



PLANNING COMMISSION

September 14, 2023 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

SITE PLAN REVIEW CASE SUMMARY 2.5 ACRES, 400 BLOCK OF WASHINGTON STREET, 1245 HUGER STREET, TMS#08912-13-02 SILVER HILLS HUGER

Council District:	2
Proposal:	Request site plan approval for the construction of a 250-unit, multifamily development
Applicant:	Seth Mendelsohn, Silver Hill Development, Inc.
Proposed Use:	Apartments
Staff Recommendation:	Approval with staff comments.

Detail: This project entails the construction of a \pm 250,000 sq. ft., multifamily development on \pm 2.4 acres within the block bounded by Huger Street, Washington Street, and Williams Street. The proposed development will contain 223 1-bedroom apartments, 27 2-bedroom apartments, and amenity space, (clubhouse, pool, and garages).

The required number of off-street parking spaces for this development is 0 whereas the applicant will be providing 344 (14 visitor spaces, 322 standard spaces - decks, and 8 accessible spaces). In addition, the applicant is proposing to construct 8 parking spaces in the Washington Street ROW adjacent to the development. The required number bicycle parking is 13 short term and 63 long term spaces whereas the applicant will be providing 15 short term spaces and 63 long term spaces.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

CITY REVIEWING AGENCY COMMENTS

Planning and Development Services

Recommend approval with conditions:

1. Building setbacks on Huger to be reviewed by DDRC per Sec.17-3.7 (n)(4) UDO.
2. No tree density credit given for trees off property. All preserved trees require strict adherence to Tree Protection standards (17-5.4) Red maples not suited for Columbia climate. All right of way improvements require encroachment Any trees that share proximity to underground utilities will be required to be separated by suspended paving systems or similar with root barriers.

	<ol style="list-style-type: none"> 3. City and State Encroachment permits will be required for work being conducted within the ROW. 4. Setbacks/right-of-way improvements: The property is within the OV-HSV S8/10: Setback District 8-10, which states: “The requirements of this section reflect the predominant setback trends of the areas and urban design principles cited in the adopted area plans for each area...” This section applies to the setbacks on Huger Street only. While the setback allowable range is 8 to 10 feet, “the DDRC is empowered to require an adjustment of half the maximum requirement (meaning a setback within the range of 3’-15’, per the Zoning Administrator) based upon analysis of the immediate surroundings and Architectural merit.” The Zoning Administrator is deferring the specific setback recommendation to the DDRC to ensure continuity with the adopted plans and guidelines. 5. Setbacks/right-of-way improvements: The DDRC will hear the case on September 21, and the staff recommendation is to require a 10’ setback from the property line. The current conditions appear to show the property line 10.5’ from back-of-curb, so the recommended setback would provide configuration that includes a 7.5’ furnishing zone between the curb and the sidewalk, and an 8’ sidewalk (pedestrian through zone), and a 5’ frontage zone against the building to accommodate the projecting balconies on this façade. These dimensional recommendations are consistent with the sidewalk recommendations in the Engineering regulations (Sec. 9.3.1), and the City Center Design Guidelines (Sec. 5.6) and with the recent development across the street. Applicant shall work with staff to ensure that right-of-way design works with existing overhead and underground utilities, providing structural suspended pavement systems where necessary. 6. Setbacks/right-of-way improvements: The 5’ front setbacks on Washington Street are appropriate, however the proposed grading and design of the right-of-way shall be coordinated with staff to ensure the street section works with any existing trees that are worthy of preservation, as well as required new trees, sidewalks, decorative street lighting, and building access. 7. Bicycle parking locations to be reviewed and approved by staff.
Utilities	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, sewer mains, water meters that are 4” or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly encouraged. 4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.
Traffic Engineering	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. All recommendations from the traffic impact study must be implemented.

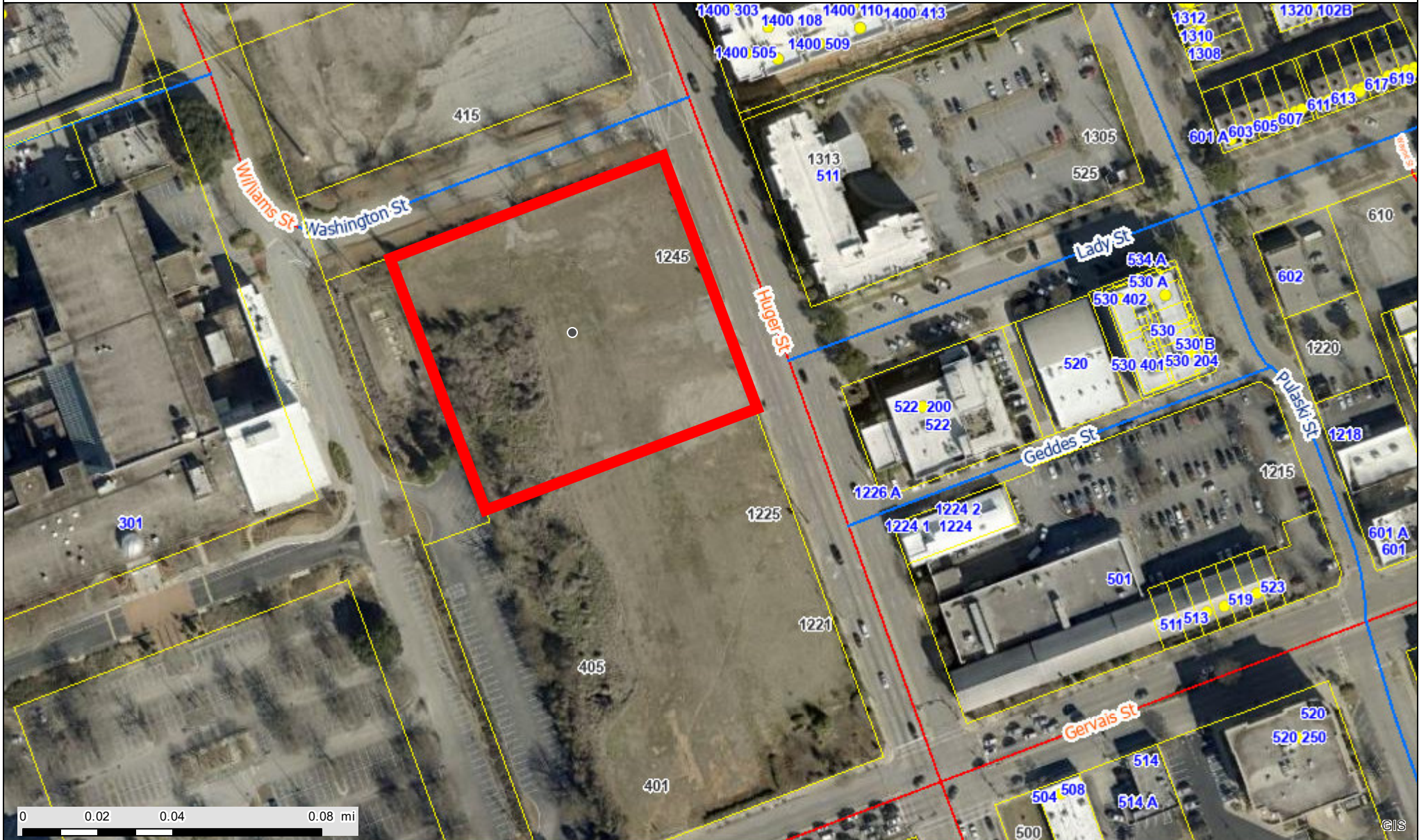
Forestry	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.
Stormwater	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. Development must comply with all applicable land disturbance requirements.
Parking Services	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. The proposed parking spaces within the Washington Street ROW may be metered by the City of Columbia.
Street Division	Recommend approval.
Solid Waste	Recommend approval.

City of Columbia

1245 Huger Street



Monday, August 14, 2023



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia



City of Columbia

1245 Huger Street



Monday, August 14, 2023



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia





Site Plan

Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist , completed by the applicant.		<input type="text" value="SM"/>	<input type="text"/>
A completed and signed Application Form		<input type="text" value="SM"/>	<input type="text"/>
Letters of Agency for all applications where the applicant is not the owner of the subject property		<input type="text" value="SM"/>	<input type="text"/>
Payment of the required fee (see Unified Development Ordinance Fee Schedule)		<input type="text" value="SM"/>	<input type="text"/>
Existing Site Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>
Proposed Site Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>
Building Elevations and Floor Plans Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>
Parking Plan Required if project proposes more than ten off-street parking spaces. Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>
Landscape Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>
Green Building Standards Checklist	1 digital copy (pdf format)	<input type="text" value="SM"/>	<input type="text"/>



Site Plan

Application and Checklist

1. Applicant Information

Name Seth Mendelsohn	
Company (if applicable) Silver Hills Development, Inc.	
Address (street, city, state, zip) 72 Wychwood Drive Moreland Hills Ohio 44022	
Phone 312-502-8222	Email sm@silverhillsre.com

2. Property Information

Address 405 Gervais Street, Columbia South Carolina		
Tax Map Reference Number(s) R08912-13-02		
Current use Vacant	Proposed use Multifamily	
Current zoning CAC	Number of lots or units 250 Units +/-	Total square feet 250,000 +/-

3. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? Yes No

4. Property Ownership

Does the applicant own the property? Yes No

If the applicant does not own the property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

<i>For staff use only</i>	
Date received (M/D/Y): _____/_____/_____	By: _____



Site Plan

Application and Checklist

5. Type of Site Plan

Please identify the type of site plan:

Minor <input type="checkbox"/>	Major <input checked="" type="checkbox"/>
Development of: <ul style="list-style-type: none"> • Accessory uses and structures • Multi-family development with 25 or fewer dwelling units • Non-residential development of less than 100,000 square feet 	All development that does not qualify for a minor site plan

6. Project Description

Provide a brief description of the project.

