

D/DRC Case

817-825 Main Street

City Center Design/Development District

TMS: 11304-07-05, -06

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case # 1

ADDRESS: 817-825 Main Street

APPLICANT: Rodney J. King

TAX MAP REFERENCE: 11304-07-05, 06

USE OF PROPERTY: one story restaurant (Sandy's), one story office (Baptist Collegiate Ministry)

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

NATURE OF REQUEST: Request for a Certificate of Design Approval for a Private Student Dormitory

PROJECT SUMMARY:

Background

The applicant is requesting approval for the new construction of a Private Student Dormitory on the corner of Main and College Streets. The main lobby entry will be at the corner, and the first floor will be shared with the Baptist Collegiate Ministry (12,409 sq. ft. space) and with a retail space (1437 sq. ft.), both fronting Main Street. The residential component consists of 14 floors above with 246-units, 704 beds, 545,000+/- sq. ft. of private dormitory space, and is served by 7 levels of structured and below-grade parking.

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 proposed structure is obviously much taller than any of the immediately surrounding buildings; however the even taller Cornell Arms building is only two blocks away. Much of the surrounding context is various one-story buildings surrounded by surface parking; not a development pattern recommended for this district. In terms of mass and scale, the 4-5 story buildings on the State House grounds and on the USC campus across the street provide a more relevant context for guidance.

The style of the proposed building is contemporary but does make reference to some of the surrounding architecture by distinguishing the four lower floors with brick and creating a horizontal statement.

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 will be 15 stories. While taller than the surrounding buildings, this property is only two blocks from Cornell Arms, which is 18-stories tall. The zoning of this parcel is C-4, which has no height limit. This development will add residential density within walking distance of the center of campus, adding to the 24/7 vitality to the area.

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 percentage of window openings on both first and upper floors. On Main Street, the 64.8% on the first floor and 40% on the upper floors is very close to the recommended 70/40 percentages, and meets the intent of the guidelines. On the College Street side, while the upper floors have 42%, the ground floor only has 19% due to the loading dock, storage, and transformers being on this side.

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.

The contemporary design of the building does not lend itself to traditional structural bays; however there might be some opportunities to better articulate the mass of the building to reduce the flatness of the first floor as one travels the sidewalk along Main Street.

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 (recesses, reveals) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.

The building mass is broken up in an asymmetrical pattern that delineates the change in materials. This does help articulate the massiveness of the Main Street façade, however the depth of these recesses will be critical in how effective they are. More information should be provided about these details.

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.

At the current scale of design drawings, the first floor along Main Street appears well-articulated with storefront. The details of the façade will be important to the success of whether it is truly well-articulated or flat. The windows on the South end of the Main Street façade are smaller

than the recess in the brick for no apparent reason. More information should be provided to describe the depth of window openings and storefront, railings, etc. Awnings or canopies could help to define a more pedestrian-scaled street scape.

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 flat roof is appropriate to the building style and to the 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).

Details of roof-mounted utility equipment and screening should be provided to staff for review and approval.

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

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 on Main and College are 10' and 9'-9", respectively, and are appropriate, particularly in relation to the height of the building as well as providing room to transition the grade change at the corner entrance.

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.*

The building is properly oriented to the Main Street frontage, with the main entrance on the corner, and retail facing Main Street. The College Street façade leaves more to be desired with the services taking up the majority of the street frontage.

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

College Street does not have 50 percent storefront. Any modifications to the programming to reduce the frontage of service along the street would be an improvement to this condition.

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...

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.

This section of Main Street is desperately lacking shade trees. Unfortunately the overhead power lines prevent the healthy development of large shade trees along this street on both sides. Undergrounding the power lines along this block would greatly improve the aesthetics of the streetscape as well as provide an opportunity for shade and pedestrian comfort. For a project this size, this should at least be considered for the long-term benefit of the development and for Main Street.

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.

While College Street is a more appropriate location for the loading dock and utilities, it does take up an unfortunately large portion of this façade. Any measures that can reduce the visual impact of these areas should be designed carefully and reviewed by staff.

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.*

The main entry to the residential tower is at the corner and is emphasized with a wide staircase up to the recessed entry.

Door and Window Design

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

The retail space has an adequate percentage of glass.

- *Use of clear glass (at least 88 percent light transmission) on the first floor is recommended.*
Details should be submitted to staff to verify clear glass on the first floor.

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.

There are not any awnings currently shown on the building. However the “metal panel cladding” around some of the storefront openings could be emphasized more or combined with a simple metal canopy to add some articulation and create a sense of human scale.

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.

Recognizing that the contemporary style of the building does not lend itself to overly decorative details, there are opportunities to add some simple details to the façade to add interest to the building and the pedestrian experience. The applicant should work with staff to explore some possibilities.

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 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 trowled), new or used face-brick, cut stone, rusticated block (cast stone)...

The primary materials of hard-coat stucco and brick, and the secondary material of concrete are recommended.

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 building does not have a cornice, however there is an aluminum detail along the top edge of the concrete building mass on the Main Street façade, echoing the similar detail along the upper edge of the lower stories of brick.

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.

The asymmetrical layering of materials that appear to wrap over each other works well to combine the various materials in a composition that does not appear disjointed.

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 upper façade fenestration is appropriately scaled to the building. The depth of the windows should be reviewed to ensure that the punched openings are adequately recessed to provide articulation.

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... 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 parking structure is appropriately located to the interior of the development, with the actively programmed space wrapping the parking structure on the street-facing facades. The College Street façade has some garage frontage, however due to the shape of the parcel, the garage is setback from the street about 60' while maintaining a zero setback from the property line.

While the 6 level garage is visible from Assembly Street (see perspective), this is the interior of the block and could conceivably be hidden behind a building in the future. Materials are compatible with the building materials, but to a lower finish.

STAFF RECOMMENDATIONS:

Staff recommends approval of the request, with the following conditions:

- The College Street first level façade and programming be explored to minimize the impact of loading and services along the street frontage
- Additional architectural details such as canopies, wall-mounted lighting, etc. be considered along the first floor of the Main Street elevation to add interest at street level
- Details be submitted to staff for further review regarding:
 - Depth of materials and projections that add articulation to the façade
 - Roof mounted utility equipment and screening methods
 - Details and sections of windows
 - Details of storefront, railings, etc. along the first level street-facing facades
- Consideration be given to bury overhead utilities to provide an opportunity for shade trees along Main Street

MAIN & COLLEGE, COLUMBIA TOWER

04.27.2015

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.

DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO



SITE PLAN 

TABULATIONS				
SITE AREA:	54,752 SF	1.26	ACRE	
BUILDING FOOTPRINT:	47,262 SF			
TOTAL UNIT	246 UNITS		1,099.1 SF	AVE
UNIT S 1BD	16 UNITS	6.5 %	469 SF	AVE
UNIT A 1BD	30 UNITS	12.2 %	640 SF	AVE
UNIT B 2BD	71 UNITS	28.9 %	774 SF	AVE
UNIT D 4BD	129 UNITS	52.4 %	1,366 SF	AVE
TOTAL BED COUNTS:	704 BEDS			
RESIDENTIAL PARKING REQUIREMENT:	528			0.75 SPACE PER BED
RETAIL PARKING REQUIREMENT:	5			1 SPACE PER 300 SF RETAIL
BCM PARKING REQUIREMENT:	21			3.3 SPACE PER 1000 SF BCM WITH 50% REDUCTION)
TOTAL PARKING REQUIRED:	553 SPACES			
TOTAL GARAGE PARKING PROVIDED:	555 SPACES			
TOTAL BIKE STORAGE SPACE REQUIRED:	176 SPACES			0.25 SPACE PER BED, 75% IS TO BE IN SECURED BIKE STORAGE
TOTAL BIKE STORAGE SPACE PROVIDED:	176 SPACES			
TOTAL MOPED SPACE PROVIDED:	7 SPACES			
TOTAL BUILDING AREA:				
GROSS RESIDENTIAL AREA:	310,586 SF	NRSF:	270,370 SF	EFF: 87.05%
LOBBY & LEASING:	3,148 SF			
AMENITIES:	6,880 SF			
RETAIL:	1,441 SF			
BCM:	12,415 SF			
TOTAL BUILDING AREA:	334,470 SF			
LOADING & TRASH:	1,744 SF			
MEP & STORAGE:	21,568 SF			
PARKING AND SERVICES:	210,021 SF		378.4 SF PER SPACE	

