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

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**ADDRESS:** CanalSide, bordered by Hampton, Williams, Blanding Street, and the City Esplanade

**APPLICANT:** Ned Miller, The Beach Company (developer)

**TAX MAP REFERENCE:** 09005-03-04, 06, 17

**USE OF PROPERTY:** vacant

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

**NATURE OF REQUEST:** Request for Certificate of Design Approval for new construction of two buildings and associated parking

**PROJECT SUMMARY:**

This is the third and final phase of the Canalside project. The PUD was approved in 2005. The Infrastructure package and Phase One included the construction of several multi-family buildings and was approved in 2007. Phase Two included multi-family buildings and townhomes and was approved in 2011. Phase III includes the final four buildings on the remaining three parcels on the property. Approval for Buildings 1 and 4 was granted (conditional upon several items being submitted to staff for review) in December, 2015. The applicant has included these items in the submittal, for the Commission to comment as well. Buildings 2 and 3 were deferred to a subcommittee, which took place on January 6. This evaluation is focused on Buildings 2 and 3.

In particular, please keep in mind the 8 “Design Objectives” that were adopted in the PUD document:

- *Buildings will create a strong street edge and embrace the public realm*
- *Buildings will be compatible with their neighbors*
- *Pedestrian activity and interaction will be encouraged*
- *Buildings will be designed to be timeless*
- *Buildings will respond to the Vista context while introducing other design motifs to the area*
- *Street will be designed to embrace pedestrian and vehicular movement. Street trees, decorative lighting, on-street parking and narrow travel lanes will be included.*
- *Shared parking will be encouraged for areas which include at least two uses that have different parking demand peaking characteristics. See The Urban Land Institute’s study Shared parking by Barton-Aschman Associates, Inc.*
- *The City Esplanade and City Parks will be designed as part of the overall project to seamlessly integrate with the built environment.*

## **STAFF COMMENTS:**

### **BUILDING I**

Building one was approved with the following conditions:

- *Storefront panels between the recessed bays on the Taylor Street elevation, as shown on the 03: Enlarged Retail Perspective (page 3);*  
This has been reflected in the current drawings.
- *Balconies be added to the middle set of windows in the “amazing gray” sections of the South elevation;*  
The South elevation has been further articulated with balconies and additional changes in materials;
- *The elevated pedestrian walkways be eliminated;*  
The overhead walkways have been eliminated.
- *The materials palette be simplified;*  
The materials appear similar to the previous submittal.
- *Roof-mounted utility equipment and other details be reviewed as plans are developed;*  
Staff will review these details as they are developed; and,
- *All of the above be reflected in revised elevations at an (architectural) scale of 3/32” = 1’-0” or larger, with specific information about depth of recesses and projections on the facades;*  
The larger drawings have been submitted with the requested information.

### **BUILDING II**

#### **5.2 Architectural Style or 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 contemporary style of the building is consistent with the Canalside neighborhood. Building II is four stories, in-keeping with the slightly taller three and four story buildings throughout the site, and well below the 100’ height limit allowed by the PUD.

#### **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 development.*

The building’s façade is broken into both recessed and projecting bays, establishing a rhythm along the street, with the wider bays at both ends.

The corner of the building at the plaza and the esplanade has a loggia along the esplanade where the first two floors are recessed; the taller, projecting section has substantial piers which help it hold the corner.

#### **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 percentage of glazing on Building II has been provided for the North and East elevations. The north elevation is close to the recommended lower/upper percentages, at 63/38 respectively. The East (Taylor Street) elevation has 74/42 respectively. Percentages for the South elevation are 54/36, respectively.

### **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 building is divided into bays. Dimensions for the recesses and projections have been provided on the plans, and appear to provide adequate depth for articulation and shadow.

- *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.*

The building has a variety of windows and light configurations, and balconies.

### **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.*

All roofs are flat.

- *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 any roof-mounted utility equipment.

### **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 way the building addresses the Esplanade was a major part of the discussion the subcommittee. The applicant has provided a semi-transparent wall between brick columns separating the courtyard from the Esplanade; low planters and a few steps up to the courtyard help somewhat in separating the spaces in a more urban form.

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

Retail/commercial space and a lobby to the residential is appropriately provided along the public park.

#### **5.5 Open Spaces in Private Development**

- *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.*

The public park with fountain has been in place for a number of years. Building II does activate the public park with the retail/commercial spaces opening onto the plaza. The public Esplanade does not enjoy the same benefit by having the back of the residential building adjacent to it.

#### **5.6 Landscaping**

- *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.*

Street trees were installed for the entire development at the time the infrastructure was installed. Each parcel has additional landscaping provided with each building.

#### **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**

###### **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...*

The lobby on the east elevation is signified by a large glass curtain wall and a canopy over the door. The other entrances are not particularly emphasized except for signage over retail spaces.

### **Door and Window Design**

- *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.*

The doors and windows to the retail shops are clear storefront, allowing for viewing retail contents and activity inside. Storefronts extend to the ground, eliminating the bulkhead.

### **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... where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them...*

There is a canopy on the glass tower element, helping to draw attention to the lobby entrance.

### **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... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets... [among others]*

More information should be provided about balconies, railings, light fixtures, and any other details that will add articulation to the facades, as the details are developed.

### **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 material, such as patterned masonry, can greatly enrich the building's overall character.*

#### *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 building is mostly cementitious panels of various colors, with some brick sections, some metal panels and accents of composite wood. In addition to the 4 materials, there are also five colors of cementitious panels, and two colors of brick. While all of the materials are appropriate for City Center and consistent with what has been built at Canalside previously, this is an over-abundance of materials for one building. Using a single color of brick would add continuity to the façade.

Windows sections have been provided; the applicant has added details to indicate recessed windows in some select locations on the cementitious-panel facades. This will greatly improve the articulation of the facades; providing more information about where the recessed windows occur would be helpful.

## **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 façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

### **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.*

Most of the building sections have a simple fascia.

### **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 materials are similar to the surrounding buildings and complement the storefront. Again, simplification of the materials palette would be preferable.

### **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 story fenestration calculations (north and east elevations) range from 38-42%, near the recommended 40%.

### **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. 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.*

The structured parking present in the previous design has been eliminated, and all parking moved into the deck at Building I.

## **BUILDING III**

### **5.2 Architectural Style or 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 contemporary style of the buildings is consistent with the Canalside neighborhood. Building III is 3 stories, and is consistent with the mostly three and four story buildings throughout the site.

### **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 development.*

Building III has been reconfigured to appear more substantial; it holds the corner of Depot Street and Canalside Street a bit better than before.

### **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).*

Building III has proportions of lower and upper floors 35/40, respectively. This is largely due to the mostly residential and tuck-under parking that makes up the first floor.

### **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.*

Building III has some successful recesses and projections. The rear elevation has been redesigned and is far better articulated, consistent with the context of the other building facades.

### **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.*

All roofs are flat.

- *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 any roof-mounted utility equipment.

### **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 buildings are close to the street front, with small setbacks to provide landscaping for residential units.

### **5.4.3 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.*

Building III has several tuck-under parking spaces on the first floor, leaving blank walls along the street front. There are a couple of residential patios and entrances to the circulation space, helping to add some activity to the street frontage.

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

All three buildings are oriented parallel to the streets.

### **5.5 Open Spaces in Private Development**

- *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.*

The public park with fountain has been in place for a number of years. The build-out of parcels 2 & 3 provide an opportunity to activate this park; the restaurant in Building IV is positioned to fill this role to a degree. Building 3 has a small plaza in the front, adding some activity to the street edge.

## **5.6 Landscaping**

- *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.*

Street trees were installed for the entire development at the time the infrastructure was installed. Each parcel has additional landscaping provided with each building.

## **5.8 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.*

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

There are common breezeways that lead to apartment entries on Building III. Units have been added above one of the breezeways, and composite wood panels added to screen the transparency of these voids.

#### **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... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets...  
[among others]*

At this scale there is not much information about fixtures and details. More information should be provided about balconies, railings, light fixtures, and any other details that will add articulation to the facades, as the details are developed.

### **5.8.2 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 material, such as patterned masonry, can greatly enrich the building's overall character.*

#### *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 building is a combination of brick and cementitious panels and a metal panel system.

### **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 façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

#### **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.*

Building III provides a simple cornice with a slight overhang in a few locations.

#### **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 materials are similar to the surrounding buildings and complement the storefront.

#### **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.*

Building III has been revised to include more fenestration and articulation, particularly on the South façade.

### **STAFF RECOMMENDATIONS:**

Several changes have been made to address the concerns with the previous proposal, presented in December and discussed at the January 6 subcommittee meeting. Staff recommends the following two motions:

**Motion 1:** *Approve the Certificate of Design Approval for Building II, as it substantially meets the City Center Design Guidelines and PUD Design objectives, with the following conditions:*

- Rooftop mounted utility equipment must be screened; screening shall be reviewed and approved by staff.
- Recessed windows within cementitious panel exterior walls shall be identified on the facades; at least 50% of these windows on street-facing elevations be recessed.
- All other details to be deferred to staff.

**Motion 2:** *Approve the Certificate of Design Approval for Building III, as it substantially meets the City Center Design Guidelines and the PUD objectives, with the following conditions:*

- Rooftop mounted utility equipment must be screened; screening shall be reviewed and approved by staff.
- All other details to be deferred to staff.



**SOLA STATION**  
COLUMBIA, SOUTH CAROLINA

**THE BEACH COMPANY**  
*Building Traditions Since 1945*

DDRC SUBMITTAL

2014068.00

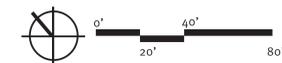
01.22.2016

PROJECT DATA	
Units:	341 Units
Parking Provided:	
Surface:	130 spaces
Tuck-Under:	14 spaces
Street:	20 spaces
Garage:	387 spaces
	544 spaces
	1.62 spaces/unit
Density:	5.79 Acres Gross
	58 Units/Acre



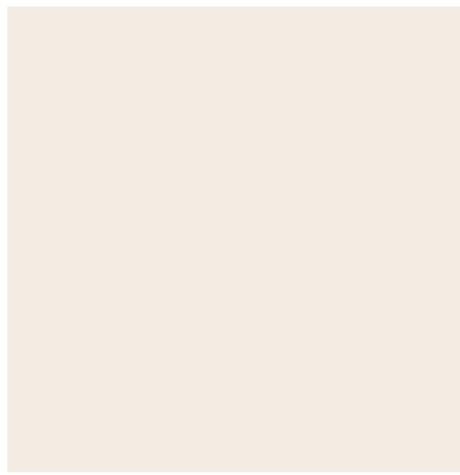
- 1 Leasing 2 Amenities 3 Retail/Commercial 4 Courtyard
- 5 Public Plaza 6 Lobby 7 Garage Entry 8 Trash

