
DESIGN/DEVELOPMENT REVIEW COMMISSION
URBAN DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case #2

ADDRESS: 911 Washington Street

APPLICANT: Craig Otto, architect

TAX MAP REFERENCE: 09013-02-18

USE OF PROPERTY: vacant building, surface parking lot

REVIEW DISTRICT: City Center Design/Development District

NATURE OF REQUEST: Request for Certificate of Design Approval for new construction of a hotel.

FINDINGS/COMMENTS:

The request is for the new construction of a 5-story, 104 guest room hotel at the corner of Lincoln and Washington Streets.

5.3.1 Building Heights

As a general rule and consistent with current zoning provisions, buildings within most of City Center should be no more than five stories... It is however, critical that in applying these Guidelines- as well as other development regulations- that the City be consistent in considering the height of proposed structures as they relate to the adjacent development context.

The building is five stories, which is appropriate. Articulating the base, middle, and top of the building will ensure that this taller structure does not overwhelm adjacent development.

5.3.2 Façade Proportion and Rhythm

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

There is not a consistent pattern of development immediately adjacent to this parcel, and a variety of mostly 1-3 story buildings exist in the area, many that are as wide, or wider than they are tall. However, this building will be larger than most of the surrounding development, and breaking up the mass to establish a rhythm is critical to its success along the urban streetscape.

- *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.*

While the building has a defined base, middle, and top, the upper floors are relatively flat with only a change in color and materials. There is not a strong relationship between the upper floors and the base of the building with continuous piers or pilasters.

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 proportion of openings on the lower and upper floors of the Washington Street façade appears to be close to the recommended 70/40%, respectively.

The Lincoln Street façade has some sections of blank wall along the first level, with what appears to be recessed brick panels. Depending on the programming inside (pantry and breakfast) spandrel glass might be a better solution to continue the pattern of openings.

The corner of the Lincoln Street façade is blank on the upper floors. This is a highly visible corner and needs more fenestration on the upper 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 (i.e., masonry piers which frame window and door elements). The subdivision of the wall plane establishes a rhythm similar to many existing older buildings in City Center.*

The overall massing of the building should be broken up into vertical bays, which should be further articulated by architectural elements and details.

- *Monolithic street wall facades should be “broken” by vertical and horizontal articulation (e.g. sculpted, penetrated, or carved 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.*

Given the mass of the building, there is a relative lack of architectural detailing to add richness to the flatness of the building.

- *Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the façade into a series of display windows with smaller panes of glass; (b) constructing the façade 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 providing consistent door and window reveals.*

The first level of the building is a long flat wall with little articulation in the way of piers or other details. There are a couple of projecting bays but as noted previously, little relationship between the upper floors and the first level. As well, the first floor along Lincoln Street has some long stretches of blank brick wall. More thought should be given to how to better address this façade with the interior program of the building.

5.3.6 Roofs and Upper Story Details

- *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.*
- *Radical roof pitches that create overly prominent or out-of-character buildings are strongly discouraged. Shallow gables or fenestrated parapets may be allowed if in character with surrounding buildings.*

The roof is flat, and consistent with development in the area. The cornice line is low profile and simple, consistent with the design 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)*

No information has been provided about roof-mounted utility equipment.

5.4.1 Setbacks

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.

The setback is five feet on both street frontages, which is consistent with the guidelines and with adjacent development. The challenge with this property is the grade change on Lincoln Street, which may require an additional few feet to accommodate the required sidewalk, buffer, and change in grade between the curb and the finished floor elevation.

5.4.2 Street Orientation

- *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 building sits on a corner, but there is nothing about the architecture that emphasizes the corner.

While a building entrance is provided on Washington Street, which is the primary façade, there is a back entrance adjacent to the parking lot, which will clearly be the primary entrance for people arriving by car, and the only entrance accessible by ADA standards, since the entrance on Washington Street requires steps to navigate the grade change. A pedestrian coming from the sidewalk- or a patron who wishes to navigate around the Vista without a car- must also navigate stairs to get from the public sidewalk to the rear entrance off of the parking lot. One of the two entrances to the building needs to be accessible for all pedestrians, including those with disabilities.

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

The building is parallel to both streets.

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

More articulation and fenestration should be added to the first floor along Lincoln Street.

5.7.1 Storefront Composition, Accessories, and Detail

Entries/doorways

- *The main entry 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... 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...*

The building provides a taller element/change in the roofline at the entrance location, and a canopy over the entrance.

- *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 entrance is near the corner but the building does not have corner features that emphasize its placement on the corner or the entrance. The building design should reflect this location and take advantage of the visibility and accessibility of the corner.

- *Commercial storefront entries are typically recessed and/ or sheltered by a covered arcade structure, canopy, or awning... 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.*

A canopy is provided over the entrance.

Door and Window Design

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

More information about storefront glass should be provided.

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 the windows from direct sunlight...

There is a canopy over the Washington Street entrance.

5.7.2 Exterior Walls/ Materials

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

The building is very monolithic in its design; having EFIS (or stucco) as the primary material will not add texture or detail to the building.

The following materials are considered appropriate for City Center. The number of different wall materials used in any one building should, however, be kept to a minimum (ideally, two or less).

Building walls: clear glass, ... stucco/ exterior plaster (smooth trowled), new or used face brick, cut stone, rusticated block (cast stone), clapboard, ceramic tiles (bulkhead)...

The following materials are considered inappropriate in City Center and are discouraged: imitation masonry, reflective or opaque glass (at the street level), vinyl, aluminum, or other metal siding, unfinished wood..., plastic panels, vertical siding, walls painted with bright and/ or contrasting colors.

The primary building materials are EFIS and brick; brick is an appropriate material for City Center, but EFIS is not. With two colors of brick and three colors of EFIS, color is being used to define the building, rather than articulation of architectural elements and details that provide definition through relief, depth and shadow. Staff would recommend simplifying the materials palette; brick would be a better choice and would provide more opportunities for architectural detailing to add interest and character to the design.

5.8 The Upper Façade

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

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

5.8.1 Cornice and Fascia

A cornice or fascia creates a strong roofline 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 cornice is low-profile and simple. The charcoal finish creates continuity with the dark brick on the first floor.

