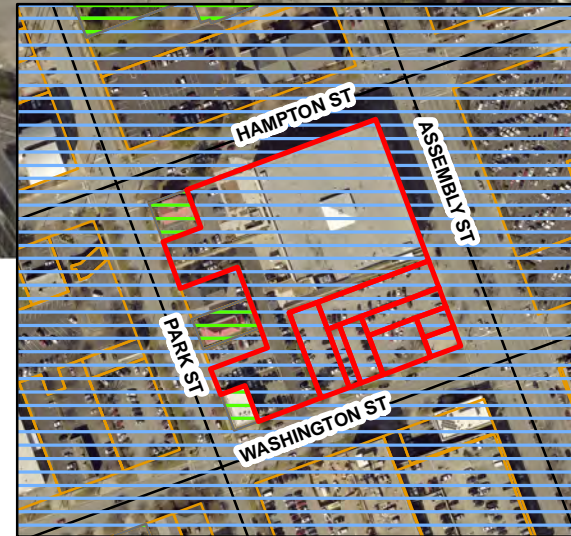




02/18/2019



D/DRC Case

1401-1431 Assembly Street and 1011-1019 Washington Street

City Center Design/Development District

TMS# 09013-03-01, -06, -07, -08, -09, -10, -11, -12, and -13

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT

Evaluation Sheet

Case # 1

ADDRESS: 1401 Assembly Street

APPLICANT: Andrew Savoy, Clayco Realty Group (developer)

TAX MAP REFERENCE: TMS# 09013-03-06, 07, 08, 09, 10, 11, 12, 13

USE OF PROPERTY: vacant

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

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

PROJECT SUMMARY:

The proposal, at the northwest corner of Assembly and Washington, is for the development of a 15-story private student dormitory building with structured parking. The building will have 216 units, with a total of 679 bedrooms. The applicant received a Special Exception from the Board of Zoning Appeals in December to increase the residential density from the code allowance of 150 beds/acre. The proposal includes 405 on-site parking spaces.

The project was before the Commission in January, and the Commission deferred the approval and moved to appoint a sub-committee discuss the outstanding concerns. A (publically advertised) sub-committee was held on Jan. 21 where a number of items were discussed, including the location of trash pick-up, bike parking, first floor programming of Assembly Street, human-scaled elements at street level, and the parking garage design and its visibility from the street.

The following evaluation includes comments from the January evaluation (noted), and following are comments (also noted, March) to address any changes made since the January DDRC hearing.

DESIGN GUIDELINES AND STAFF COMMENTS:

5.2 Architectural Style or Theme (guidelines)

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)... These projects should be sympathetic and compatible with surrounding buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful.

5.3 Building Mass and Organization (guidelines)

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

(Staff comments, January)

The building is surrounded by mostly 2-4 story buildings, of both traditional and modern design. The height of the building is appropriate for this part of City Center, and consistent with the current zoning (C-4) and future land use plan (Central Business District), however the scale of the building relative to adjacent structures is dramatic and does not provide a transition or any architectural datum line to relate to the neighboring library.

The height and scale of the building also necessitates features that provide a sense of human scale and proportion at the pedestrian level to bring down the perceived scale at street level. Staff has suggested expanding the first floor canopy to create a pedestrian “ceiling”- as well as having a wider sidewalk space which would allow room to plant trees, and which will also be necessary for the hundreds of pedestrians that will be coming in and out of the building.

(Staff comments, March)

The pedestrian canopy at the corner projects three feet and has been expanded, in sections corresponding to the window recesses, along the Assembly Street side of the building.

The necking down of the sidewalk on Assembly Street to accommodate trash pick-up has been removed; the sidewalk now shows 10 feet of clear pedestrian space adjacent to the building, with five landscaped tree wells properly located as a buffer between the sidewalk and the curb.

Building Mass and Organization (guidelines)

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

(Staff comments, January)

This corner is currently an active pedestrian corner. A portion of the ground level space is dedicated to tenant services; however at least half of both street frontages are take up with non-activated uses such as trash service, pump room, parking, elevators, etc. Given the high volume of pedestrian traffic and the increase of nearly 700 students, this corner provides an opportunity to connect Main Street and the Vista, and retail spaces would help to close the gap that exists between these districts.

(Staff comments, March)

The programming of the first floor along Assembly Street has been modified to relocate the pump room and the trash pick-up location, creating space for a lounge on the ground floor. Combined with the lobby and mail room, these spaces are programmed for people and transparent to the right-of-way, better activating the ground floor.

5.3.1 Building Height (guidelines)

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.

As a general rule, and consistent with Current zoning provisions, buildings within most of City Center should be no more than 5-stories... There are, however, exceptions. Part of City Center are already developed with buildings as tall as 25 stories 350 feet), mostly within the CBD. For the most part, these areas are zoned C-4 (Central Area Commercial) or C-5 (Central Business District); neither of these zones includes any restrictions on height... It is, however, critical that in applying these

guidelines- as well as other development regulations- the City be consistent in considering the height of proposed structures as they relate to the adjacent development context.

(Staff comments, January)

The overall building is 16-stories, at 180' tall. While the overall height is appropriate for City Center, its placement among much smaller buildings would suggest that some gesture be made to visually transition the scale to its immediate surroundings.

5.3.2 Façade Proportion and Rhythm (guidelines)

The width and pattern of façade 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 façade 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 façade detail.

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

(Staff comments, January)

The building is dramatically taller than anything nearby. The large scale and verticality of the building would benefit from breaking up the mass in some way, particularly in how it relates to adjacent buildings. The strong, vertical curtain-wall element draws reference to the library's glass façade. Having this building's curtain wall recede from the brick façade would make the visual layering of materials more effective. The height of the garage on Washington Street provides an opportunity to emphasize the architecture of the first 4-5 floors and visually connect to the library.

(Staff comments, March)

The pattern of openings on the first four (garage) floors and the brick corbeling distinguish the base of the building at approximately 45 feet, making some reference to the library, which is about 50 feet high.

5.3.3 Proportion of Openings (guidelines)

- *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).*

(Staff comments, January)

The percentage of openings on both the Assembly Street façade and the Washington Street façade should be provided. The upper floors appear to have a sufficient proportion of openings, however much more is needed on the ground-level frontage, particularly on Washington Street, where about a third of the storefront area is dedicated to garage/service area.

(Staff comments, March)

The percentage of openings have been provided, and are included in the packet. As anticipated in the January evaluation, the percentages on the upper floors are close to or above the recommended proportions, but the street-level percentages are below what would typically be acceptable, particularly on Washington Street. The applicant is agreeable to including public art along the Washington Street façade to mitigate the low percentage of glazing.

5.3.4 Horizontal Rhythms/Alignment of Architectural Element (guidelines)

- *Whenever an infill building is proposed, the common horizontal elements (e.g. cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*

(Staff comments, January)

The glass corners help to offset the massiveness of the brick towers however they are still repetitive in their elevations. Perhaps a variation in the size of windows openings or some added architectural detailing on the upper floors can help add interest to the elevations. As noted previously, taking a cue from the library with a horizontal architectural feature would help the building relate to its context.

5.3.5 Wall Articulation (guidelines)

- *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.*

(Staff comments, January)

The building is well articulated into vertical bays, with structural piers creating a rhythm along the sidewalk. Providing a recess between the material components, such as the stair tower on Assembly and the parking garage on Washington would further articulate the vertical components.

(Staff comments, March)

The applicant has agreed to pushing the circulation tower out a few inches (as much as possible) to more effectively articulate this feature and break up the massing.

(guidelines)

- *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.*

(Staff comments, January)

The massiveness of the building compels the depths of recesses and projections to be sufficiently scaled. While some are called out and sufficient, such as the recessed glass at the lower level on the corner, there are other material changes that would benefit from having a more prominent setback, such as the stair tower.

The first level of the building is over-scaled to relate to the height and size of the building, but does not provide adequate activity or storefront features that enhance the pedestrian experience. There is some brick detailing on the first floors, however more windows into active spaces as well as canopies and pedestrian-scaled details should be provided.

(Staff comments, March)

The narrow canopy element has been added along Assembly Street to help the pedestrian realm feel more human-scaled. A lounge has been added to the Assembly Street ground level, making most of this façade active and transparent.

5.3.6 Roofs and Upper Stories (guidelines)

- *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.*
- *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).*

(Staff comments, January)

The flat roof is appropriate. Roof-mounted utility mechanical equipment is shown and called out with screening. The height of the building will likely prevent these structures from being highly visible from the adjacent pedestrian realm, however more detailed information should be provided about screening materials.

5.4 Site Planning (guidelines)

- *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 (guidelines)

- *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.*

(Staff comments, January)

While generally buildings in City Center are allowed- and encouraged- to be built to the lot line, the height of the building will create a potentially impendent pedestrian experience if not designed sensitively. This means that pedestrians will need adequate space to occupy at street level, and a sense of scale be added at street level to mitigate the height of the street wall. This can be done a number of ways, but creating a sense of enclosure with a canopy overhead and providing street trees will be critical.

The current design includes a trash pick-up lane on the Assembly Street side, squeezing the sidewalk down to about six feet. This is too narrow a sidewalk to be adjacent to a building this tall, next to a street this wide, and with the amount of pedestrian traffic that currently exists in addition to the over 600 students that will be added to the mix.

(Staff comments, March)

The trash pick-up area has been moved to the Washington garage, enabling the full width of the sidewalk along Assembly Street, which is about 16' from curb to building, allowing for shade trees to be planted and still maintain 10 feet of clearance between the trees and the building.

5.4.2 Street Orientation (guidelines)

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

(Staff comments, January)

The building is oriented toward the major street frontages and provides a primary pedestrian entrance to the corner lobby. The percentage of frontage that is consumed by service and utility uses on both the Assembly Street side and the Washington Street side is of concern.

The building façades are parallel to both streets.

While Washington Street may be considered the side street, it will act as a primary pedestrian corridor for residents and other pedestrians travelling east/west. The amount of non-programmed space along the Washington Street elevation is of significant concern for the success of the pedestrian environment.

(Staff comments, March)

A lounge has been added to the Assembly Street ground level, making most of this façade active and transparent. The applicant has agreed to work on providing street level elements on the Washington Street side to enhance the pedestrian experience.

5.5 Open Spaces in Private Development (guidelines)

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

(Staff comments, January)

The space between the library and the residential tower is primarily on library property, but should be designed carefully to ensure a safe and attractive pedestrian environment. However, this should not be at the expense of the Assembly Street streetscape. Service and loading areas, and the rear or side property line is a more appropriate place for trash pick-up than the public Assembly Street frontage.

(Staff comments, March)

As noted, the trash service has been relocated to Washington Street, enabling a far improved pedestrian space along Assembly. The applicant should continue to work with staff as the open space between the library and the dormitory is developed.

4.4 Service and Loading Areas (guidelines)

- *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.

(Staff comments, January)

The garage entry, electrical room, transformer, etc. located at the west end of the Washington Street ground floor account for the majority of the street frontage. The Assembly Street façade is unfortunately where the trash is located. These features, while necessary to the function of the building, should not be as prominently located on the street frontages of the building.

(Staff comments, March)

A lounge has been added to the Assembly Street ground level, making most of this façade active and transparent.

5.7 The Storefront

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

5.7.1 Storefront Composition, Accessories, and Details (guidelines)

Entries and Doorways

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

(Staff comments, January)

The main entry to the building is on the corner of Assembly and Washington. The corner of the building is emphasized with the glass curtain wall, and provides a small canopy at the recessed entrance.

Door and Window Design (guidelines)

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

(Staff comments, January)

The storefront along the street appears to be clear glass. More information should be provided about storefront glass. The bulkhead height varies on Washington as the building steps down with the grade on the storefront configuration. The exposed concrete seems out of place and unfinished for a storefront; this detail should be further developed to provide a more finished appearance.

Grillework/Metalwork and Other Details (guidelines)

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

(Staff comments, January)

The finer scaled details should be developed and shown as the design of the building is further developed.

5.7.2 Exterior Walls/Materials (guidelines)

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

Recommended Materials (guidelines)

- *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)...*

(Staff comments, January)

The proposed materials of brick and stucco are on the list of recommended materials. The two different brick volumes and the light stucco volume seem somewhat disjointed. More integration of the various materials would make for a more harmonious composition.

The simple and monolithic design suggests materials that can add articulation and interest to the design. The brick detailing on the first few floors is a good start; more details such as this throughout the project can help enhance the character of the building.

5.8 The Upper Façade

5.8.1. Cornice and Fascia (guidelines)

- *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.*

(Staff comments, January)

There is some brick corbeling and a thin trim cap at the top of the building; a more substantial fascia or variation in the upper floor fenestration might help add a more proportional top to the building.

5.8.2 Wall Materials (Upper Façade) (guidelines)

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

(Staff comments, January)

The upper façade is primarily brick with punched windows openings where it is adjacent to the street, with glass curtain walls at the corners. Where the building is back from the street, the façade material changes to stucco. The punched windows on the garage frontage of the tower are more successful than the punched openings on the 4-story Washington garage frontage. While they

correlate to the openings of the Washington Street storefront openings, they have parking garage proportions and read as such.

The glass corners allude to the library and add lightness to the bulk of the building.

(Staff comments, March)

The window openings on the Washington Street garage frontage have been changed to more square proportions, relating more to the openings on the other masses on the building and better articulating this façade.

Black steel Z-purlins have been added as a screening detail to the punched garage openings on the eastern tower. These will occur on the Assembly Street side and the Washington Street side, but will not continue to the 4-story garage element or the western tower element due to open garage circulation requirements.

5.8.3 (Upper Façade) Windows (guidelines)

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

(Staff comments, January)

The pattern of openings, particularly on the Washington Street side of the upper floors is somewhat monotonous. Varying the size of the windows or the spaces between- such as the paired columns of windows on the Assembly Street elevation- could add interest to the upper façade.

As well, the depth of the window section is critical in articulating the upper facade. The applicant has provided detailed sections of the window configurations. The punched window sections in the brick show a 5" depth with the brick depth and the window frame trim. This is a good depth that should have a distinct shadow line. It is critical that this detail remain part of the design throughout value engineering, and construction documentation.

The stucco window section shows a 1 ½" depth, which is typical for this material.