01 Site Plan





1 Cementitious Panels/Siding  
Tony Taupe  
SW 7038



4 Cementitious Panels/Siding  
Divine White  
SW 6105



9 Accent Awning  
Garnet  
(USC Official Color)



A Brick  
Carolina  
Cherry Velour



7 Metal Panels  
Una-Clad  
Kynar 500 Cityscape



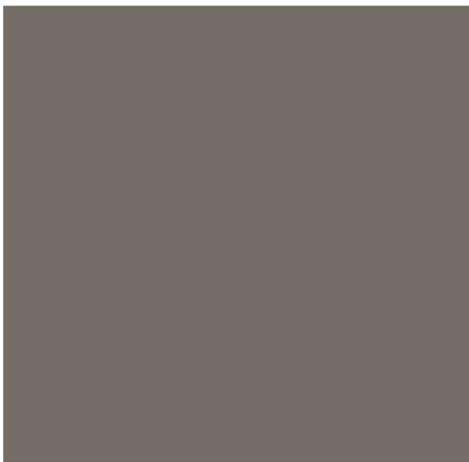
2 Cementitious Panels/Siding  
Cityscape  
SW 7067



5 Cementitious Panels/Siding  
Amazing Gray  
SW 7044



B Brick  
Carolina  
Dogwood Velour



3 Cementitious Panels/Siding  
Porpoise  
SW 7047



6 Railings / Balconies  
Urbane Bronze  
SW 7048



Vinyl Windows and Sliding  
Glass Doors  
Clay



Storefront Windows  
Anodized



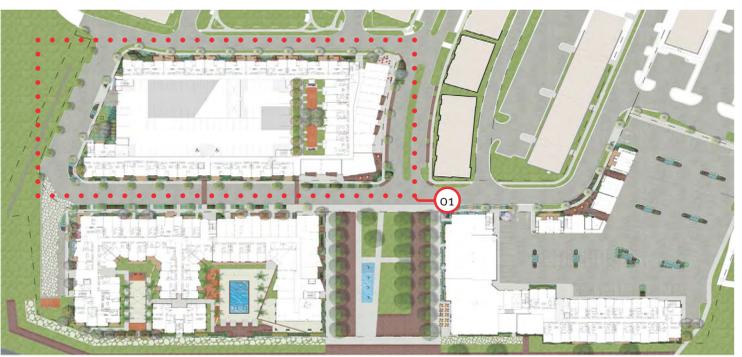
8 Composite  
Wood



B L O C K  
1

01

Block 1 Site Plan



02

Key Plan



01 Building Type I Perspective

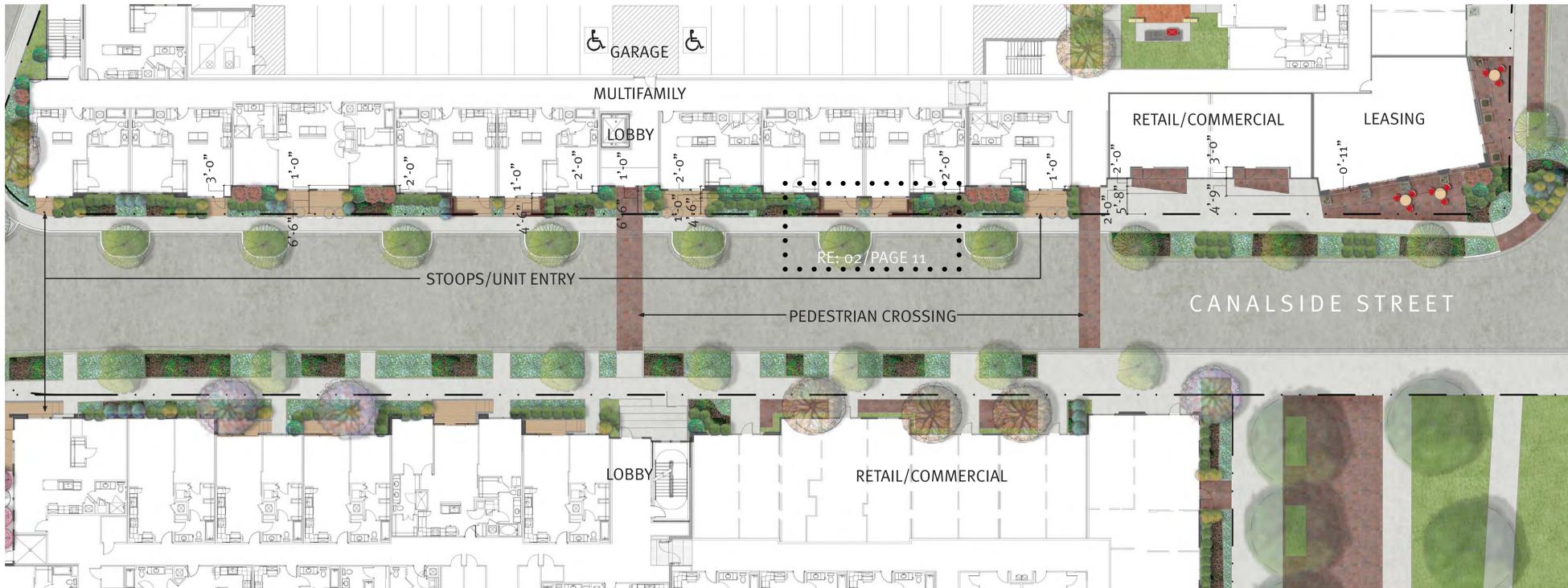


02 Key Plan



01 South Elevation

02 East Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- Recessed Window Location - Refer: 03,04,05/Page 30

**South Elevation**

Fenestration Calculations
First Floor: 51% Openings
Upper Floors: 35% Openings
SECTION 5.3.3 PROPORTION OF OPENINGS

**East Elevation**

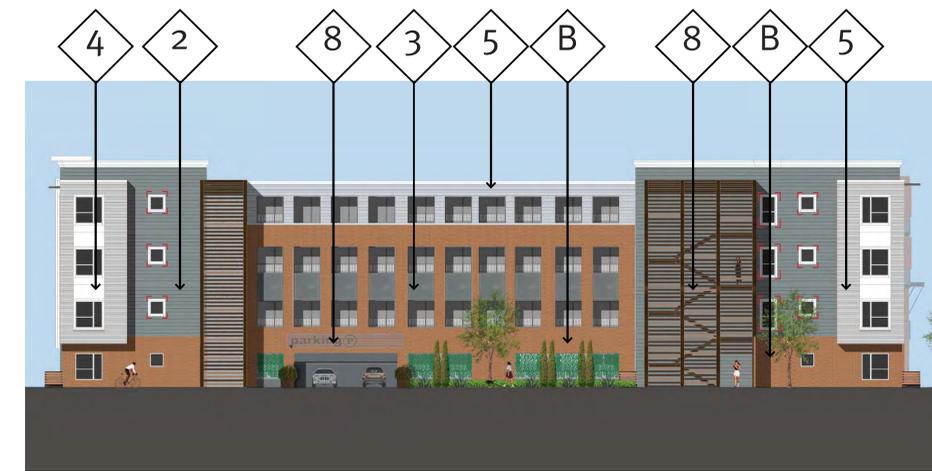
Fenestration Calculations
First Floor: 60% Openings
Upper Floors: 43% Openings
SECTION 5.3.3 PROPORTION OF OPENINGS



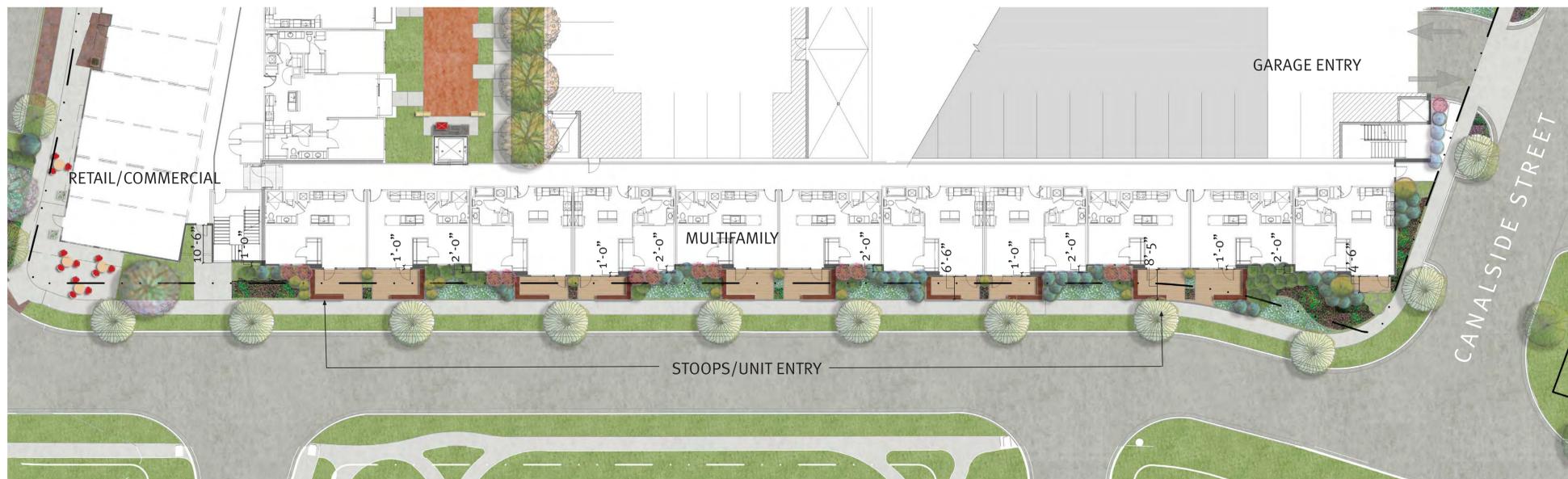
03 Key Plan



01 North Elevation



02 West Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- ☐ Recessed Window Location - Refer: 03,04,05/Page 30

**North Elevation**

Fenestration Calculations
First Floor: 45% Openings
Upper Floors: 43% Openings
<small>SECTION 5.3.3 PROPORTION OF OPENINGS</small>