TABULATIONS

Level (s)	Gross Building Area	MVP	Lobby/Leasing	Retail	BCM	Amenities	MEP/Storage	Trash/Loading	Parking and Services	Parking Count	GRSF	NRSF	Unit Count	Efficiency
B1	39,391 sf	sf	- sf	- sf	- sf	- sf	3,780 sf	1,744 sf	33,867 sf	81	- sf	- sf	-	
1	44,137 sf	836 sf	3,148 sf	1,441 sf	12,415 sf	- sf	2,244 sf	- sf	22,349 sf	52	1,704 sf	1,280 sf	2	
3 2-4	47,262 sf	836 sf	- sf	- sf	- sf	- sf	2,953 sf	- sf	30,907 sf	85	12,566 sf	10,328 sf	8	82.2%
1 5	47,262 sf	836 sf	- sf	- sf	- sf	- sf	2,953 sf	- sf	30,312 sf	82	13,161 sf	10,922 sf	8	83.0%
6	47,262 sf	836 sf	- sf	- sf	- sf	- sf	2,953 sf	- sf	30,312 sf	85	13,161 sf	10,922 sf	8	83.0%
7	30,616 sf	836 sf	- sf	- sf	- sf	- sf	336 sf	- sf	- sf	-	24,188 sf	20,990 sf	18	86.8%
8	26,818 sf	684 sf	- sf	- sf	- sf	1,624 sf	336 sf	- sf	- sf	-	24,174 sf	20,990 sf	18	86.8%
5 9-13	29,208 sf	684 sf	- sf	- sf	- sf	- sf	336 sf	- sf	- sf	-	28,188 sf	25,014 sf	24	88.7%
2 14-15	28,800 sf	684 sf	- sf	- sf	- sf	- sf	336 sf	- sf	- sf	-	27,780 sf	24,606 sf	24	88.6%
Total:	580,912 sf	11,324 sf	3,148 sf	1,441 sf	12,415 sf	6,880 sf	23,813 sf	1,744 sf	209,561 sf	555	310,586 sf	270,370 sf	246	87.1%
	Site Area:	54,752 sf	1.26 Acres											
	FAR	9.89												

- * GROSS AREA is calculated to the exterior face of the walls including balconies
- * MVP stands for major vertical penetrations (stairs, elevator shafts, chases, etc.)
- * GRSF (gross rentable square footage) is calculated to the exterior face of the walls including balconies, less vertical slab penetrations and less common spaces (lobby/ amenities, etc.)
- * NRSF (net rentable square footage) is calculated to the exterior face of the wall, centerline of demising walls between units, and corridor side of corridor walls
- * EFFICIENCY is the NRSF divided by the GRSF
- * FAR is calculated as the Total Gross Building Area (not including below grade) divided by the site area

UNIT MIX

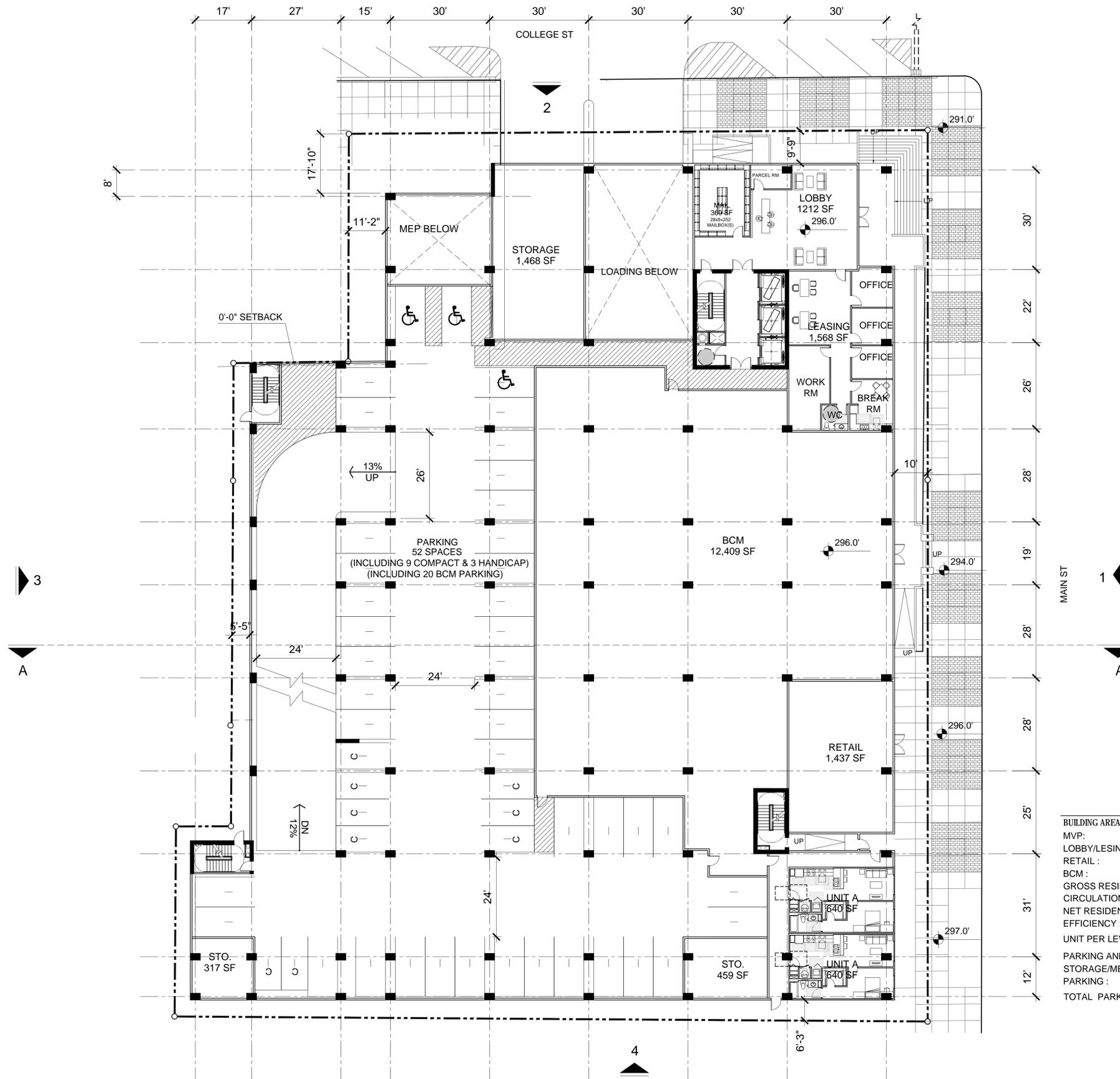
Unit Name	Unit Type	Area (sf)	Unit Count	%	Unit Count	Units per level(s)								Combined Unit Count	% Breakdown	Total Net Area (sf)
						1	2-4	5	6	7	8	9-13	14-15			
S1	1BD/ 1BA	442	9	3.7%	9	-	-	-	-	1	1	1	1	16	6.5%	3,978
S2	1BD/ 1BA	504	7	2.8%	7	-	-	-	-	-	-	1	1			3,528
A	1BD/ 1BA	640	30	12.2%	30	2	-	-	-	-	-	4	4	30	12.2%	19,200
B1	2BD/ 2BA	780	59	24.0%	118	-	1	1	1	6	6	6	6	71	28.9%	46,020
B2	2BD/ 2BA	960	7	2.8%	14	-	-	-	-	-	-	1	1			6,720
B3	2BD/ 2BA	1,092	2	0.8%	4	-	-	-	-	-	-	-	1	2,184		
B4	2BD/ 2BA	1,002	3	1.2%	6	-	1	-	-	-	-	-	-	3,006		
D1	4BD/ 4BA	1,404	83	33.7%	332	-	4	4	4	7	7	7	7	129	52.4%	116,532
D2	4BD/ 4BA	1,596	11.00	4.5%	44	-	0	1	1	1	1	1	1			17,556
D3	4BD/ 4BA	1,430	14	5.7%	56	-	1	1	1	1	1	1	1	20,020		
D4	4BD/ 4BA	1,500	12	4.9%	48	-	1	1	1	1	1	1	0	18,000		
D5	4BD/ 4BA	1,514	9	3.7%	36	-	-	-	-	1	1	1	1	13,626		
TOTAL:			246	100.0%	704									246	100%	270,370