The proposed 250+/- unit, 5, 6 and 7-story Class A+ multifamily development will be situated on Gervais Road in the Center City District of downtown Columbia. The plans will work with the topography and will include up to 330 parking spaces with the majority of the parking in a structured deck. This development utilizes a similar layout as our past decade of projects do. Importantly, the building will provide for density needed for new urbanism and walkability, however the façade will appear to be broken into many distinct buildings that follow European and New Orleans style architecture. Additionally, as in New Orleans and other markets, the development will enhance the waterfront’s appearance and neighborhoods ambience.



Site Plan

Application and Checklist

7. Additional Submission Requirements

Existing Site Plan

This shall be a site plan of the existing conditions or a plat of survey with improvements shown, to scale and fully dimensioned.

Proposed Site Plan

The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of lots and outlets (numbered and area in square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of buildings (including setbacks from property lines and distances between buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of parking and access/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of rights-of-way and/or easements for streets, railroads, and utility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lines upon and abutting subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of lakes, rivers, streams, swamps/wetlands, other bodies of water, and 100-year floodplains and floodway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location and height of all fences, walls, and exterior lighting		
Statement/chart of the intensity of development (number and size of dwelling units by unit type for residential and/or gross floor area by building and use for nonresidential)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topography by contours (at vertical intervals of not more than 5 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stamp of registered surveyor, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity map (at 1 inch equals 1,000 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Building Elevations and Floor Plans

	Applicant	Staff
Please attach building elevations and floor plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Site Plan

Application and Checklist

Parking Plan

If required, the parking plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Location of parking and access/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dimensions of all parking spaces, aisle widths, driveways, and curb cuts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement/chart of required parking spaces and number of parking spaces provided, including accessible parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pedestrian and bicycle circulation through the off-street parking areas and their connections to the circulation system for the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transit facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Connections to transit facilities within, abutting, or near the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement/chart of required bicycle parking and number of bicycle parking spaces provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location and design of bicycle parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle stacking distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Landscaping Plan

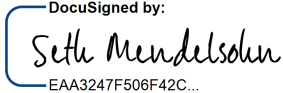
If required, the landscaping plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
All utility (water, sewer, gas, elec.) location(s) including street and parking lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of all trees being preserved (scaled symbol(s) and labeled as existing with size & species)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of any street trees within right-of-way (scaled and properly labeled);	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing and/or proposed landscaping to meet the landscape and tree ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prepared by a registered landscape architect (for sites larger than one acre)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Green Building Standards

	Applicant	Staff
Please attach Green Building Standards Checklist with anticipated points earned	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Signature

Signature of Applicant	
	
Print Name	Date
Seth Mendelsohn	8/9/2023



Letter of Agency

Application Supplement

TO: Planning and Development Services, City of Columbia

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

Common Street Address 405 Gervais Street, Columbia South Carolina
Tax Map Reference Numbers R08912-13-02

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request the following:

- ~~1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)~~
- ~~2. Zoning Map Amendment (Planning Commission and City Council, if applicable)~~
- 3. Site Plan Review (Planning Commission or D/DRC)
- 4. Design Review (D/DRC)
- ~~5. Minor Subdivision (Staff)~~
- ~~6. Major Subdivision (Planning Commission)~~
- ~~7. Encroachment (Staff and City Council, if applicable)~~
- ~~8. Street Naming/Renaming (Planning Commission)~~

*****Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency***

[signatures on following page]

8/9/2023



Letter of Agency

Application Supplement

Property Owner

Signature DocuSigned by: <i>Jerry Kline</i>		Date 8/9/2023
Print Name of Property Owner Kline Huger LLC		
Address (street, city, name, zip) 360 Alexander Circle Columbia, South Carolina		
Email of Property Owner jerrykline@kpaustin.com		Phone
Signature of Witness DocuSigned by: <i>Bruce Harper</i>		Date 8/9/2023
Print Name of Witness Bruce Harper		

Authorized Agent

Signature DocuSigned by: <i>Seth Mendelsohn</i>		Date 8/9/2023
Print Name Silver Hills Development, Inc.		
Address (street, city, name, zip) 72 Wychwood Drive Moreland Hills Ohio 44022 Attention: Seth Mendelsohn		
Email of Authorized Agent sm@silverhillsre.com		Phone 312-502-8222

THIS DOCUMENT IS THE SOLE PROPERTY OF ALLIANCE CONSULTING ENGINEERS, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE EDITED WITHOUT THE AUTHORIZATION OF ALLIANCE CONSULTING ENGINEERS, INC. THIS DRAWING IS INTENDED SPECIFICALLY FOR THE PROJECT REFERENCED HEREIN AND IS NOT TRANSFERABLE TO ANY OTHER PROJECT.

LEGEND

- IPF IRON PIN FOUND
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- DB DEED BOOK
- OTF OPEN TOP PIPE
- CTP CLOSE TOP PIPE
- BORE HOLE
- COMM. BOX
- ↓ DOWN GUY
- FIRE HYDRANT
- POWER POLE
- ROAD SIGN
- WATER METER
- X — FENCE
- G — GAS LINE
- S — SEWER LINE
- SD — STORM DRAIN LINE
- OE — OVERHEAD ELECTRIC
- UC — UNDERGROUND CABLE
- W — WATER LINE

STANDARD SCDHEC NOTES

PERMITS / LICENSES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE PROJECT SITE, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL POSSESS ALL APPLICABLE PERMITTING AND THE OWNER AND ENGINEER WILL BE GIVEN AT LEAST TWENTY-FOUR (24) HOURS NOTICE BEFORE BEGINNING WORK.

PROCEDURES / RESPONSIBILITIES

1. ALL WETLANDS SIGNAGE TO BE INSTALLED PER THE APPROVED CONSTRUCTION DRAWINGS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROGENATING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
3. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THE PORTION OF THE SITE.
4. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
5. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
7. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
8. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURES AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN.
9. TEMPORARY DIVERSION BERMS AND/OR DITCHES SHALL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
10. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN NOT BE MAINTAINED BETWEEN THE DISTURBED AREAS AND ALL WOS. A 30-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
11. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
12. A COPY OF THE OS-SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THE FINAL STABILIZATION IS REACHED.
13. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE BEEN PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT REMEASURE FOR A PERIOD OF 7 CALENDAR DAYS.
14. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL AND REPLACE WITHIN ALL GRASSED AREAS.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL TO PROVIDE EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
16. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
17. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
18. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
19. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
20. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 2.5 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.
21. AN AS-BUILT SURVEY(S), SIGNED AND SEALED BY A N.C. LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOULD BE SUBMITTED TO ALLIANCE CONSULTING ENGINEERS, INC. FOR VERIFICATION OF DETENTION STRUCTURE(S) ON THIS SITE FOR NOTICE OF TERMINATION CLOSOUT TO SCDHEC AND CITY OF COLUMBIA. THE SURVEY(S) SHOULD SHOW GRADES, CONTOURS, AND DEPTHS FOR ALL STRUCTURE(S) AND SHOULD INCLUDE THE ELEVATIONS AND DIMENSIONS OF ALL OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO PIPES, ORIFICES, RISERS, WEIRS, AND EMERGENCY SPILLWAYS.

REFERENCES:

1. REFERENCE IS MADE TO ALTA BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPOSED TRACT & UNDERGROUND UTILITIES BY CAROLINA SURVEYING SERVICES DATED NOVEMBER 21, 2022.

OWNER INFORMATION

OWNER: KLINE HUGER, LLC
 ADDRESS: 360 ALEXANDER CIRCLE
 CITY, STATE: COLUMBIA, SC 29206

DEVELOPER INFORMATION

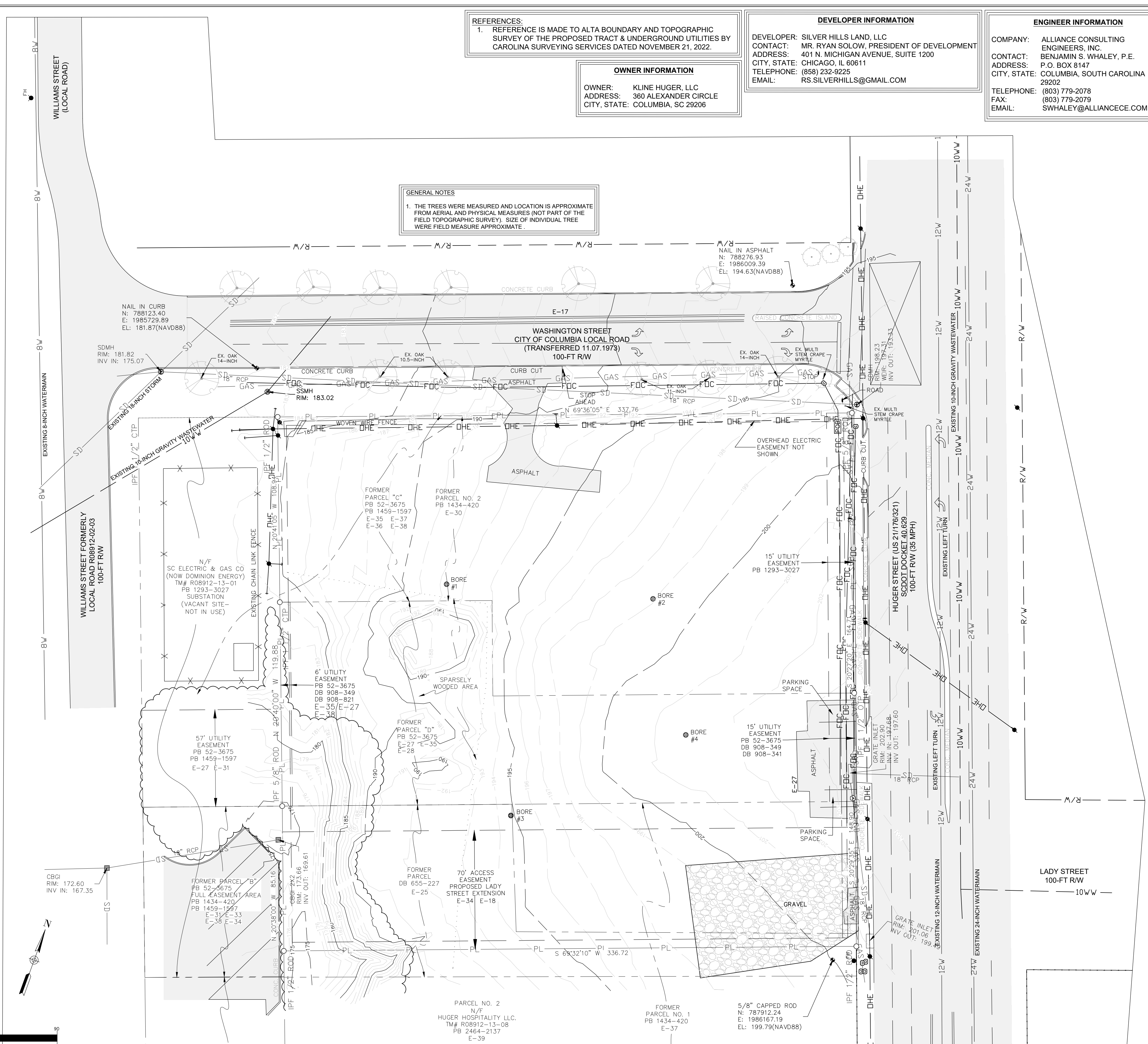
DEVELOPER: SILVER HILLS LAND, LLC
 CONTACT: MR. RYAN SOLOW, PRESIDENT OF DEVELOPMENT
 ADDRESS: 401 N. MICHIGAN AVENUE, SUITE 1200
 CITY, STATE: CHICAGO, IL 60611
 TELEPHONE: (858) 232-9225
 EMAIL: RS.SILVERHILLS@GMAIL.COM