5.10.1 Structured Parking (guidelines)

- *Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building, with the principal use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

(Staff comments, January)

The parking is primarily located interior to the block, with programmed space around it facing the street. Where the grade drops on Washington Street, however, there is a large portion of the elevation dedicated to service, utility rooms, and ventilation. These detract from the pedestrian experience and should be relocated.

(Staff comments, March)

There was much discussion at the subcommittee meeting about the western facing garage frontage, as this will be highly visible from Washington Street. The design has been revised to wrap the brick punched openings around to the west side of the building, making this far more attractive than the open exposed garage structure. The open garage structure is still somewhat visible from Washington Street, as seen on the perspective rendering. Some tall columnar plantings on this side could help to screen the exposed garage.

The southwest corner of the building will be a 20' tall blank brick wall, bordering the sidewalk access to the stair on the west side of the building. Landscape screening is shown on the site plan, however safety concerns would prevent any tall plantings at this corner.

STAFF RECOMMENDATION:

Based on the changes that were implemented since January hearing and the subcommittee, staff finds that the project is in substantial compliance with the design guidelines and recommends approval with the following conditions:

- That the circulation tower on the Assembly Street elevation be pushed out a few inches to add depth to the façade;
- That scones, public art, and other architectural details be added to the Washington Street ground level façade and the southwest corner to enhance the pedestrian experience;
- That tall columnar trees be planted on the western side of the parking garage for screening;
- That the applicant work with staff on the design of the open space between the dormitory and the library;
- That these conditions and other details be deferred to staff.

THE EDGE

COLUMBIA, SOUTH CAROLINA

DDRC SUBMITTAL

January, 29 2020

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THE ART & SCIENCE OF BUILDING

**Lamar Johnson
Collaborative**





Site Context

Downtown Columbia, SC

THE EDGE | COLUMBIA, SC

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CLAYCO
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Enlarged Site Context