AVERAGE UNIT SIZE: 1,099.1

PARKING TABLE

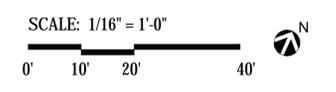
Level (s)	BIKE	MOPED	TYPICAL	COMPACT	HANDICAP	TOTAL
B	176	7	63	17	1	81
1			40	9	3	52
2-4			66	17	2	85
5			63	17	2	82
6			64	19	2	85
Total:	176		365	96	12	555

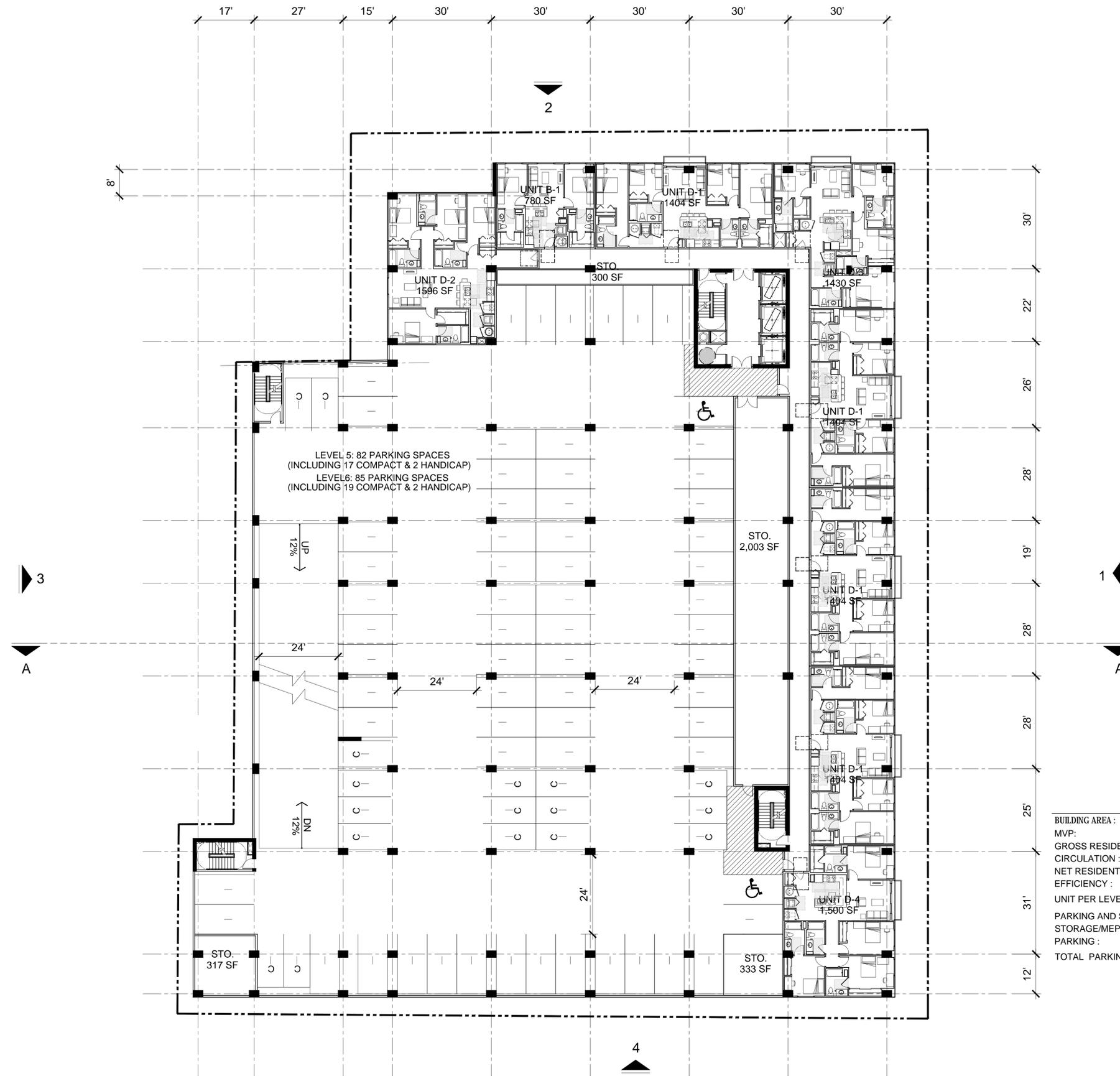
65.8% 17.3% 2.2% 83.1%



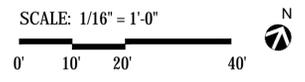
GROUND LEVEL

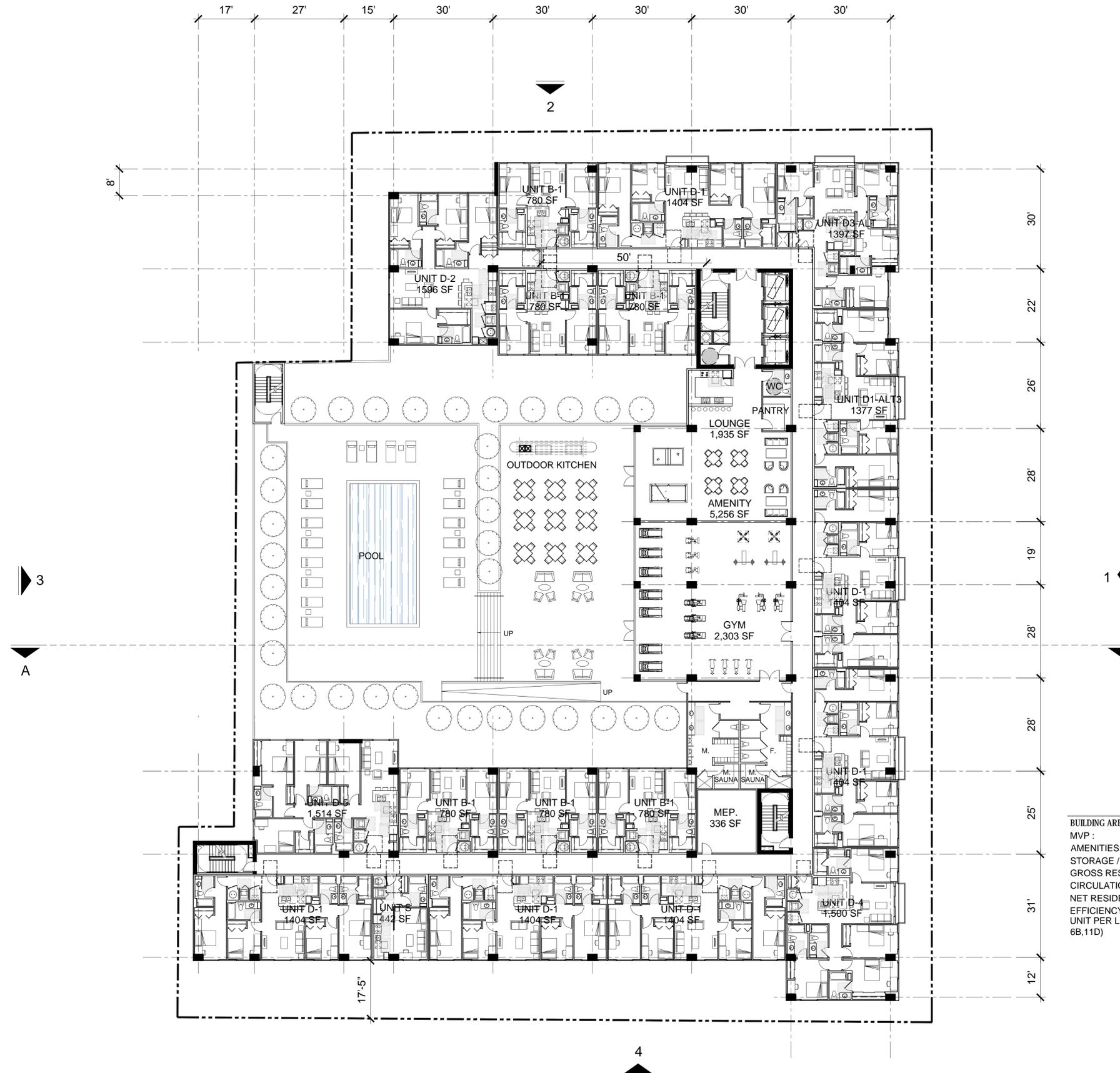
BUILDING AREA :	44,137 SF
MVP:	836 SF
LOBBY/LESING:	3,148 SF
RETAIL :	1,441 SF
BCM :	12,415 SF
GROSS RESIDENTIAL AREA :	1,704 SF
CIRCULATION :	424 SF
NET RESIDENTIAL AREA :	1,280 SF
EFFICIENCY :	75.1 %
UNIT PER LEVEL :(2A)	2 AVE 640 SF
PARKING AND SERVICES :	24,593 SF
STORAGE/MEP :	2,244 SF
PARKING :	22,349 SF
