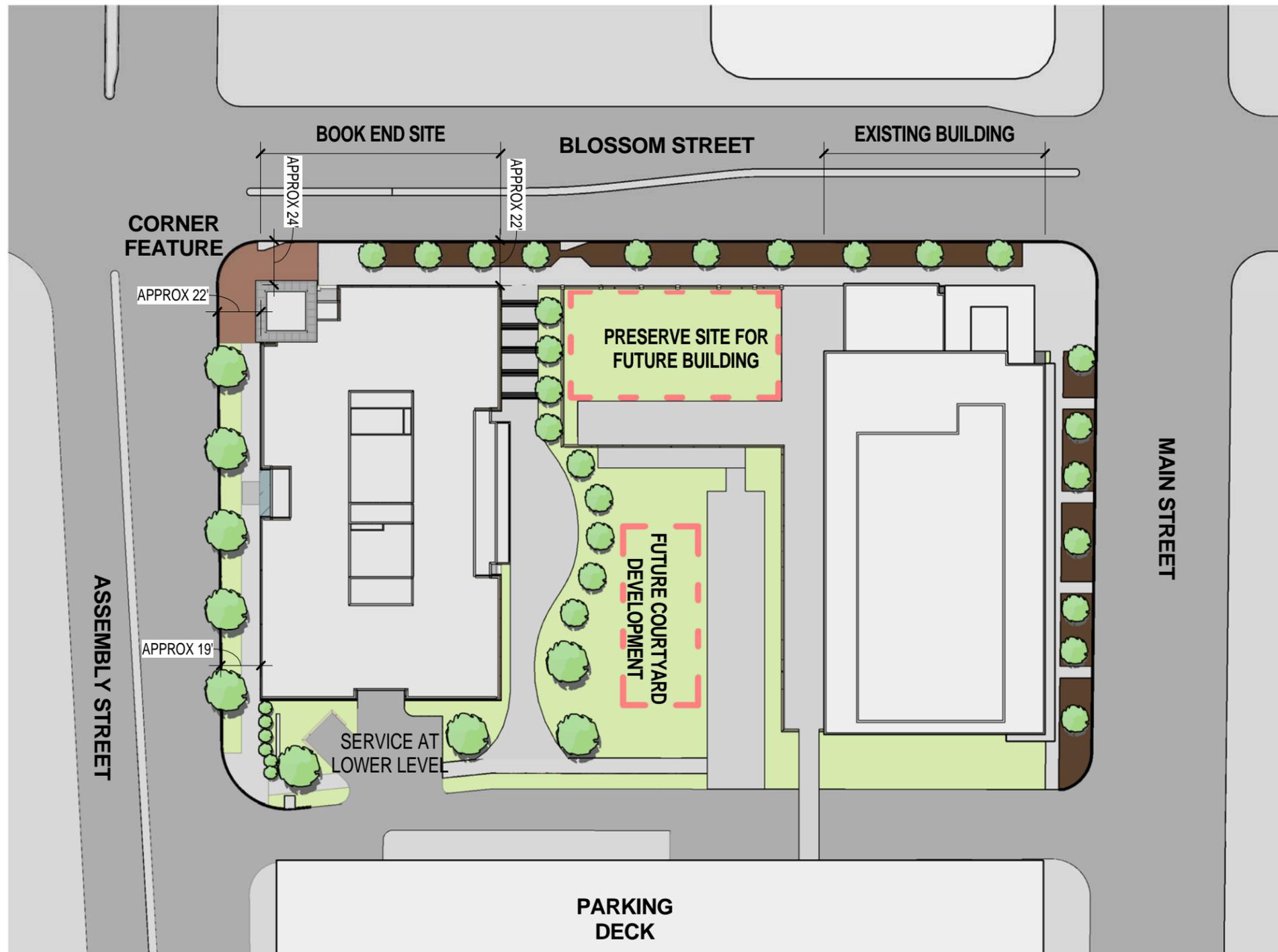
JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