Downtown Columbia, SC

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SOLUTIONS

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EAST SITE AERIAL



NORTH SITE AERIAL



WEST SITE AERIAL



SOUTH SITE AERIAL

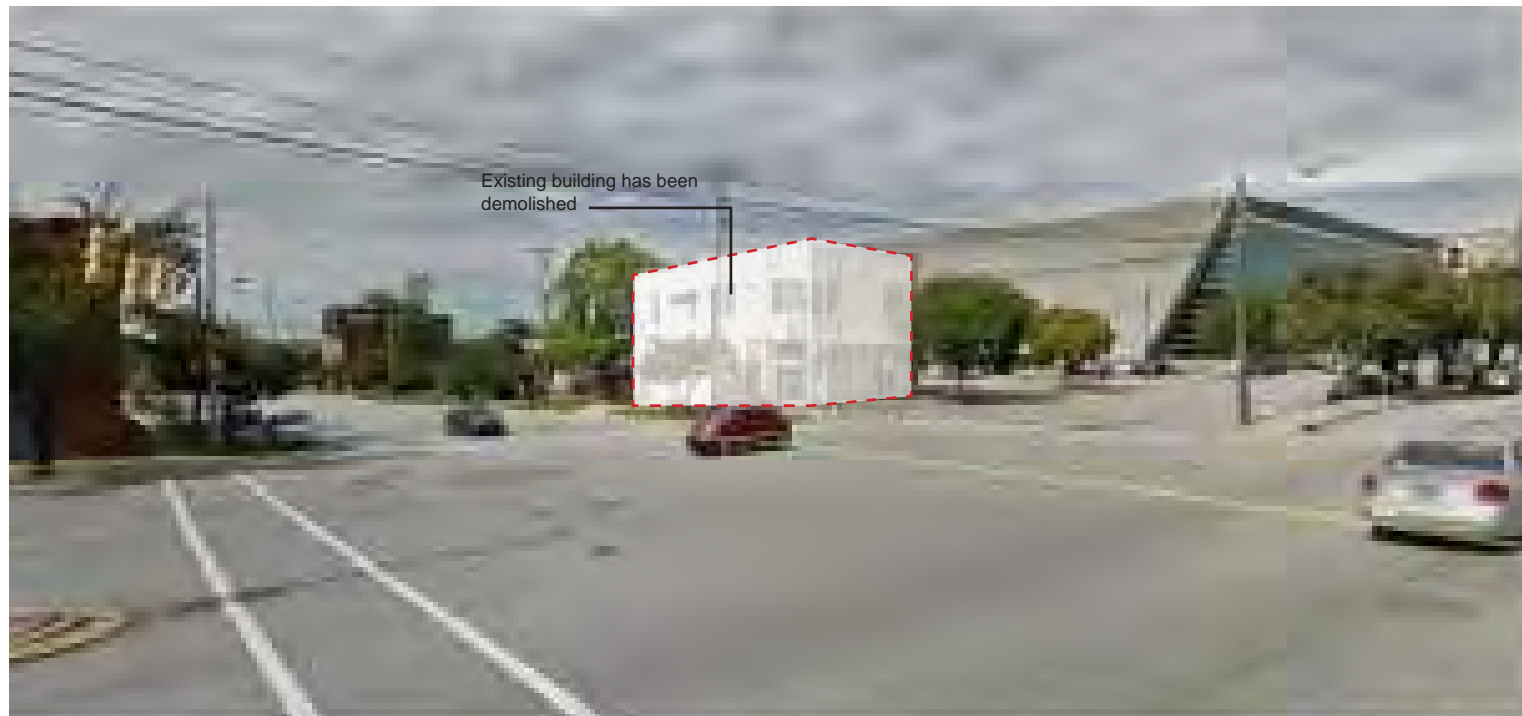
Aerial Views of Existing Site



VIEW OF SITE FROM WASHINGTON ST. LOOKING NORTH



VIEW FROM WASHINGTON ST. LOOKING NORTHEAST

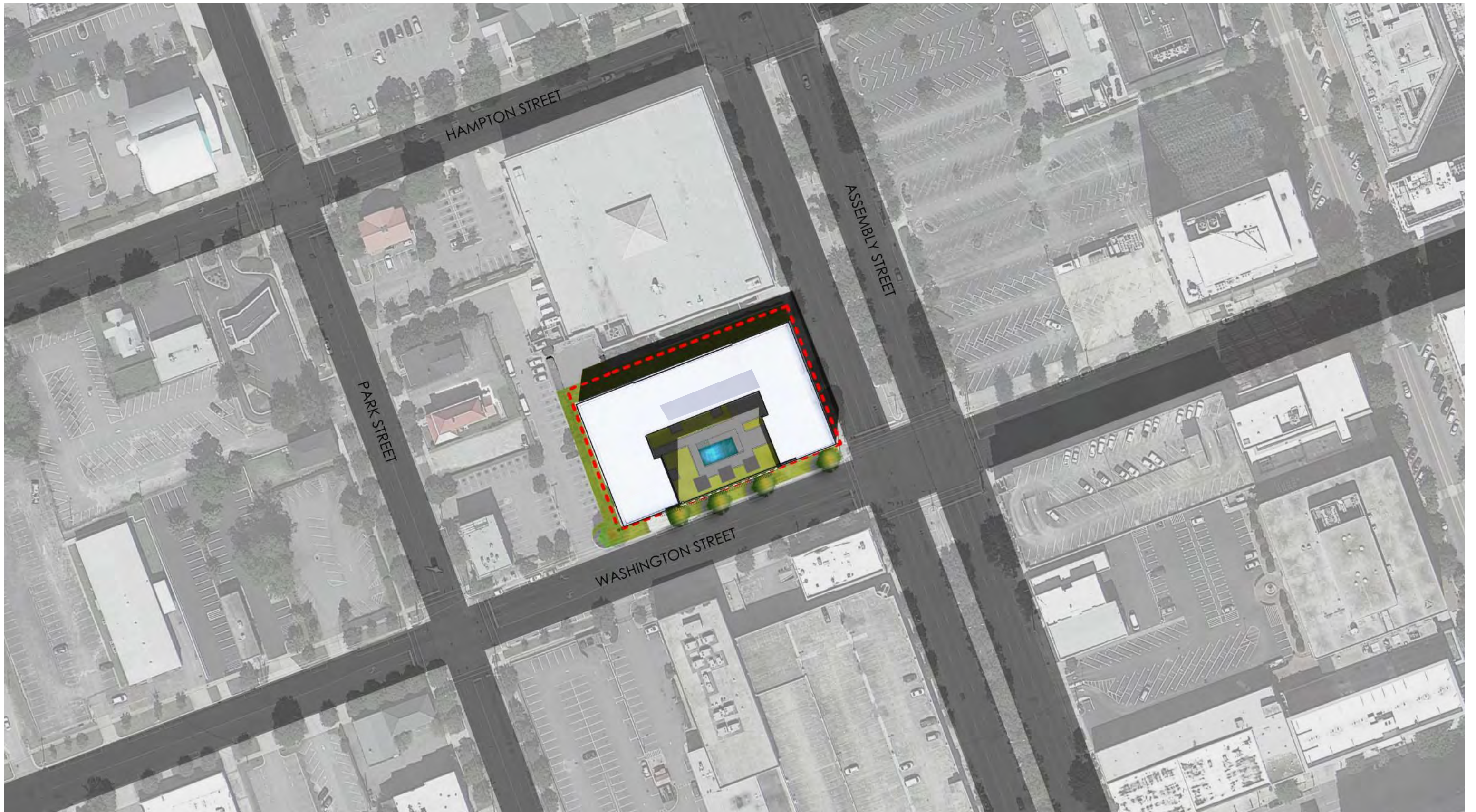


VIEW AT ASSEMBLY ST AND WASHINGTON ST. LOOKING NORTH WEST

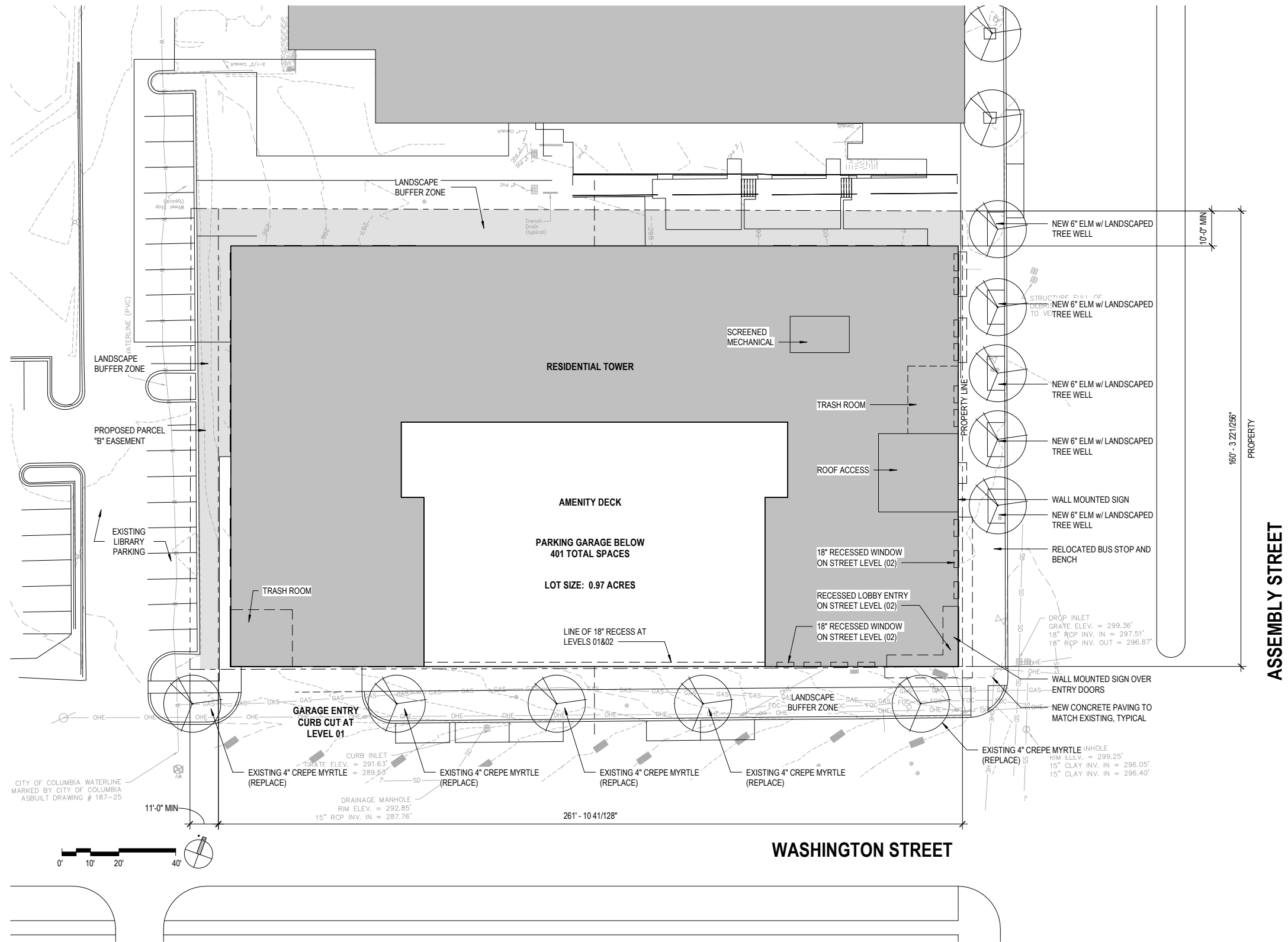


VIEW OF SITE FROM ASSEMBLY ST. LOOKING WEST

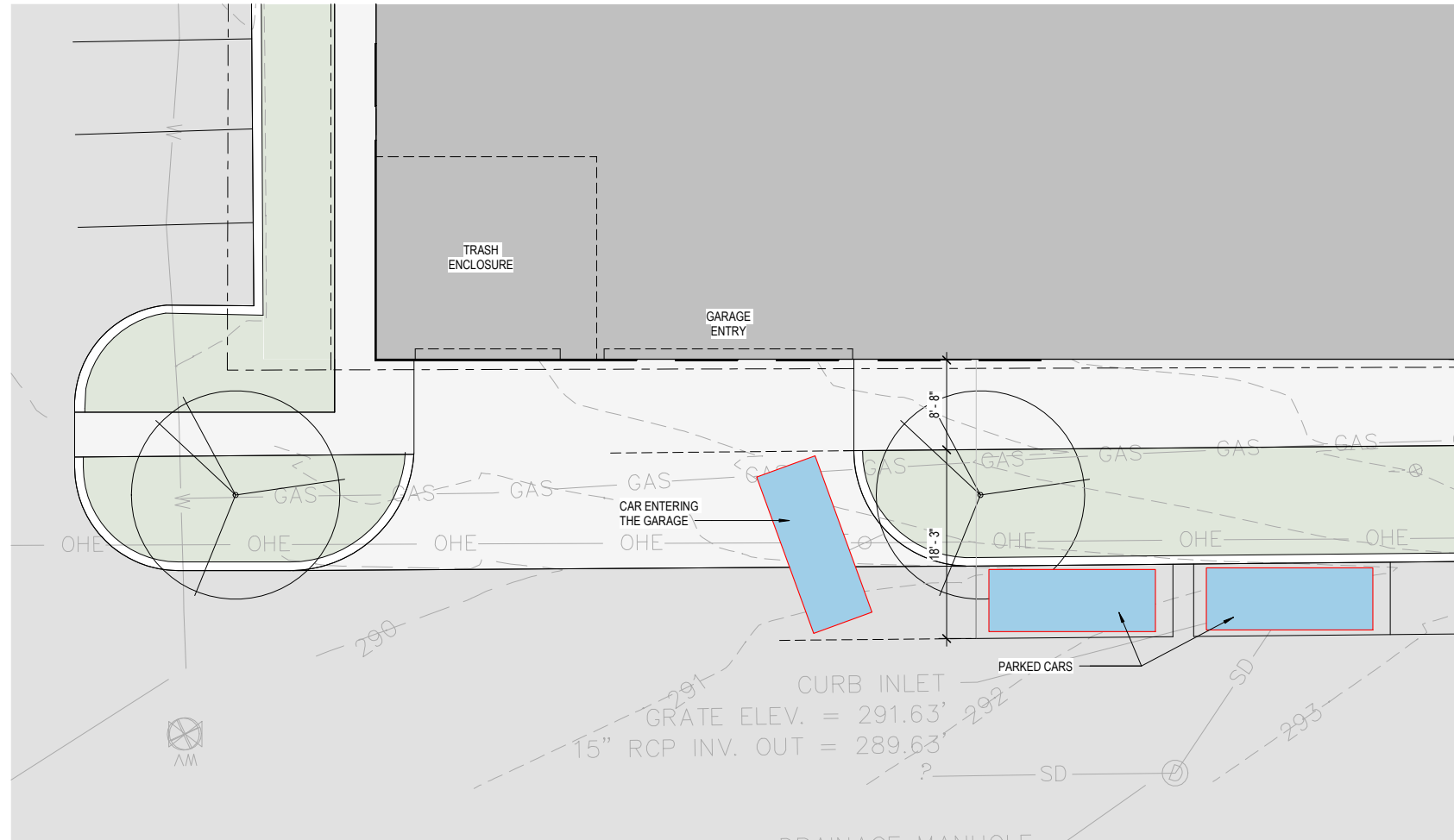
Views of Existing Site



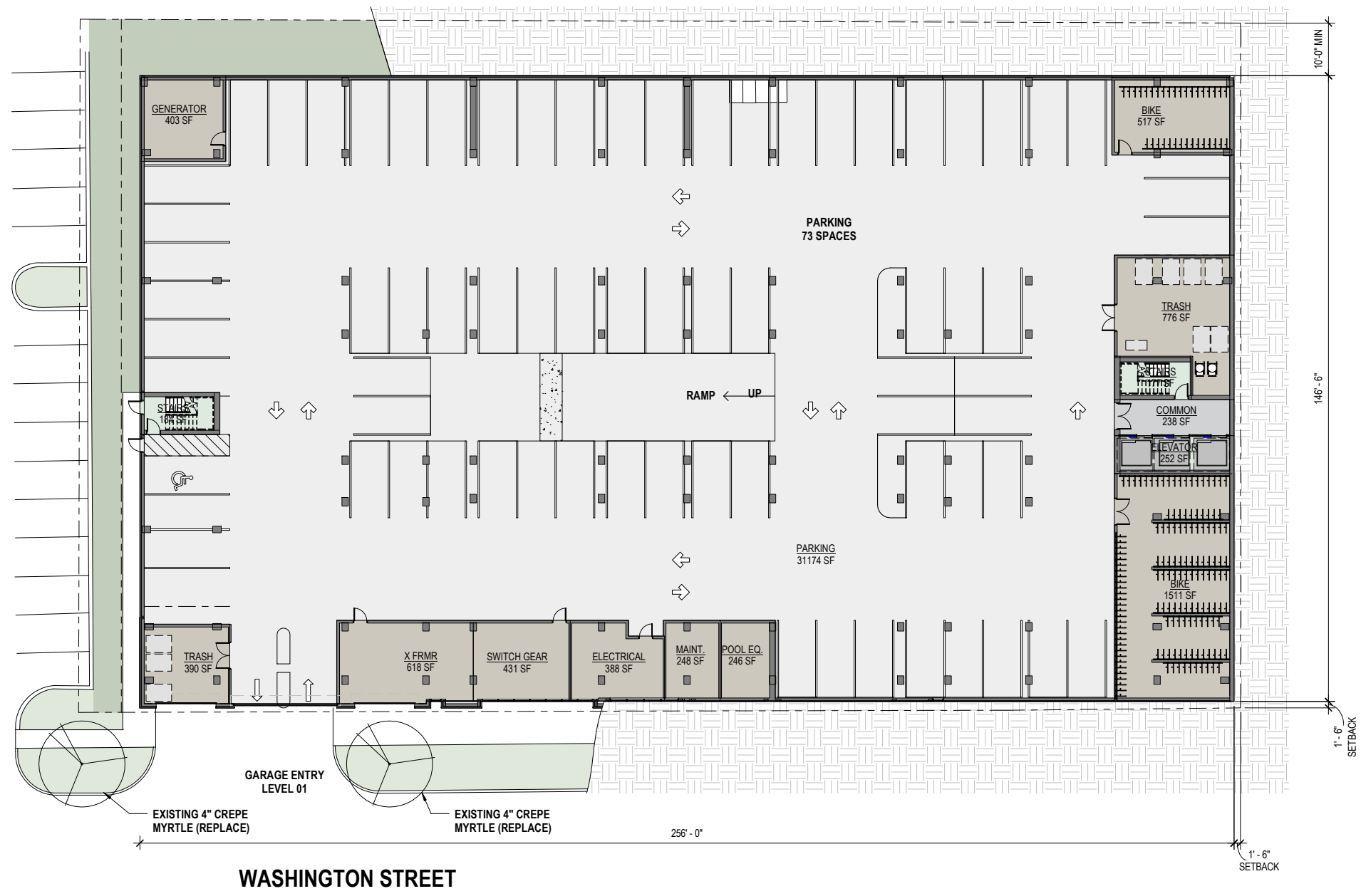
Site Plan



Site Plan



Parking Diagram



PARKING SPACES

LEVEL 01	73
LEVEL 02	62
LEVEL 03	82
LEVEL 04	91
LEVEL 05	93
TOTAL	401

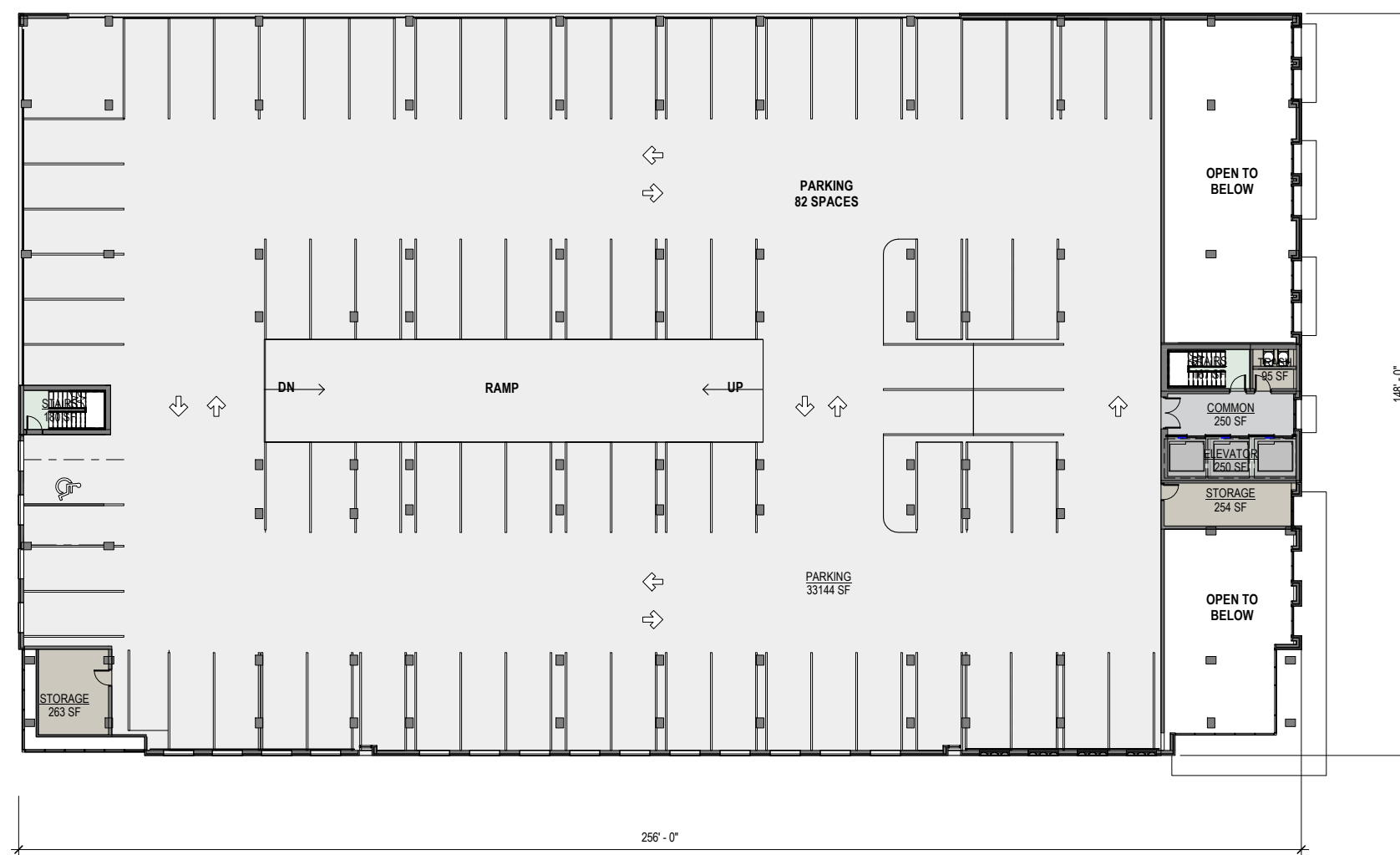
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Floor Plan - Level 1
Parking Garage



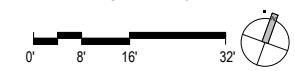
Floor Plan - Level 2

Parking Garage & Lobby

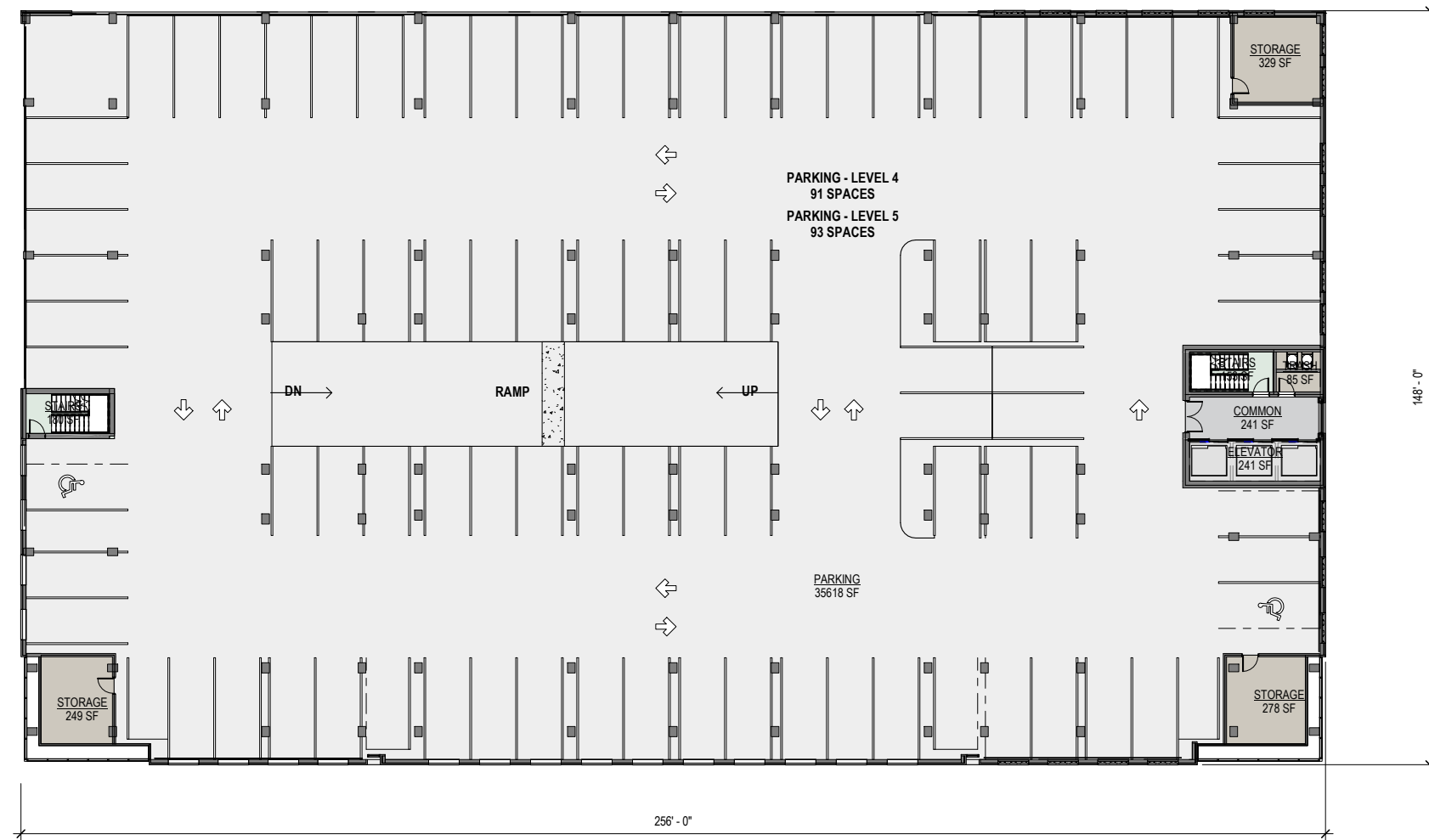


PARKING SPACES

LEVEL 01	73
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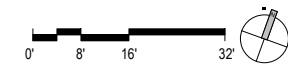
Floor Plan - Level 3
Parking Garage