TOTAL PARKING:	52 SPACES



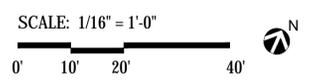


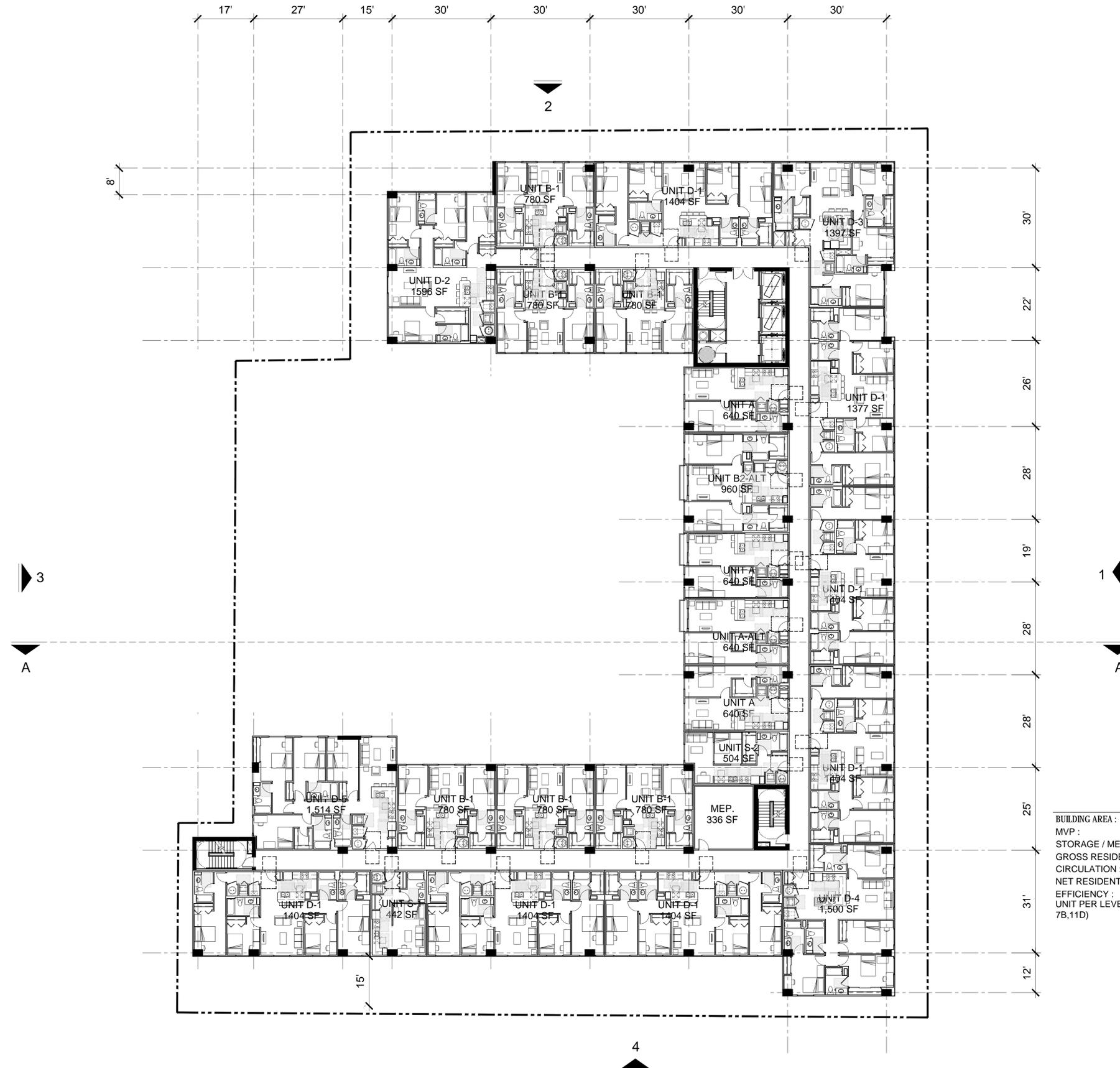
LEVEL 5-6 (2F)	
BUILDING AREA :	47,262 SF
MVP:	836 SF
GROSS RESIDENTIAL AREA :	13,161 SF
CIRCULATION :	2,239 SF
NET RESIDENTIAL AREA :	10,922 SF
EFFICIENCY :	83.0 %
UNIT PER LEVEL : (1B,7D)	8 AVE 1,365 SF
PARKING AND SERVICES :	33,265 SF
STORAGE/MEP :	2,953 SF
PARKING :	30,312 SF
TOTAL PARKING:	82 SPACES





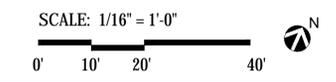
LEVEL 7	
BUILDING AREA :	30,616 SF
MVP :	836 SF
AMENITIES :	5,256 SF
STORAGE / MEP :	336 SF
GROSS RESIDENTIAL AREA :	24,188 SF
CIRCULATION :	3,198 SF
NET RESIDENTIAL AREA :	20,990 SF
EFFICIENCY :	86.8 %
UNIT PER LEVEL : (1S, 6B,11D)	18 AVE 1,166 SF