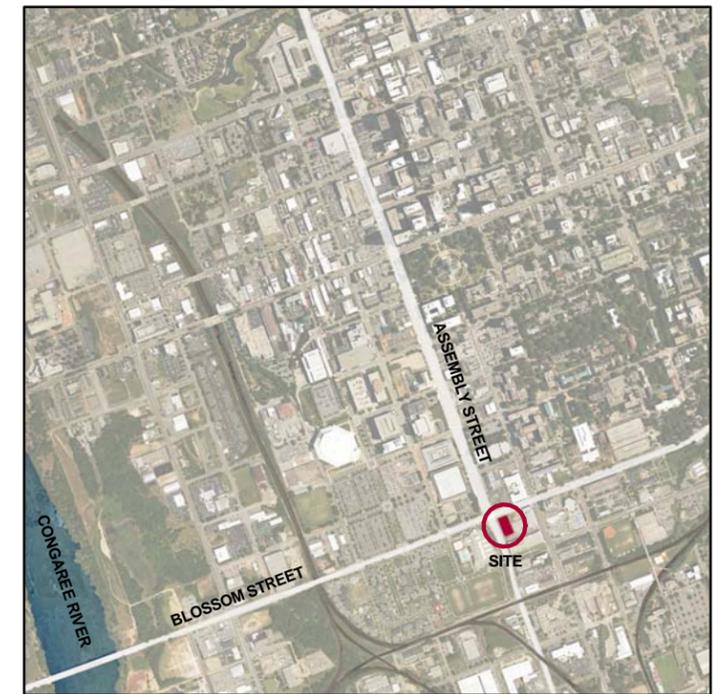
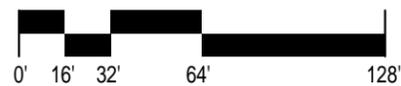
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PERSPECTIVE

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



NOTE: SETBACKS FROM PARCEL SHOWN ON CIVIL



**PROJECT DATA**

TAX MAP NUMBER:	111303-11-01
ZONING:	PUD-C
AREA:	0.79 ACRES
BUILDING FOOTPRINT AREA:	28,000 SF
NUMBER OF FLOORS:	5
<b>APPROXIMATE CAR COUNT</b>	
ON-SITE DRIVE/PARKING	0
GARAGE PARKING (PER PUD)	412
<b>TOTAL</b>	<b>412</b>