5.8.2 Wall materials

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

The wall materials on the upper façade do not relate to the first floors storefront design and materials.

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.

More information is needed about the windows sections; upper floor windows should be punched with enough depth to create shadow lines, typically a minimum of 4-5 inches on a building of this scale.

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... The pier's width and spacing should give support of the façade. 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 façade, they should be treated with the same surface material.

The piers are not articulated on the upper floors. As noted previously, there is no continuity between the building's upper floors and the first floor, in massing or materiality.

5.10 Parking Facility, Location, Landscaping, and Screening

Generally, the parking required for each block should be contained within the block. Where parcels within a block are developed by different owners, the parking requirements of each development should be accommodated within its own parcel unless a cooperative parking plan is submitted at the time of the earliest development.

The parking is located properly to the rear of the building. The project will be required to fully comply with the City's landscape ordinance, which will include evergreen screening along the perimeter as well as tree islands within the lot.

STAFF RECOMMENDATIONS:

Staff finds that the proposal does not meet a substantial number of the City Center Design Guidelines, including:

- 5.3.2 Facade proportion and rhythm,
- 5.3.3 Proportion of openings,
- 5.3.5 Wall articulation,
- 5.4.2 Street orientation,
- 5.7.2 Exterior walls/ materials,
- 5.8.2. Upper façade wall materials,
- 5.8.4 Piers.

The staff recommendation is to defer any approval of the request until the outstanding items are addressed.



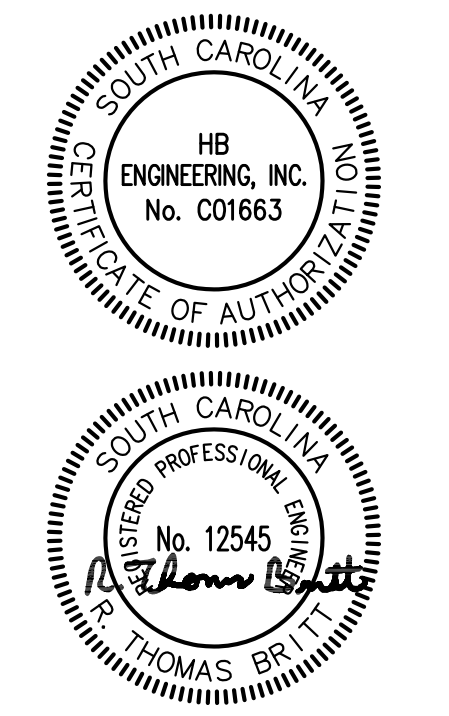
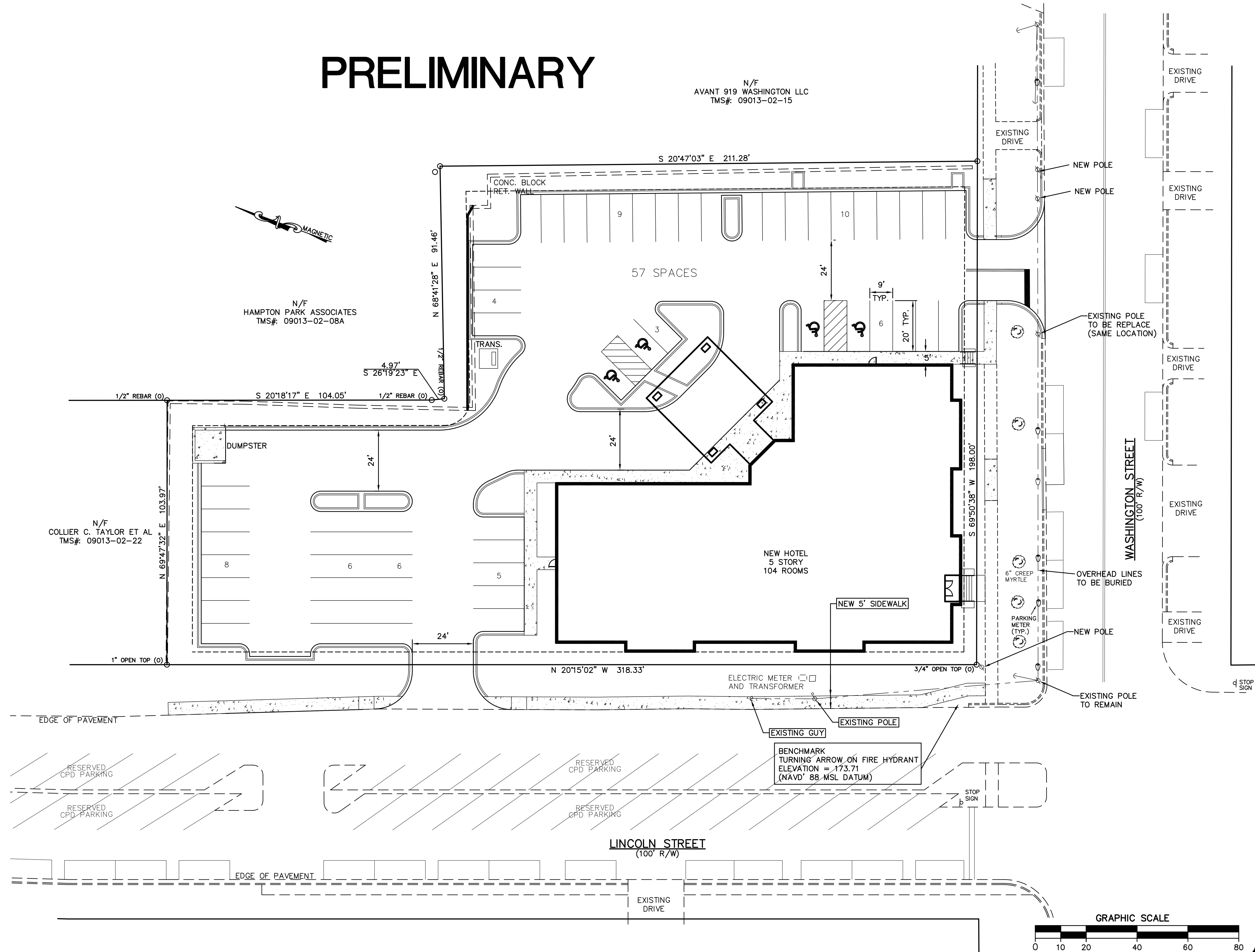
LOCATION MAP
N.T.S.