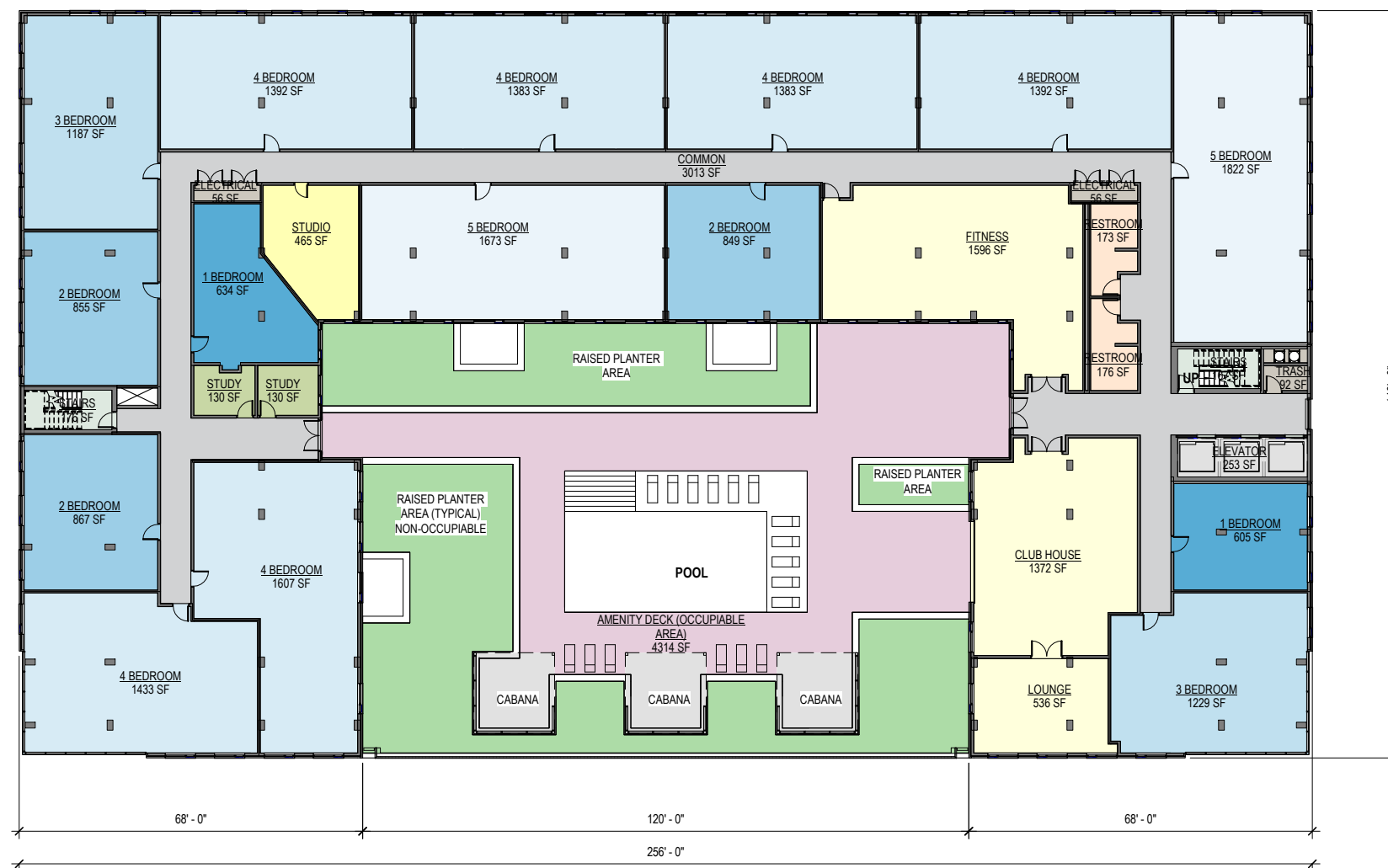
PARKING SPACES

LEVEL 01	73
LEVEL 02	62
LEVEL 03	82
LEVEL 04	91
LEVEL 05	93

TOTAL 401



Floor Plan - Level 4 - 5
Parking Garage



AMENITY FLOOR (FLOOR 6)

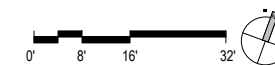
	UNIT COUNT PER FLOOR	BED COUNT PER FLOOR
STUDIO	1	1
1 BEDROOM	2	2
2 BEDROOM	3	6
3 BEDROOM	2	6
4 BEDROOM	6	24
5 BEDROOM	2	10
TOTAL	16	49

TYPICAL FLOOR (FLOOR 7-16)

	UNIT COUNT PER FLOOR	BED COUNT PER FLOOR
STUDIO	2	2
1 BEDROOM	1	1
2 BEDROOM	2	4
3 BEDROOM	3	9
4 BEDROOM	8	32
5 BEDROOM	3	15
TOTAL	19	63

TOTAL RESIDENTIAL (FLOOR 6-16)

	UNIT COUNT TOTAL	BED COUNT TOTAL
STUDIO	21	21
1 BEDROOM	12	12
2 BEDROOM	23	46
3 BEDROOM	32	96
4 BEDROOM	86	344
5 BEDROOM	32	160
TOTAL	206	679



Floor Plan - Level 6
Amenity & Residential



AMENITY FLOOR (FLOOR 6)

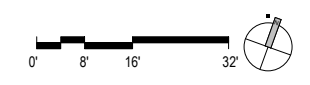
	UNIT COUNT PER FLOOR	BED COUNT PER FLOOR
STUDIO	1	1
1 BEDROOM	2	2
2 BEDROOM	3	6
3 BEDROOM	2	6
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5 BEDROOM	2	10
TOTAL	16	49

TYPICAL FLOOR (FLOOR 7-16)

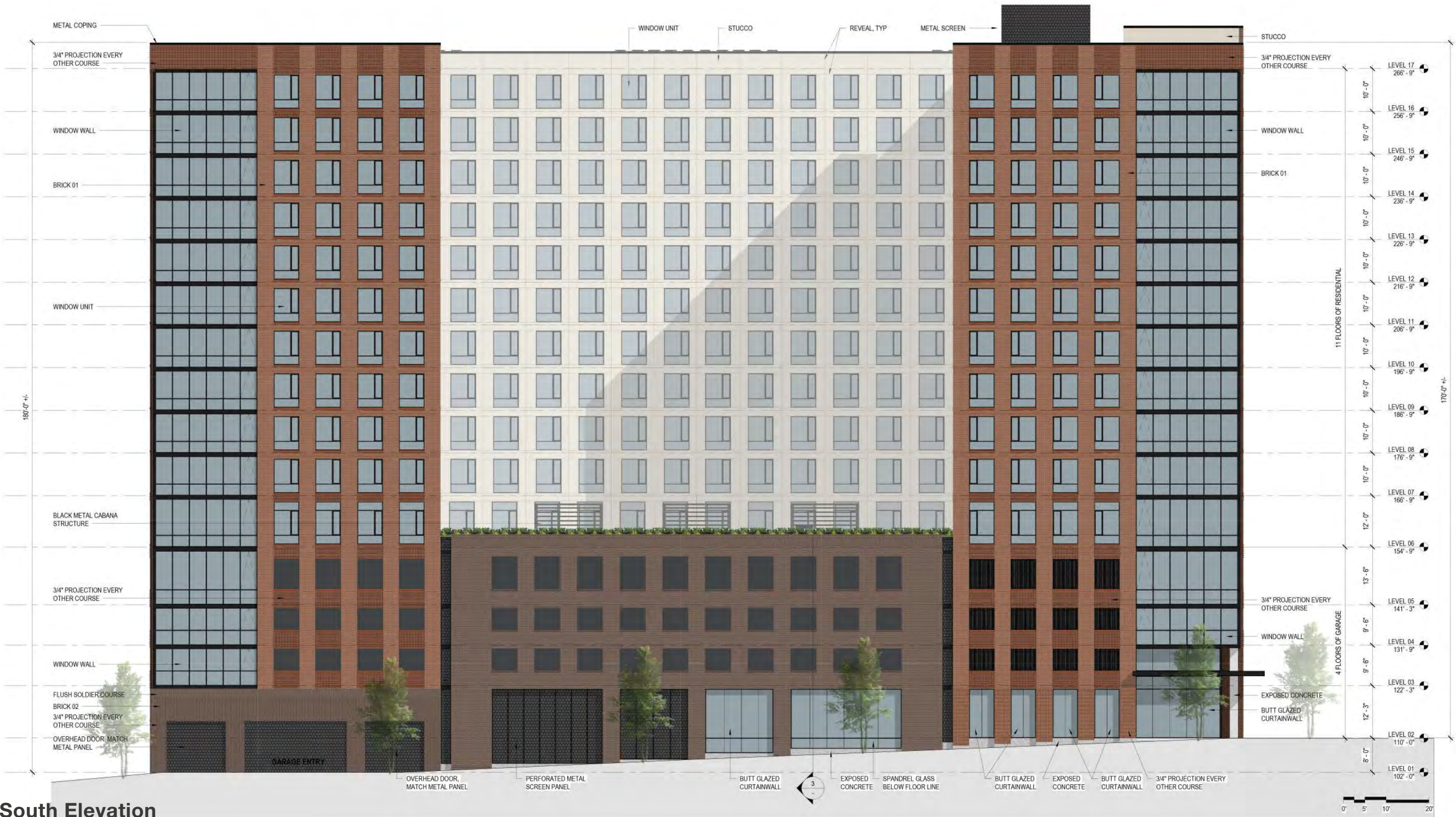
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Floor Plan - Level 7-16
Residential



South Elevation

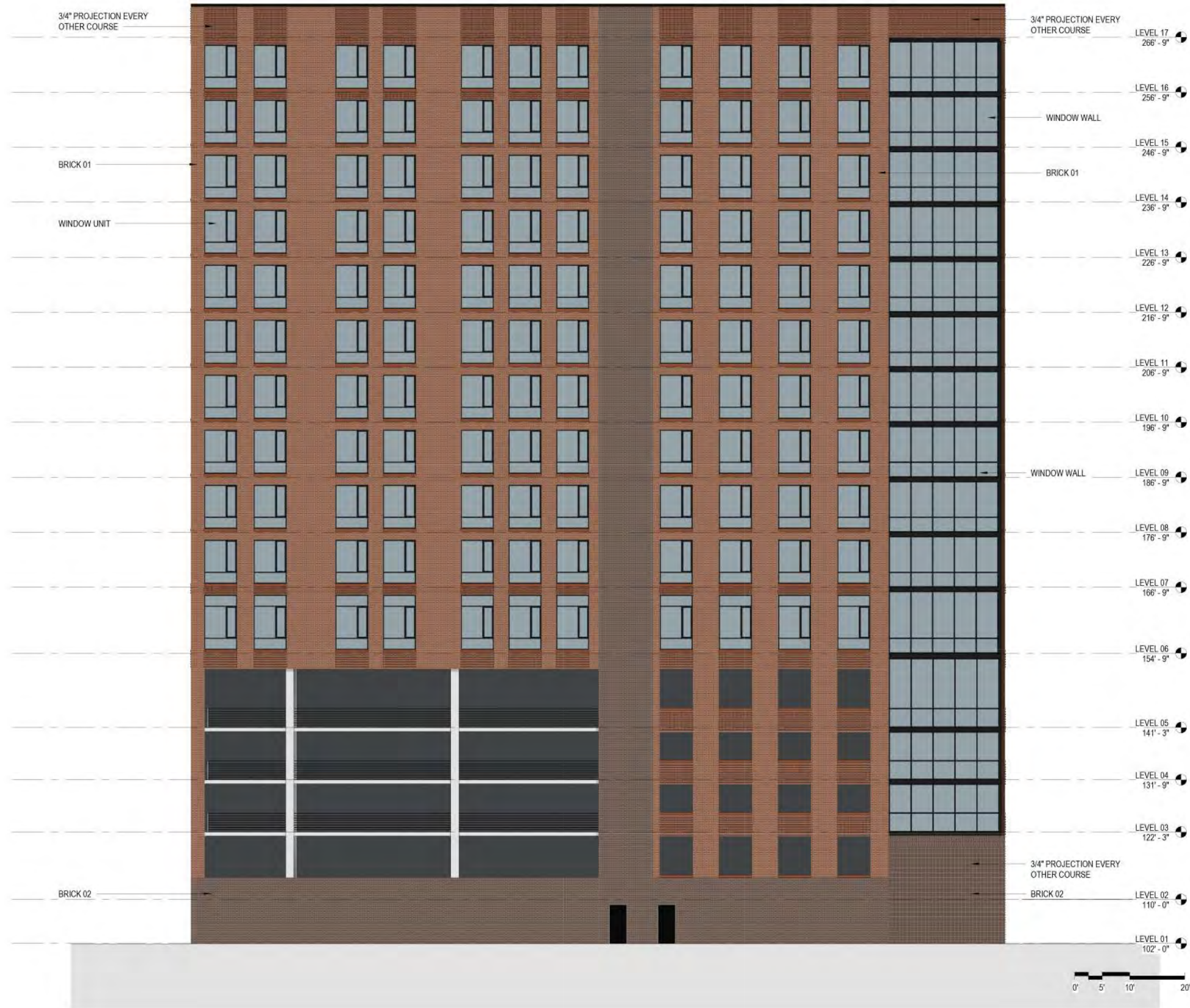
Washington St.



East Elevation
Assembly St.