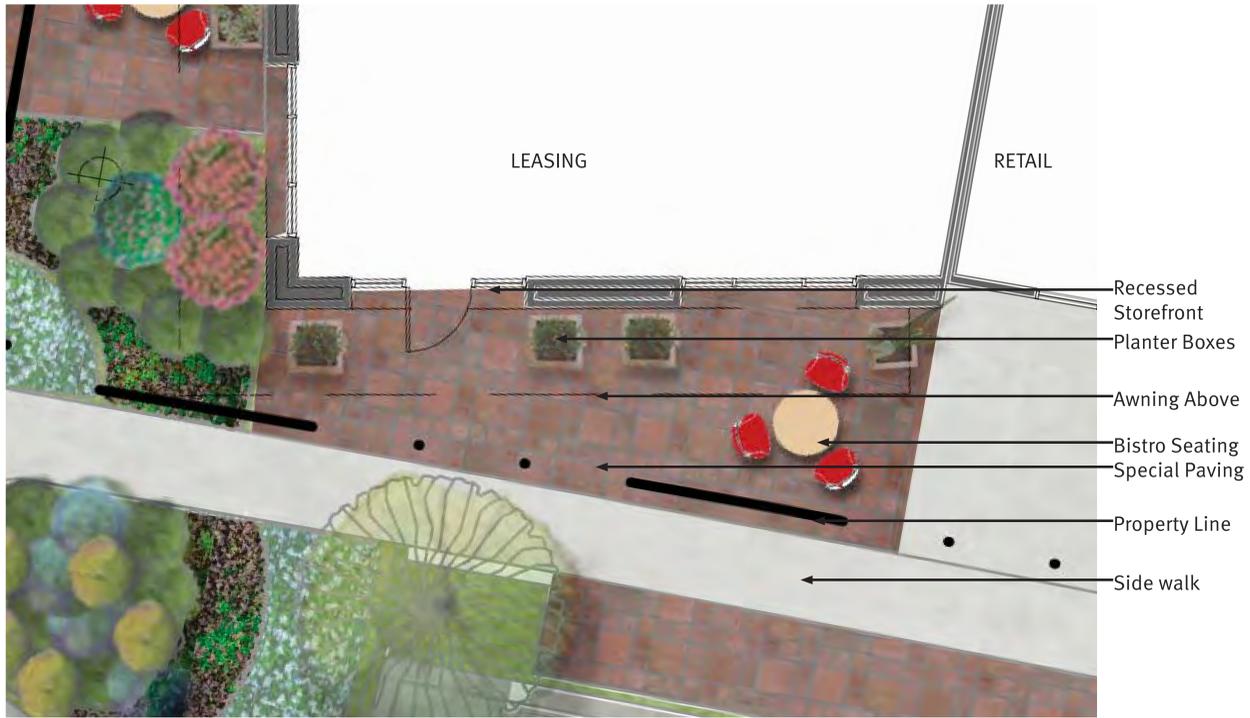
02 Key Plan



01 Enlarged Leasing Elevation



03 Enlarged Leasing Perspective



02 Enlarged Leasing Entry Plan



04 Key Plan

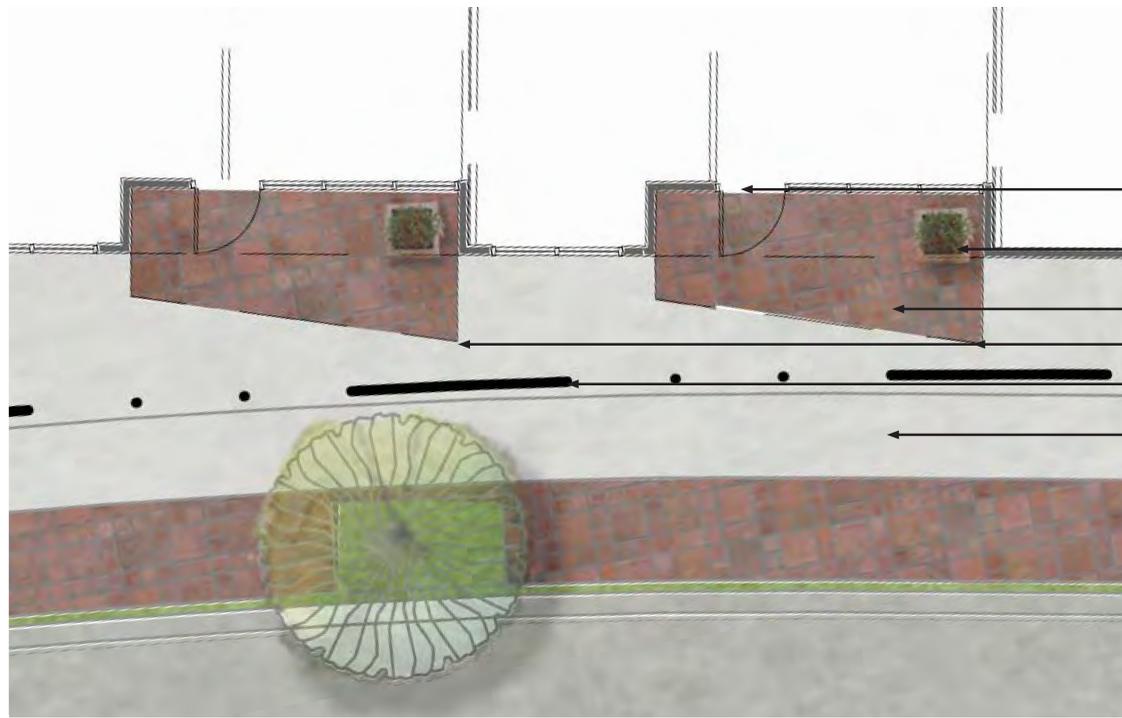


- ← Angled Bay window as retail awning/covering
- ← Primary Signage Band
- ← Accent Lighting
- ← Secondary Signage
- ← Planters
- ← Recessed Storefront

01 Enlarged Typical Retail Entry Elevation



03 Enlarged Retail Perspective



- ← Recessed Storefront
- ← Planters
- ← Special Paving
- ← Bay Window Above
- ← Property Line
- ← Side walk

02 Enlarged Typical Retail Entry Plan



04 Key Plan

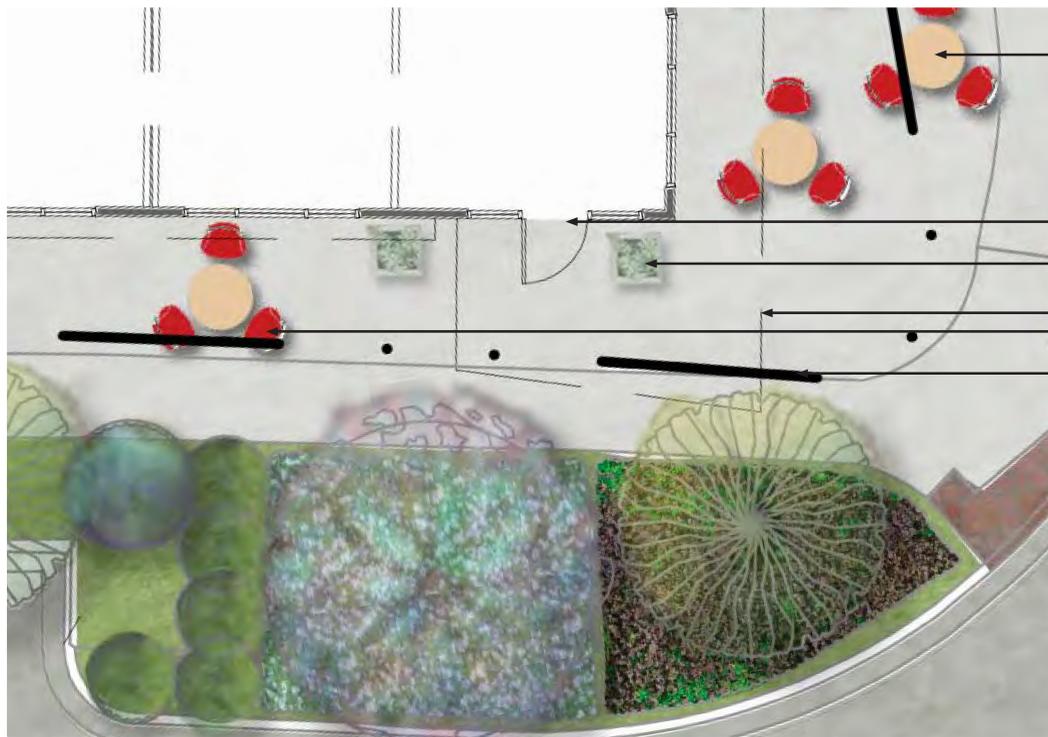


- Primary Signage
- Accent Awning
- Secondary Signage
- Accent Lighting
- Store Front Entry
- Bistro Style Seating
- Planter Box

01 Enlarged Typical Restaurant/Cafe Elevation



03 Enlarged Restaurant/Cafe Perspective



- Bistro Style Seating
- Storefront Entry
- Planter Box
- Accent Awning Above Bistro Style Seating
- Property Line

02 Enlarged Typical Restaurant/Cafe Plan



04 Key Plan

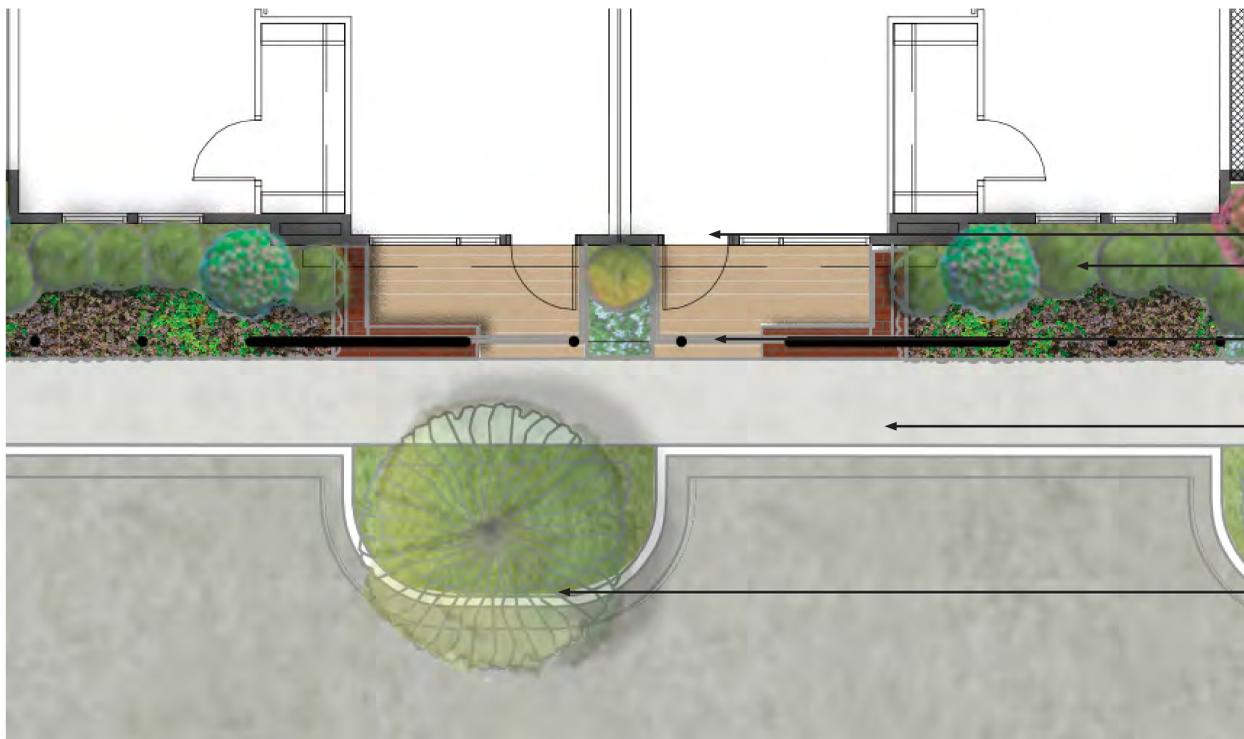


- Balcony/Awning above Entry
- Accent Lighting
- Unit Entry
- Composite Wood
- Metal Mesh Stoop
- Ground cover and planting