PRELIMINARY

N/F
AVANT 919 WASHINGTON LLC
TMS#: 09013-02-15

N/F
HAMPTON PARK ASSOCIATES
TMS#: 09013-02-08A

N/F
COLLIER C. TAYLOR ET AL
TMS#: 09013-02-22



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NEW HOTEL
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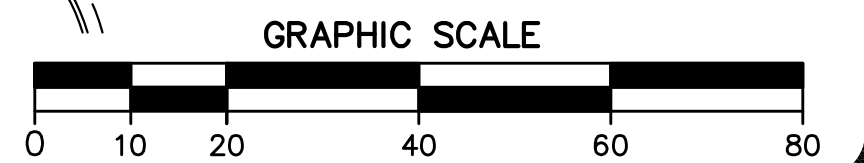
No.	Date	Revision

Sheet Title:
SITE PLAN

Drawn by: TB
Designed by: TB
Checked by: TB
Scale: 1"=20'
Project No. 17152
Date: 5/2/18

C1

7
Drawing No.

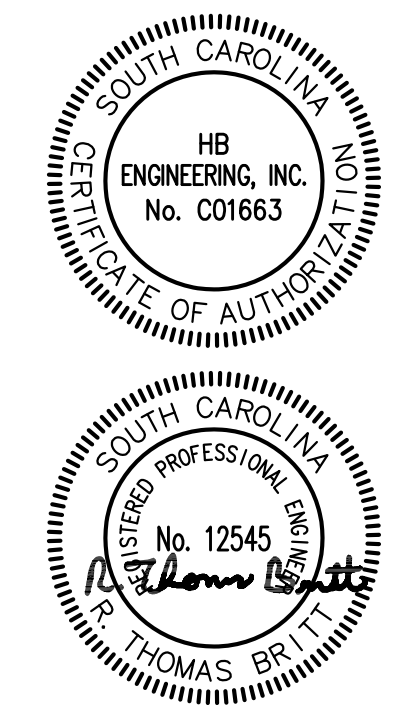




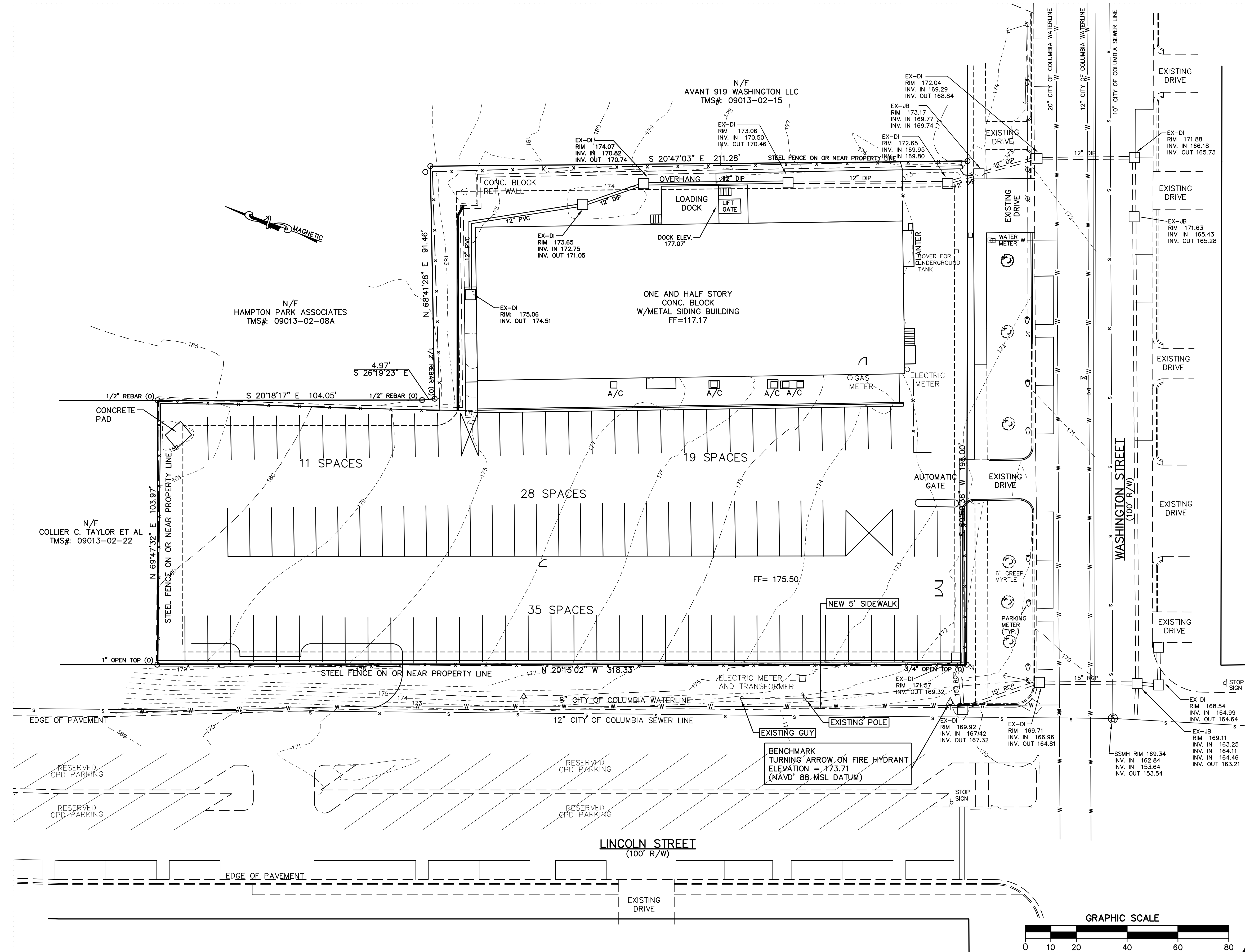
LOCATION MAP
N.T.S.