ENGINEER INFORMATION

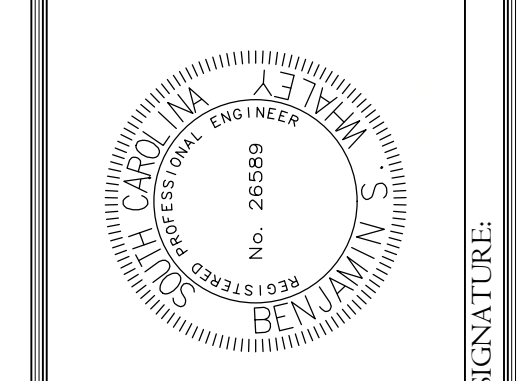
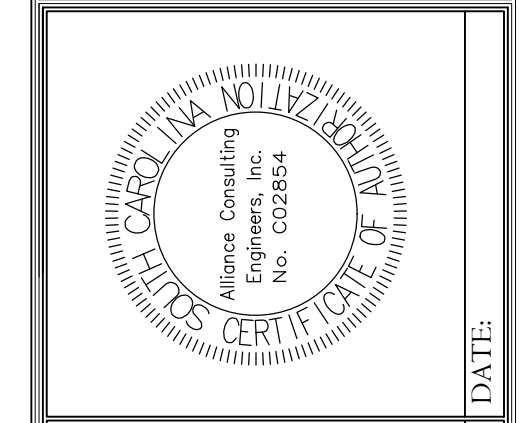
COMPANY: ALLIANCE CONSULTING ENGINEERS, INC.
 CONTACT: BENJAMIN S. WHALEY, P.E.
 ADDRESS: P.O. BOX 8147
 CITY, STATE: COLUMBIA, SOUTH CAROLINA 29202
 TELEPHONE: (803) 779-2078
 FAX: (803) 779-2079
 EMAIL: SSWHALEY@ALLIANCECE.COM

GENERAL NOTES

1. THE TREES WERE MEASURED AND LOCATION IS APPROXIMATE FROM AERIAL AND PHYSICAL MEASURES (NOT PART OF THE FIELD TOPOGRAPHIC SURVEY). SIZE OF INDIVIDUAL TREE WERE FIELD MEASURE APPROXIMATE.



REVISION DATE	



ALLIANCE CONSULTING ENGINEERS
 Alliance Consulting Engineers, Inc.
 Post Office Box 8147, Columbia, South Carolina 29202-8147
 Phone: (803) 779-2078 • Fax: (803) 779-2079

EXISTING CONDITIONS PLAN
 AND SITE GENERAL NOTES
 SCALE: 1" = 30'

PROJECT: 4+- 2.5-ACRE SITE
 MULTI-FAMILY COMPLEX AT
 HUGER AND WILLIAMS STREET
 CITY OF COLUMBIA,
 RICHLAND COUNTY,
 SOUTH CAROLINA

FILE NAME:	C1.0.dwg
REFERENCE FILE:	22216-0040 BASE.dwg
PROJECT NO.:	22216-0040

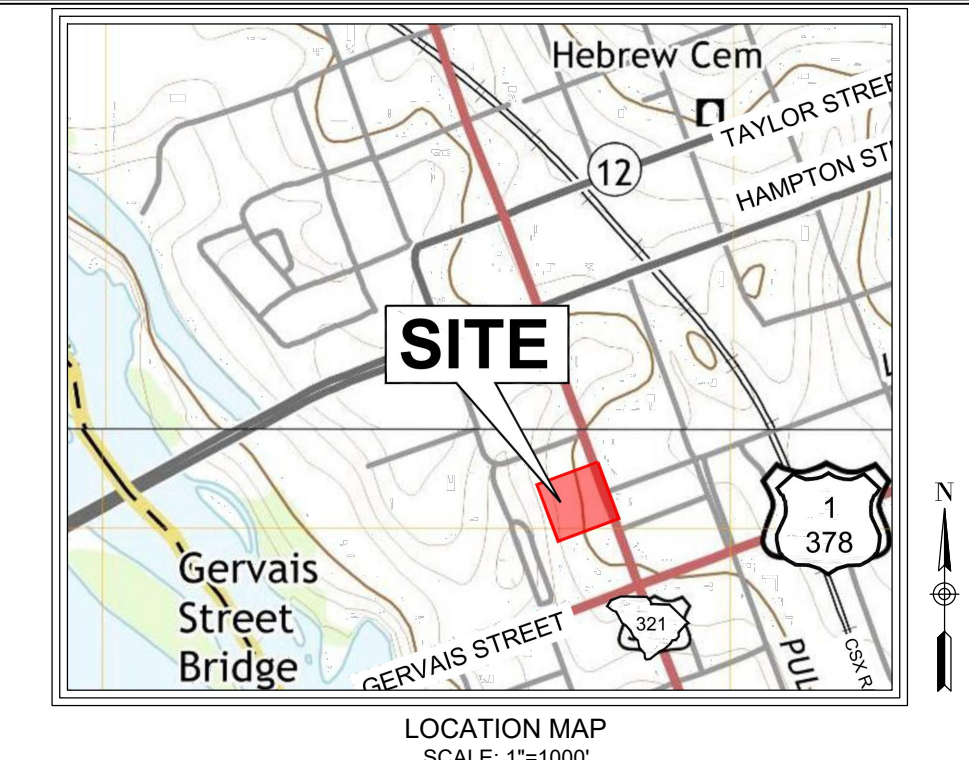
DWG NO. 01.1605-D28

August 07, 2023 - 5:10:20 PM S:\Projects\2216-0040\Multi-Family Complex SVY Quad Huger St & Williams St City of Columbia\Working\Construction C1 0 - Existing Conditions and General Notes.dwg

August 11, 2023 - 11:58 PM - S:\Projects\2216-0401\Multi-Family Complex S\V Quad Huger St & Williams St City of Columbia Civil\Construction C2-D - Site Plan.dwg
 THIS DOCUMENT IS THE SOLE PROPERTY OF ALLIANCE CONSULTING ENGINEERS, INC. IT IS NOT TO BE REPRODUCED, COPIED OR OTHERWISE EDITED WITHOUT THE AUTHORIZATION OF ALLIANCE CONSULTING ENGINEERS, INC. THIS DRAWING IS INTENDED SPECIFICALLY FOR THE PROJECT REFERENCED HEREIN AND IS NOT TRANSFERABLE TO ANY OTHER PROJECT.

LEGEND

	EXISTING PROPERTY LINE		PROPOSED SIGNAGE
	EXISTING RIGHT-OF-WAY		PROPOSED LANDSCAPING
	EXISTING PAVEMENT AREA		PROPOSED HEAVY DUTY PAVEMENT
	LIMITS OF DISTURBANCE		PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED CURB AND GUTTER LINE		PROPOSED HEAVY DUTY CONCRETE
	CENTER LINE STRIPING		PROPOSED LIGHT DUTY CONCRETE
	LANE STRIPING		PROPOSED EDGE OF BUILDING
	DIRECTIONAL ARROWS OR WORDS		



REFERENCES:
 1. REFERENCE IS MADE TO ALTA BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPOSED TRACT & UNDERGROUND UTILITIES BY CAROLINA SURVEYING SERVICES DATED NOVEMBER 21, 2022.