01 Enlarged Typical Stoop/Unit Entry Elevation



03 Enlarged Stoop/Unit Entry Perspective

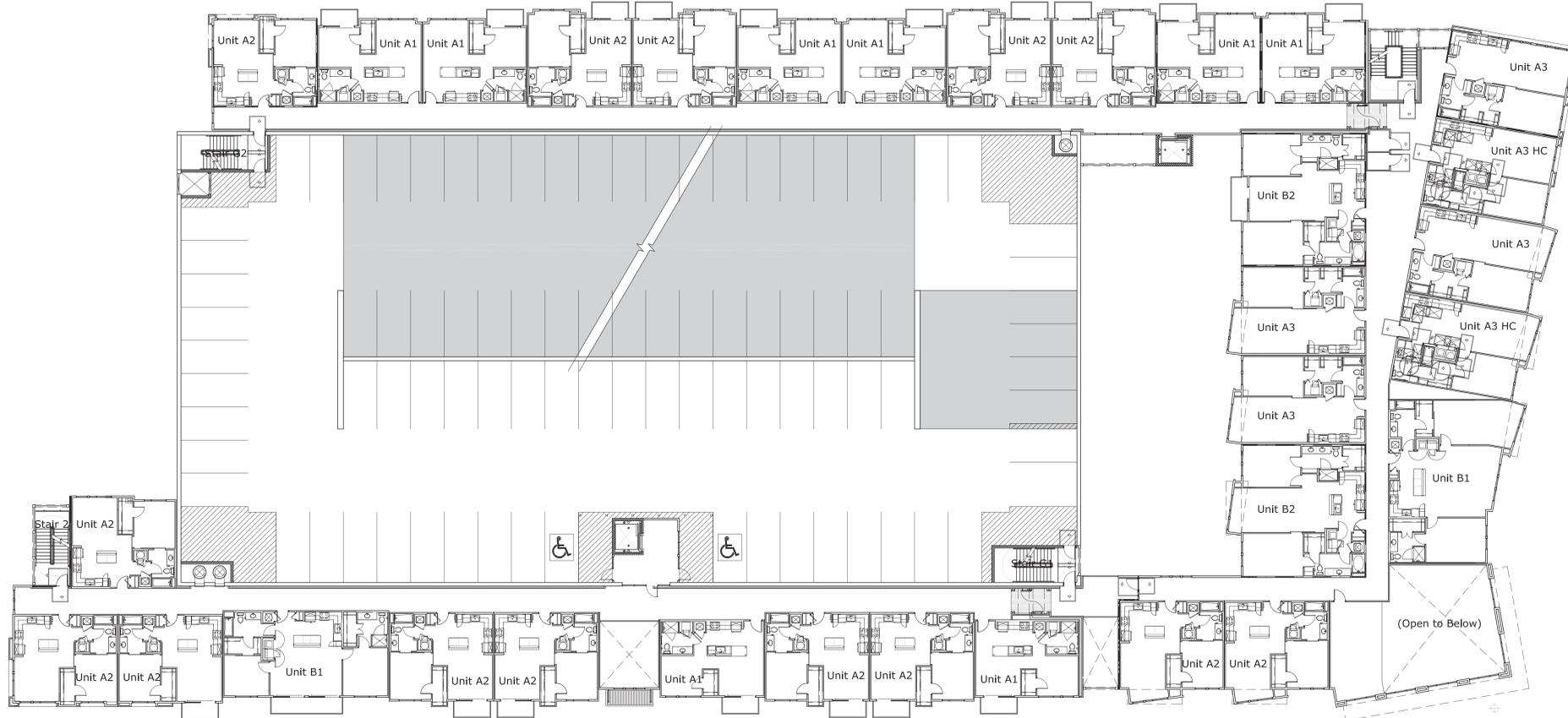


- Stoop/Unit Entry
- Ground Cover/Planting
- Balcony/Awning above Entry
- Side Walk
- Street Trees

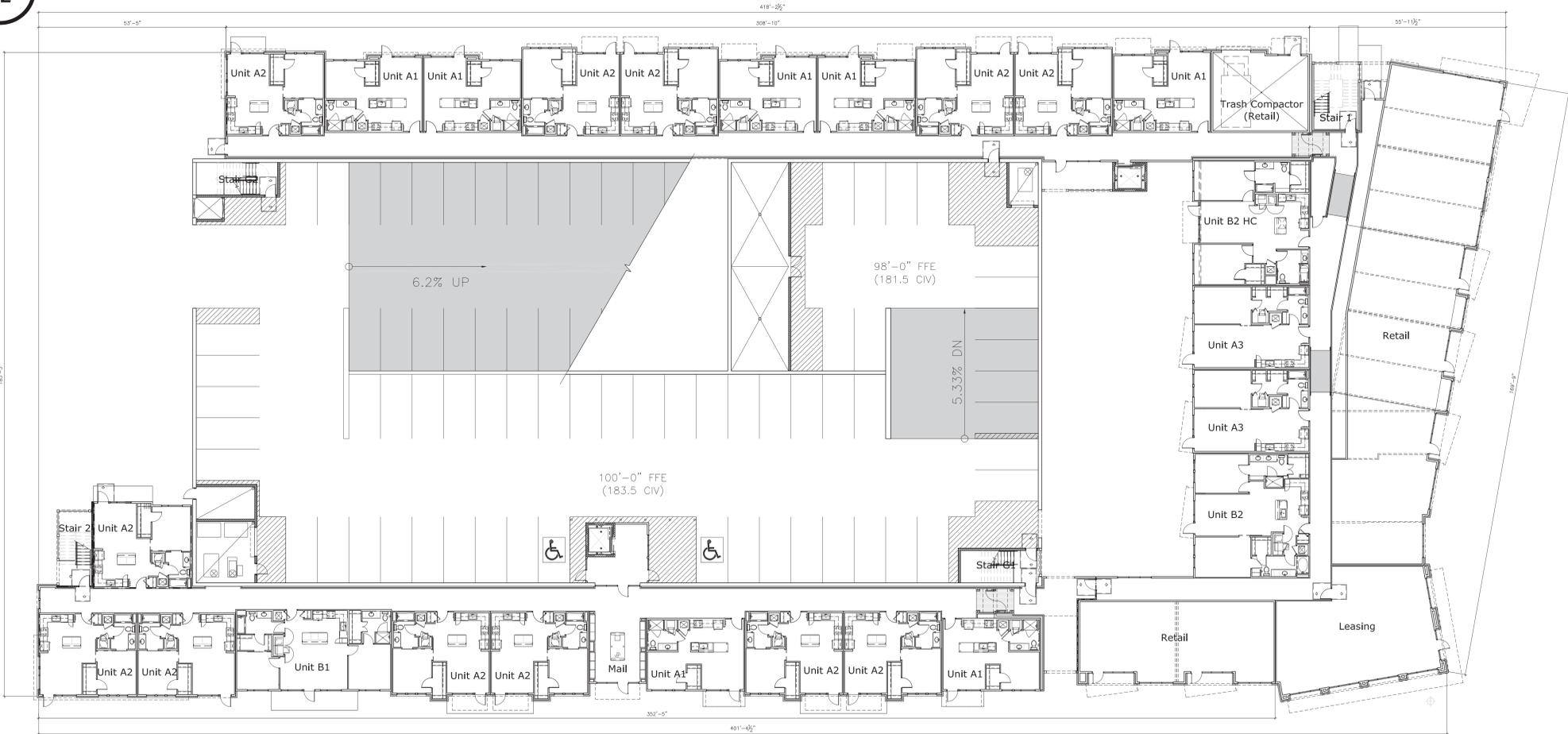
02 Enlarged Typical Stoop/Unit Entry Plan



04 Key Plan



**02** Building Type I - Second Floor



**01** Building Type I - First Floor



B L O C K  
2

01 Block 2 Site Plan



03 Key Plan



01 Building Type II Perspective



02 Key Plan



01 Building Type II Perspective



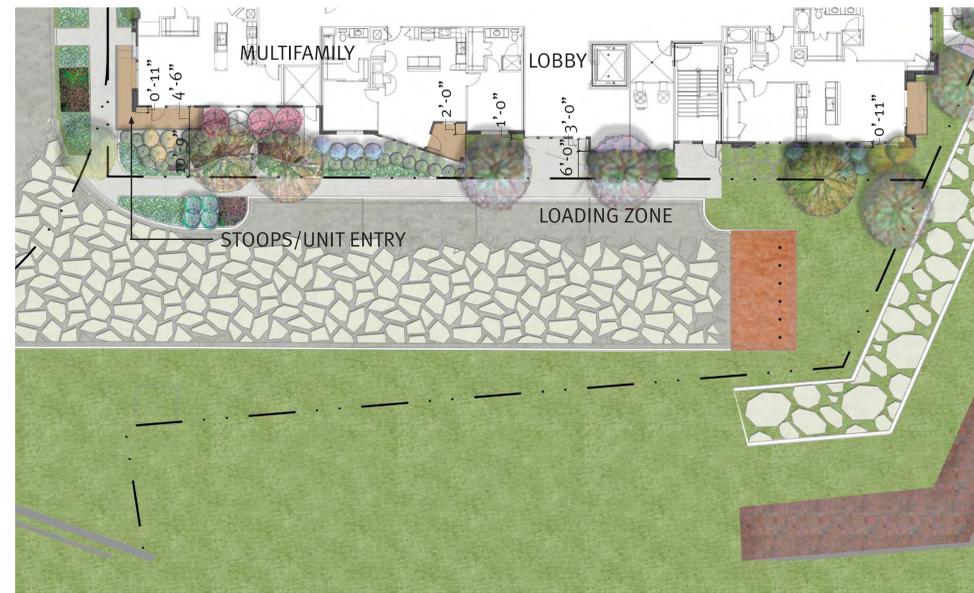
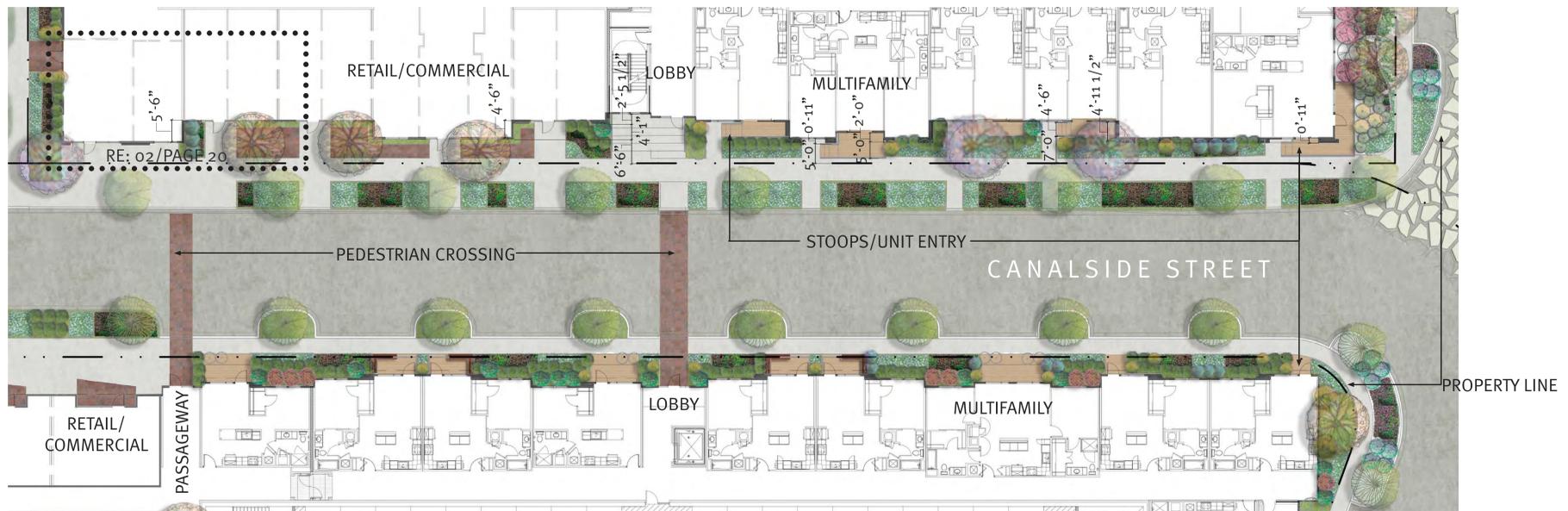
02 Key Plan