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Sheet Title:
**EXISTING CONDITIONS
DEMOLITION
PLAN**

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Designed by:	TB
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Scale:	1"=20'
Project No.:	17152
Date:	5/2/18

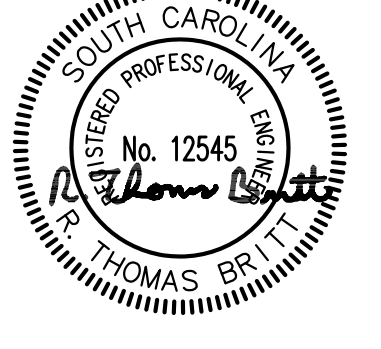
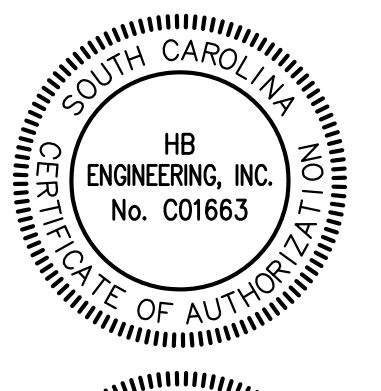
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LOCATION MAP
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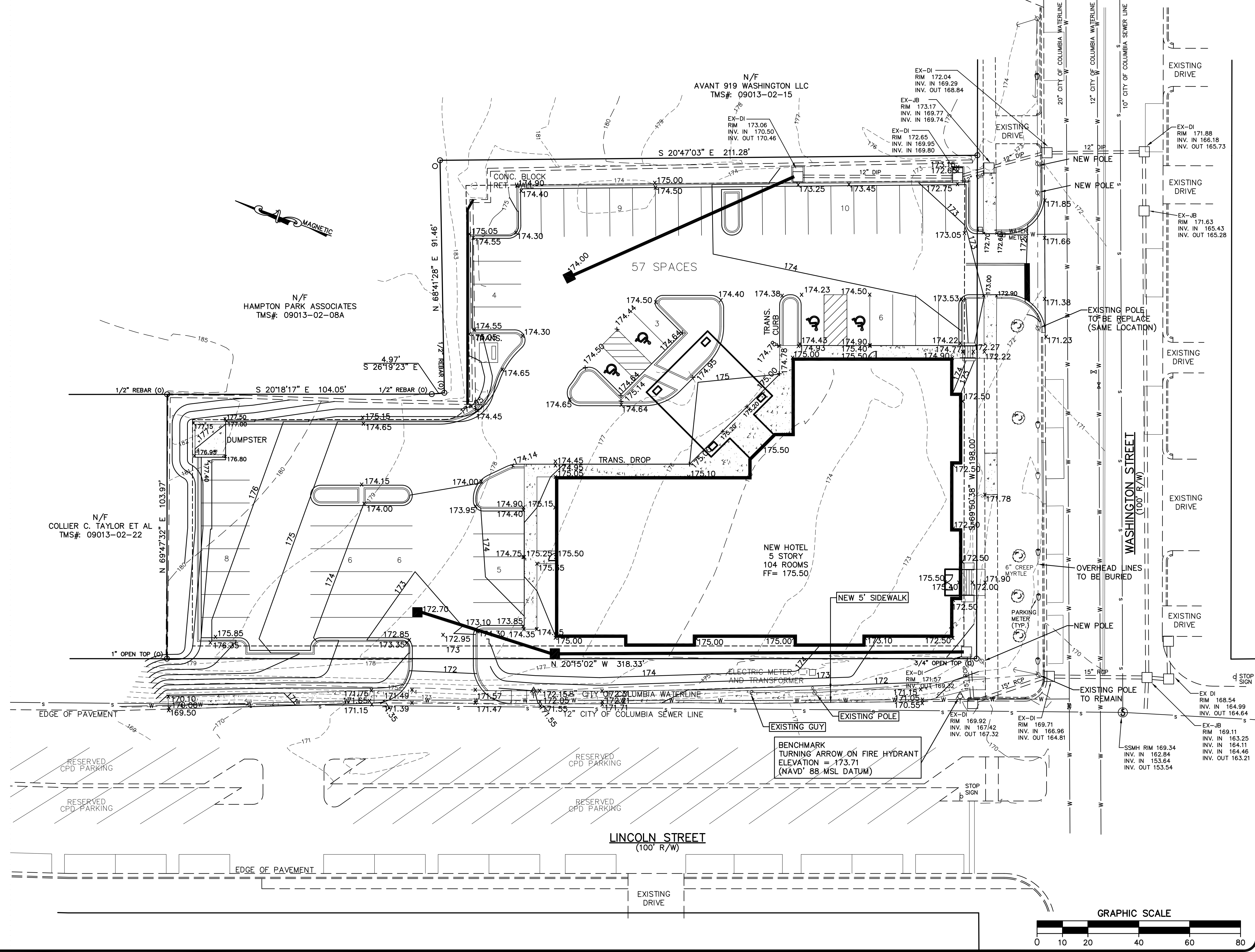


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PRELIMINARY

SUBJECT TO SIGNIFICANT CHANGE UNTIL FULLY PERMITTED



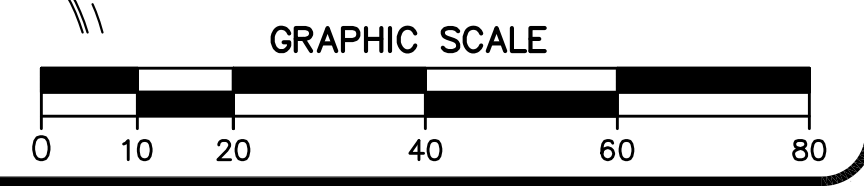
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No.	Date	Revision

Sheet Title:
**GRADING, DRAINAGE,
AND EROSION
CONTROL PLAN**

Drawn by:	TB
Designed by:	TB
Checked by:	TB
Scale:	1" = 30'
Project No.:	17189
Date:	5/2/18





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PRELIMINARY

SUBJECT TO SIGNIFICANT CHANGE UNTIL FULLY PERMITTED



LOCATION MAP
N.T.S.