OWNER INFORMATION
 OWNER: KLINE HUGER, LLC
 ADDRESS: 360 ALEXANDER CIRCLE
 CITY, STATE: COLUMBIA, SC 29206

DEVELOPER INFORMATION
 DEVELOPER: SILVER HILLS LAND, LLC
 CONTACT: MR. RYAN SOLOW, PRESIDENT OF DEVELOPMENT
 ADDRESS: 401 N. MICHIGAN AVENUE, SUITE 1200
 CITY, STATE: CHICAGO, IL 60611
 TELEPHONE: (858) 232-9225
 EMAIL: RS.SILVERHILLS@GMAIL.COM

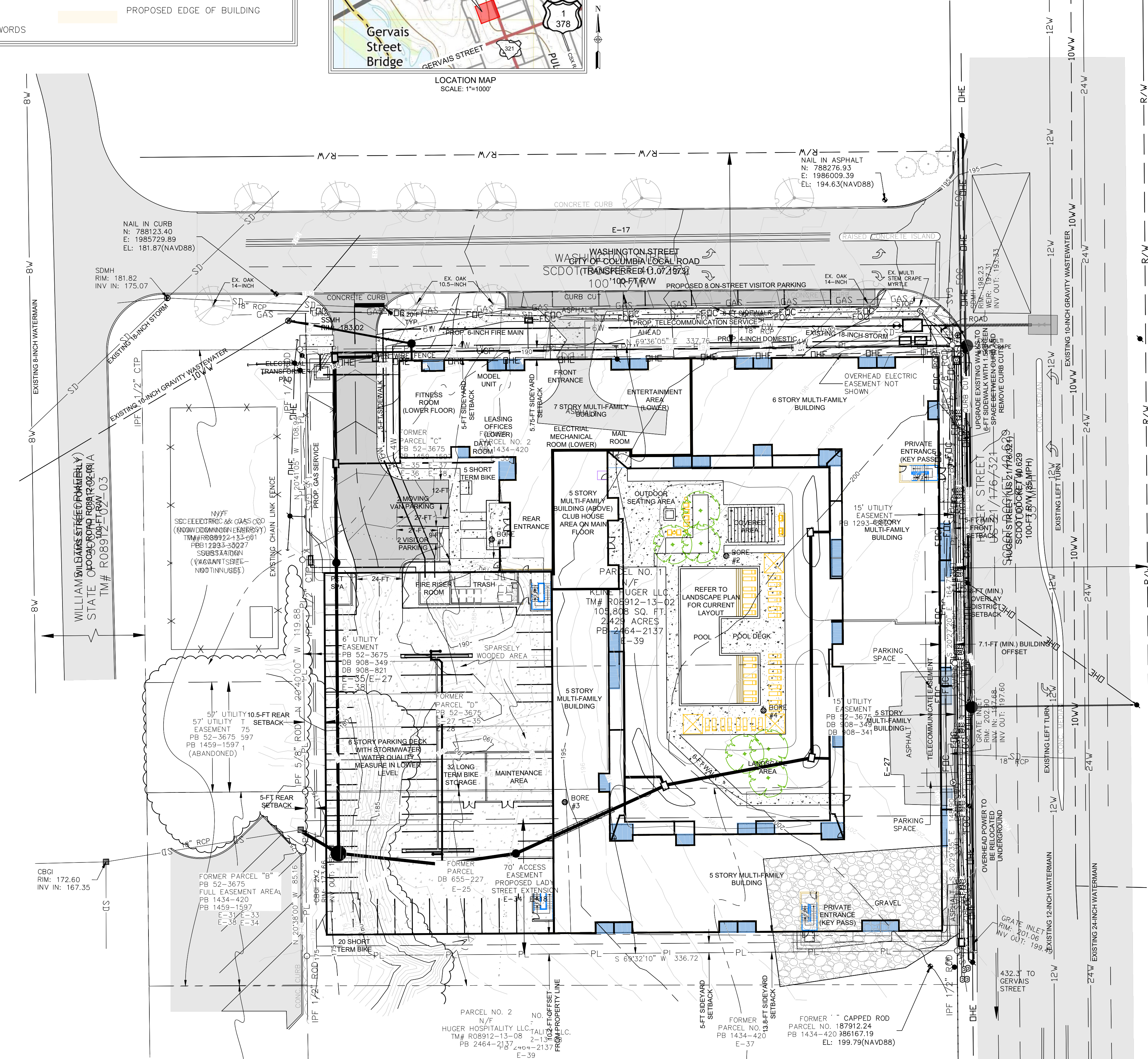
ENGINEER INFORMATION
 COMPANY: ALLIANCE CONSULTING ENGINEERS, INC.
 CONTACT: BENJAMIN S. WHALEY, P.E.
 ADDRESS: P.O. BOX 8147
 CITY, STATE: COLUMBIA, SOUTH CAROLINA 29202
 TELEPHONE: (803) 779-2078
 FAX: (803) 779-2079
 EMAIL: SSWHALEY@ALLIANCECE.COM

REVISION DATE	

APPROVALS

ENGINEER	DESIGNER	TECHNICIAN	CHECKED BY	APPROVED
BSW	JAM	JAH	BSW	BSW

Professional Seals:
 1. Seal for Benjamin S. Whaley, P.E., No. 20589.
 2. Seal for Alliance Consulting Engineers, Inc., No. 02084.



SITE INFORMATION FOR TAX MAP# R08912-13-02:

ZONING : PRESENT: PLAN DEVELOPMENT (PD)
 PROPOSED: COMMUNITY ACTIVITY CENTER (CAC)

YARD SETBACKS: CAC ZONING;
 FRONT: 5-FT MIN OR 15-FT MAXIMUM
 SIDE: 5-FT
 REAR: 20-FT (DOUBLE FRONTAGE - NO REAR REQUIRED)
 BUILDING HEIGHT: 75-FT AVERAGE
 CENTER CITY OVERLAY DISTRICT: HUGER STREET REQUIRES 8-FT MIN.

PROPERTY ACREAGE: 2.429-ACRES (105,808 SF)

EXISTING SITE IMPERVIOUS COVERAGE:
 EXISTING IMPERVIOUS BUILDING/PARKING: 89,940 SF
 (IMPERVIOUS AREA FROM 12/1994 TO 12/2005)
 TOTAL PROPOSED SITE IMPERVIOUS COVERAGE: 66,995 SF
 PROPOSED SITE IMPERVIOUS COVERAGE: 63.3%
 THE EXISTING COVERAGE VERSUS PROPOSED IMPERVIOUS WILL BE 21.6% LESS THAN EXISTING CONDITIONS.
 WATER QUALITY FOR THE SITE WILL BE PROVIDED

PROPOSED 250 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH AMENITIES

223 - ONE BEDROOM UNITS
 27 - TWO BEDROOM UNITS

THE ZONING DISTRICT DOES NOT HAVE A SPECIFIC NUMBER OF SPACES REQUIRED, BUT FOR THE UNITS, WE WILL USE 1.33 SPACES PER DWELLING UNIT

1.33 x 250 UNITS = 330 SPACES
 (INCLUDING ADA SPACES - 8 MINIMUM - INCLUDING 1 VAN)

SPACES REQUIRED:
 VISITOR/MOVING VAN SPACES OUTSIDE: 14
 STANDARD SPACES PROVIDED IN DECK: 322
 ACCESSIBLE SPACES PROVIDED IN DECK: 8
 TOTAL PARKING SPACES PROVIDED: 344

BICYCLE SPACES:
 1 PER 20 UNITS FOR SHORT TERM AND 1 PER 4 UNITS PERMANENT
 250 X 1 PER 20= 12.5 SPACES AND 250 X 1 PER 4= 62.5 BICYCLE SPACES
 PROVIDED: 15 SHORT TERM (OUTSIDE AND AT ENTRANCE OF PARKING DECK) AND 63 LONG TERM (IN LOWER LEVEL PARKING DECK)

PARKING STANDARDS:
 AREA PER SPACE: 9-FT X 18-FT MIN. ON 90° PARKING
 DRIVE AISLE WIDTH: 22-FT MINIMUM (2 WAY) - SUGGEST 24-FT MIN. (SEE PARKING DECK LAYOUT BY OTHERS)

LANDSCAPE REQUIREMENTS:
 RESIDENTIAL (MULTI-FAMILY): 16 CALIPER INCHES OF SHADE TREES (INCLUDING AT LEAST 2-EVERGREEN TREES PER ACRE) AND AT LEAST 2 SHRUBS PER 10 FEET OF BUILDING PERIMETER (REFERENCE LANDSCAPING PLAN FOR PLANTING REQUIREMENTS BY ARTIS)

ALLIANCE CONSULTING ENGINEERS
 Alliance Consulting Engineers, Inc.
 Post Office Box 8147, Columbia, South Carolina 29202-8147
 Phone: (803) 779-2078 • Fax: (803) 779-2079

PROPOSED SITE PLAN

RICHLAND COUNTY SOUTH CAROLINA

DATE: FEBRUARY 2023
 SCALE: 1" = 30'

PROJECT

+/- 2.5-ACRE SITE
 MULTI-FAMILY COMPLEX AT
 HUGER AND WILLIAMS STREET
 CITY OF COLUMBIA
 RICHLAND COUNTY,
 SOUTH CAROLINA

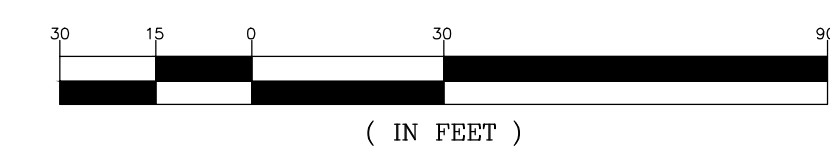
FILE NAME:
 C2.0.dwg

REFERENCE FILE:
 22216-0040
 BASE.dwg

PROJECT NO.:
 22216-0040

SHEET
 C2.0

DWG NO. 01.1605-D28



GENERAL NOTES:
 • THE EXISTING TREES WERE MEASURED AND LOCATION IS APPROXIMATE FROM AERIAL AND PHYSICAL MEASURES (NOT PART OF THE FIELD TOPOGRAPHIC SURVEY). SIZE OF INDIVIDUAL TREE WERE FIELD MEASURE APPROXIMATE PER CIVIL