North Elevation



West Elevation



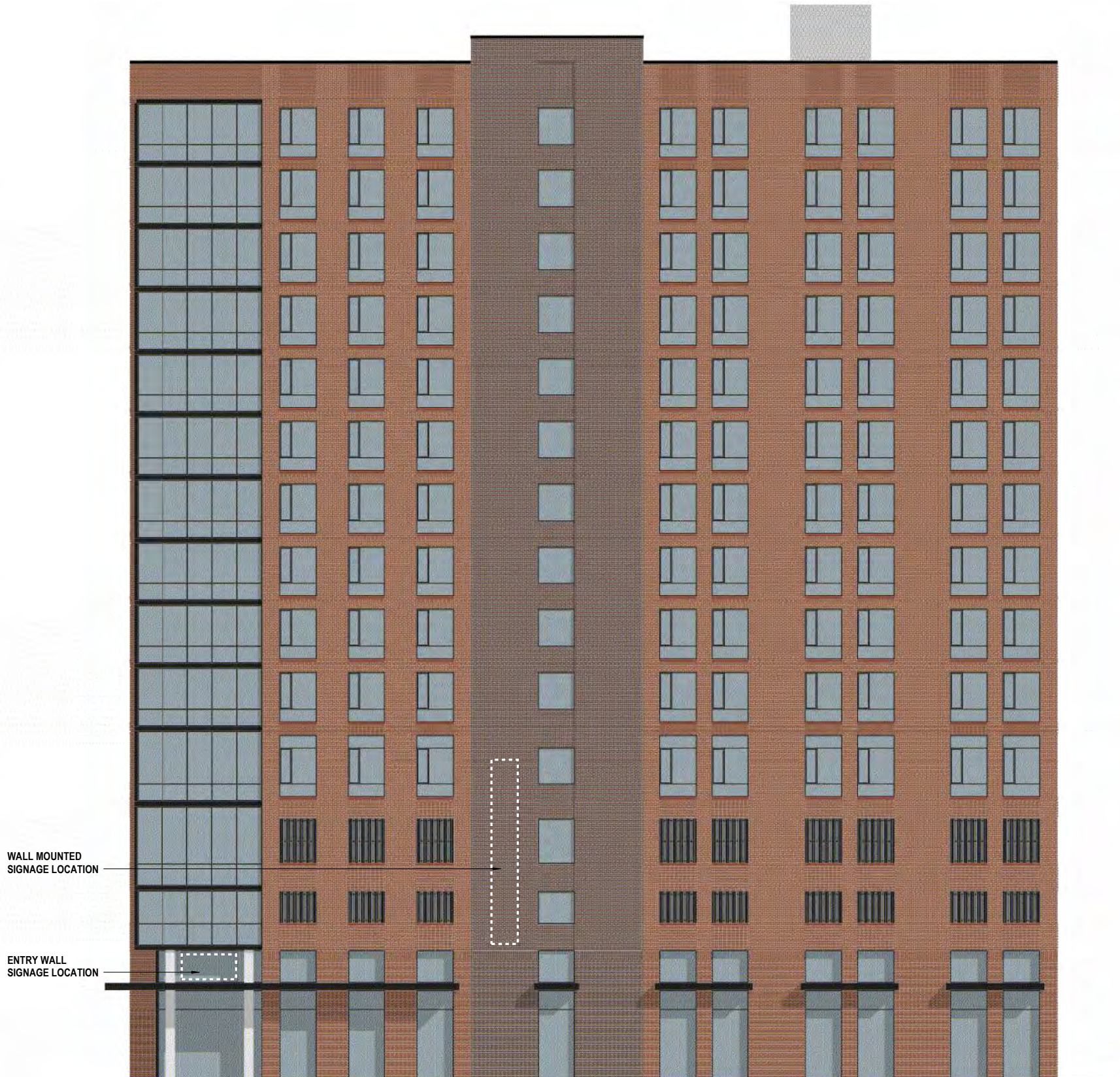
WEST ELEVATION



EAST ELEVATION

Courtyard Elevations

East & West



WALL MOUNTED
SIGNAGE LOCATION

ENTRY WALL
SIGNAGE LOCATION

ELEVATION - ASSEMBLY STREET SIGNAGE

East Elevation

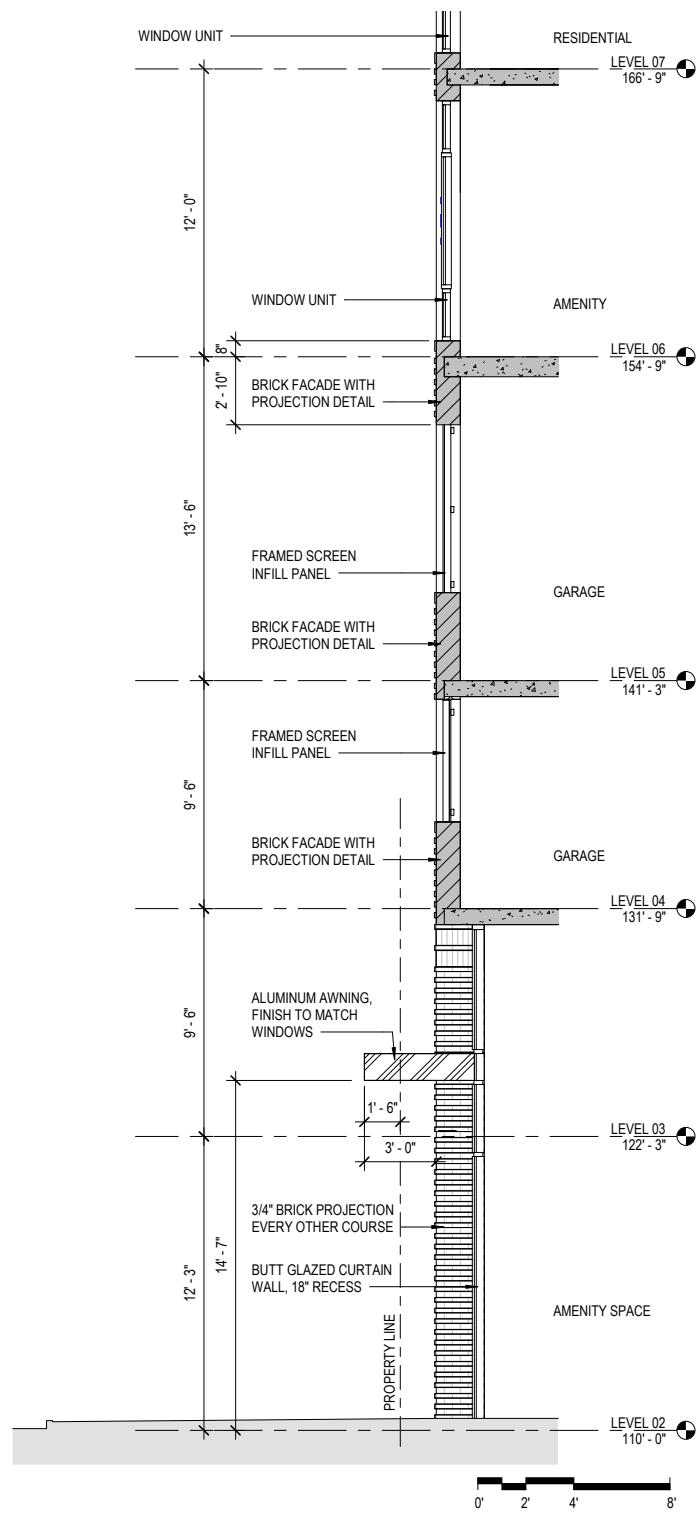
Assembly St. Signage Locations

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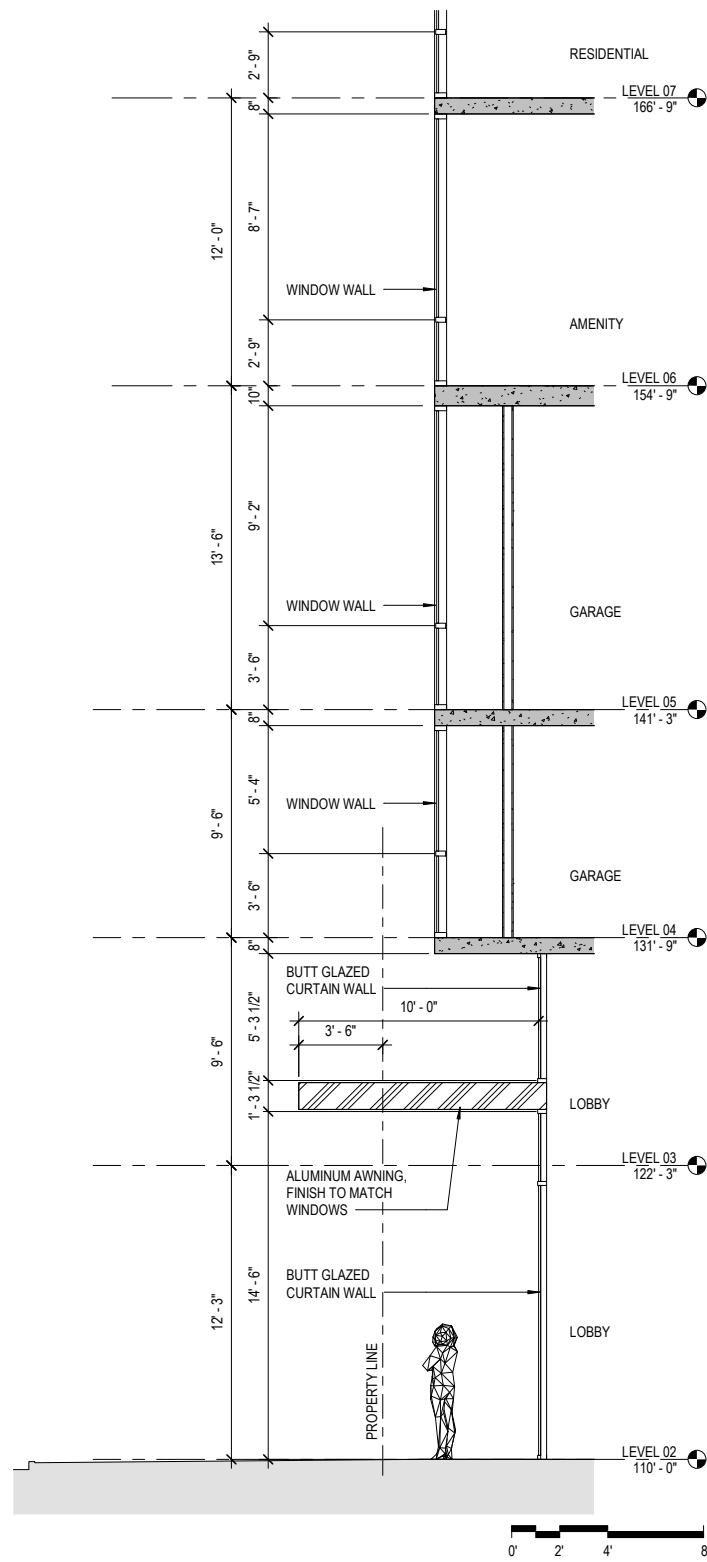
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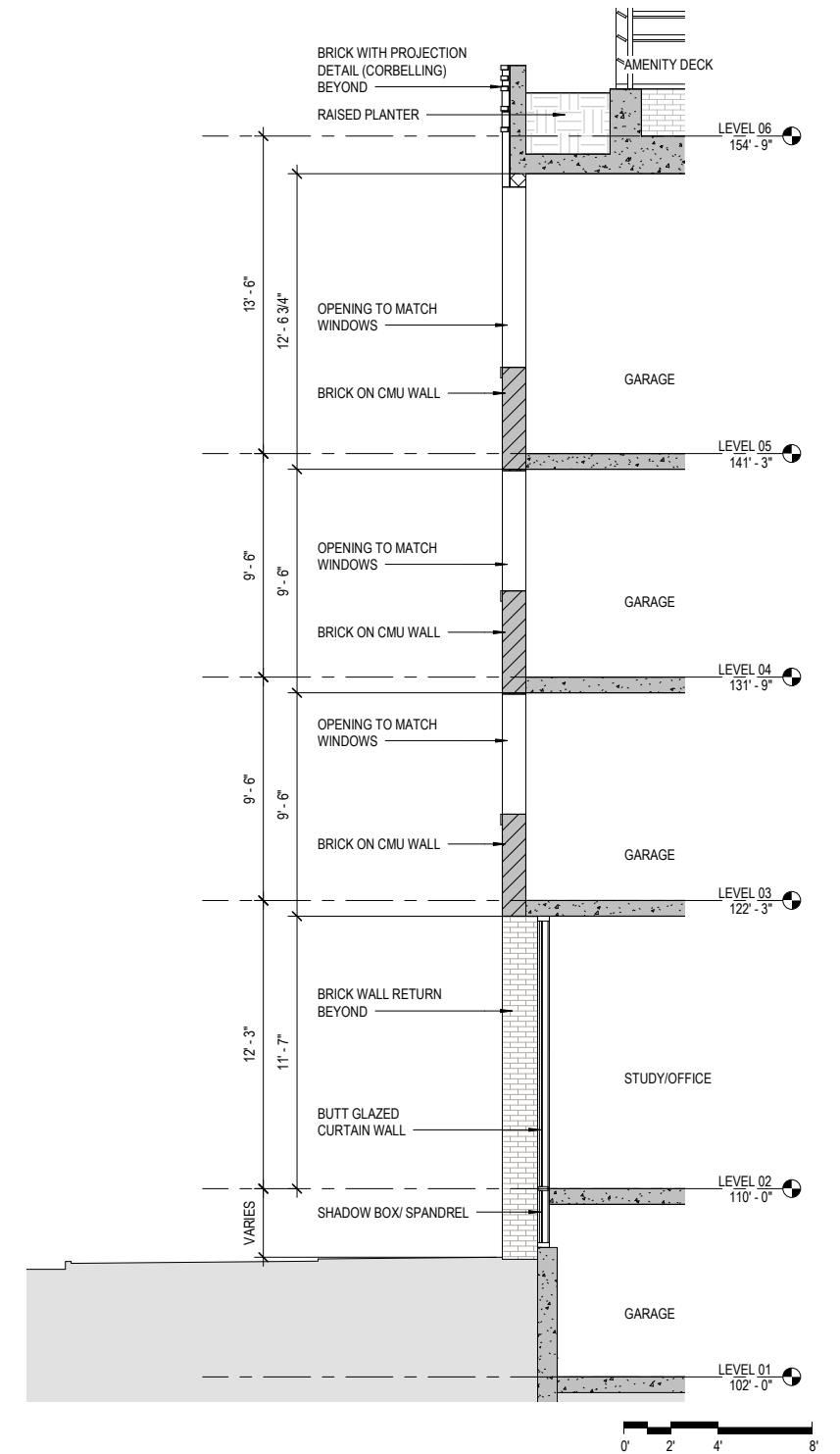