- RECOMMENDED MINIMUM GRASSING SPECIFICATIONS**
- SUMMER: FERTILIZATION: 1000 LBS. OF 10-10-10 PER ACRE
- PERMANENT COVER:
- BAHIA GRASS: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE W/MIXTURE, 8 LBS. PER ACRE ALONE, 4 LBS. PER ACRE W/MIXTURE
 - BERMUDA SPRIGS: 100 LBS. PER ACRE BROADCAST
 - SERICEA LESPEDEZA (SCARIFIED): 40 LBS. PER ACRE IN MIXTURES
 - LOVEGRASS, WEEPING: 2 LBS. PER ACRE PLANT IN MIXTURES ONLY
- TEMPORARY SUMMER COVER:
- LESPEDEZA, ANNUAL: 7 LBS. PER ACRE IN MIXTURE (DO NOT PLANT ON SANDY SOILS)
 - BROWN TOP MILLET: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
- WINTER:
 - WINTER PERMANENT:
 - TALL MEADOW FESCUE, 40 LBS. PER ACRE FROM SEPT. 1 TO APRIL 15 ONLY ON FERTILE SANDY CLAY OR CLAY SOILS.
 - PLANTING FROM SEPT. 15 TO FEB. 15 ON SANDS MUST BE OF TEMPORARY WINTER COVER AND THEN SEED TO A PERMANENT SUMMER COVER.
 - WINTER TEMPORARY: SEPT. 1 TO MAY 1
 - RYE GRASS: 60 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
 - OATS: 4 LBS. PER ACRE ALONE, 2 LBS. PER ACRE IN MIXTURE
 - RYE: SEPT. 1 TO MAR. 1: 1-1/2 LBS. PER ACRE ALONE, 1 LB. PER ACRE IN MIXTURE
- OTHER PLANTINGS OR SEEDING AS CONTAINED IN THE CRITICAL AREA STABILIZATION SECTION OF SCS HANDBOOK "EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" MAY BE USED PROVIDED ALL APPLICABLE SPECIFICATIONS CONTAINED IN SAID HANDBOOK ARE COMPLIED WITH.

SITE TREE DENSITY

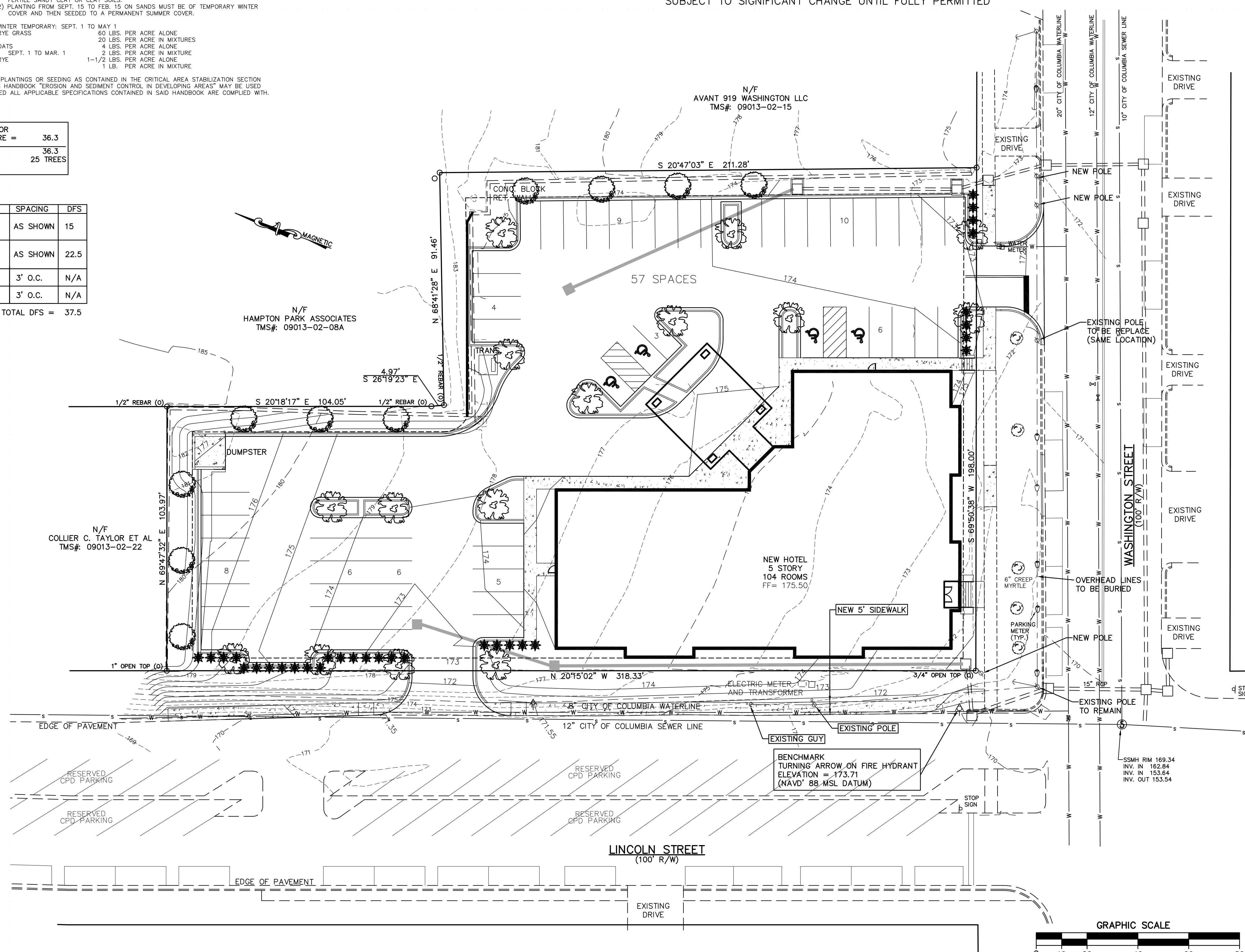
REQUIRED DENSITY FACTOR (RDF): BASIS	1.21 AC.	DENSITY FACTOR	x 30 RDF/ACRE =	36.3
TOTAL SITE AREA:		RDF NEEDED FOR SITE =		36.3
		3" TREES NEEDED FOR SITE =		25 TREES
		(1.5 DF/3" TREE)		

PROPOSED TREE AND PLANT SCHEDULE

SYMBOL	NUMBER	SPECIES	HEIGHT	SIZE	SPACING	DFS
	10 EA.	RED MAPLE	10'	3" CAL. 10' MIN. HGT.	AS SHOWN	15
	15 EA.	WILLOW OAK	10'	3" CAL. 10' MIN. HGT.	AS SHOWN	22.5
	31 EA.	DWARF YAUPON HOLLY	18"	3 GAL. MIN.	3' O.C.	N/A
	XX EA.	DWARF BURFORD	18"	3 GAL. MIN.	3' O.C.	N/A
TOTAL DFS =						37.5

NOTE:
ALL DISTURBED AREAS NOT COVERED WITH BUILDING, PAVEMENT, PLANTING BED, OR SOD ARE TO BE HYDROSEEDING.