01 North Elevation



02 West Elevation



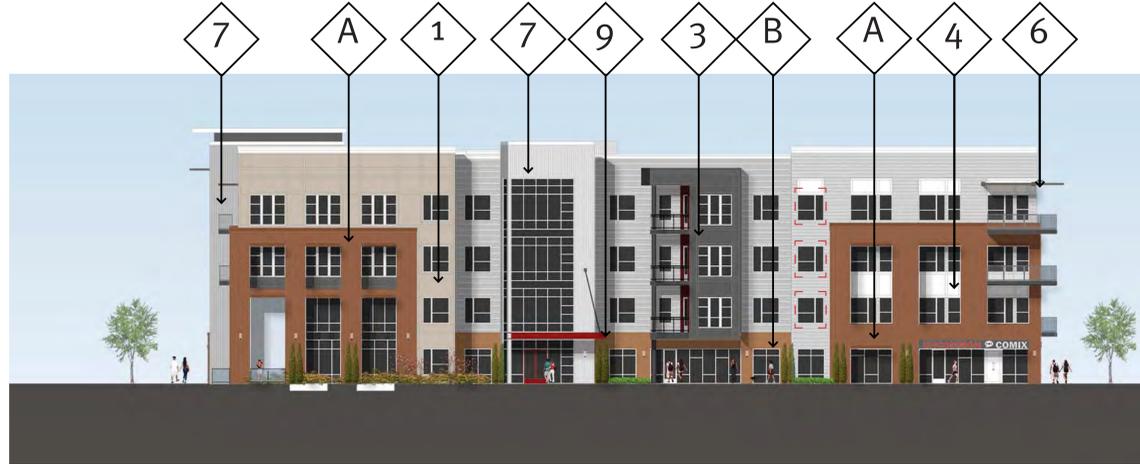
- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape - SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray - SW7044
- 6 Railings/Balconies/Awnings - Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- ☐ Recessed Window Location - Refer: 03,04,05/Page 30

**North Elevation**

Fenestration Calculations
First Floor: 63% Openings
Upper Floors: 38% Openings
<small>SECTION 5.3.3 PROPORTION OF OPENINGS</small>



03 Key Plan



01 East Elevation



02 South Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- Recessed Window Location - Refer: 03,04,05/Page 30

**East Elevation**

Fenestration Calculations
First Floor: 74% Openings
Upper Floors: 42% Openings
<small>SECTION 5.3.3 PROPORTION OF OPENINGS</small>

**South Elevation**

Fenestration Calculations
First Floor: 54% Openings
Upper Floors: 36% Openings
<small>SECTION 5.3.3 PROPORTION OF OPENINGS</small>



03 Key Plan



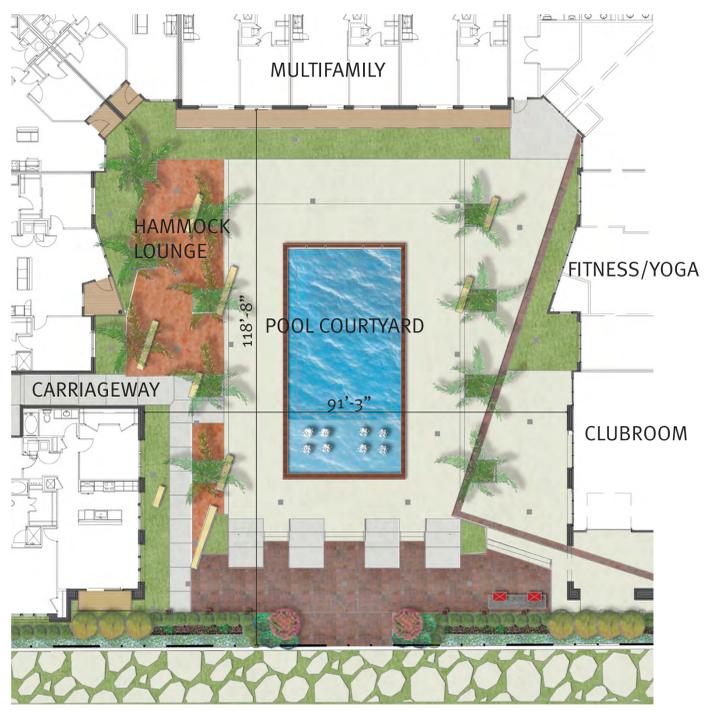
01 East Elevation (Pool Courtyard)



02 South Elevation (Pool Courtyard)



03 West Elevation (Pool Courtyard)



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- Recessed Window Location - Refer: 03,04,05/Page 30



04 Key Plan



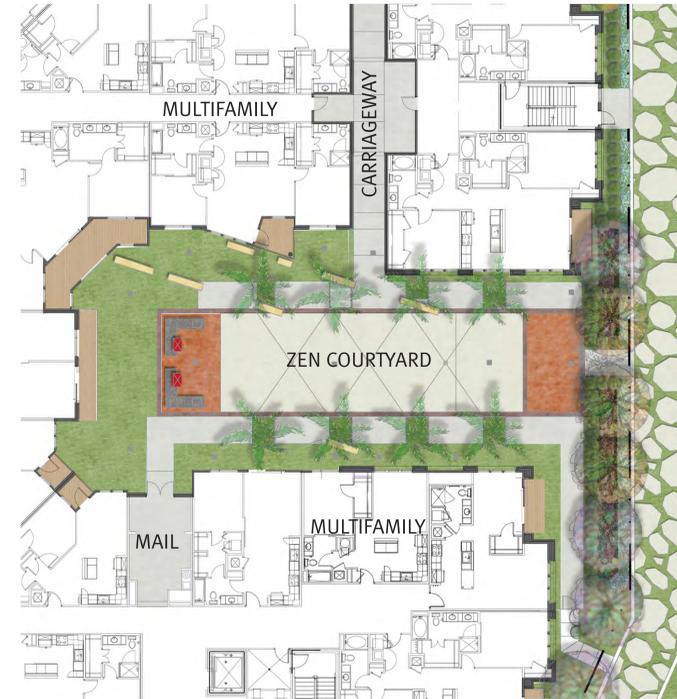
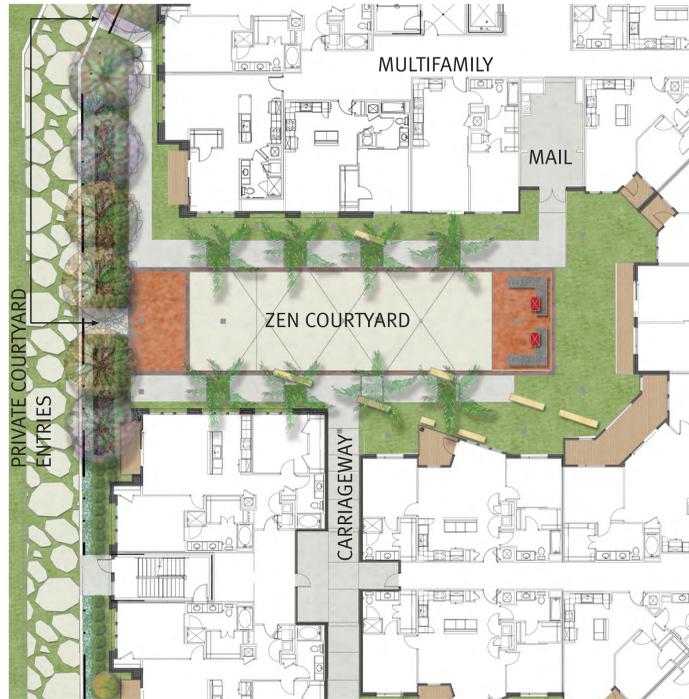
01 East Elevation (Zen Courtyard)



02 South Elevation (Zen Courtyard)



03 West Elevation (Zen Courtyard)



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape - SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
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- 6 Railings/Balconies/Awnings - Urbane Bronze - SW7048
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- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- Recessed Window Location - Refer: 03,04,05/Page 30