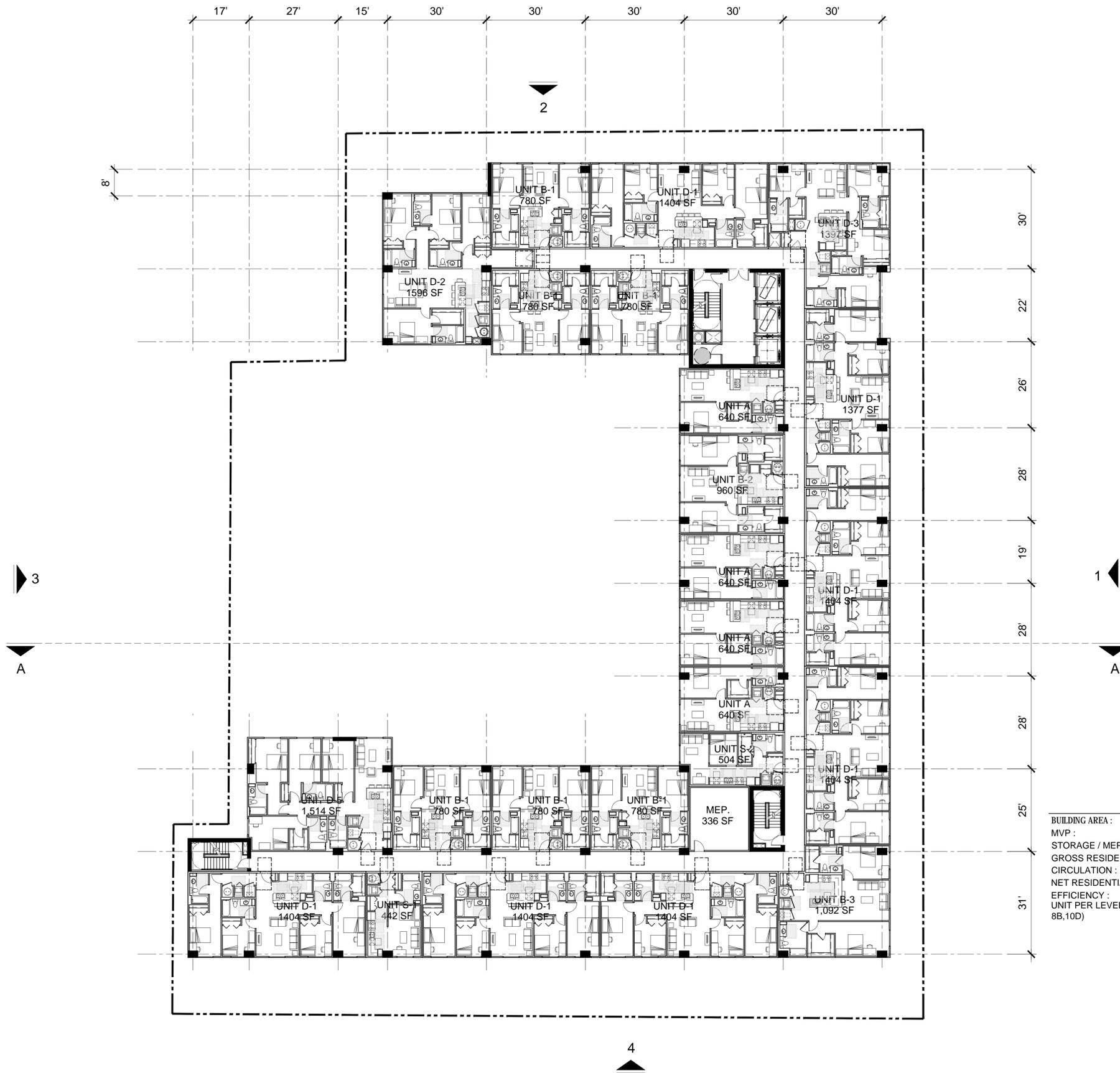




LEVEL 9-13 (5 F)

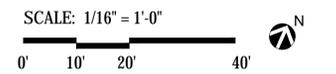
BUILDING AREA :	29,208 SF
MVP :	684 SF
STORAGE / MEP :	336 SF
GROSS RESIDENTIAL AREA :	28,188 SF
CIRCULATION :	3,174 SF
NET RESIDENTIAL AREA :	25,014 SF
EFFICIENCY :	88.7 %
UNIT PER LEVEL :(2S, 4A, 7B,11D)	24 AVE 1,042 SF

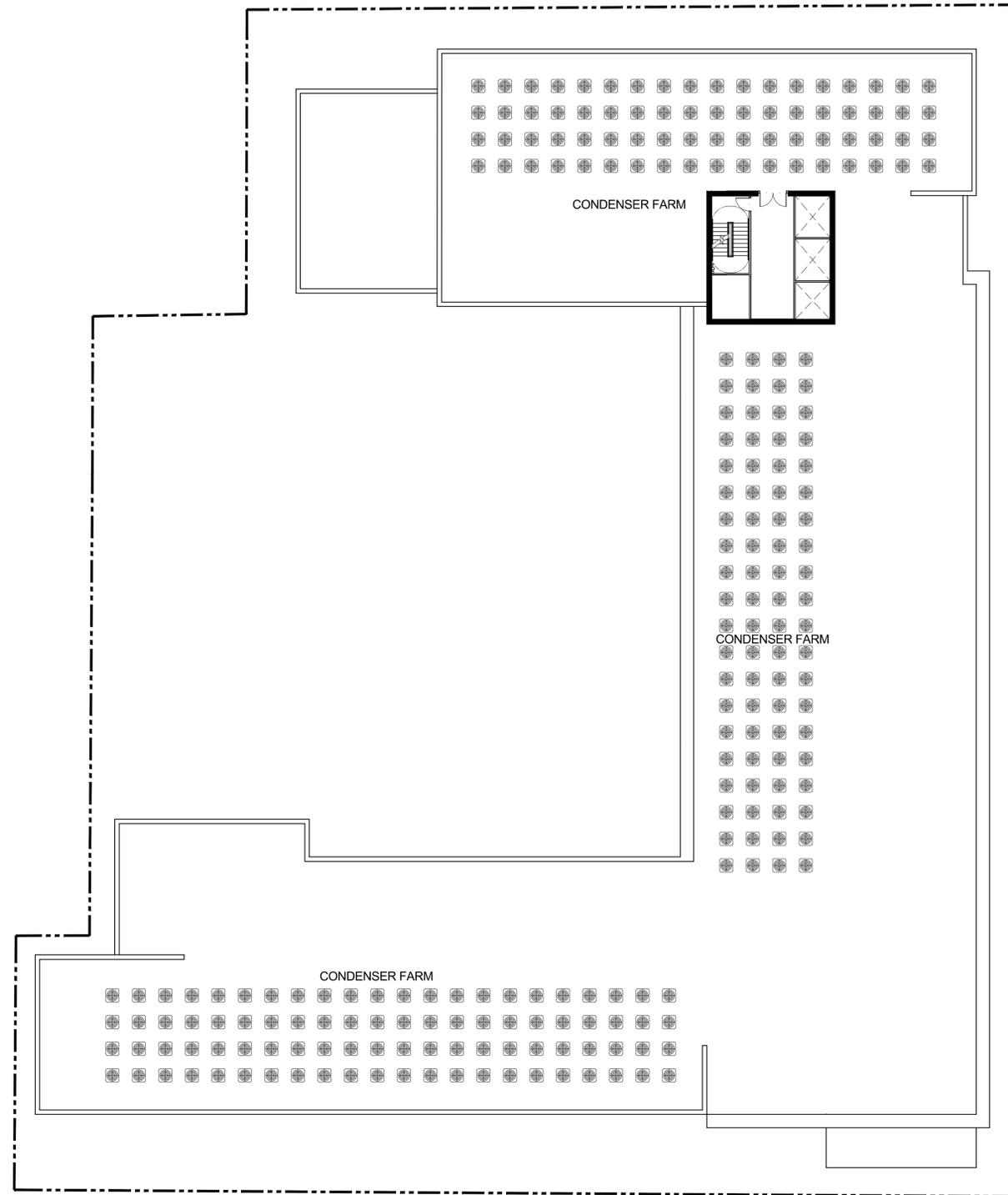




LEVEL 14-15 (2 F)