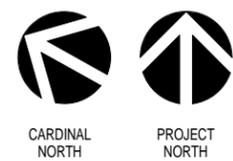
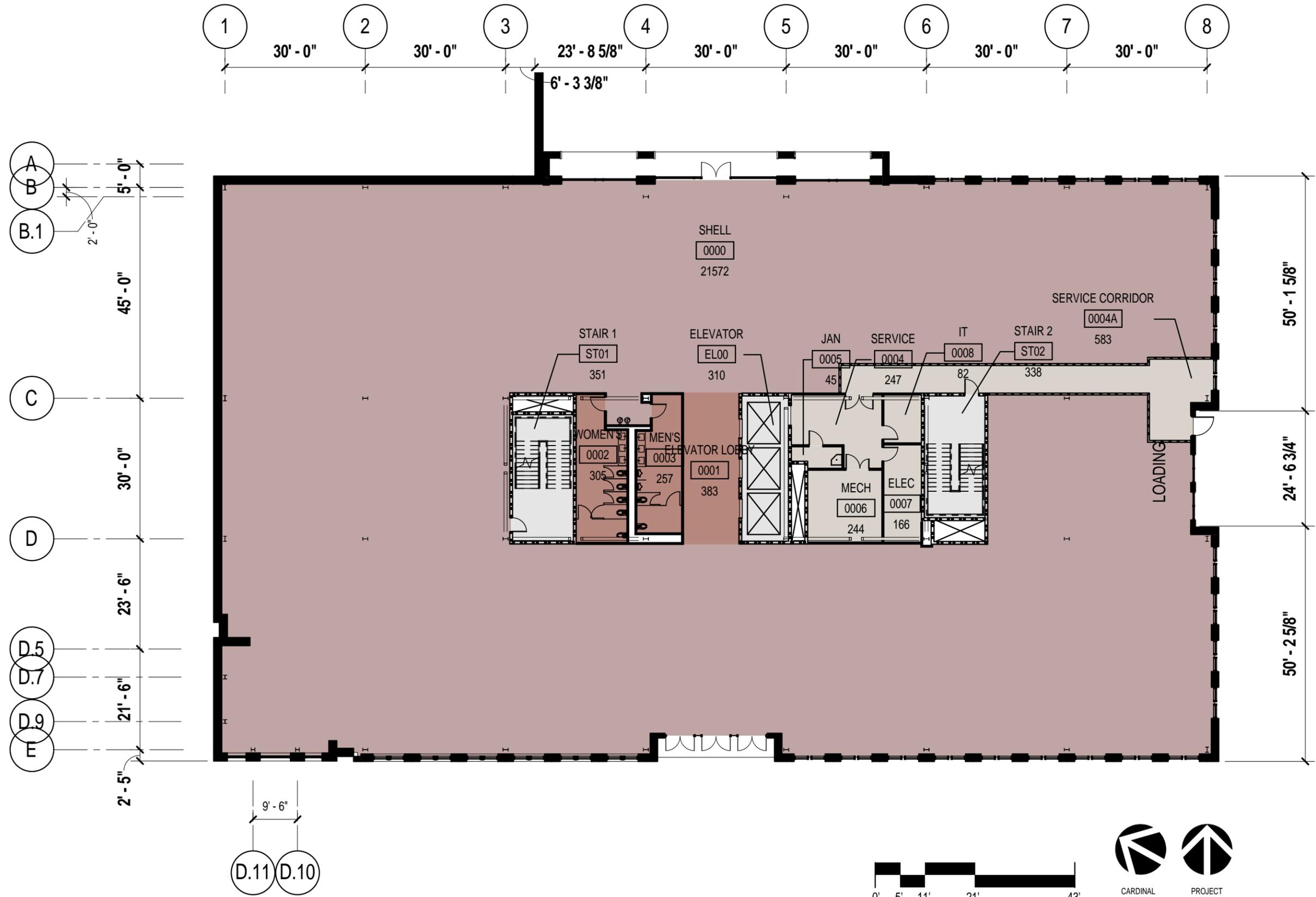


**WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING**

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

**Stevens & Wilkinson**  
ARCHITECTURE ENGINEERING INTERIORS

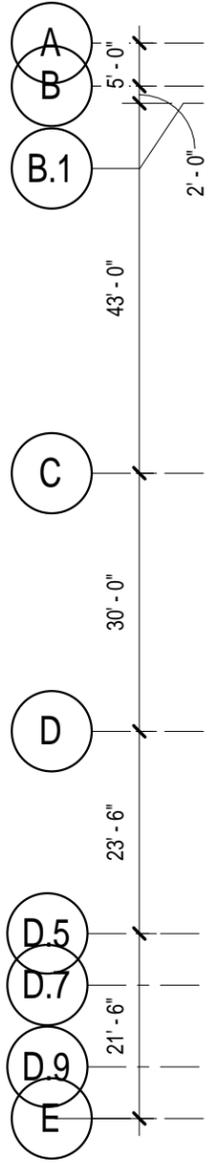
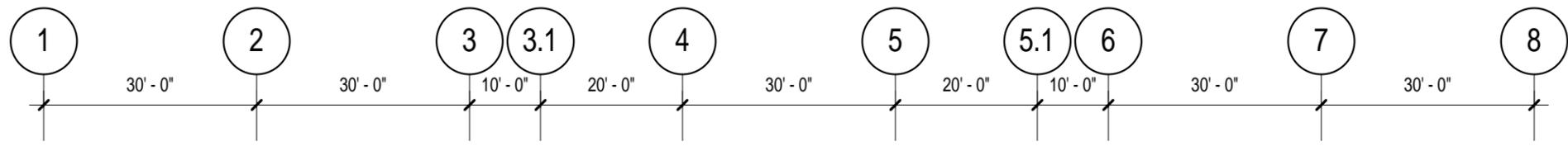