1405 W KOENIG LN
 AUSTIN, TX 78756
 artis-atx.com
 512.689.0627

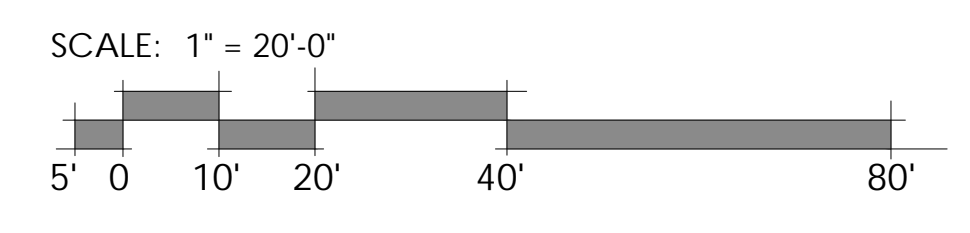
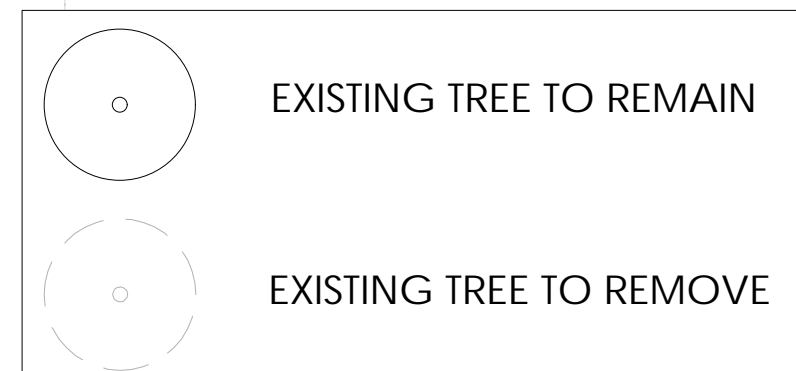
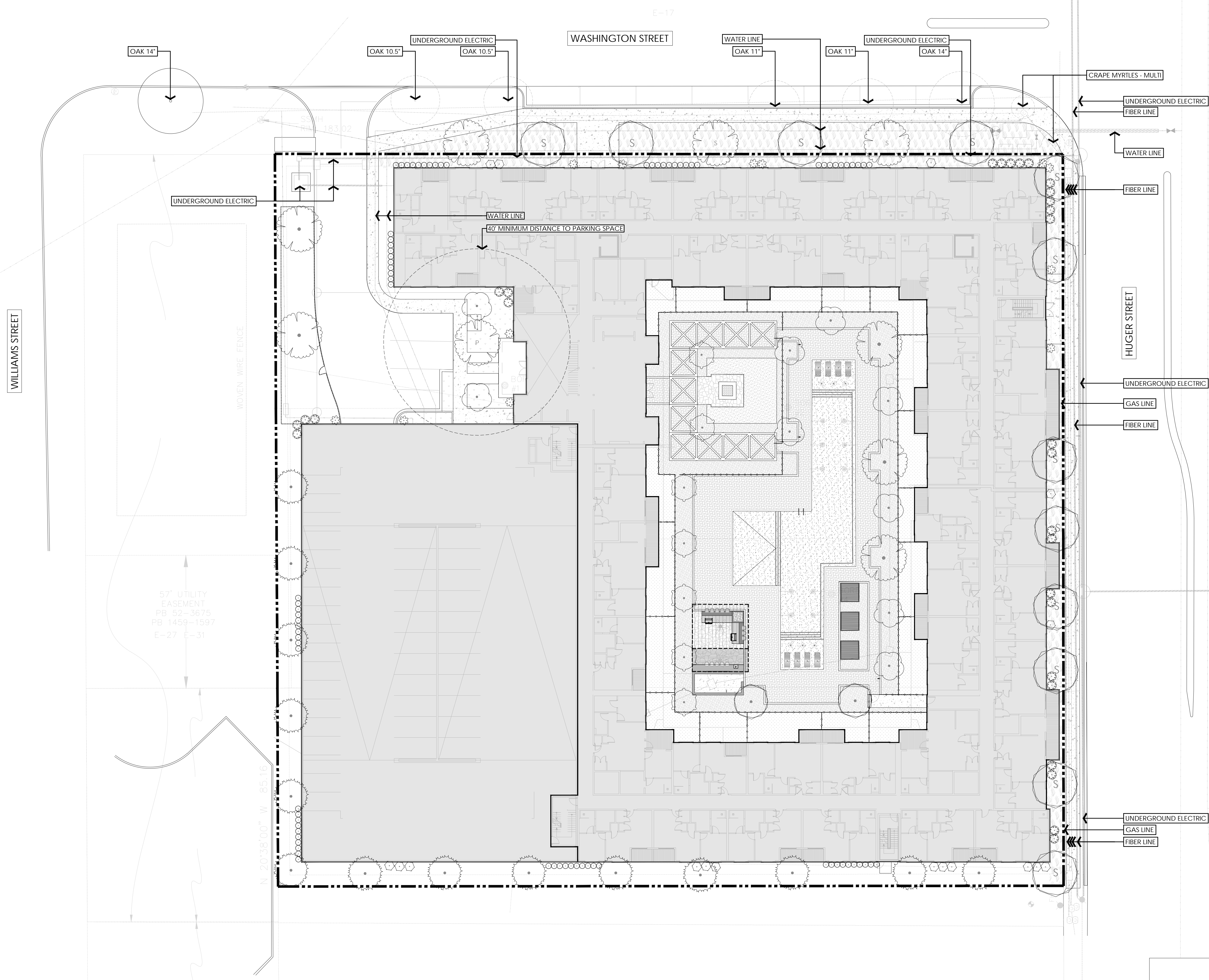


**SILVER HILLS
 HUGER**

COLUMBIA, SC
 PROJ. 3371
 SITE DEVELOPMENT
 PERMIT SET
 08.14.23
 NO. DESCRIPTION DATE

**ORDINANCE
 COMPLIANCE
 PLAN**

LP-2



57' UTILITY
 EASEMENT
 PB 52-3675
 PB 1459-1597
 E-27 E-31

N 20'38"00" W 85.16

WILLIAMS STREET

WOVEN WIRE FENCE

WASHINGTON STREET

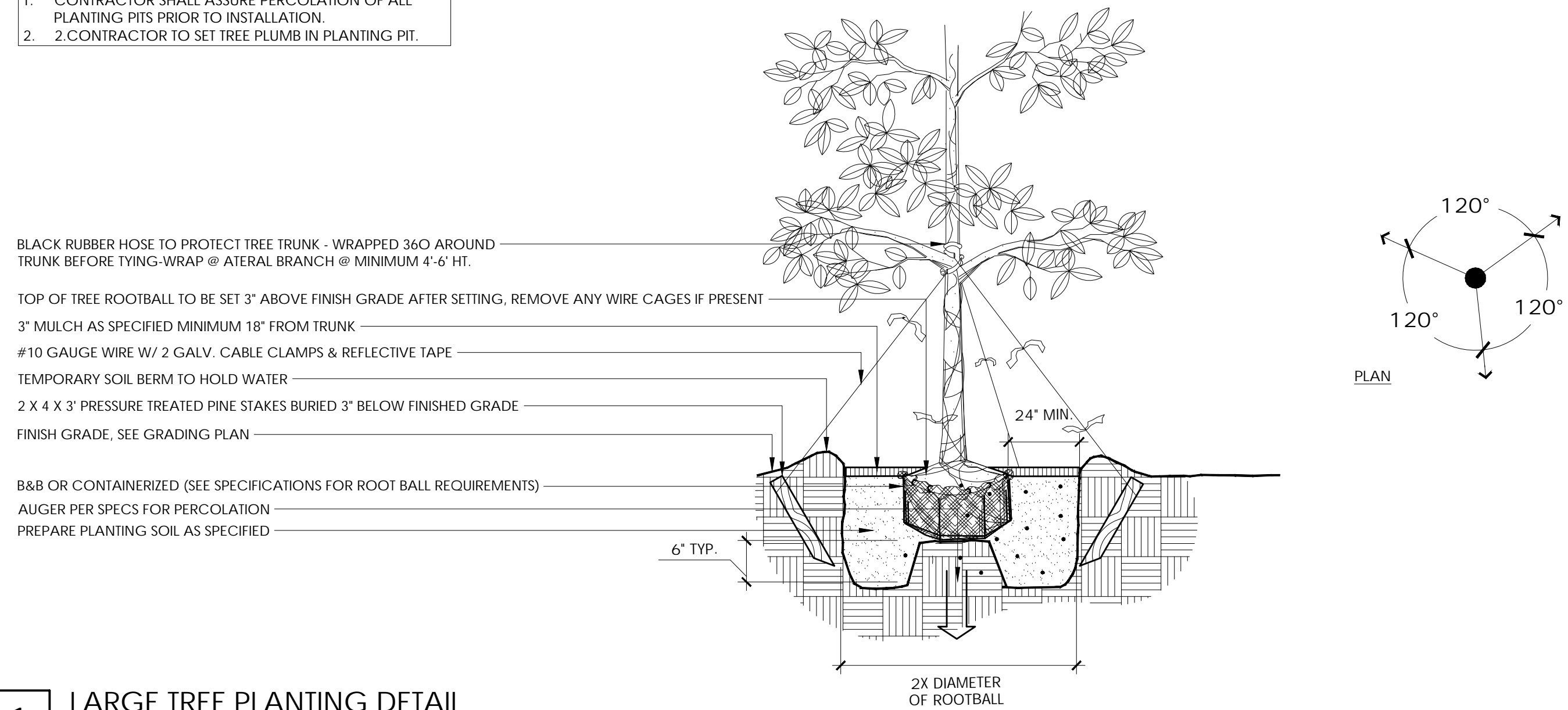
HUGER STREET

E-17

SITE LANDSCAPING	
TOTAL SITE AREA	105,875 SQ FT (2.43 AC)
REQUIRED SITE TREES INCHES	39 INCHES
PROPOSED SITE TREES INCHES	39+ INCHES
TOTAL BUILDING PERIMETER	1,380 LF
REQUIRED BUILDING SHRUBS	138 SHRUBS
PROPOSED BUILDING SHRUBS	138 SHRUBS (67% EVERGREEN)
NOTES:	
<ul style="list-style-type: none"> 16 CALIPER INCHES OF SHADE TREES (AT LEAST 2 EVERGREEN) PER ACRE EACH EVERGREEN TREE MEETING THE MINIMUM SIZE STANDARDS OF THIS SUBSECTION SHALL COUNT AS 2 CALIPER INCHES TOWARDS THE TOTAL NUMBER OF REQUIRED SHADE TREE CALIPER INCHES MINIMUM 2 SHRUBS PER EACH 10' OF BUILDING PERIMETER MINIMUM 50% SHALL BE EVERGREEN 	

SITE TREE DENSITY	
TOTAL SITE AREA	105,875 SQ FT (2.43 AC)
MINIMUM REQUIRED DFS (2.43 X 30 UNITS PER ACRE)	73 UNITS
REMAINING TREE CREDIT	0 UNITS
PROPOSED SOFTWOOD TREE UNIT CREDIT	0 UNITS
PROPOSED HARDWOOD TREE UNIT CREDIT	74 UNITS
TOTAL DFS PROPOSED	74 UNITS
NOTES:	
<ul style="list-style-type: none"> 30 UNITS PER ACRE 	

NOTE:
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 2. CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.