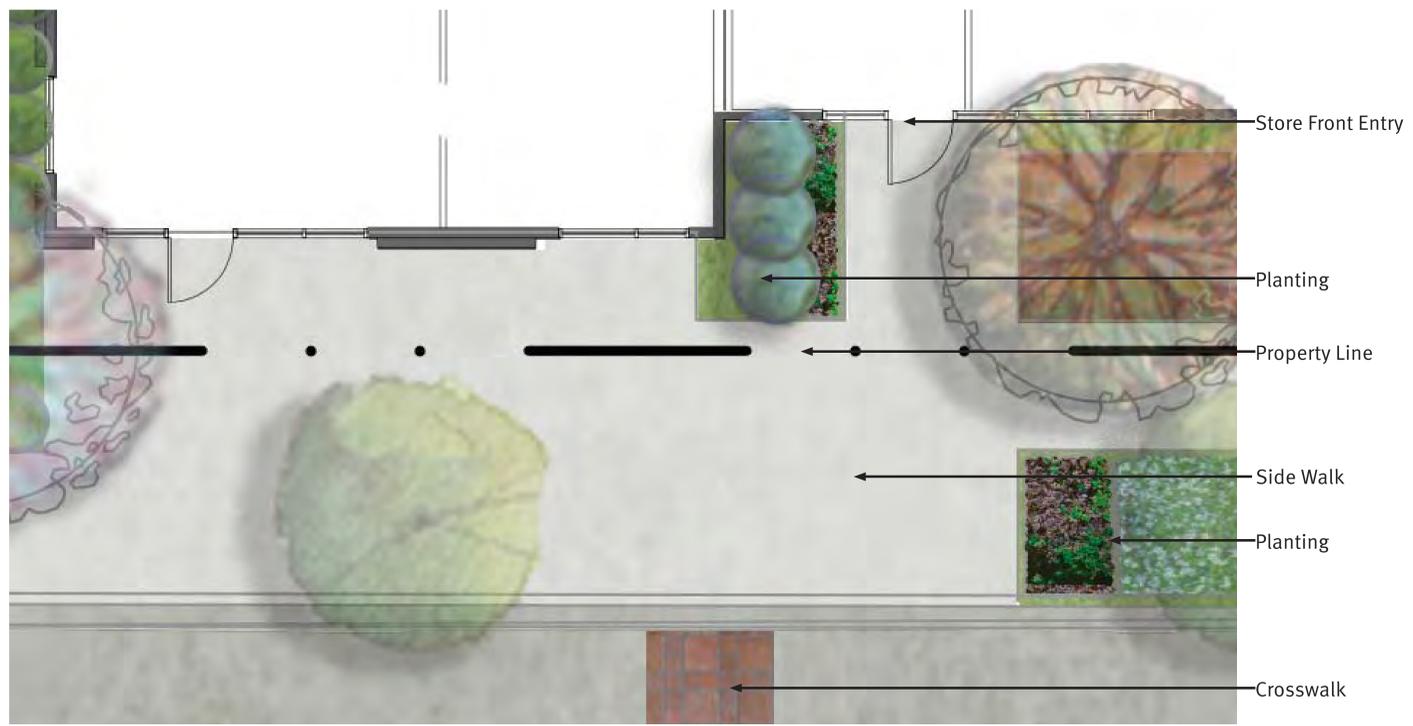
04 Key Plan



01 Enlarged Retail Entry Elevation



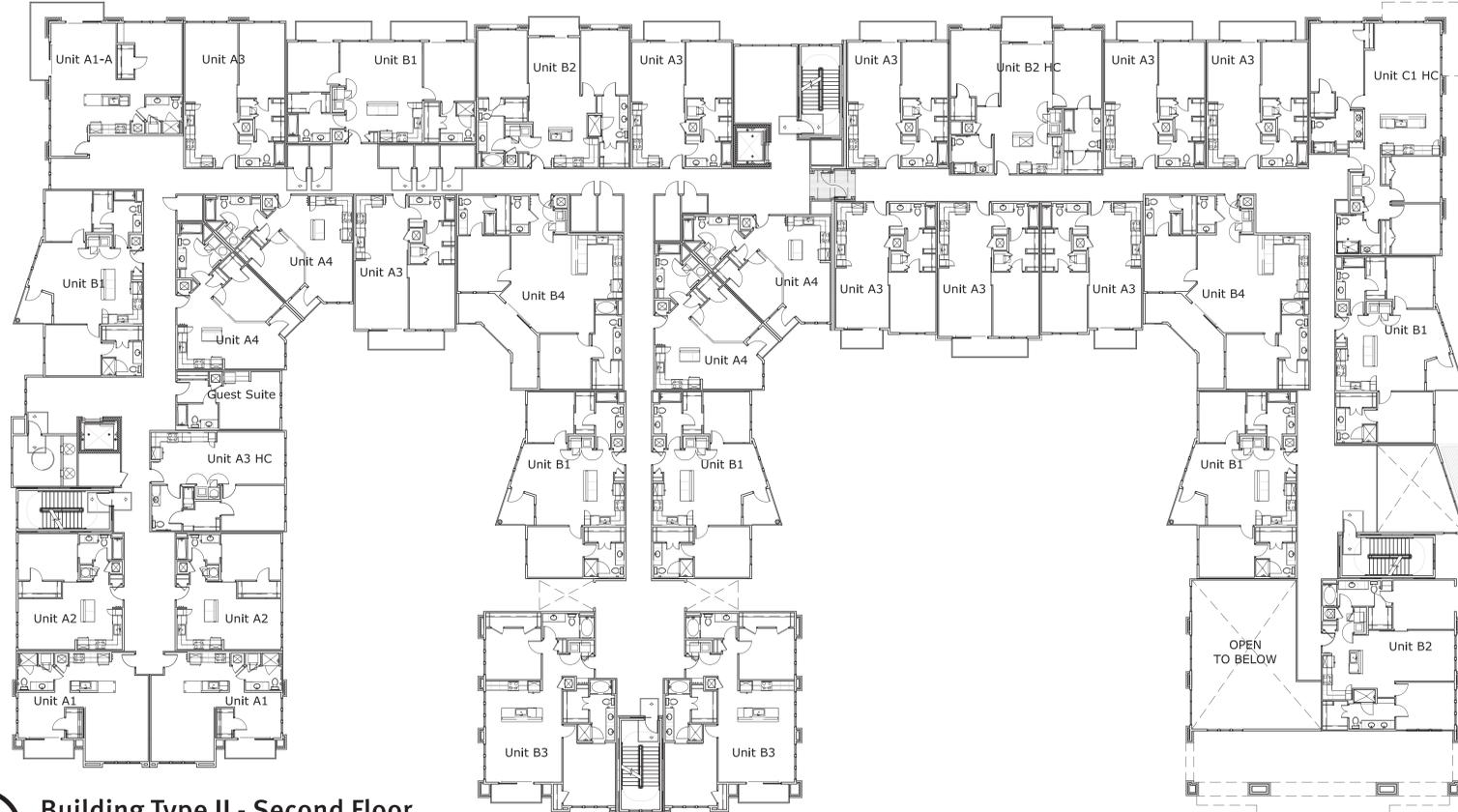
03 Enlarged Retail Entry Perspective



02 Enlarged Retail Entry Plan



04 Key Plan



**02** Building Type II - Second Floor



**01** Building Type II - Second Floor



B L O C K  
3

01 Block 3 Site Plan



02 Key Plan



01 Building Types III & IV Perspective



02 Key Plan



01 Building III North Elevation



02 Building III West Elevation



03 Building III South Elevation



04 Building III East Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- ☐ Recessed Window Location - Refer: 03,04,05/Page 30

**North Elevation**

Fenestration Calculations
First Floor: 35% Openings
Upper Floors: 40% Openings
<small>SECTION 5.3.3 PROPORTION OF OPENINGS</small>



02 Key Plan



01 West Elevation



02 South Elevation



West Elevation

Fenestration Calculations	
First Floor:	77% Openings
Upper Floors:	36% Openings
SECTION 5.3.3 PROPORTION OF OPENINGS	

South Elevation

Fenestration Calculations	
First Floor:	73% Openings
Upper Floors:	40% Openings
SECTION 5.3.3 PROPORTION OF OPENINGS	

- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- Recessed Window Location - Refer: 03,04,05/Page 30



02 Key Plan



01 East Elevation      02 East Elevation



03 North Elevation      04 North Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape - SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray - SW7044
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- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour
- ☐ Recessed Window Location - Refer: 03,04,05/Page 30



05 Key Plan

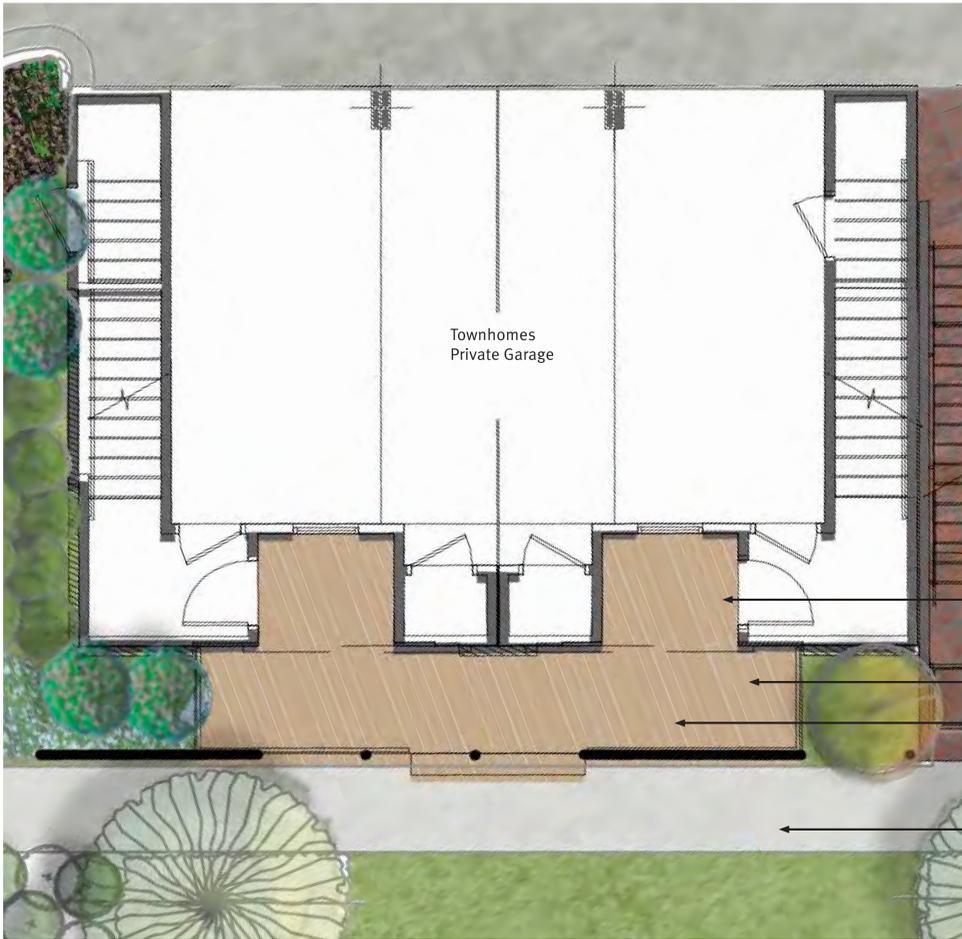


- Composite Wood
- Steel Balcony w/mesh infill
- Accent Lighting
- Recessed Entries
- Stoop with Metal Mesh composite wood

01 Enlarged Townhome Entry Elevation



03 Enlarged Stoop/Unit Entry Perspective



- Recessed Entries
- Stoops
- Special paving at Townhome Entries
- Side walk

02 Enlarged Townhome Entry Plan



04 Key Plan

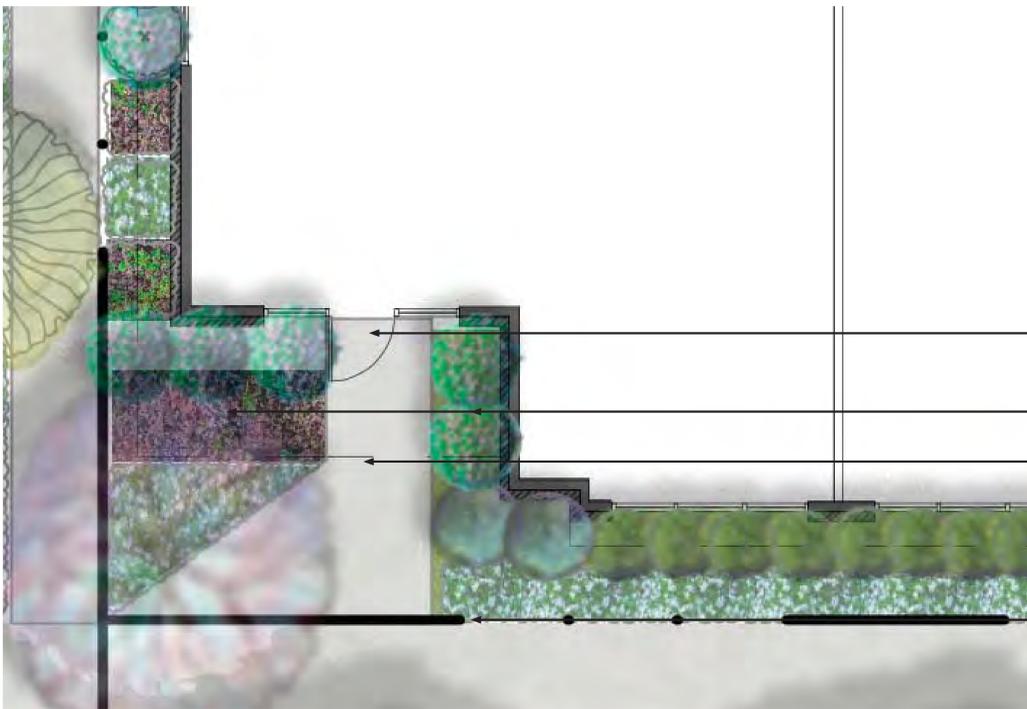


- Overhang of concrete podium at storefront entries
- Storefront transom
- Signage Band
- Accent Lighting
- Storefront Entry
- Planting/Landscape