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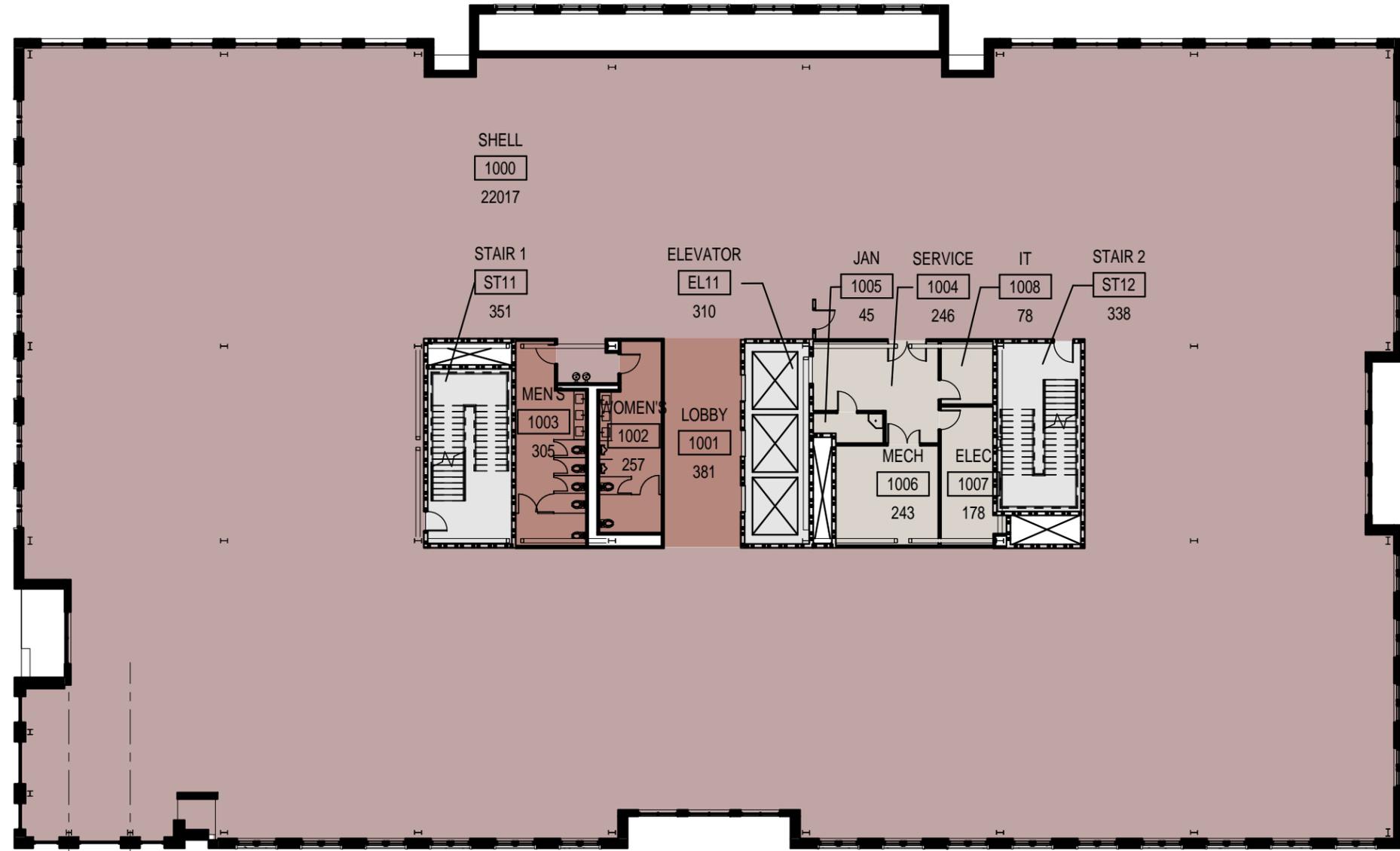
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550 ASSEMBLY STREET, COLUMBIA, SC 29201

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 ARCHITECTURE ENGINEERING INTERIORS