BUILDING AREA :	28,800 SF
MVP :	684 SF
STORAGE / MEP :	336 SF
GROSS RESIDENTIAL AREA :	27,780 SF
CIRCULATION :	3,174 SF
NET RESIDENTIAL AREA :	24,606 SF
EFFICIENCY :	88.6 %
UNIT PER LEVEL (2S, 4A, 8B, 10D)	24 AVE 1,025 SF



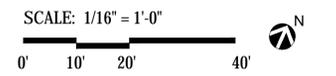


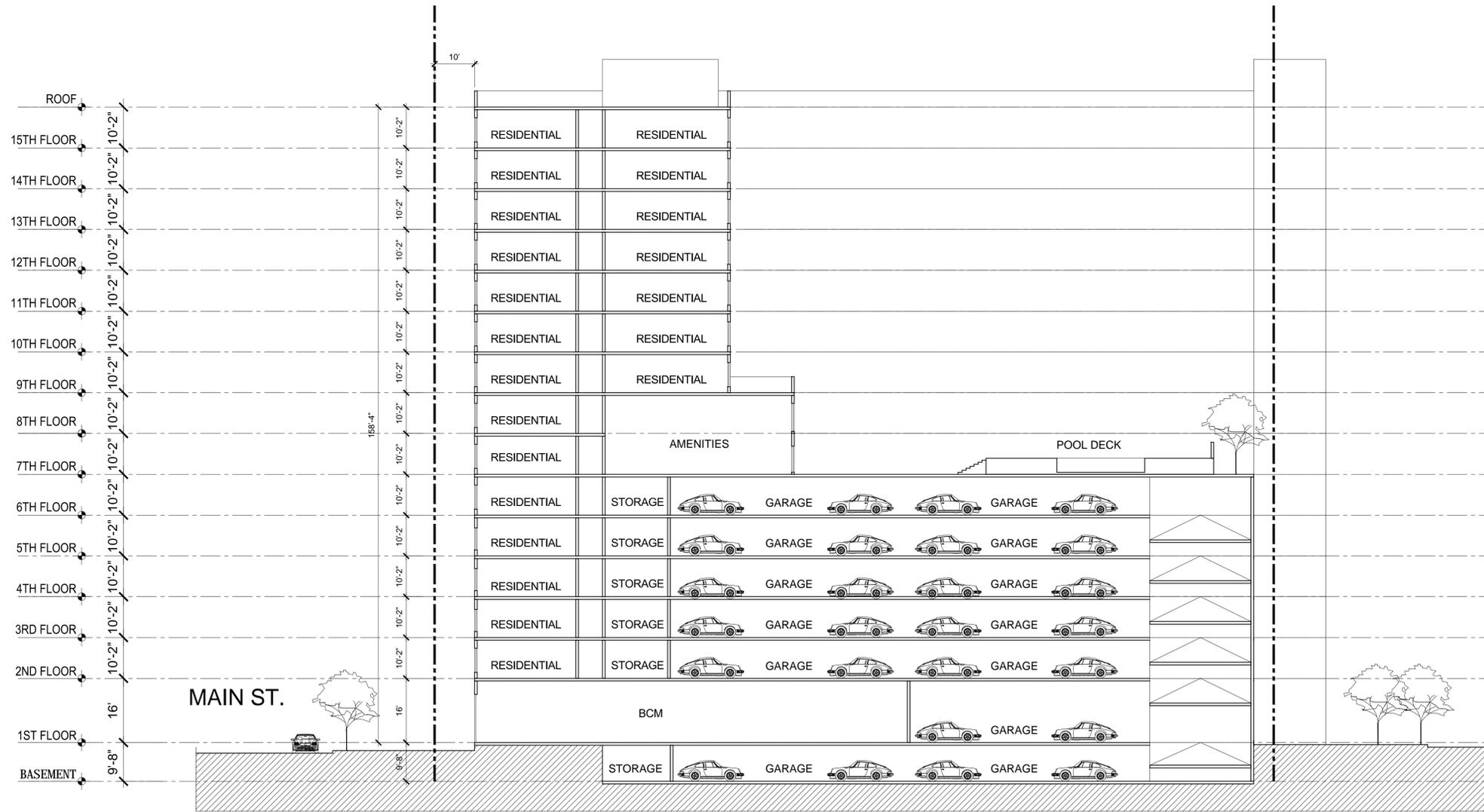
CONDENSER FARM

CONDENSER FARM

CONDENSER FARM

ROOF PLAN





SECTION A-A

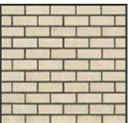
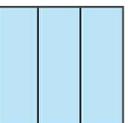
SCALE: 1/16" = 1'-0"
 0' 10' 20' 40'



ROOF
15TH FLOOR
14TH FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
BASEMENT

10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
16'
9'-8"

ELEVATION 1 (ON MAIN ST)

1		STUCCO - LIGHT CREAM COLOR	3		PAINTED CONCRETE - LIGHT GRAY COLOR	5		METAL PANEL CLADDING - LIGHT GRAY COLOR	7		ALUMINIUM WINDOWS
2		STUCCO - BEIGE COLOR	4		BRICK - CREAM COLOR	6		METAL PANEL CLADDING - DARK BRONZE COLOR	8		STOREFRONT WINDOW SYSTEM

GROUND LEVEL	
TOTAL WALL AREA	4,048 SF
TOTAL OPENINGS AREA	2,623 SF
OPENINGS PERCENTAGE	64.8%

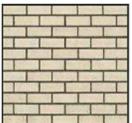
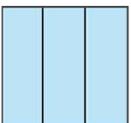
UPPER LEVELS	
TOTAL WALL AREA	36,180 SF
TOTAL OPENINGS AREA	14,630 SF
OPENINGS PERCENTAGE	40.4%

SCALE: 1" = 15'-0"

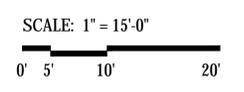




ELEVATION 2 (ON COLLEGE ST)

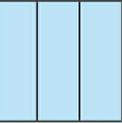
<p>1  STUCCO - LIGHT CREAM COLOR</p> <p>2  STUCCO - BEIGE COLOR</p>	<p>3  PAINTED CONCRETE - LIGHT GRAY COLOR</p> <p>4  BRICK - CREAM COLOR</p>	<p>5  METAL PANEL CLADDING - LIGHT GRAY COLOR</p> <p>6  METAL PANEL CLADDING - DARK BRONZE COLOR</p>	<p>7  ALUMINIUM WINDOWS</p> <p>8  STOREFRONT WINDOW SYSTEM</p>
---	---	--	--

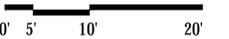
GROUND LEVEL	
TOTAL WALL AREA	2,808 SF
TOTAL OPENINGS AREA	537 SF
OPENINGS PERCENTAGE	19.1%
UPPER LEVELS	
TOTAL WALL AREA	22,905 SF
TOTAL OPENINGS AREA	9,646 SF
OPENINGS PERCENTAGE	42.1%