NOTE:
ALL PLANT MATERIAL TO BE MECHANICALLY IRRIGATED. CONTRACTOR TO INSTALL.



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SITE DEVELOPMENT CONSULTANTS

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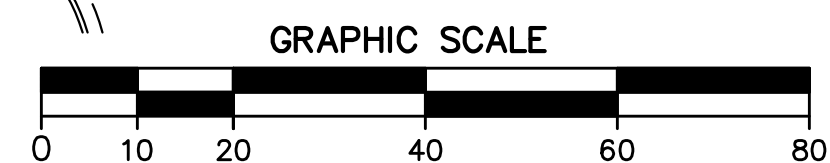
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No.	Date	Revision

Sheet Title: **LANDSCAPE PLAN**

Drawn by: TB
Designed by: TB
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Scale: 1"=30'
Project No. 17189
Date: 5/2/18

Sheet 1 of 1





1
A1.1 UPPER FLOOR PLAN
SCALE: 1/8" = 1' - 0"
AREA: 13,021 SQUARE FEET



1
A1.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"
AREA: 13,392 SQUARE FEET

5 STORIES
TOTAL BUILDING AREA: 65,500 SQUARE FEET
104 GUEST ROOMS AND SUITES
APRIL 3, 2018

No.	Revision	Date

Seal

Craig A. Otto
ARCHITECT, INC.
REGISTERED ARCHITECT
2044 Augusta Rd.
Columbia, South Carolina 29202
Phone: (803) 857-8004
Fax: (803) 857-8000

NEW HOTEL INN & SUITES
911 WASHINGTON STREET
COLUMBIA, SOUTH CAROLINA

Project Title
FLOOR PLANS
Drawing Title
Consultant

Drawn By C. OTTO
Date MAY 2, 2018

Drawing No.
A1.1
OF

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2 LINCOLN STREET ELEVATION
 A2.1 SCALE: 1/8" = 1' - 0"