1 BUILDING SECTION @ ASSEMBLY STREET
1/4" = 1'-0"

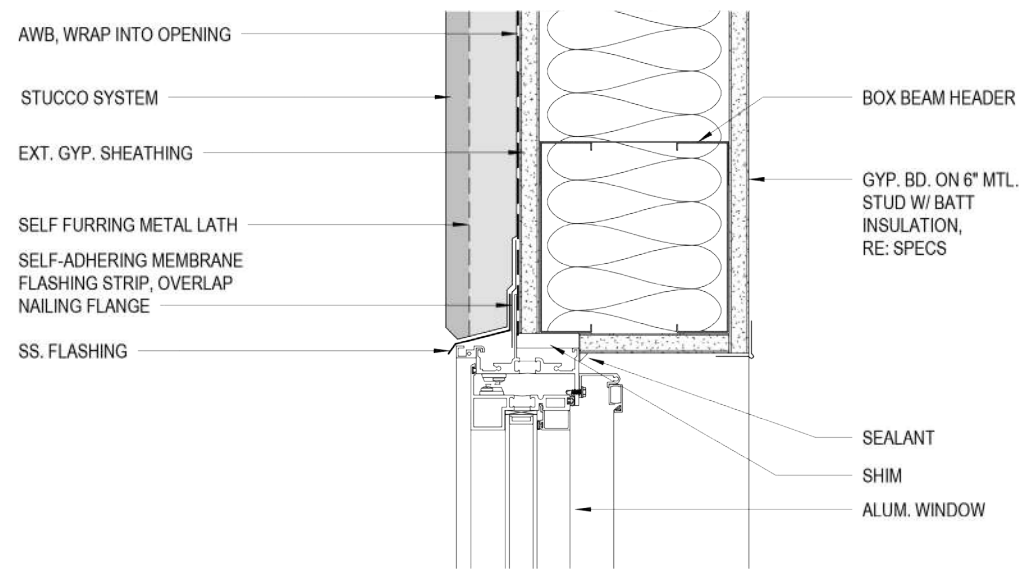
Wall Sections



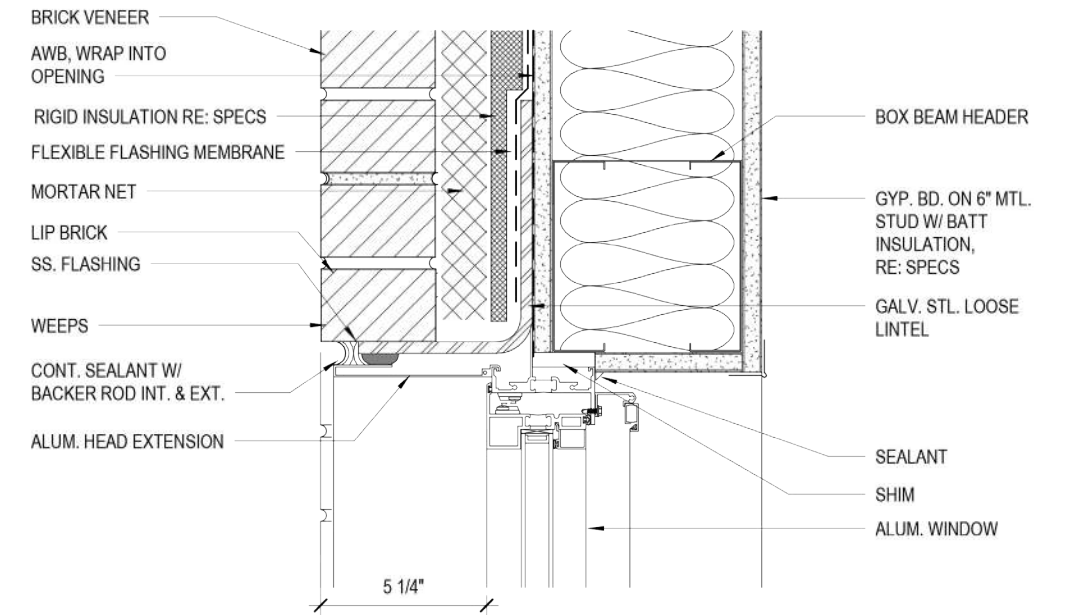
2 BUILDING SECTION @ CORNER ENTRY
1/4" = 1'-0"



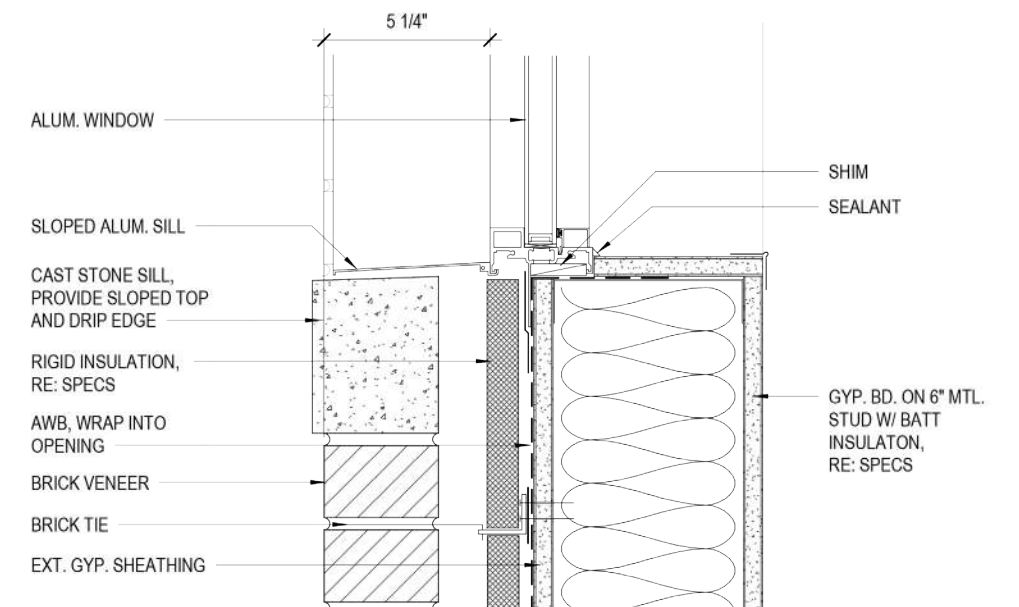
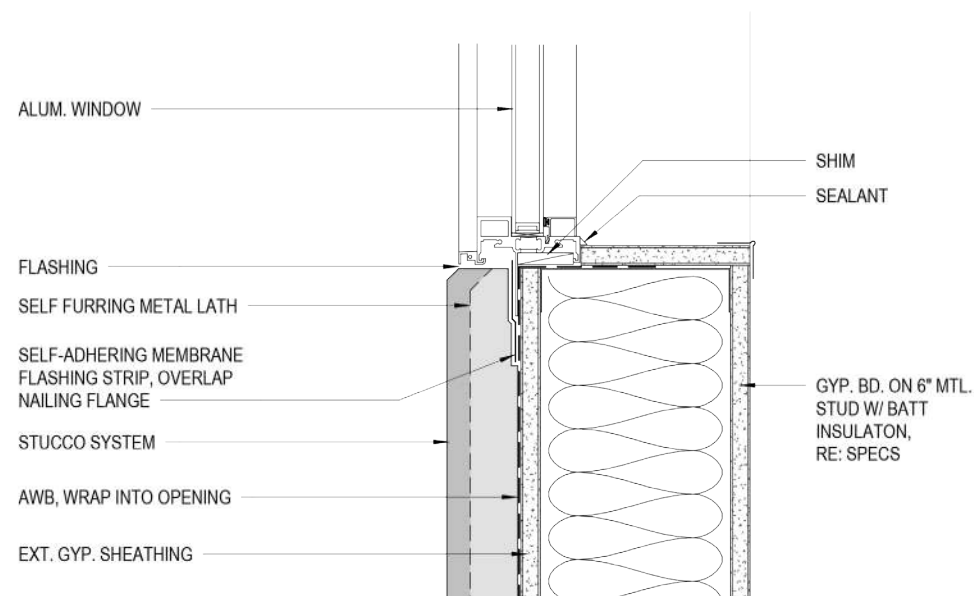
3 BUILDING SECTION @ WASHINGTON STREET
1/4" = 1'-0"