1 LARGE TREE PLANTING DETAIL
 3/4" = 1'-0"

P-RE-3094O-03

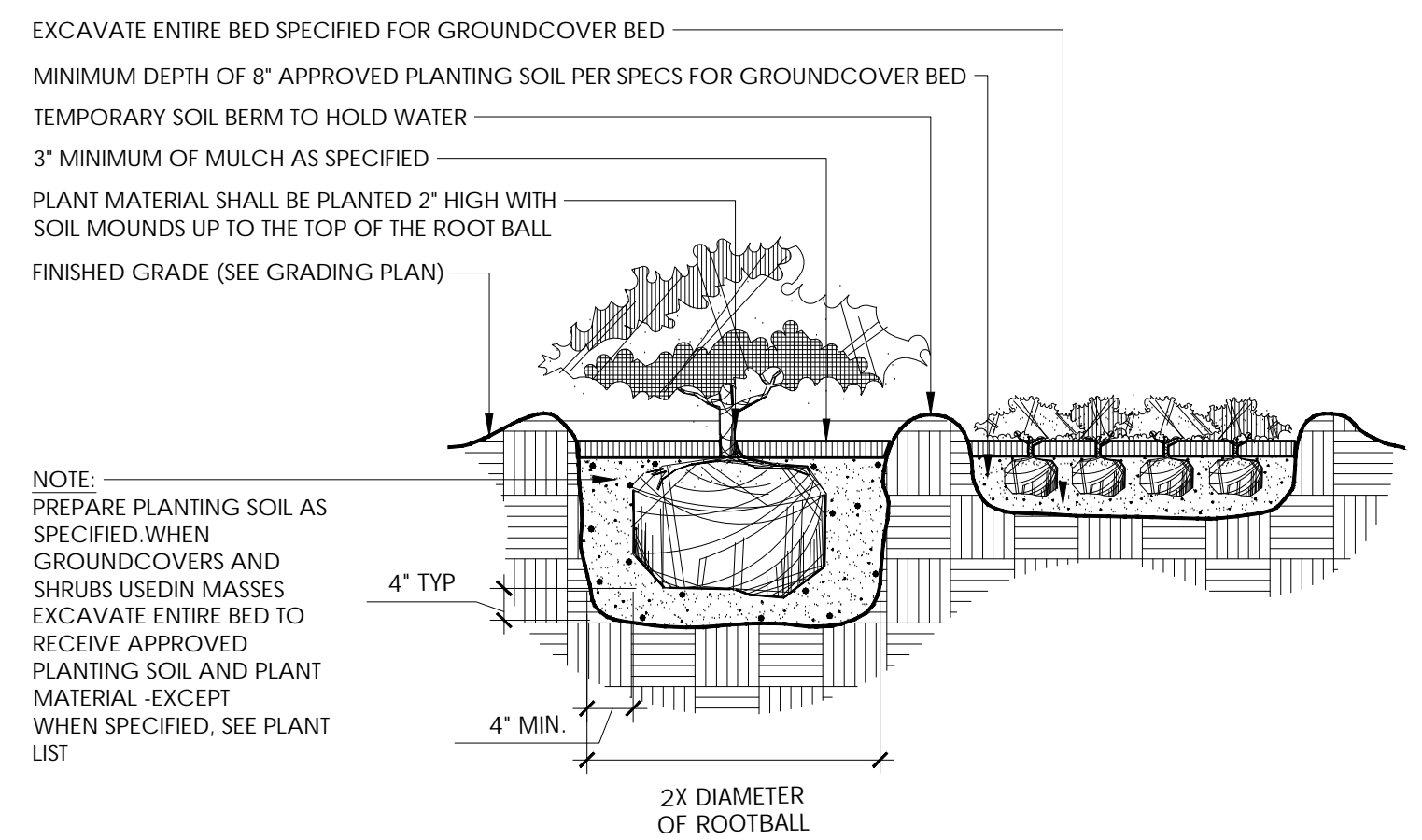
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AF	2	Acer rubrum 'Frank Jr.' / Redpointe® Maple 10' Ht. Min.	.	2" Cal.
	BN	7	Betula nigra / River Birch 8' Ht. Min.	.	2" Cal.
	CC	9	Cercis canadensis / Eastern Redbud 8' Ht. Min.	.	2" Cal.
	MC	5	Magnolia grandiflora 'Claudia Wannamaker' / Claudia Wannamaker Magnolia 10' Ht. Min.	.	4" Cal.
	TD	14	Taxodium distichum / Bald Cypress 10' Ht. Min.	.	2" Cal.
PARKING TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	MCP	1	Magnolia grandiflora 'Claudia Wannamaker' / Claudia Wannamaker Magnolia 10' Ht. Min.	.	4" Cal.
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AFS	12	Acer rubrum 'Frank Jr.' / Redpointe® Maple 10' Ht. Min.	.	4" Cal.
	MCS	3	Magnolia grandiflora 'Claudia Wannamaker' / Claudia Wannamaker Magnolia 10' Ht. Min.	.	4" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	HA	29	Hydrangea aborescens / Hydrangea 18" Ht. and Spread	3 gal	
	IG	80	Ilex glabra / Inkberry Holly 18" Ht. and Spread	3 gal	
	SM	12	Sabal minor / Dwarf Palmetto 18" Ht. and Spread	3 gal	
	VA	17	Viburnum acerfolium / Viburnum 18" Ht. and Spread	3 gal	
LANDSCAPE AREA	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	IPA	900 sf	Interior Planting Area Minimum 60% containing living landscaping	Sq. Ft.	
	SPY	6,606 sf	Street Protective Yard Minimum 60% of area to contain shrubs, ground cover, small-maturing trees, or turf	Sq. Ft.	

NOTES:
 • SELECTION IS ENCOURAGED TO BE THROUGH THE LIST MAINTAINED BY SOUTH CAROLINA FORESTRY COMMISSION
 • PLANTS FROM SOUTH CAROLINA EXOTIC PEST PLANT COUNCIL ARE PROHIBITED
 • SHADE TREES SHALL BE MINIMUM 10' HT AND 2" CAL. MEASURED 1-1/2' ABOVE GROUND LEVEL
 • SMALL-MATURING TREES SHALL BE MINIMUM 6' HT AND 2" CAL.
 • ANY NEW TREES 4" + CAL SHALL BE MEASURED 12" ABOVE GROUND
 • SHRUBS SHALL BE MINIMUM 3 GAL. 18" HT/SPREAD

GENERAL NOTES:
 • ALL REQUIRED TREES SHALL BE ALLOWED TO REACH THEIR MATURE SIZE. TOPPING PROHIBITED
 • EACH TREE TO HAVE MINIMUM 275 SQ FT OF PLANTING AREA
 • VOLUME OF LOW COMPACTED, ABSORBING SOIL EQUAL TO
 • 1,000 CUBIC FEET FOR LARGE MATURING TREES
 • 650 CUBIC FEET FOR EACH MEDIUM MATURING TREE
 • 300 CUBIC FEET FOR EACH SMALL MATURING TREE

NOTE:
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
 2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL



2 SHRUB AND GROUND COVER PLANTING DETAIL
 3/4" = 1'-0"

P-RE-3094O-02



1405 W KOENIG LN
 AUSTIN, TX 78756
 artis-atx.com
 512.689.0627



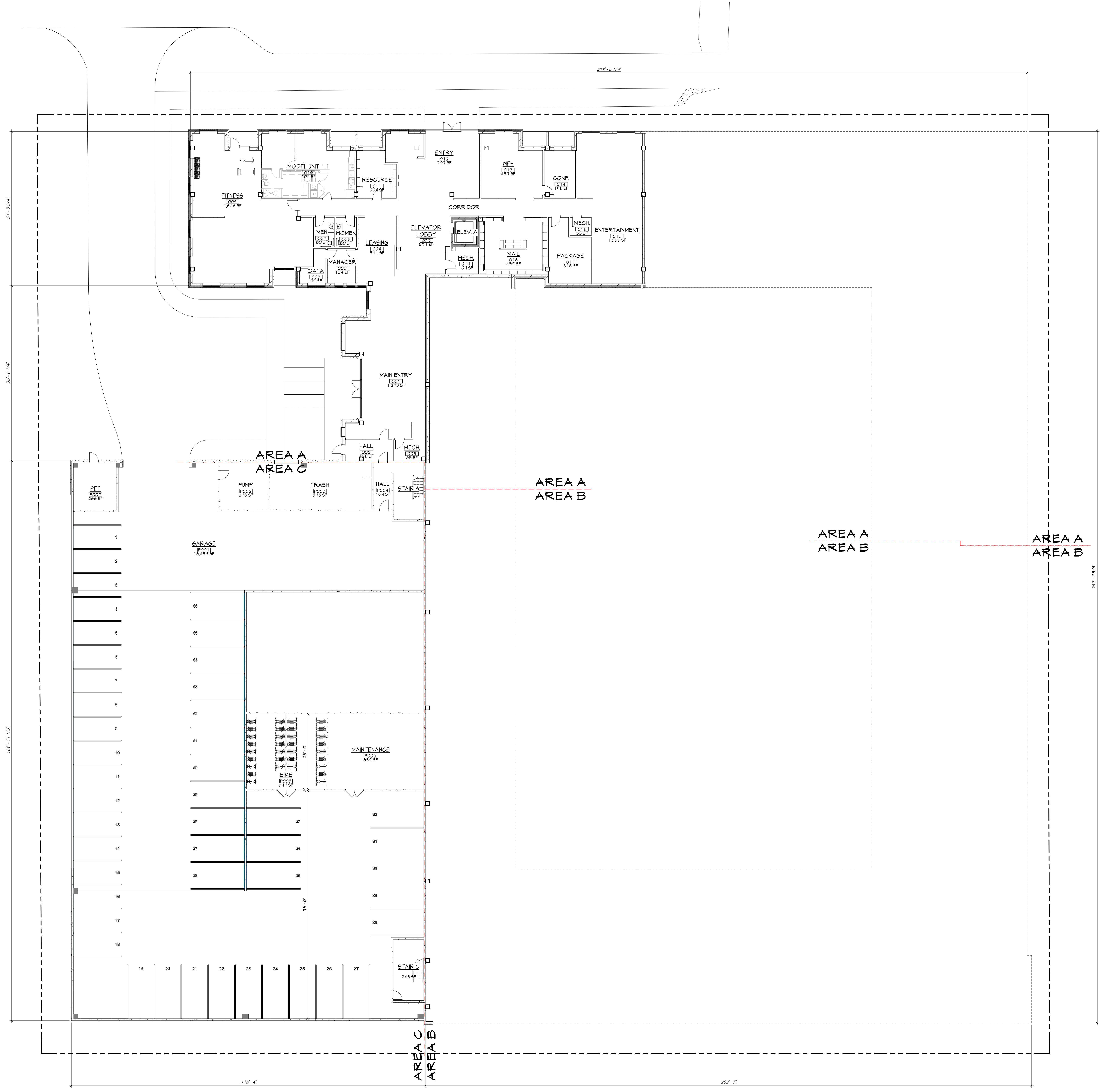
SILVER HILLS HUGER

COLUMBIA, SC
 PROJ. 3371
 SITE DEVELOPMENT
 PERMIT SET
 08.14.23

NO.	DESCRIPTION	DATE

TREE LIST & CALCULATIONS

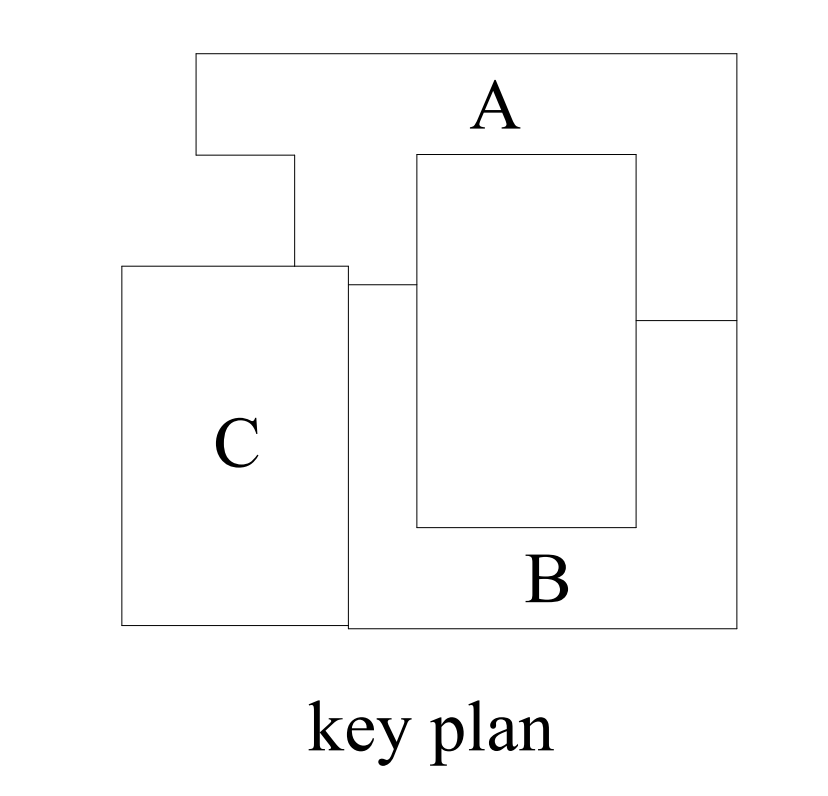
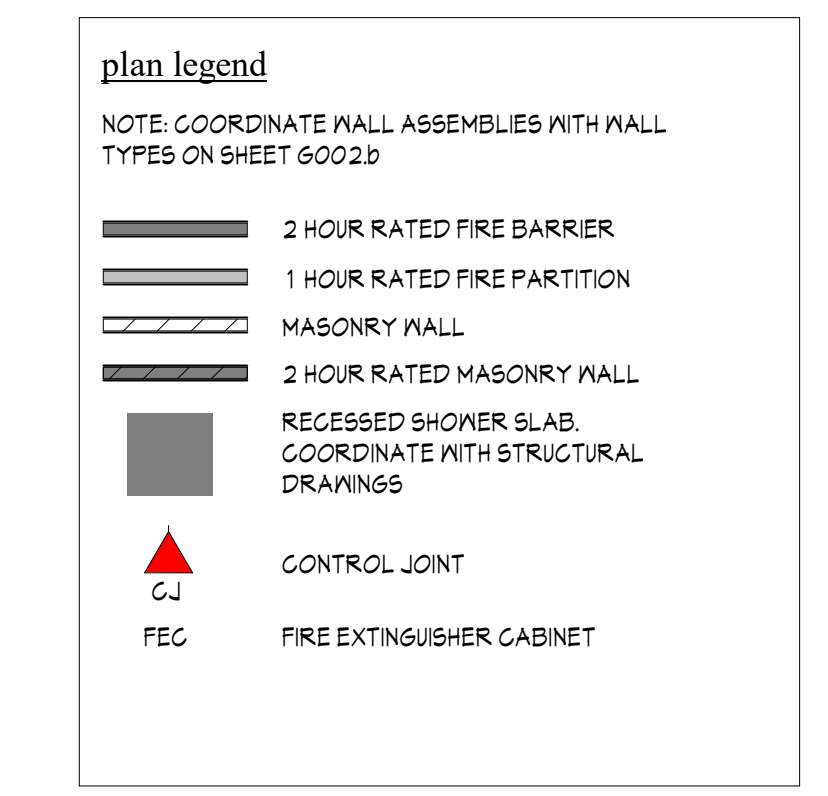
LP-1



- general notes: floor plans**
1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.00' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
 2. ALL DIMENSIONS ARE TO FACE OF STUDING.
 3. ANYWHERE THIS SYMBOL (I) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3/16\"/>

- general notes: building envelope**
1. ALL OPENINGS SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
 2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING FOUNDATION. MINIMUM POSITIVE SLOPE FOR ONE (1) YEAR.
 3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
 4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
 5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES. FACE STAPLE ALL EDGES.
 6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
 7. ALL CEILING INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4.0).
 8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
 9. PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP. TAPING ALL BEAMS INCLUDING TOP AND BOTTOM EDGES.
 10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBES.
 11. GLUE GMS TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
 12. TRAP SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE FIRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

- general notes: air leakage**
IN ACCORDANCE WITH ASHRAE 90.1-2013 (5.4.3.1)
- BUILDING ENVELOPE SEALING. THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CALKED, GASKETED OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- A. JOINTS AROUND PENETRATION AND DOOR FRAMES.
 - B. JOINTS BETWEEN WALLS AND FOUNDATIONS.
 - C. JOINTS BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
 - D. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS AND FLOORS.
 - E. SITE-BUILT PENETRATION AND DOORS.
 - F. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
 - G. JOINTS, BEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
 - H. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.



ground floor plan

3/32" = 1'-0"

Silver Hills at Huger

Columbia, SC

© 2023 BY BERARDI PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
ALL BIDDERS SHALL VISIT THE SITE AND DECIDE WHETHER AT THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY DISCOVERED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACT DOCUMENTS ARE COMPRISSED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND CONSIDERABLE ANY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND CONSEQUENCE. ADDITIONALLY, SEE GENERAL INFORMATION ON "NO SHEETS."
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/DRAWING AND SPECIFICATION) INCLUDING ALL DOCUMENTS OR ELECTRONIC MEDIA AS INSTRUMENTS OF PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT ARCHITECT ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIAL BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR THE REUSE OF THESE MATERIALS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE HEREBY WARRANTED AND ACCEPTED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE MODIFICATION OR REUSE OF THESE MATERIALS AND ANY OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION AND/OR DIRECTLY CONTACT WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