BLOSSOM STREET



CANOPY BELOW

ASSEMBLY STREET

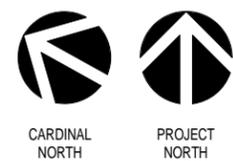
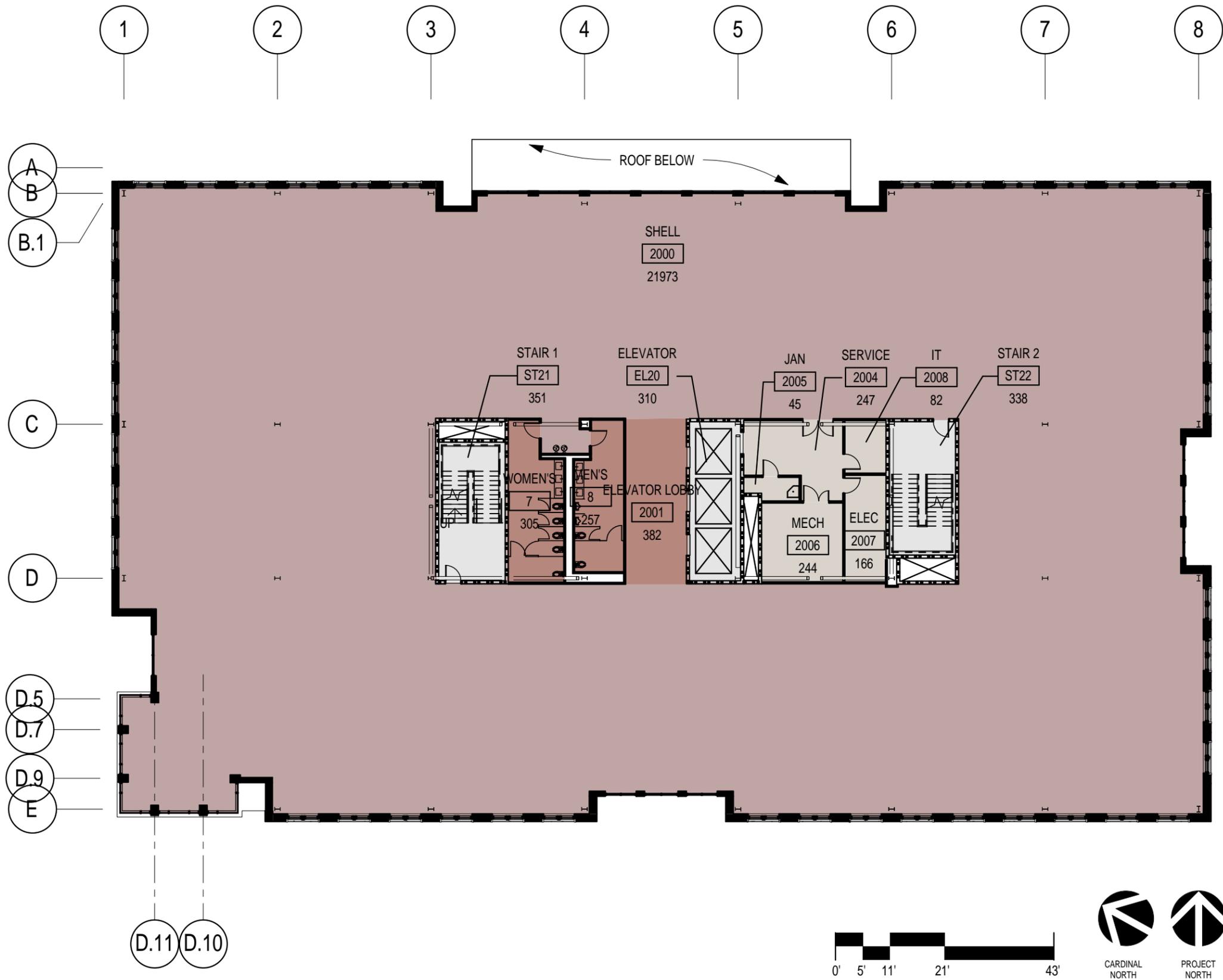


WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



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JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