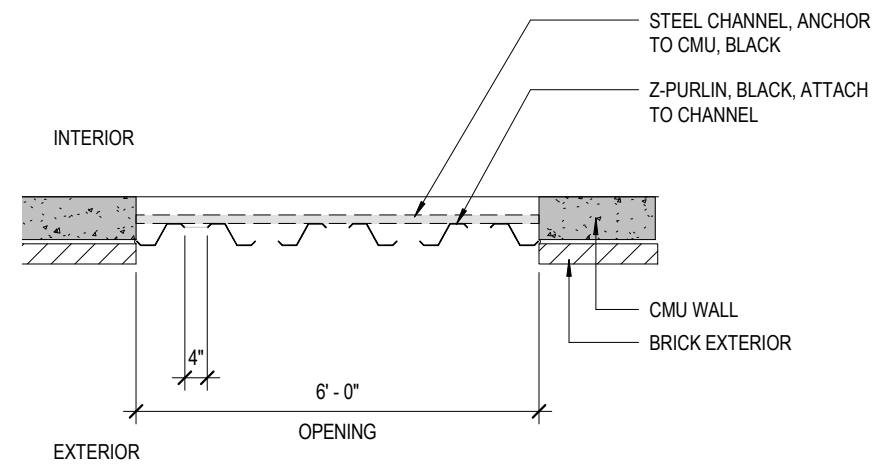
DTL @ WINDOW HEAD - STUCCO



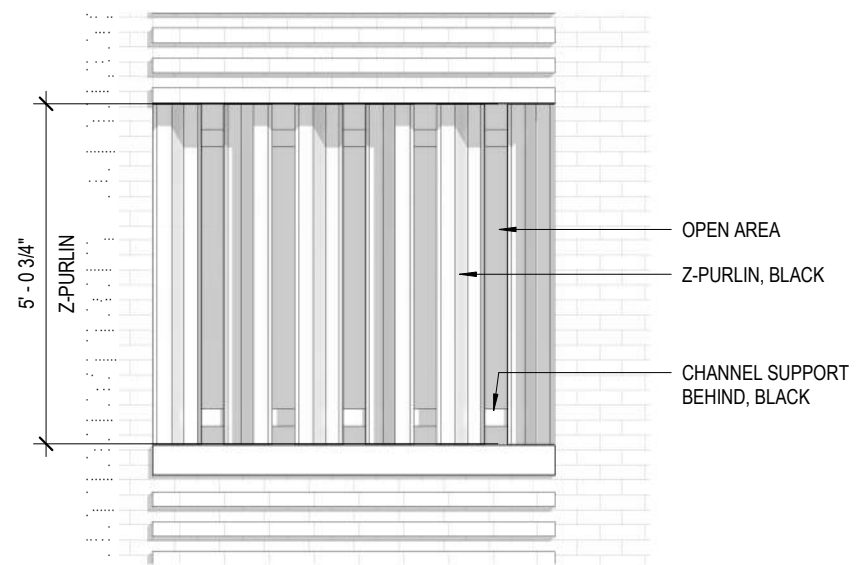
DTL @ WINDOW HEAD - BRICK



Window Details

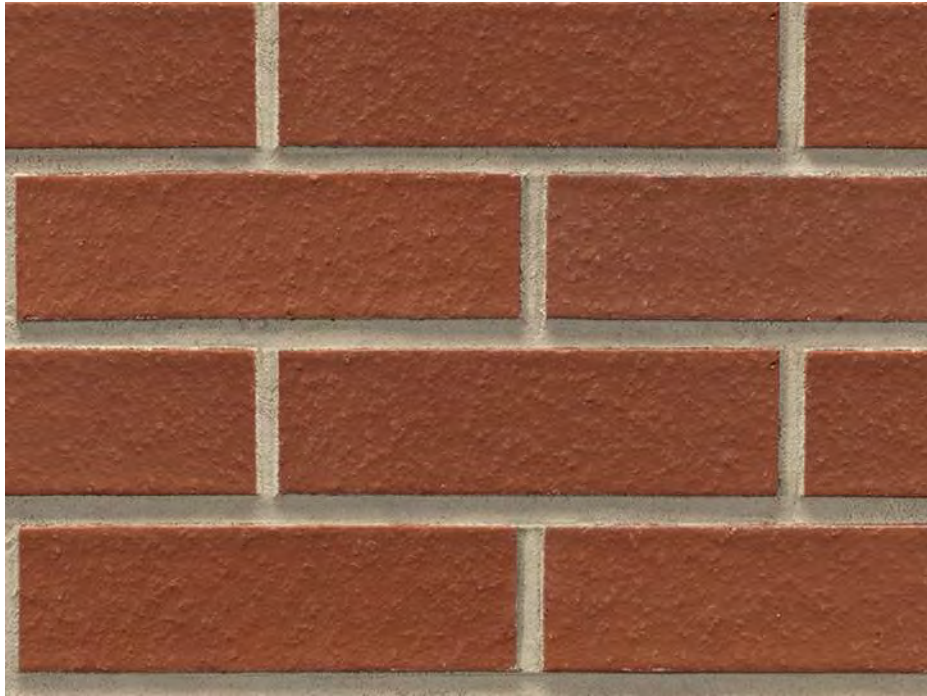


Z-PURLIN PLAN



Z-PURLIN ELEVATION





BRICK 1



BRICK 2



STUCCO WITH REVEALS



PUNCHED OPENING PROFILE

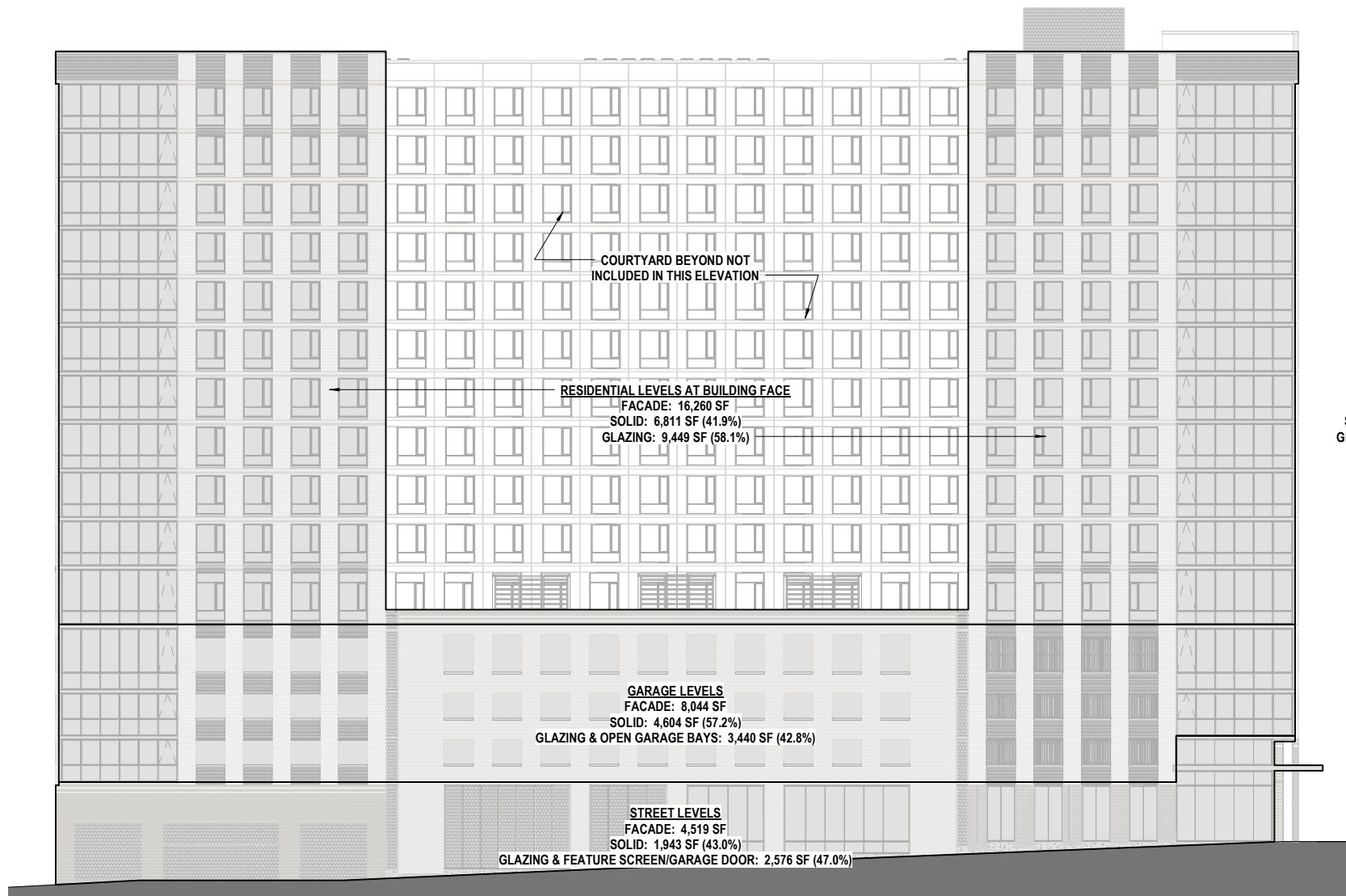


STOREFRONT WALL BUTT/CAP DETAIL



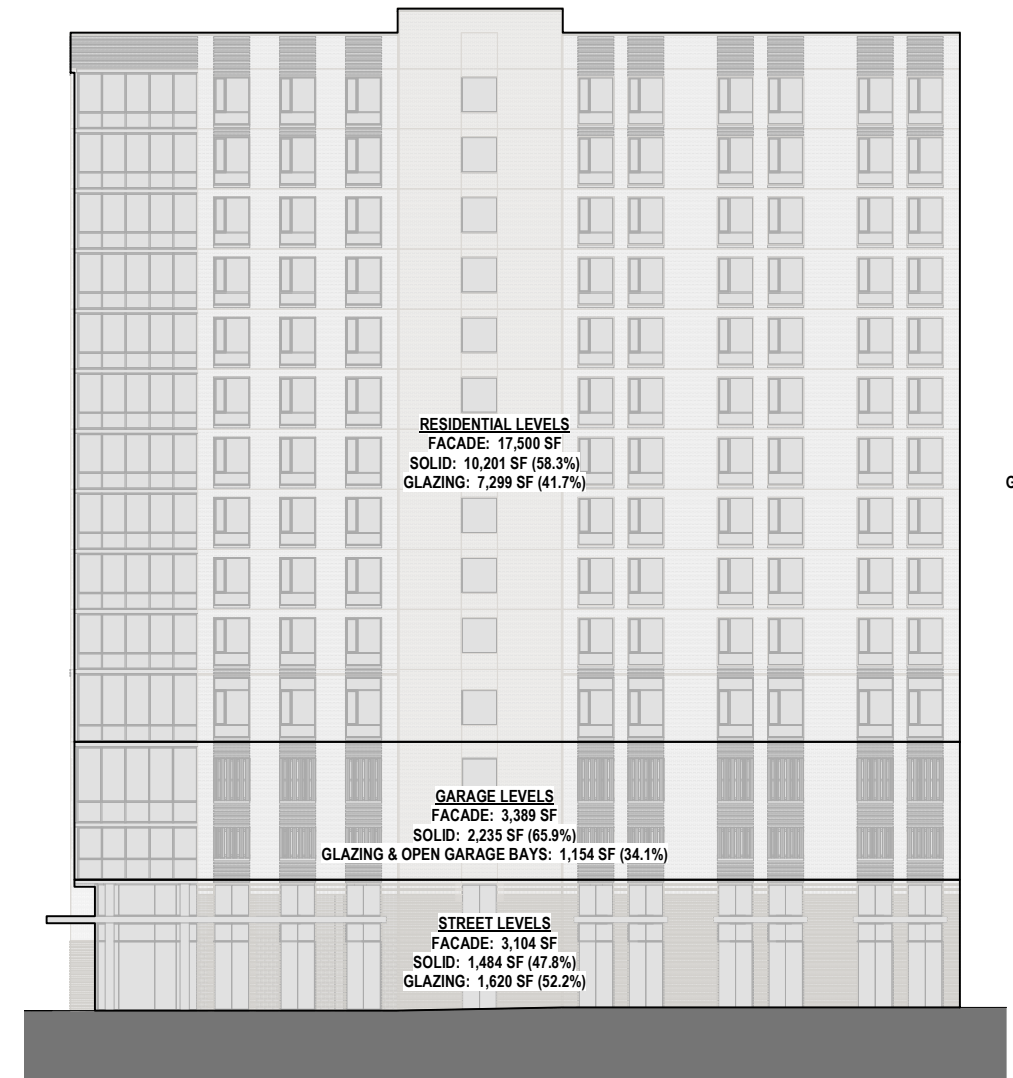
STOREFRONT CAP DETAIL

Materiality



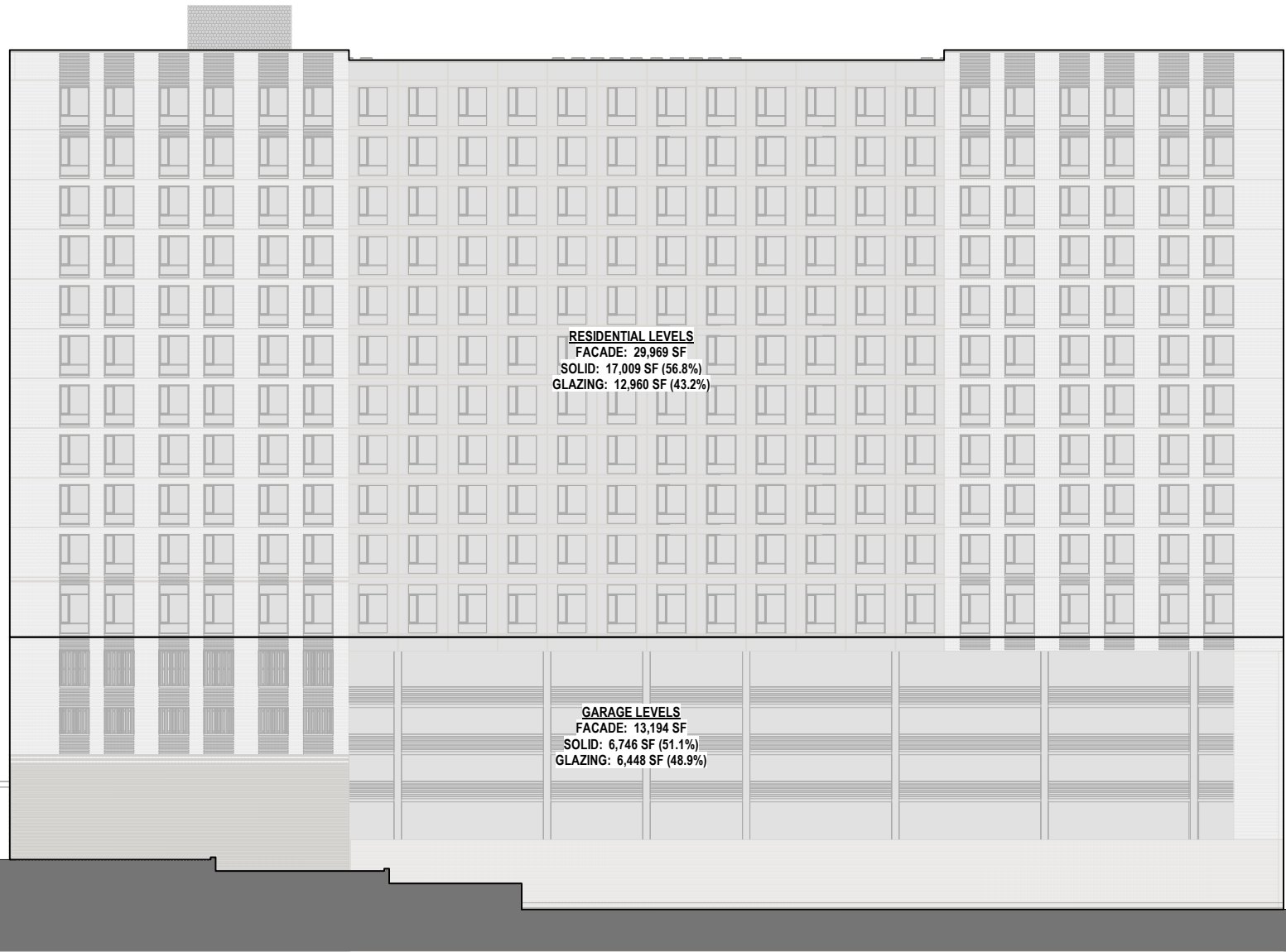
ELEVATION - WASHINGTON STREET_SOLID AREA

OVERALL ELEVATION
 FACADE: 28,823 SF
 SOLID: 13,358 SF (46.3%)
 GLAZING: 15,465 SF (53.7%)



ELEVATION - ASSEMBLY STREET_SOLID AREA

OVERALL ELEVATION
 FACADE: 23,993 SF
 SOLID: 13,920 SF (58%)
 GLAZING: 10,073 SF (42%)

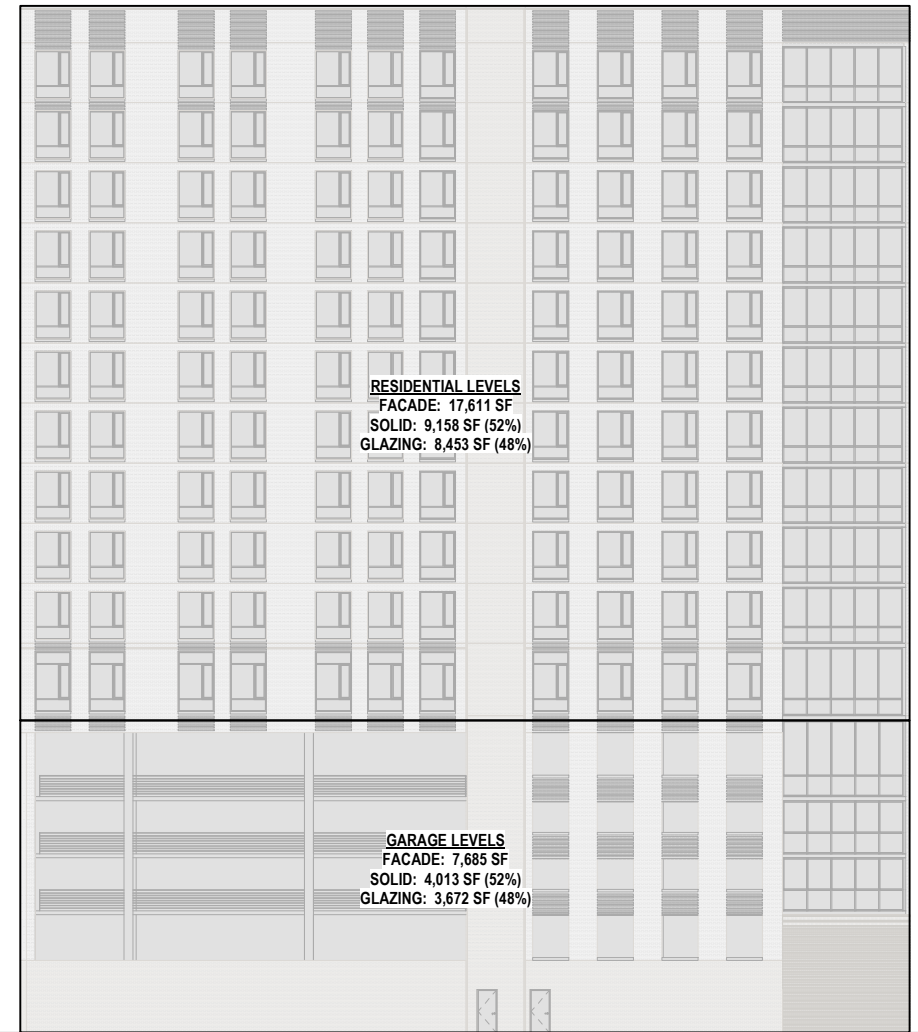


RESIDENTIAL LEVELS
 FACADE: 29,969 SF
 SOLID: 17,009 SF (56.8%)
 GLAZING: 12,960 SF (43.2%)