01 Enlarged Retail/Office Entry Elevation



03 Enlarged Retail/Office Entry Perspective

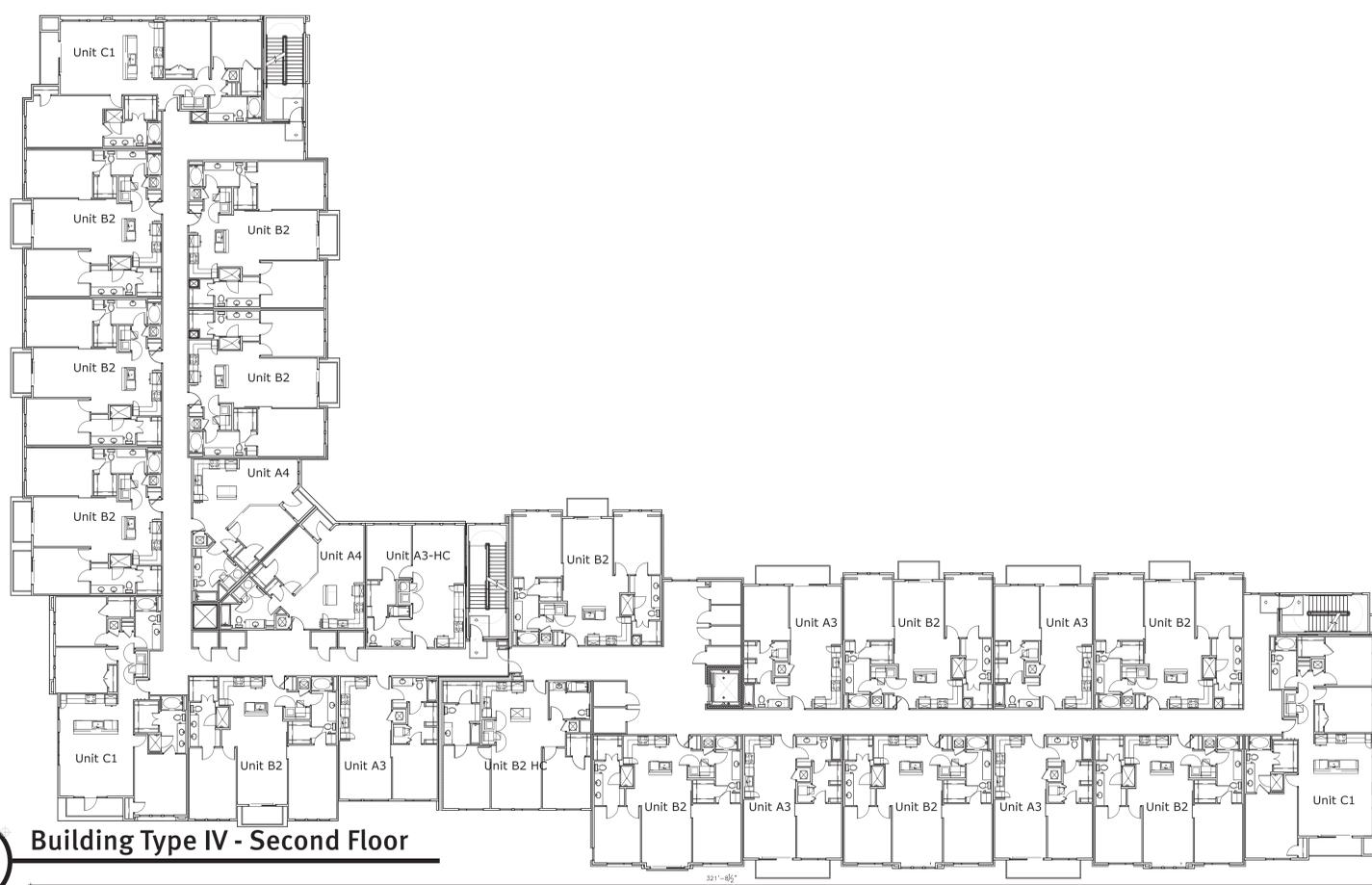


- Retail/Office Entry
- Planting
- Podium above Recess at Entries
- Property Line