SCHEMATIC DESIGN PROGRESS

DATE: 08.11.2023
PROJECT #: 23148

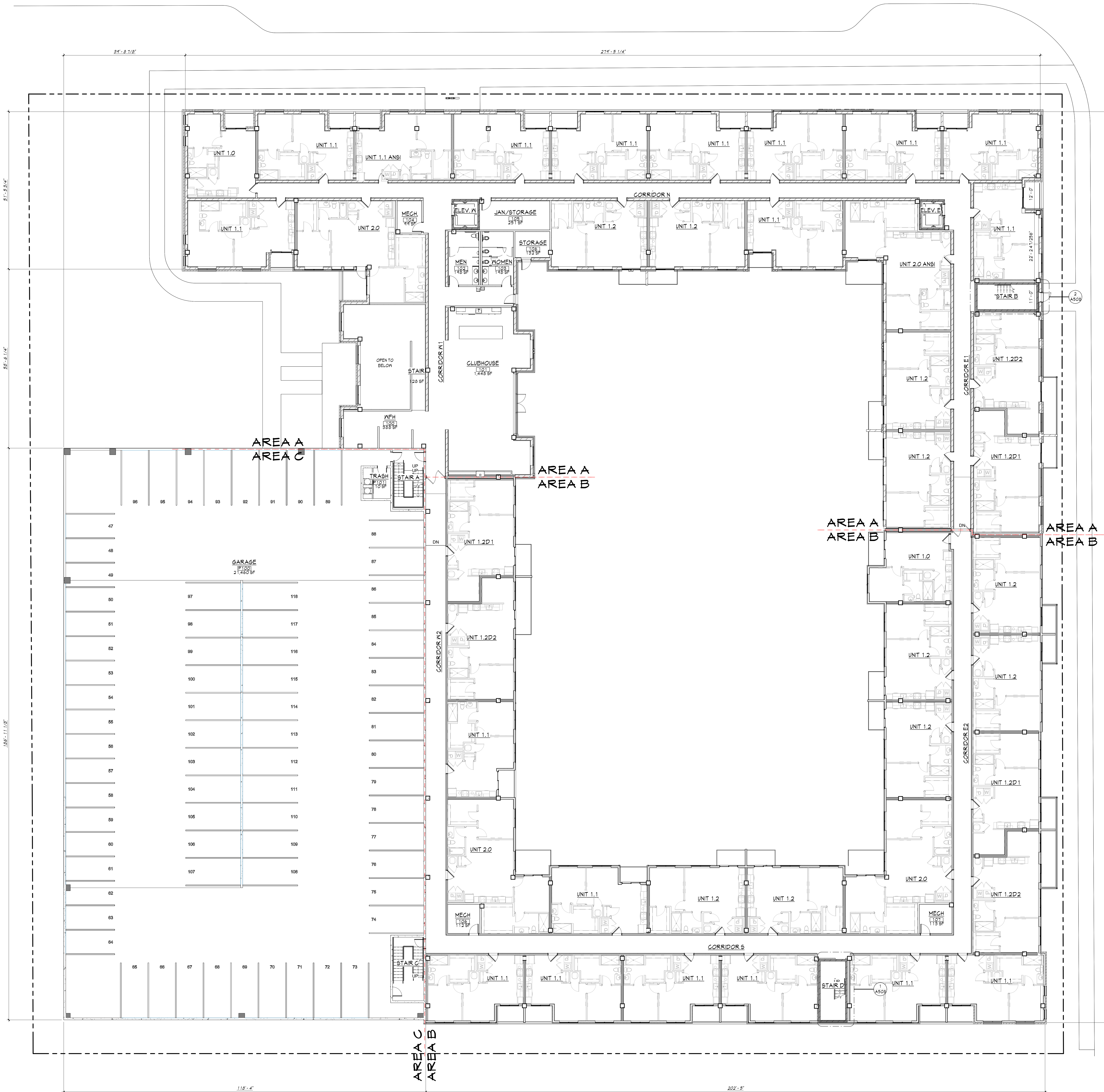
Description Date

NOT FOR CONSTRUCTION

GROUND FLOOR PLAN

A100

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBIA, OHIO 43212
P 614.221.1110 berardi.com



- general notes: floor plans**
1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.00 USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
 2. ALL DIMENSIONS ARE TO FACE OF STUDING.
 3. ANYWHERE THIS SYMBOL (I) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION IS 1/2\"/>

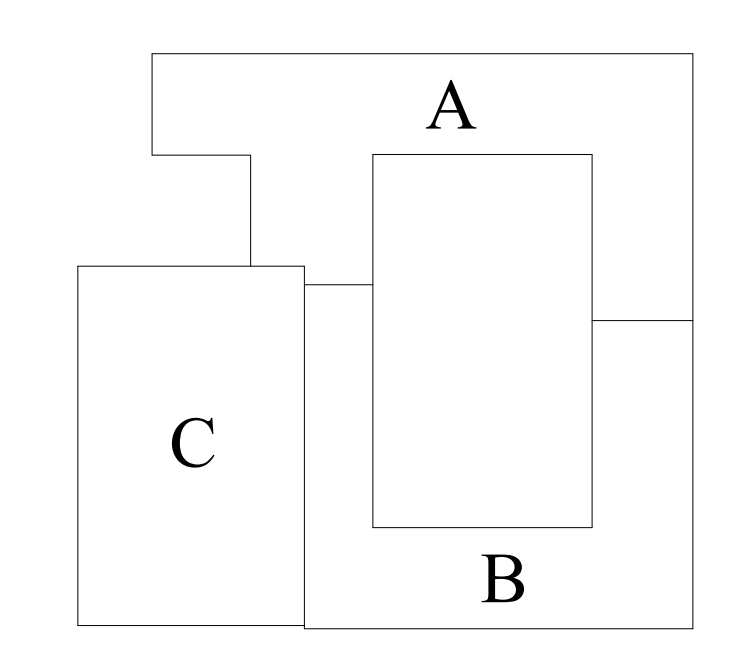
- general notes: building envelope**
1. ALL OPENINGS SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANELS AS REQUIRED), TO BE FLASHED.
 2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING FOUNDATION. MINIMUM POSITIVE SLOPE FOR ONE (1) YEAR.
 3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
 4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
 5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL Joints).
 6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
 7. ALL CEILING INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4.0).
 8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE GRADE 11 - FULL ALL CLAYTES.
 9. PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP. TAPING ALL BEAMS INCLUDING TOP AND BOTTOM EDGES.
 10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBES.
 11. GLUE GIBS TO TOP PLATE ON ALL WALLS ADJACENT TO GOLD SPACES ABOVE.
 12. TRIM, SHIMMERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE FIRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

- general notes: air leakage**
- IN ACCORDANCE WITH ASHRAE 90.1-2013 (5.4.3.1)
- BUILDING ENVELOPE SEALING THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CALKED, GASKETED OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- A. JOINTS AROUND PENETRATION AND DOOR FRAMES.
 - B. JOINTS BETWEEN WALLS AND FOUNDATIONS.
 - C. JOINTS BETWEEN WALLS AND ROOF OR WALL PANELS.
 - D. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS AND FLOORS.
 - E. SITE-BUILT PENETRATION AND DOORS.
 - F. BUILDING ASSEMBLIES (SEED AS DUCTS OR PLENUMS, JOINTS, BEAMS, AND PENETRATIONS OF VAPOR RETARDERS).
 - G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET 0002D

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB COORDINATE WITH STRUCTURAL DRAWINGS
- CONTROL JOINT
- FEC FIRE EXTINGUISHER CABINET



key plan

Silver Hills at Huger

Columbia, SC

© 2023 BY: BERARDI+ PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI+ PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE: ALL DIMENSIONS SHALL VARY THE SITE AND EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND DISCREPANCIES IMMEDIATELY DISCOVERED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPRISSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS TO SEPARATE THE DOCUMENTS THEY DO NOT HAVE PERMISSION TO SEPARATE. ADDITIONALLY, SEE GENERAL INFORMATION ON "NOTES".

A. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S LIABILITY FOR DESIGN AND SPECIFICATION INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL, AND PLUMBING SERVICES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT ARCHITECT ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

B. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA, NUMBERS, DIMENSIONS, LOSS, DIMENSIONS, AND DIMENSIONS. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT AND ARCHITECT INTEND TO DEFINE EXACT QUANTITIES, LOCATIONS OR COORDINATE REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT. SITE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION AND DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

SCHEMATIC DESIGN PROGRESS

DATE: 11.11.2023 PROJECT #: 23148

Description Date

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

A101

BERARDI+ ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1998 GOODALE BOULEVARD, COLUMBIA, OHIO 43212 P 614.221.1110 berardi@partners.com

first floor plan

3/32" = 1'-0"

Columbia, SC

© 2023 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND
ENGINEERS
ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE
PROPERTY OF BERARDI + PARTNERS, LLC,
ARCHITECTS AND ENGINEERS, AND MAY NOT BE
REPRODUCED WITHOUT ITS WRITTEN PERMISSION.



preliminary east elevation - huger 1" = 30'-0"

EAST ELEVATION GLAZING	WALL AREA	OPENINGS	PERCENTAGE
UPPER FLOORS	18,363 SF	5,340 SF	29%



preliminary north elevation - washington 1" = 30'-0"

NORTH ELEVATION GLAZING	WALL AREA	OPENINGS	PERCENTAGE
LOWER LEVEL	1,896 SF	715 SF	38%
UPPER FLOORS	19,013 SF	5,940 SF	31%
GARAGE	2,348 SF	902 SF	38%

SCHEMATIC
DESIGN
PROGRESS

DATE: 08.11.2023
PROJECT #: 23148

PRELIMINARY
ELEVATIONS

SD-201



- 6TH FLOOR 155' - 2 1/2"
- 5TH FLOOR 144' - 6 5/8"
- 4TH FLOOR 133' - 10 3/4"
- 3RD FLOOR 123' - 2 7/8"
- 2ND FLOOR 112' - 1"
- 1ST FLOOR 101' - 0"
- GROUND FLOOR 88' - 0"

Columbia, SC

© 2023 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND
ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC, ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

preliminary south elevation 1" = 30'-0"

SOUTH ELEVATION GLAZING	WALL AREA	OPENINGS	PERCENTAGE
UPPER FLOORS	11,367 SF	3,420 SF	30%
GARAGE	6,323 SF	2,242 SF	35%



- 6TH FLOOR 155' - 2 1/2"
- 5TH FLOOR 144' - 6 5/8"
- 4TH FLOOR 133' - 10 3/4"
- 3RD FLOOR 123' - 2 7/8"
- 2ND FLOOR 112' - 1"
- 1ST FLOOR 101' - 0"
- GROUND FLOOR 88' - 0"

SCHEMATIC
DESIGN
PROGRESS

DATE: 08.11.2023
PROJECT #: 23148

PRELIMINARY
ELEVATIONS

SD-202

preliminary west elevation 1" = 30'-0"

WEST ELEVATION GLAZING	WALL AREA	OPENINGS	PERCENTAGE
LOWER LEVEL	1,438 SF	553 SF	38%
UPPER FLOORS	7,483 SF	1,608 SF	21%
GARAGE	12,253 SF	4,394 SF	36%



Columbia, SC

© 2023 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND
ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE
PROPERTY OF BERARDI + PARTNERS, LLC,
ARCHITECTS AND ENGINEERS, AND MAY NOT BE
REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

**SCHEMATIC
DESIGN
PROGRESS**

DATE: 08.11.2023
PROJECT #: 23148

RENDERING

SD-401

northeast corner