GARAGE LEVELS
 FACADE: 13,194 SF
 SOLID: 6,746 SF (51.1%)
 GLAZING: 6,448 SF (48.9%)

OVERALL ELEVATION
 FACADE: 43,163 SF
 SOLID: 23,755 SF (55%)
 GLAZING: 19,408 SF (45%)

ELEVATION - NORTH_SOLID AREA

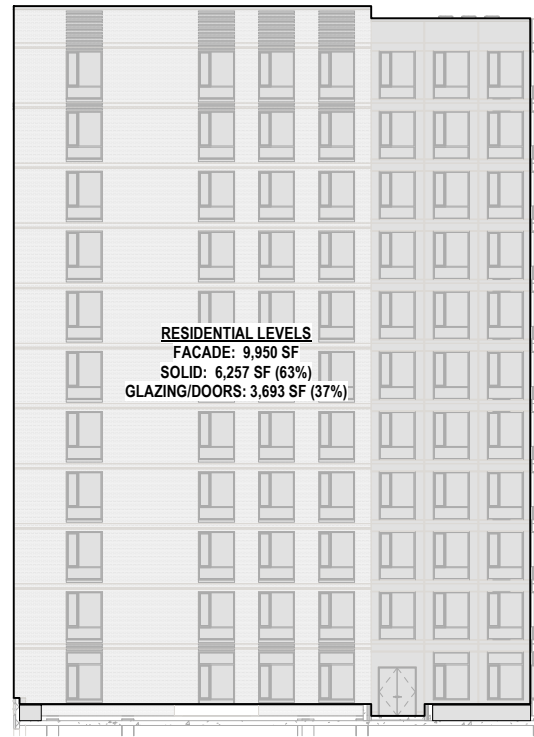


RESIDENTIAL LEVELS
 FACADE: 17,611 SF
 SOLID: 9,158 SF (52%)
 GLAZING: 8,453 SF (48%)

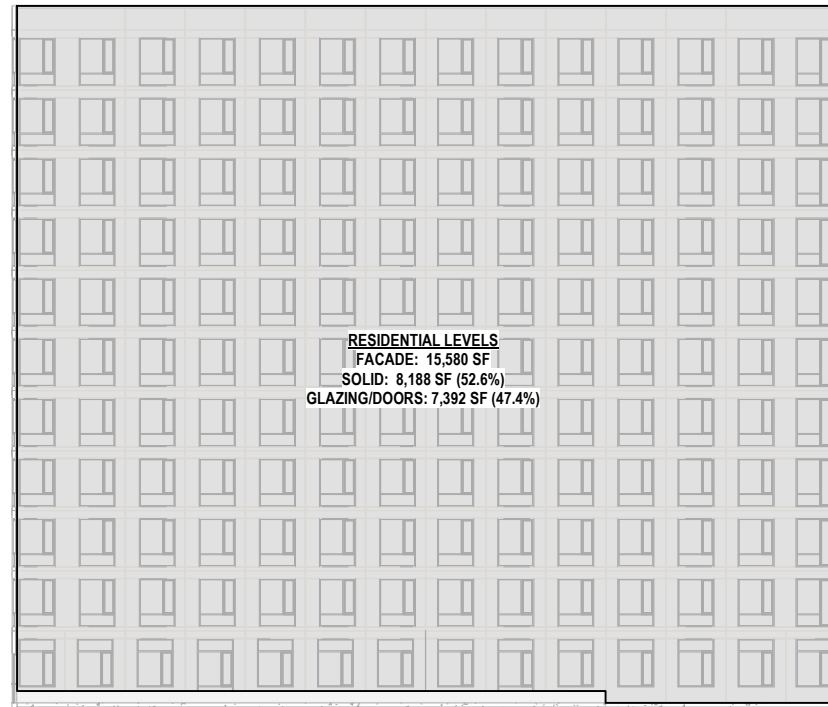
GARAGE LEVELS
 FACADE: 7,685 SF
 SOLID: 4,013 SF (52%)
 GLAZING: 3,672 SF (48%)

OVERALL ELEVATION
 FACADE: 25,296 SF
 SOLID: 13,171 SF (52%)
 GLAZING: 12,125 SF (48%)

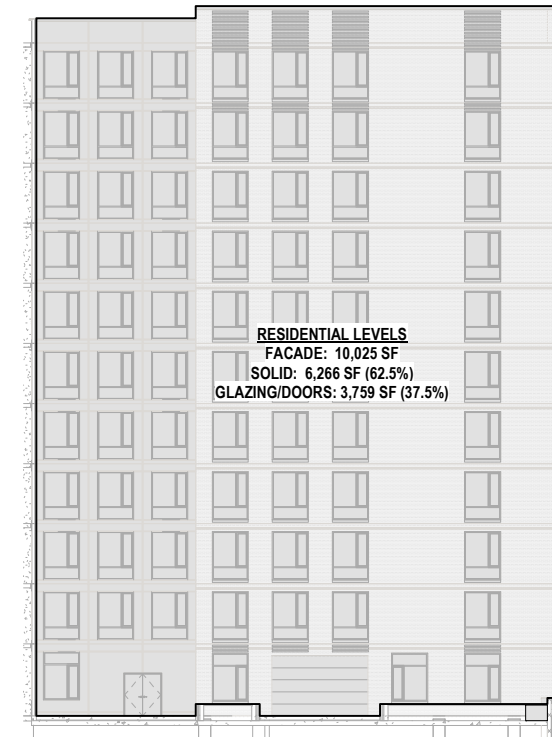
ELEVATION - WEST_SOLID AREA



ELEVATION - COURTYARD WEST_SOLID AREA



ELEVATION - COURTYARD NORTH_SOLID AREA



ELEVATION - COURTYARD EAST_SOLID AREA

Washington & Assembly St.



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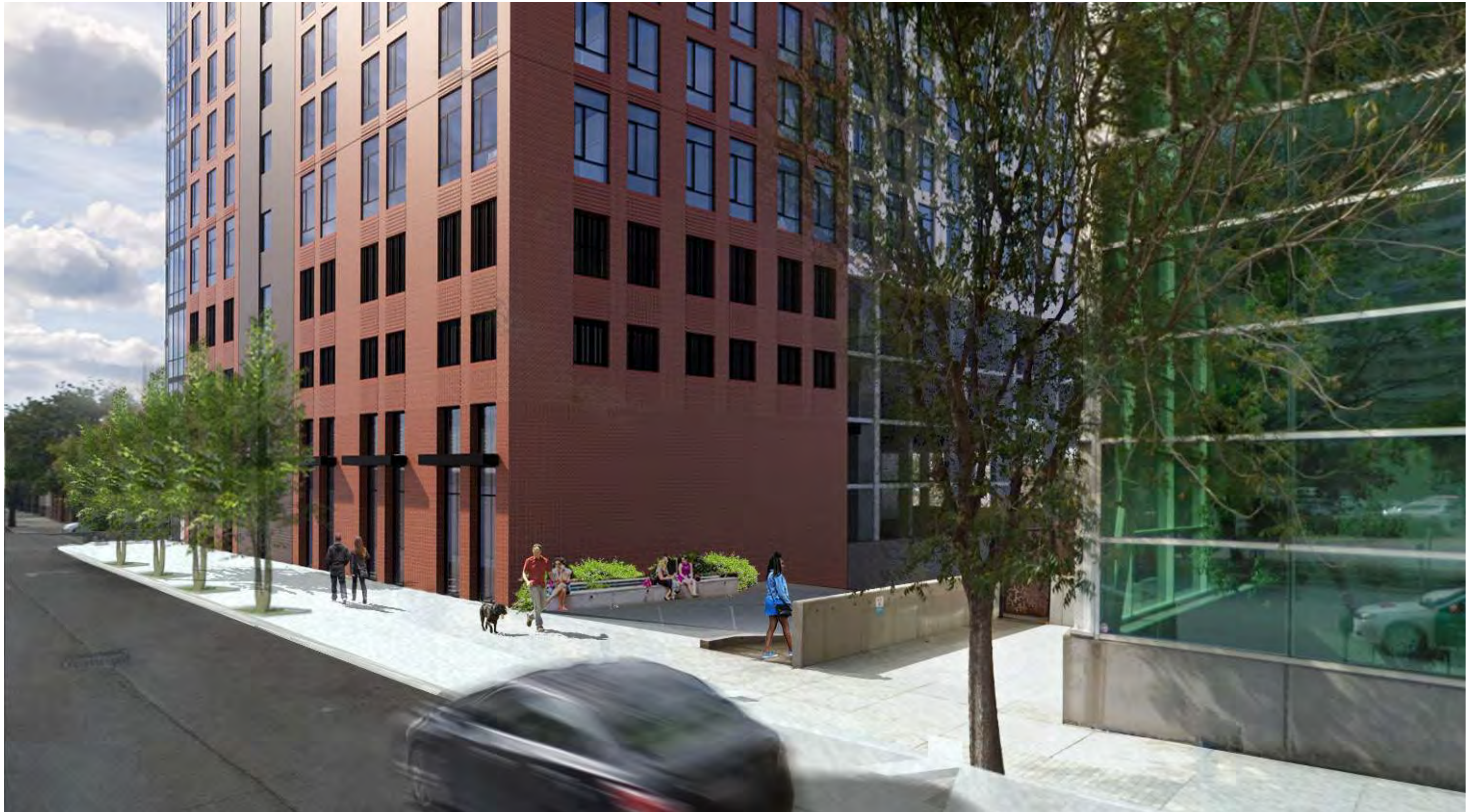
Assembly & Washington St.

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Assembly St.

Washington St.





Washington St.

Elevator 3500# Passenger
Elevator 3500# Passenger
Elevator 3500# Passenger

Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (63)		X	X	X
Bedrooms (49)	Amenity	X	X	X
Parking (93)**		X	X	X
Parking (91)**		X	X	X
Parking (82)**		X	X	X
Parking (62)**	Lobby →	X	X	X
Parking (73)**		X	X	X

Level	Floor Ht (Feet)	Gross Enclosed Area											Gross Exterior Area			Construction Gross Area	
		Common Area	Bedroom-5 / Avg SF = 1726	Bedroom-4 / Avg SF = 1452	Bedroom-3 / Avg SF = 1143	Bedroom-2 / Avg SF = 860	Bedroom-1 / Avg SF = 607	Studio / Avg SF = 465	Dwelling Unit Area	Retail Area	Gross Rentable Area	Gross Enclosed Area	Efficiency (Rentable / Enclosed)	Balcony	Terrace		Parking
Roof	163.5	-	-	-	-	-	-	-	-	-	-	0.00%	-	-	-	-	
16	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
15	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
14	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
13	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
12	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
11	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
10	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
9	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
8	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	18,302	27,122	67.48%	-	-	-	27,122
7	10	3,152	5,173	11,630	3,415	1,722	605	930	18,302	-	22,049	27,122	67.48%	-	-	-	27,122
6	12	7,816	3,500	8,590	2,420	2,571	1,233	465	15,279	-	15,279	27,122	56.33%	-	10,624	-	37,746
5	13.5	762	-	-	-	-	-	-	-	-	-	37,504	0.00%	-	-	36,923	37,504
4	9.5	762	-	-	-	-	-	-	-	-	-	37,504	0.00%	-	-	36,923	37,504
3	9.5	762	-	-	-	-	-	-	-	-	-	37,504	0.00%	-	-	35,342	37,504
2	9.5	4,625	-	-	-	-	-	-	-	-	-	37,504	0.00%	-	-	28,211	37,504
1	9.5	2,987	-	-	-	-	-	-	-	-	-	37,504	0.00%	-	-	33,139	37,504
BUILDING TOTALS		49,234	55,230	124,890	36,570	19,791	7,283	9,765	198,299	-	202,046	485,862	40.81%	-	10,624	170,538	496,486

Average Dwelling Unit Size By Type (SF)	5-Bdrm	4-Bdrm	3-Bdrm	2-Bdrm	1-Bdrm	Studio
	1,726	1,452	1,143	860	607	465
Average Dwelling Unit Size (SF)	1,140					
Type "A" Dwelling Units Required*	4	4	4	8	4	
* (Based on 5% SC State Requirement)						

Parking Ratio / Bed	0.75
Required # Parking Spaces	509
Baseline Parking Required	509
Parking Reduction 50% (Section 17.3119c2)	255
Total on site Parking Required	255
Total Car Parking Provided	401
Total Bike Parking (Motorized)	0
Total Bike Parking (Non-Motorized)	175
Total Parking Provided	576

Level	Type Counts / Level						Bedrooms / Level	Units / Level
	Parking Spaces	Bedroom-5 / 18.4 %	Bedroom-4 / 49.4 %	Bedroom-3 / 18.4 %	Bedroom-2 / 13.2 %	Bedroom-1 / 6.9 %		
Roof	-	-	-	-	-	-	-	-
16	-	3	8	3	2	1	2	63
15	-	3	8	3	2	1	2	63
14	-	3	8	3	2	1	2	63
13	-	3	8	3	2	1	2	63
12	-	3	8	3	2	1	2	63
11	-	3	8	3	2	1	2	63
10	-	3	8	3	2	1	2	63
9	-	3	8	3	2	1	2	63
8	-	3	8	3	2	1	2	63
7	-	3	8	3	2	1	2	63
6	-	3	8	3	2	1	2	63
5	-	2	6	2	3	2	1	49
4	93	-	-	-	-	-	-	0
3	91	-	-	-	-	-	-	0
2	82	-	-	-	-	-	-	0
1	62	-	-	-	-	-	-	0
	73	-	-	-	-	-	-	0
BUILDING TOTALS	401	32	86	32	23	12	21	679

Accessibility Factor 5% 4 11 0 3 0

BUILDING SUMMARY	
TOTAL GROSS CONSTRUCTION AREA (SF)	496,486
TOTAL GROSS ENCLOSED AREA (SF)	485,862
TOTAL GROSS RENTABLE AREA (SF)	198,299
SITE AREA (SF)	44,471
F.A.R. (Floor Area Ratio = Gross Enclosed / Site Area)	10.93
TOTAL BEDS	679
TOTAL PARKING SPACES	576
PARKING SPACES PER BEDROOM	0.85
GROSS NON-ENCLOSED AREA PER PARKING SPACE (SF)	296
GROSS ENCLOSED AREA PER BEDROOM	716

Stacking Diagram