**Stevens & Wilkinson**  
ARCHITECTURE ENGINEERING INTERIORS



MATERIAL LEGEND	
A	BRICK - OATMEAL COLOR, VELOUR FINISH
B	PRE-CAST OR CAST STONE WINDOW CASEMENT
C	PRE-CAST OR CAST STONE
D	INSULATED GLAZING IN EXTERIOR CURTAINWALL SYSTEM
E	SPANDREL GLAZING IN EXTERIOR CURTAINWALL SYSTEM
F	COMPOSITE METAL PANEL WITH METALLIC FINISH
G	MECHANICAL SCREEN PANEL WITH METALLIC FINISH



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WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

02/05/14

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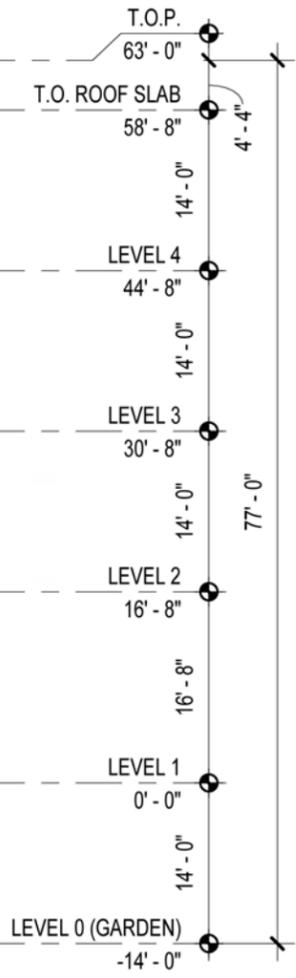
**WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING**

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

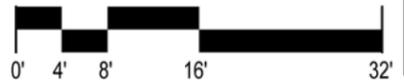


**Stevens & Wilkinson**  
ARCHITECTURE ENGINEERING INTERIORS



**MATERIAL LEGEND**

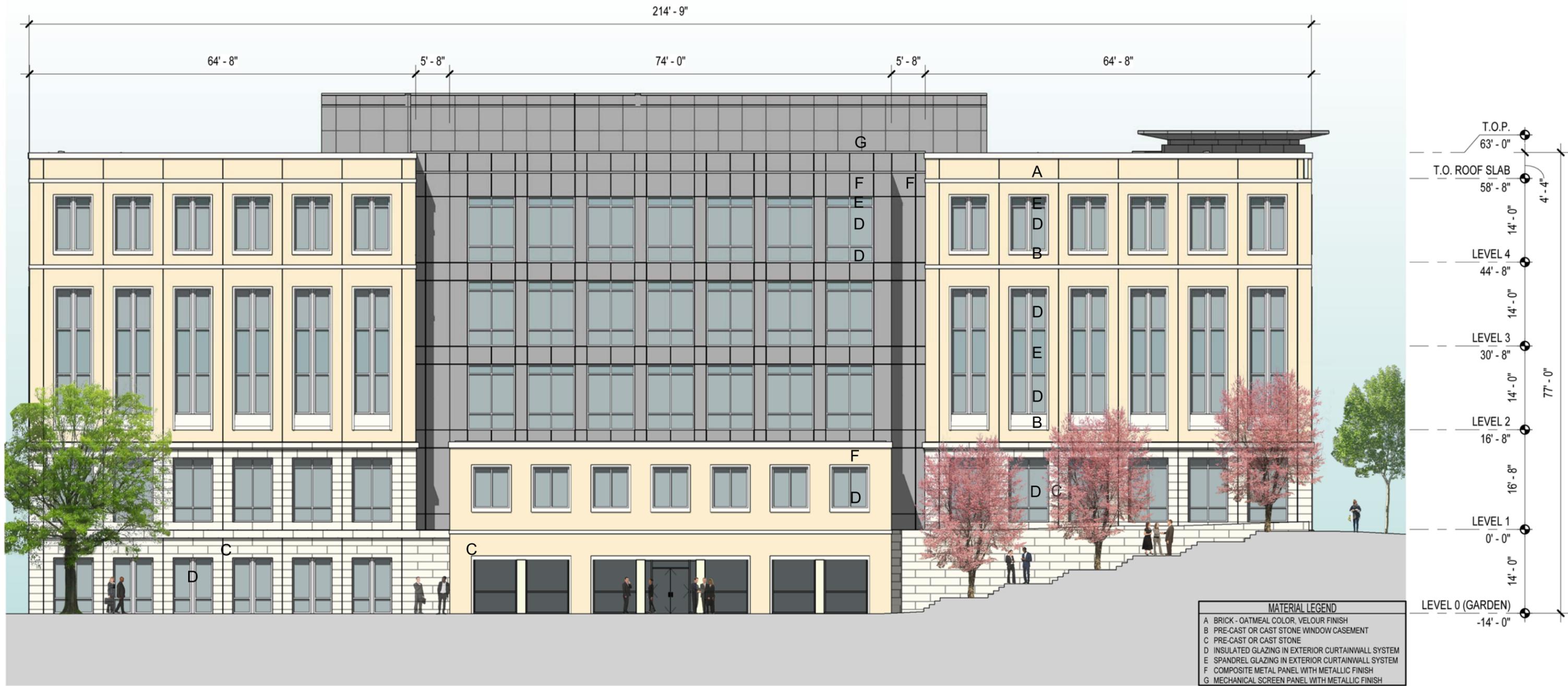
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JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201



**WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING**

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201



VIEW OF SITE FROM ABOVE



VIEW OF SITE FROM ABOVE



VIEW OF SITE FROM ASSEMBLY STREET AT PARKING DECK



VIEW OF SITE FROM CORNER OF ASSEMBLY STREET AND BLOSSOM STREET



VIEW DOWN BLOSSOM STREET



VIEW OF SERVICE ALLEY



# WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

SHEET STATUS			
MARK	DATE	BY	RELEASE
A	01.09.2014	SJ	DDRC
B	02.07.2014	SJ	DDRC

SHEET TITLE:  
**LANDSCAPE PLAN**

PROJECT NUMBER:

SHEET NUMBER:  
**L1.01**

DATE: 01.09.2014  
NOT ISSUED FOR CONSTRUCTION.

## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	CONT.	REMARKS
AS	4	ACER BUERGERIANUM 'STREETWISE'™ / TRIDENT MAPLE	3" CAL.	B & B	
PO	3	PRUNUS X OKAME / OKAME CHERRY	3" CAL.	B & B	
QH	8	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	4" CAL.	B & B	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	REMARKS
IC	101	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL	3.5' O.C.	
IO	5	ILEX X 'OAK LEAF' / OAK LEAF HOLLY	B & B	AS SHOWN	6' HGT.
RA	21	RHAPHIOLEPIS INDICA 'ALBA' / WHITE INDIAN HAWTHORN	3 GAL	3.5' O.C.	

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	MIN. HT.	SPACING	REMARKS
LB	1,824	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4" POT	12" MIN.	12" o.c.	

### CALCULATIONS:

TOTAL SITE ACREAGE: **0.79**  
REQUIRED DENSITY FACTOR FOR SITE (DFS): 30 UNITS PER ACRE  
\*NO EXISTING TREES FOUND ON SITE