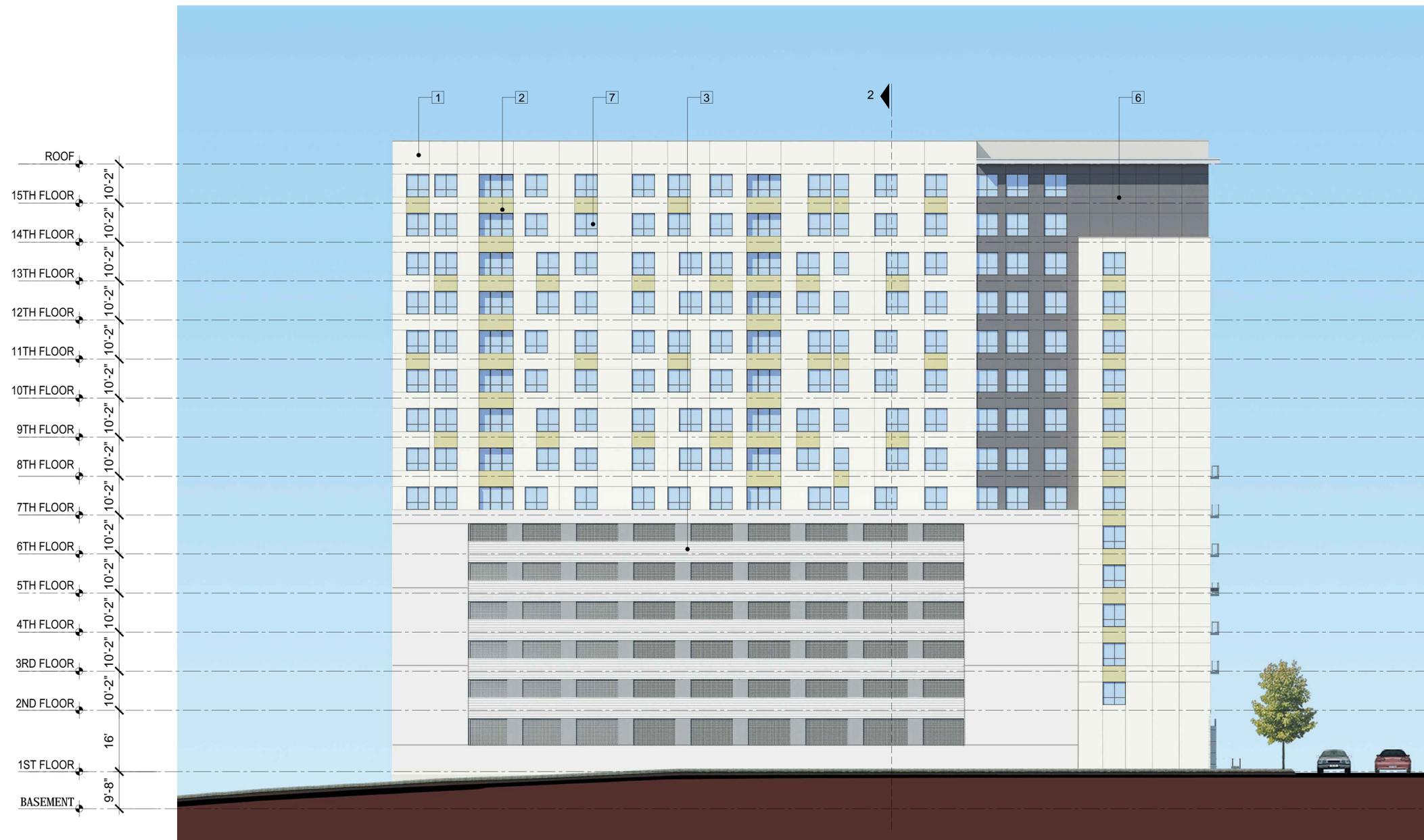




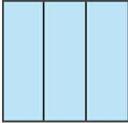
ELEVATION 3 (AMENITY DECK ST)

- | | | | | | | | | | | | |
|---|---|-------------------------------|---|---|--|---|---|--|---|---|-----------------------------|
| 1 |  | STUCCO
- LIGHT CREAM COLOR | 3 |  | PAINTED CONCRETE
- LIGHT GRAY COLOR | 5 |  | METAL PANEL
CLADDING
- LIGHT GRAY COLOR | 7 |  | ALUMINIUM WINDOWS |
| 2 |  | STUCCO
- BEIGE COLOR | 4 |  | BRICK
- CREAM COLOR | 6 |  | METAL PANEL
CLADDING
- DARK BRONZE COLOR | 8 |  | STOREFRONT
WINDOW SYSTEM |

SCALE: 1" = 15'-0"




ELEVATION 4

- | | | | |
|--|---|--|--|
| <p>1</p>  <p>STUCCO
- LIGHT CREAM COLOR</p> | <p>3</p>  <p>PAINTED CONCRETE
- LIGHT GRAY COLOR</p> | <p>5</p>  <p>METAL PANEL
CLADDING
- LIGHT GRAY COLOR</p> | <p>7</p>  <p>ALUMINIUM WINDOWS</p> |
| <p>2</p>  <p>STUCCO
- BEIGE COLOR</p> | <p>4</p>  <p>BRICK
- CREAM COLOR</p> | <p>6</p>  <p>METAL PANEL
CLADDING
- DARK BRONZE COLOR</p> | <p>8</p>  <p>STOREFRONT
WINDOW SYSTEM</p> |

SCALE: 1" = 15'-0"
0' 5' 10' 20'



MAIN & COLLEGE TOWER
EDR
HPA. 14666

COLUMBIA, SC

PERSPECTIVE

04.27.2015

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, LP • 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



MAIN & COLLEGE TOWER
EDR
HPA. 14666

COLUMBIA, SC

PERSPECTIVE

04.27.2015

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, LP • 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