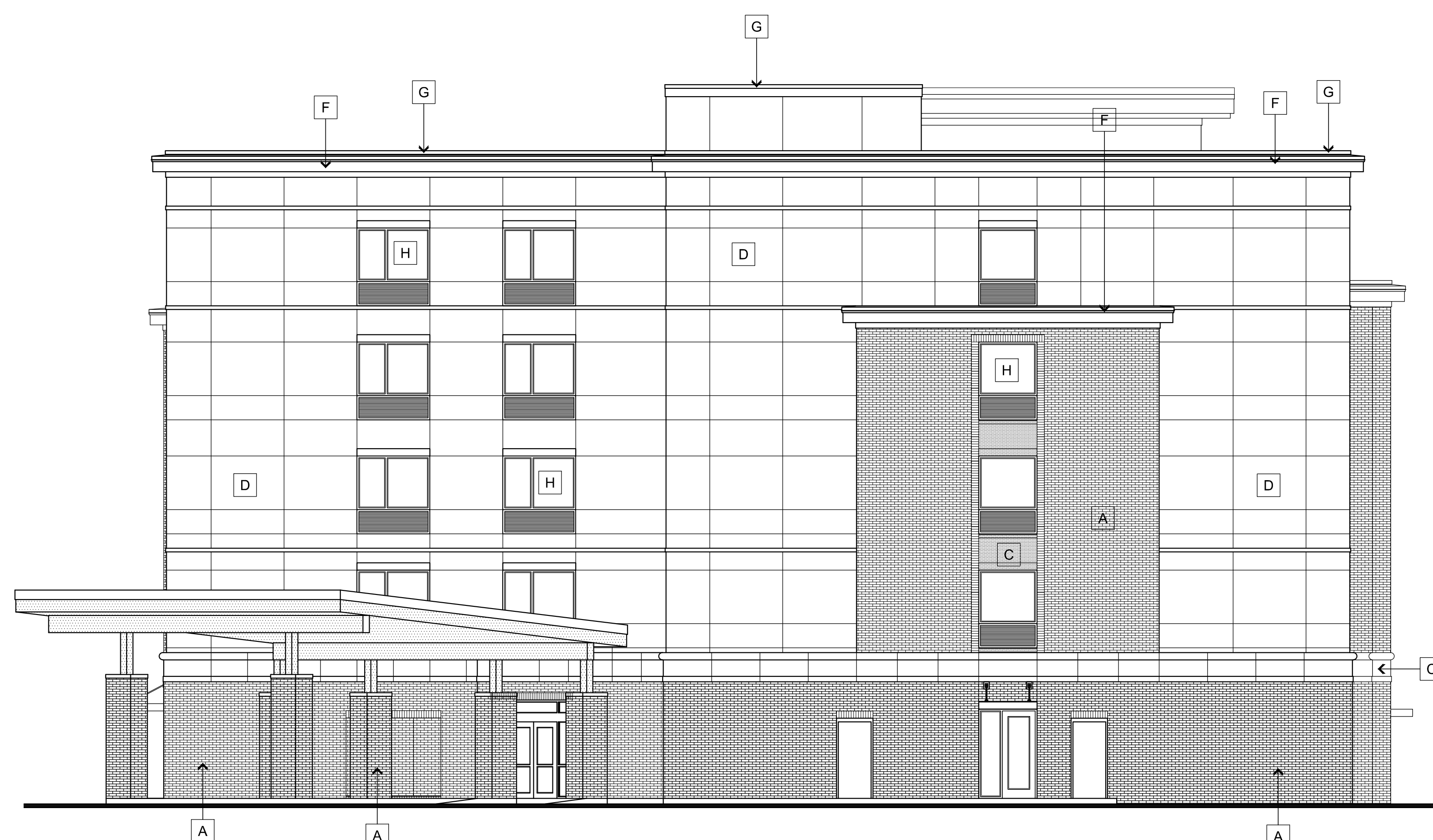


1 WASHINGTON STREET ELEVATION
 A2.1 SCALE: 1/8" = 1' - 0"

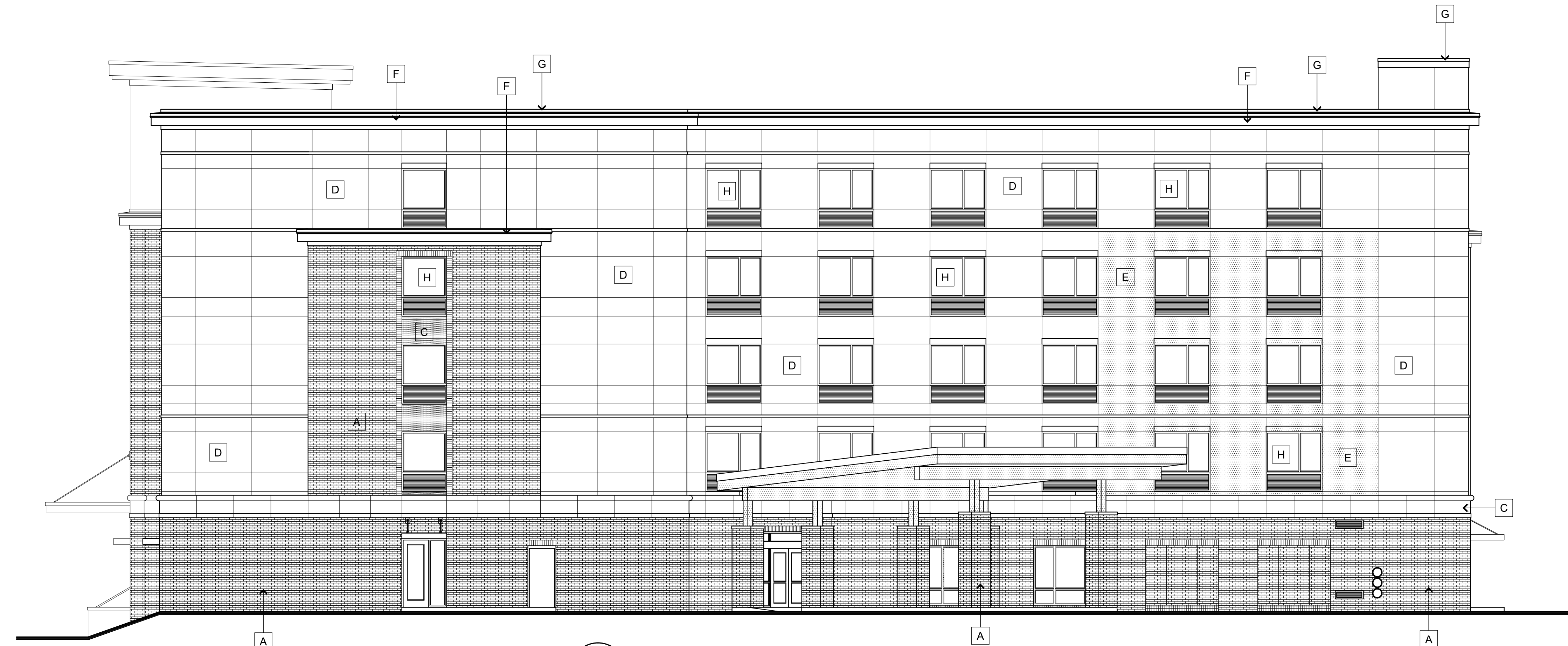
- EXTERIOR FINISH LEGEND
- A "GRAY" BRICK VENEER:**
 TAYLOR CLAY EXECUTIVE WHITE WIRE CUT MODULAR BRICK VENEER WITH LAFARGE / HOLCIM WHITE TYPE S MORTAR AND ADJUSTABLE TYPE MASONRY ANCHORS AT 16" O.C. EACH WAY. PROVIDE BRICK SOLDIER COURSE ABOVE WINDOWS AND SLOPED BRICK ROULOCK SILLS AT BASE OF WINDOWS AND STACKED BRICK WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - B "WHITE" BRICK VENEER:**
 BELDEN BRICK #71 VELOUR WIRE CUT MODULAR BRICK VENEER WITH LAFARGE / HOLCIM CHARCOAL GRAY TYPE S MORTAR AND ADJUSTABLE TYPE MASONRY ANCHORS AT 16" O.C. EACH WAY. PROVIDE BRICK SOLDIER COURSE ABOVE WINDOWS AND SLOPED BRICK ROULOCK SILLS AT BASE OF WINDOWS AND STACKED BRICK WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - C E.I.F.S. / DARK GRAY:**
 CHANNLED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY GENERFLEX CHANNLED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNLED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - D E.I.F.S. / LIGHT GRAY:**
 CHANNLED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY GENERFLEX CHANNLED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNLED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - E E.I.F.S. / RUST:**
 CHANNLED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY GENERFLEX CHANNLED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNLED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - F CORNICE / CHARCOAL:**
 CHANNLED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY GENERFLEX CHANNLED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 1/2" THICK CHANNLED INSULATION BOARD ON BUILT OUT WOOD FRAMING WITH 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - G COPING:**
 COPING: ALL COPING SHALL BE KYNAR FINISH / CHARCOAL
 - H CURTAIN WALL:**
 CLEAR ALUMINUM THERMALLY IMPROVED CURTAIN WALL SYSTEM WITH INSULATED GLAZING. BASIS OF DESIGN: YKK GCU 100. INSTALL ALL WINDOWS AND ENTRANCES ACCORDING TO THE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOMINAL SIZE OF CURTAIN WALL FRAMES SHALL BE 1" X 2 1/2".
 - I WINDOWS:**
 CLEAR ALUMINUM THERMAL BREAK PRE-MANUFACTURED WINDOWS WITH INSULATED GLAZING. BASIS OF DESIGN: NORSPAN WINDOW AND GLASS SERIES M-3100 WITH INTEGRAL PTAC GRILLE. INSTALL ALL WINDOWS ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - J SUN SHADE:**
 CLEAR ALUMINUM ARCHITECTURAL CANTILEVERED SUNSHADE SYSTEM CONSISTING OF ALUMINUM FASCIA AND OUTRIGGERS AND AIRFOIL BLADES. BASIS OF DESIGN: INDUSTRIAL LOUVERS, INC. SA SERIES SUNSHADES.
 - K CANTILEVERED CANOPY**
 OVERHEAD SUPPORTED CANTILEVERED CLEAR ALUMINUM CANOPY WITH INTEGRAL GUTTER AND DOWNSPOUT