.79 (TOTAL SITE ACREAGE) X 30 (DFS) = **23.7 REQUIRED UNITS**  
PROVIDED = **26.5 UNITS**

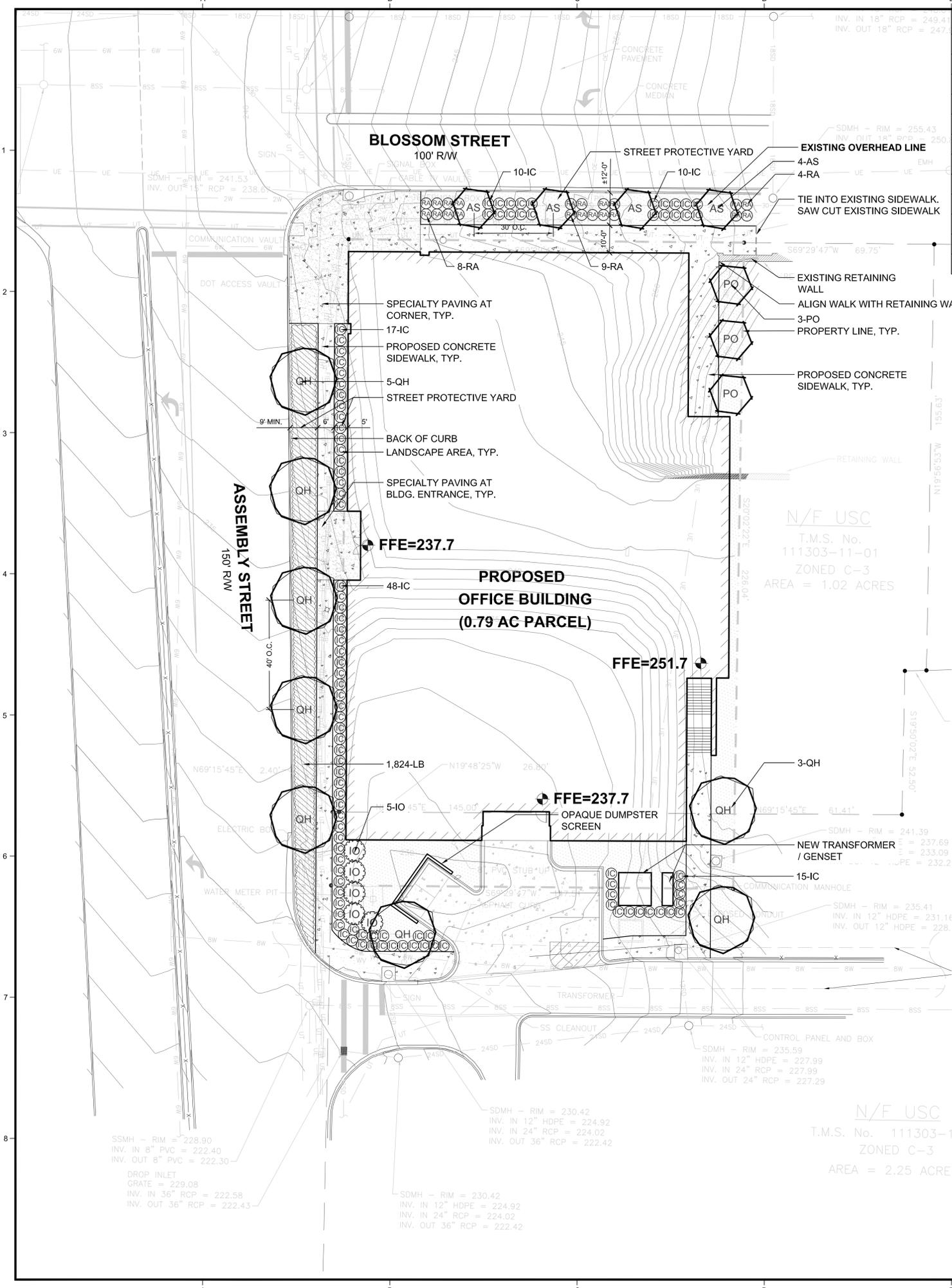
### STREET PROTECTIVE YARD

(L.F. OF PROPERTY LINE X 10 = MIN. SQ.FT.)  
ASSEMBLY STREET (236 X 10) = 2,360 SQ. FT.  
PROVIDED = 2,854 SQ. FT.

BLOSSOM STREET (144 X 10) = 1,440 SQ. FT.  
PROVIDED = 1,465 SQ. FT.

### NOTES:

- 1) THE STREET TREES AND OTHER LANDSCAPING ON ASSEMBLY STREET AND BLOSSOM STREET ARE WITHIN THE DOT ROW AND WILL BE SUBMITTED FOR APPROVAL.
- 2) THERE IS NO IRRIGATION IN THE ROW AREA.



N/F USC  
T.M.S. No. 111303-11-01  
ZONED C-3  
AREA = 1.02 ACRES

N/F USC  
T.M.S. No. 111303-1  
ZONED C-3  
AREA = 2.25 ACRE