NAME : CAPITOL CENTER
STORIES : 25F



NAME : BANK OF AMERICA BUILDING
STORIES : 20F



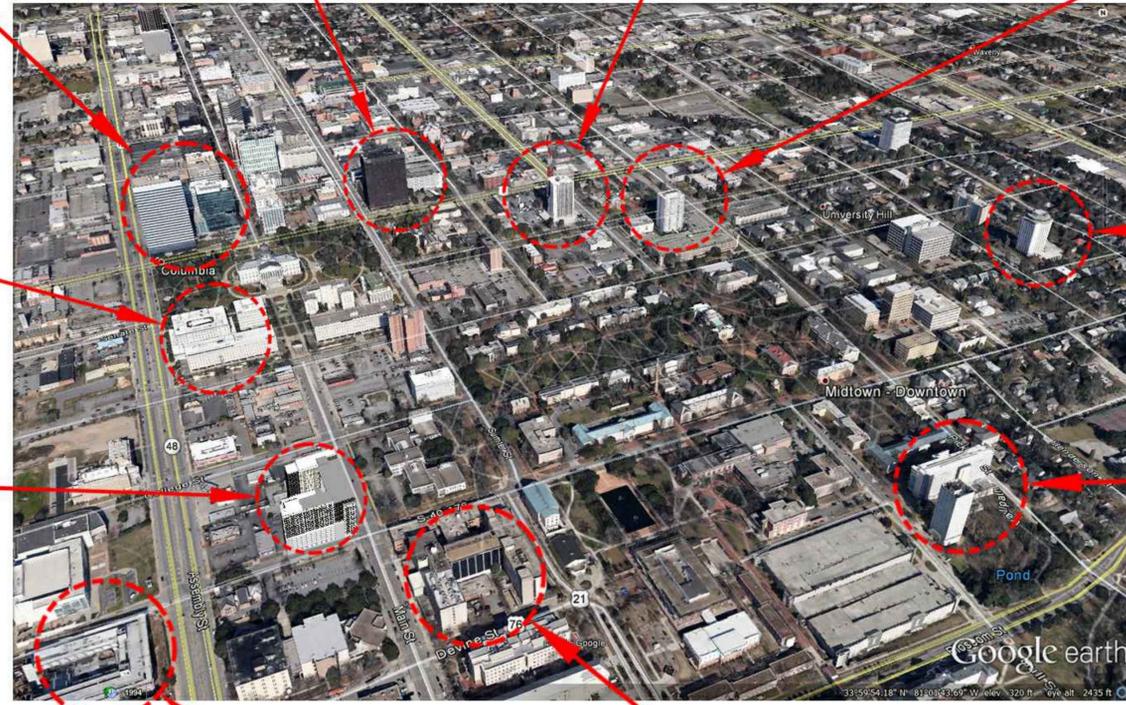
NAME : RUTLEDGE BUILDING
STORIES : 14F



NAME : SENATE PLAZA APARTMENTS
STORIES : 19F



NAME : SOLOMON BLATT BLDG
STORIES : 5F



NAME : TOWER IN COLUMBIA
STORIES : 20F



NAME : EDR TOWER
STORIES : 15F



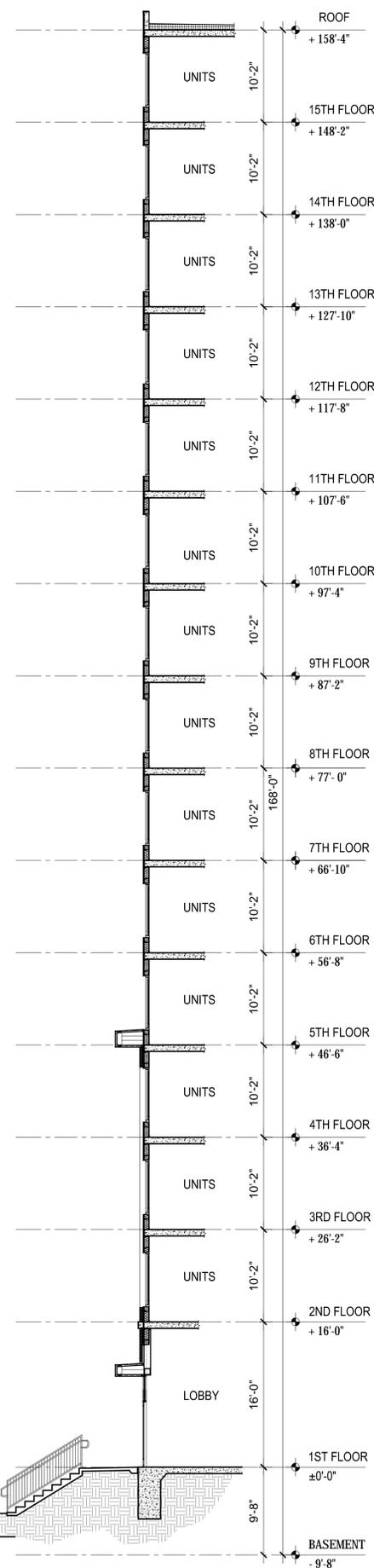
NAME : PATTERSON HALL
STORIES : 9F



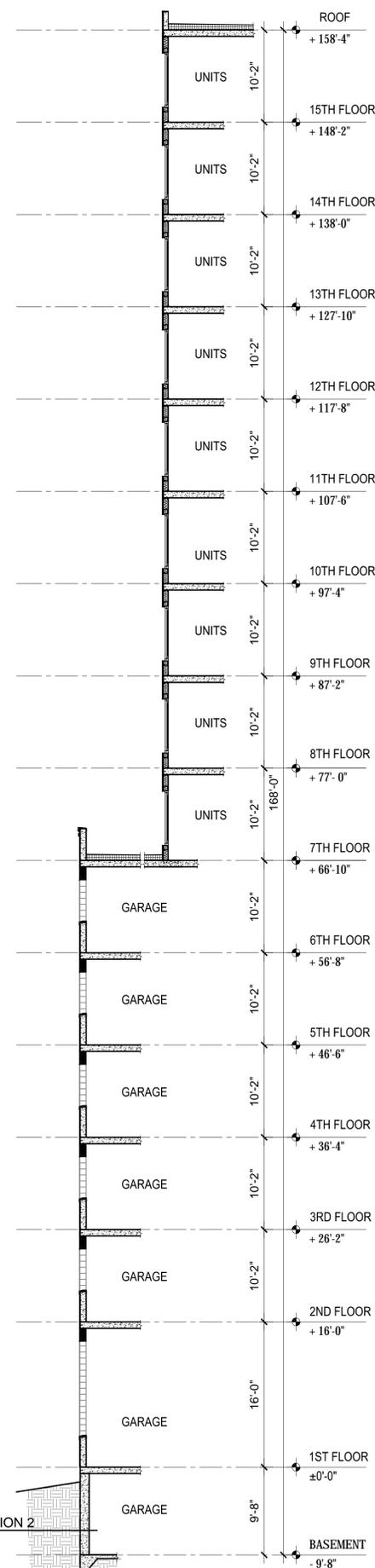
NAME : DARLA MOORE
SCHOOL OF BUSINESS
STORIES : 4F



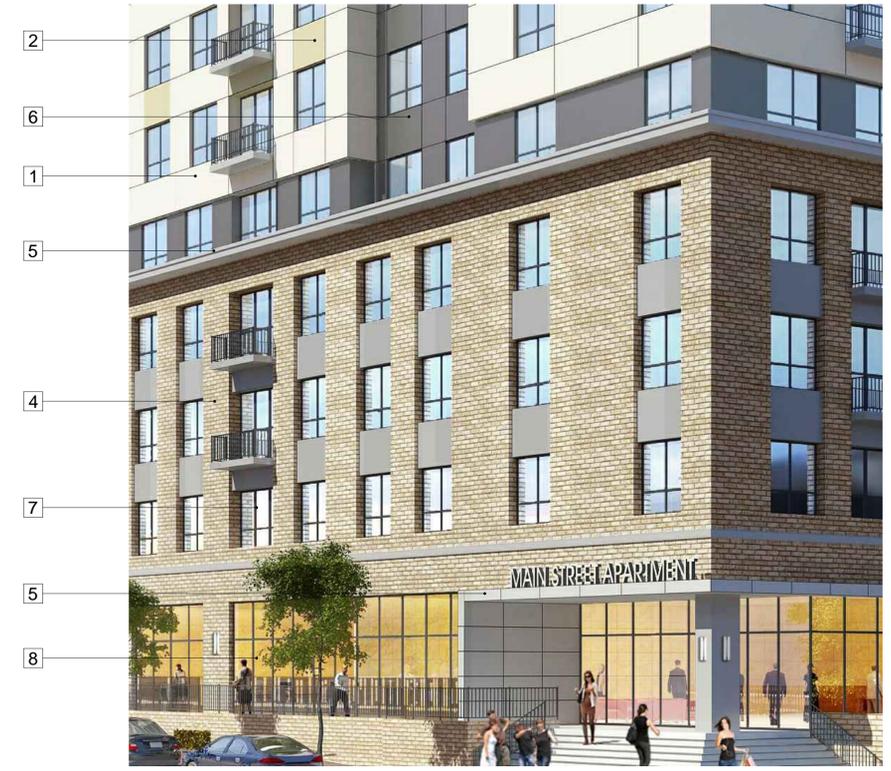
NAME : UNIVERSITY OF
SOUTH CAROLINA COLUMBIA
STORIES : 8F



1 EST. WALL SECTION 1
SCALE: 1/8" = 1'-0"



2 EST. WALL SECTION 2
SCALE: 1/8" = 1'-0"



MATERIAL

- | | | | | | | | | | | | |
|---|--|-------------------------------|---|--|--|---|--|--|---|--|-----------------------------|
| 1 | | STUCCO
- LIGHT CREAM COLOR | 3 | | PAINTED CONCRETE
- LIGHT GRAY COLOR | 5 | | METAL PANEL
CLADDING
- LIGHT GRAY COLOR | 7 | | ALUMINIUM WINDOWS |
| 2 | | STUCCO
- BEIGE COLOR | 4 | | BRICK
- CREAM COLOR | 6 | | METAL PANEL
CLADDING
- DARK BRONZE COLOR | 8 | | STOREFRONT
WINDOW SYSTEM |