Date	
Revision	
No.	
Seal	
Project Title	NEW HOTEL INN & SUITES 911 WASHINGTON STREET COLUMBIA, SOUTH CAROLINA
Drawing Title	EXTERIOR ELEVATIONS
Consultant	Craig A. Otto ARCHITECT, INC. DESIGN PLANNING ARCHITECTURE 2044 Augusta Rd. Lafayette, South Carolina 29202 Phone: (803) 857-9004 Fax: (803) 857-2000
Drawn By	C. OTTO
Date	MAY 7, 2018
Drawing No.	A2.1

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2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"



1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"

- EXTERIOR FINISH LEGEND
- A **"GRAY" BRICK VENEER:**
TAYLOR CLAY EXECUTIVE WHITE WIRE CUT MODULAR BRICK VENEER WITH LAFARGE / HOLCIM WHITE TYPE S MORTAR AND ADJUSTABLE TYPE MASONRY ANCHORS AT 16" O.C. EACH WAY. PROVIDE BRICK SOLDIER COURSE ABOVE WINDOWS AND SLOPED BRICK ROULOCK SILLS AT BASE OF WINDOWS AND STACKED BRICK WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - B **"WHITE" BRICK VENEER:**
BELDEN BRICK 671 VELOUR WIRE CUT MODULAR BRICK VENEER WITH LAFARGE / HOLCIM CHARCOAL GRAY TYPE S MORTAR AND ADJUSTABLE TYPE MASONRY ANCHORS AT 16" O.C. EACH WAY. PROVIDE BRICK SOLDIER COURSE ABOVE WINDOWS AND SLOPED BRICK ROULOCK SILLS AT BASE OF WINDOWS AND STACKED BRICK WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - C **E.I.F.S. / DARK GRAY:**
CHANNELED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY SENERFLEX CHANNELED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNELED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - D **E.I.F.S. / LIGHT GRAY:**
CHANNELED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY SENERFLEX CHANNELED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNELED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - E **E.I.F.S. / RUST:**
CHANNELED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY SENERFLEX CHANNELED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 3" THICK CHANNELED INSULATION BOARD ON 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE HORIZONTAL AND VERTICAL JOINTS WHERE INDICATED ON THE EXTERIOR ELEVATIONS.
 - F **CORNICE / CHARCOAL:**
CHANNELED INSULATION DESIGN EXTERIOR INSULATION AND FINISH SYSTEM. BASIS OF DESIGN: SENERGY SENERFLEX CHANNELED INSULATION DESIGN CONSISTING OF FINISH COAT/ REINFORCING MESH / BASE COAT ON 1/2" THICK CHANNELED INSULATION BOARD ON BUILT OUT WOOD FRAMING WITH 5/8" EXTREMEGREEN SHEATHING WITH APPROVED JOINT REINFORCEMENT AND LIQUID APPLIED SECONDARY AIR / WATER RESISTIVE BARRIER. INSTALL ALL COMPONENTS AS DIRECTED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - G **COPING:**
COPING: ALL COPING SHALL BE KYNAR FINISH / CHARCOAL
 - H **CURTAIN WALL:**
CLEAR ALUMINUM THERMALLY IMPROVED CURTAIN WALL SYSTEM WITH INSULATED GLAZING. BASIS OF DESIGN: YKK GCU 100. INSTALL ALL WINDOWS AND ENTRANCES ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOMINAL SIZE OF CURTAIN WALL FRAMES SHALL BE 1" X 2 1/2".
 - I **WINDOWS:**
CLEAR ALUMINUM THERMAL BREAK PREMANUFACTURED WINDOWS WITH INSULATED GLAZING. BASIS OF DESIGN: HOBAS UNIDOL AND GLASS SERIES M-3100 WITH INTEGRAL PTAC GRILLE. INSTALL ALL WINDOWS ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - J **SUN SHADE:**
CLEAR ALUMINUM ARCHITECTURAL CANTILEVERED SUNSHADE SYSTEM CONSISTING OF ALUMINUM FASCIA AND OUTRIGGERS AND AIRFOIL BLADES. BASIS OF DESIGN: INDUSTRIAL LOUVERS, INC. SA SERIES SUNSHADES.
 - K **CANTILEVERED CANOPY:**
OVERHEAD SUPPORTED CANTILEVERED CLEAR ALUMINUM CANOPY WITH INTEGRAL GUTTER AND DOWNSPOUT

Date	
Revision	
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Consultant	Craig A. Otto ARCHITECT, INC. DESIGN PLANNING ARCHITECTURE 2044 Augusta Rd. Lafayette, South Carolina 29222 Phone: (803) 857-9004 Fax: (803) 857-9000
Drawn By	C. OTTO
Date	MAY 7, 2018
Drawing No.	A2.2
OF	



2 LINCOLN STREET ELEVATION
 A2.1 SCALE : 1/8" = 1' - 0"



1 WASHINGTON STREET ELEVATION
 A2.1 SCALE : 1/8" = 1' - 0"

No.	Revision	Date

Scale

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Project Title
NEW HOTEL INN & SUITES
 911 WASHINGTON STREET
 COLUMBIA, SOUTH CAROLINA

Drawing Title
EXTERIOR ELEVATIONS

Consultant

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Drawn By C. OTTO
 Date MAY 1, 2018

Drawing No.
A2.1
 OF



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"



1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"

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NEW HOTEL INN & SUITES
911 WASHINGTON STREET
COLUMBIA, SOUTH CAROLINA

EXTERIOR ELEVATIONS
Consultant

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Drawn By: C. OTTO
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OF