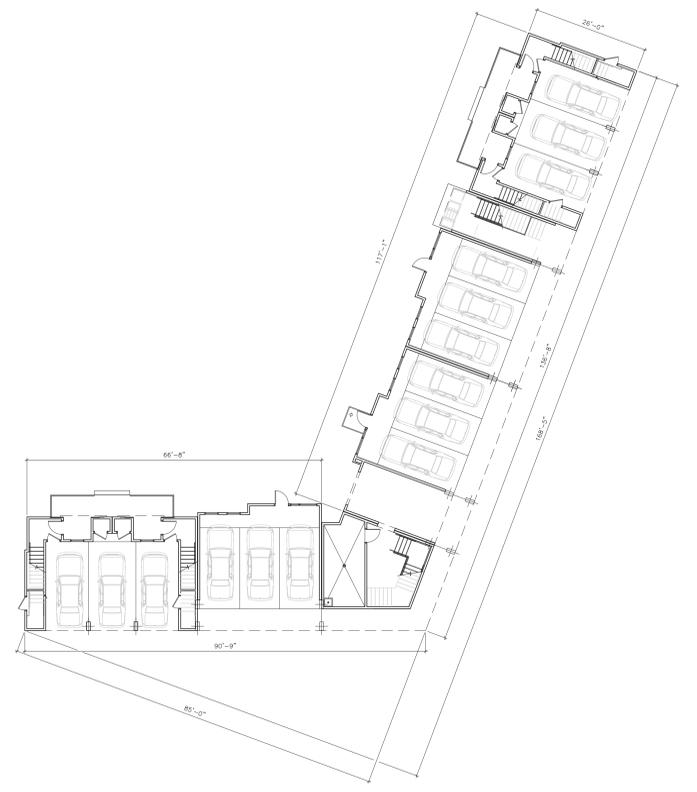
02 Enlarged Retail/Office Entry Plan



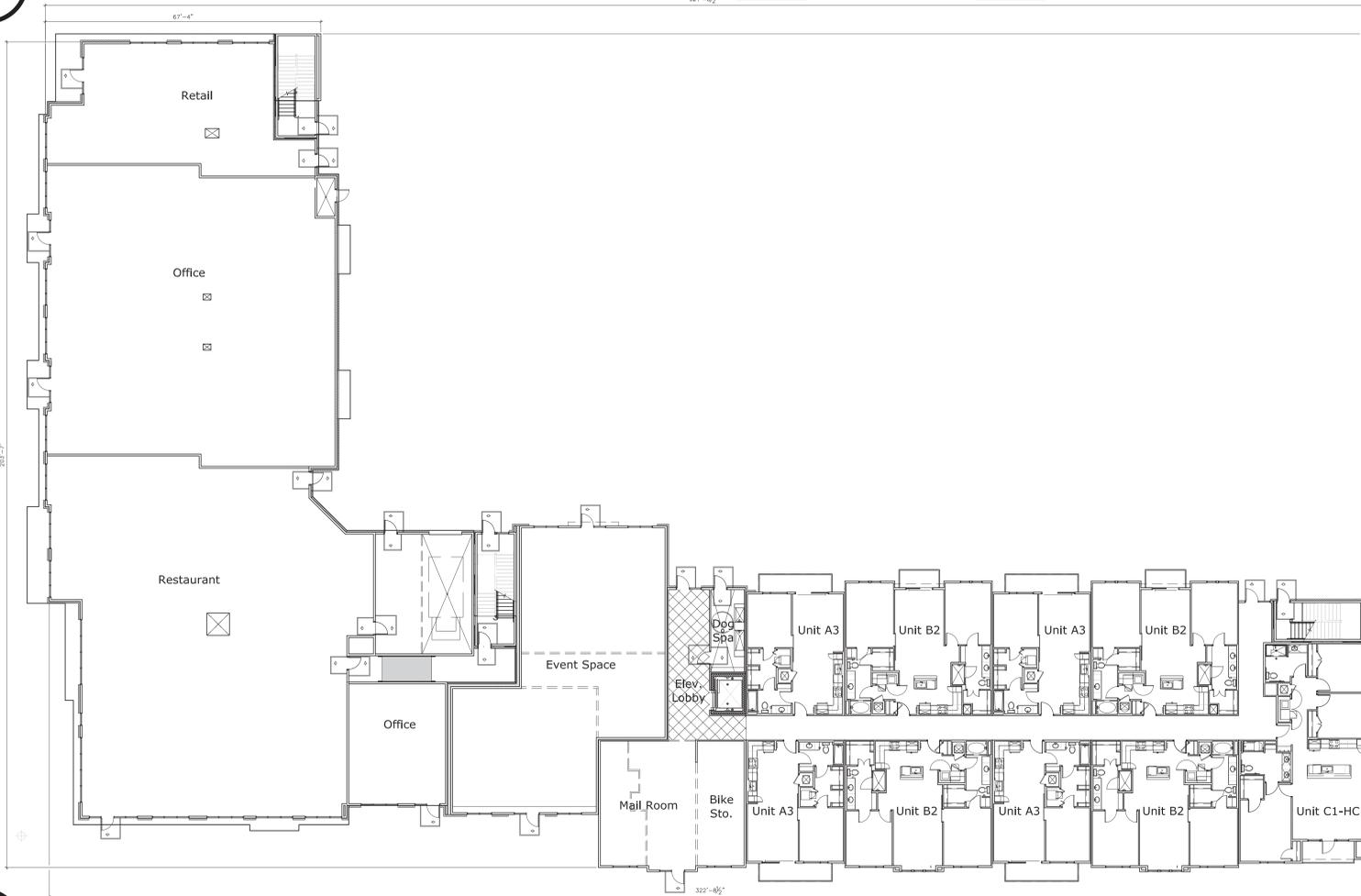
04 Key Plan



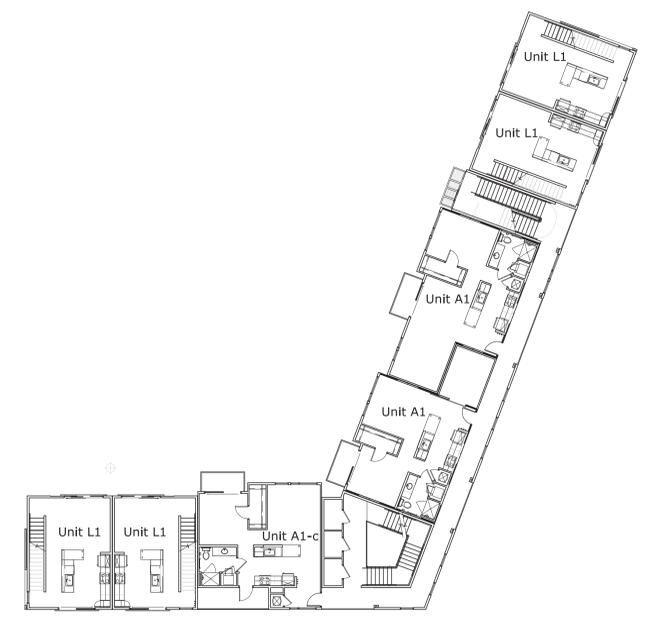
02 Building Type IV - Second Floor



04 Building Type III - Second Floor



01 Building Type IV - First Floor



03 Building Type III - First Floor

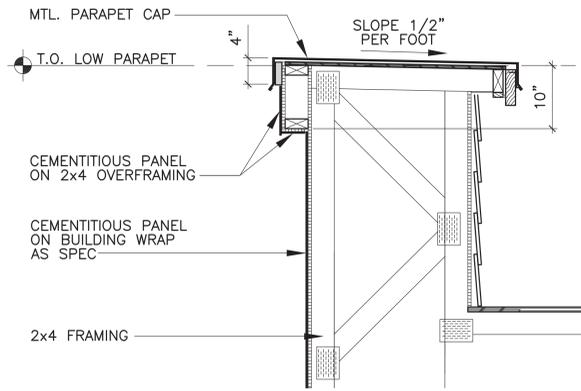


**SOLA STATION**  
COLUMBIA, SC

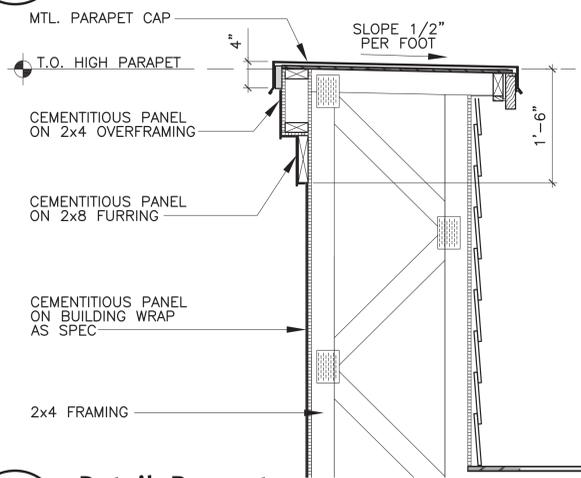
THE BEACH COMPANY  
*Building Traditions Since 1945*

Building III & IV Plans  
Scale: 1/16" = 1'-0"

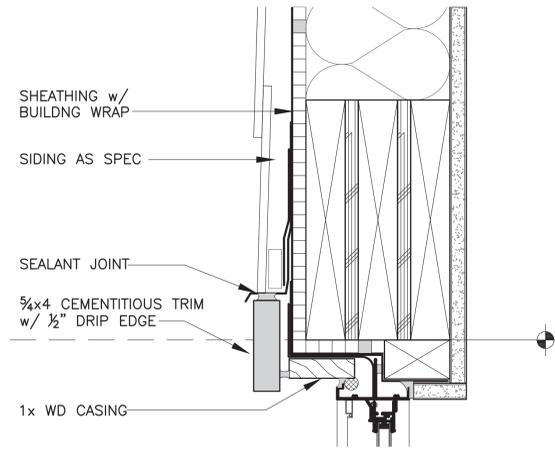
01.22.2016	2014068.00 cfm/mm/km
<small>Copyright © JHP 2015 Not for Regulatory Approval, Permit or Construction: Ronald E. Harwick Registered Architect of State of South Carolina, Registration No. 05084</small>	



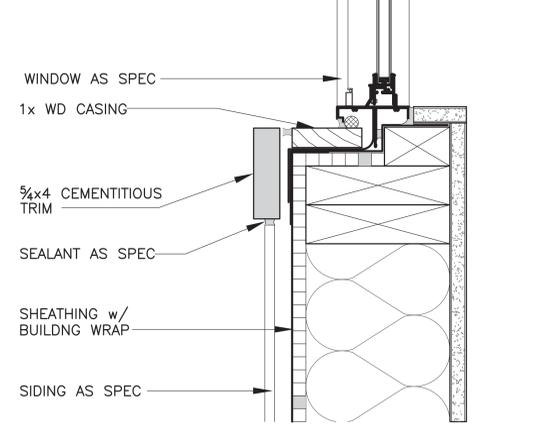
**01** Detail -Parapet  
Scale: 3/4"=1'-0"



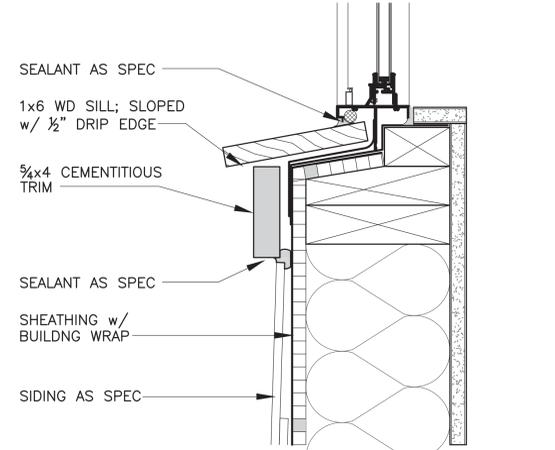
**02** Detail -Parapet  
Scale: 3/4"=1'-0"



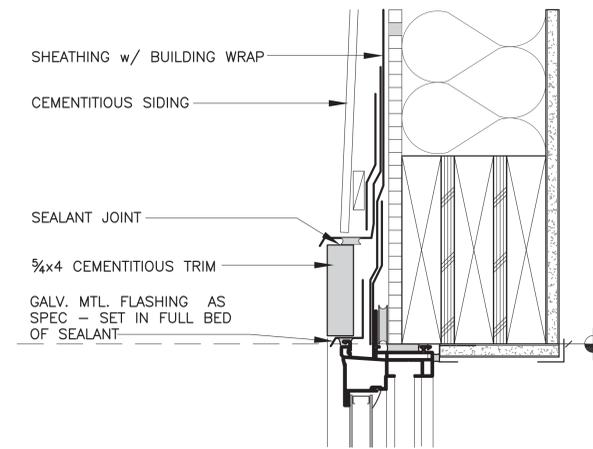
**03** Detail - Recessed Window Head (@ Siding)  
Scale: 3"=1'-0"



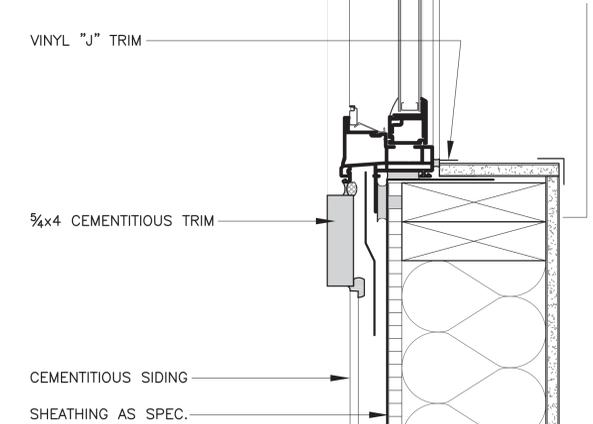
**04** Detail - Recessed Window Jamb (@ Siding)  
Scale: 3"=1'-0"



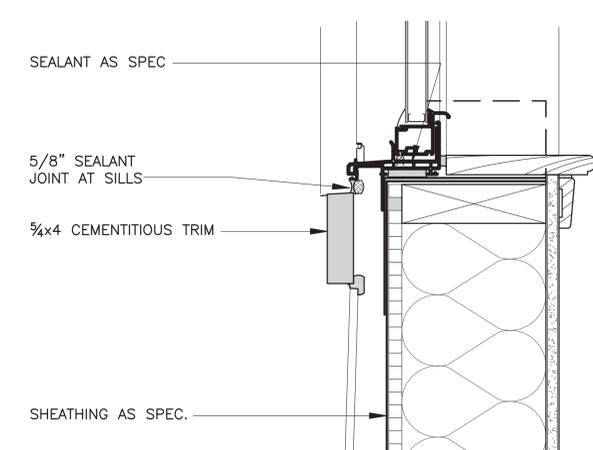
**05** Detail - Recessed Window Sill (@ Siding)  
Scale: 3"=1'-0"



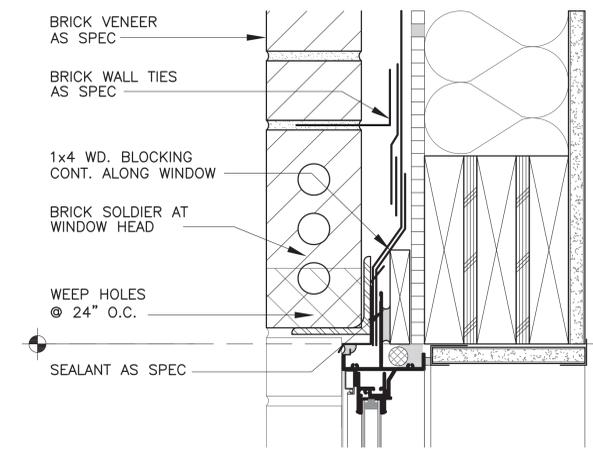
**06** Detail - Window Head (@ Siding)  
Scale: 3"=1'-0"



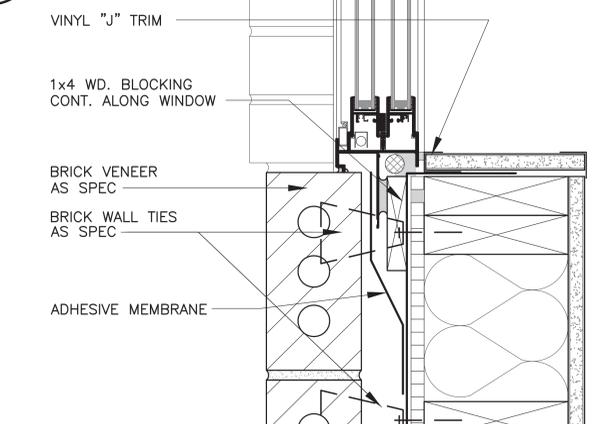
**07** Detail - Window Jamb (@ Siding)  
Scale: 3"=1'-0"



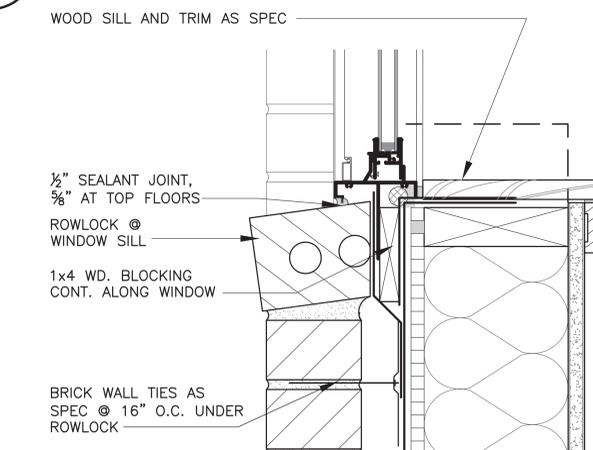
**08** Detail - Window Sill (@ Siding)  
Scale: 3"=1'-0"



**09** Detail - Window Head (@ Brick)  
Scale: 3"=1'-0"



**10** Detail - Window Jamb (@ Brick)  
Scale: 3"=1'-0"



**11** Detail - Window Sill (@ Brick)  
Scale: 3"=1'-0"

