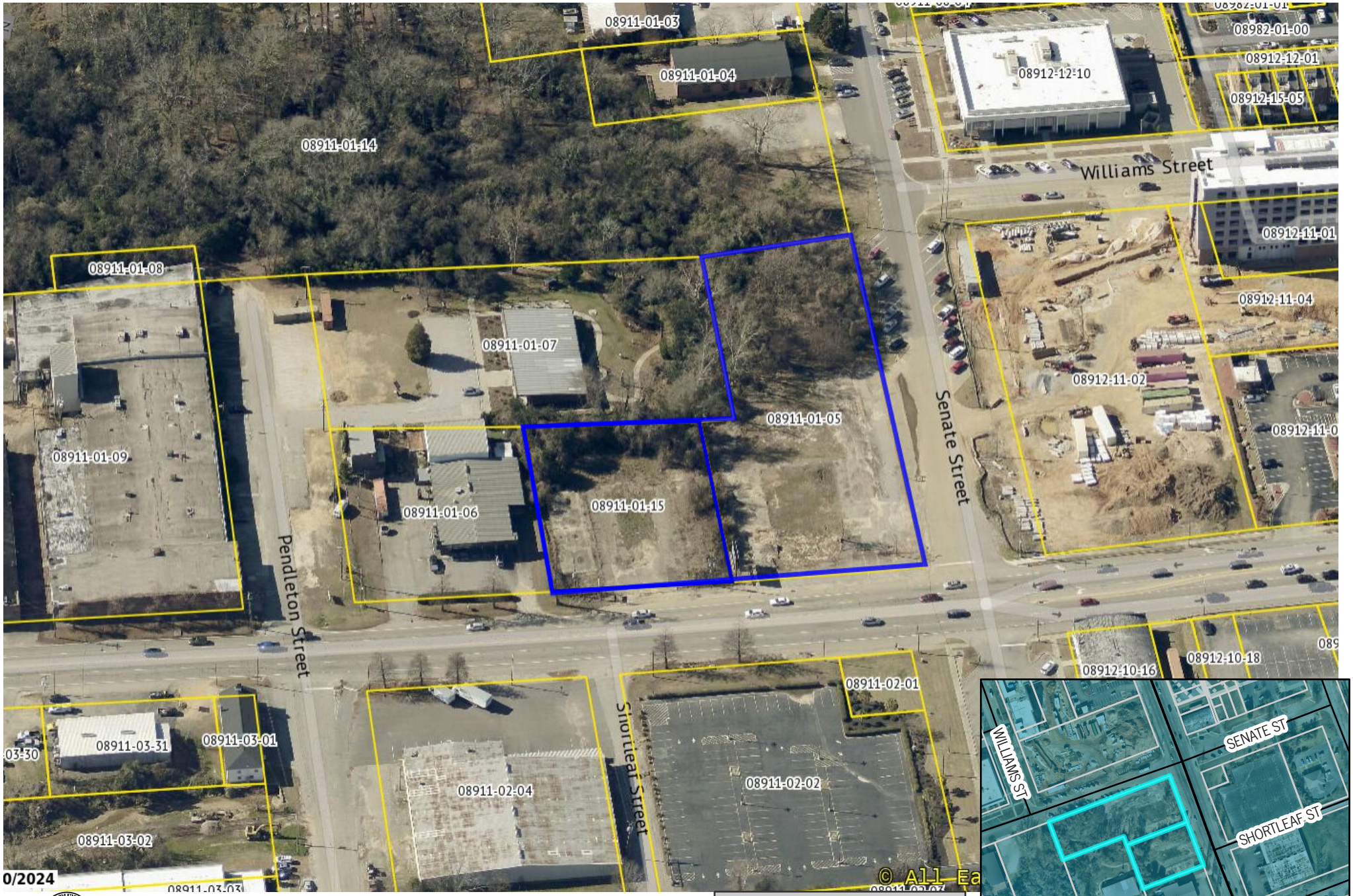

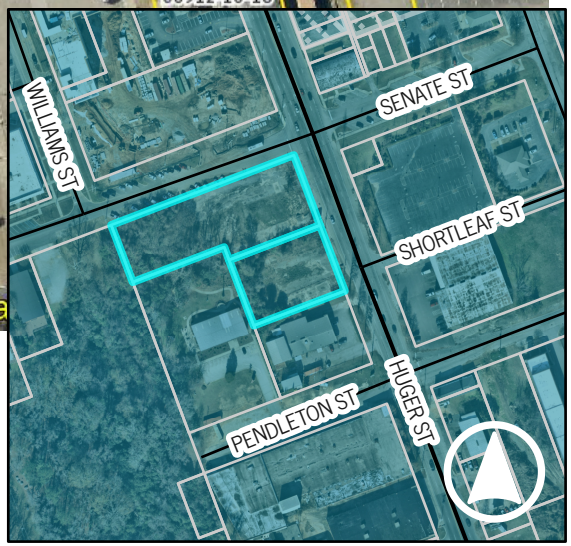

D/DRC Case

1043 & 1025 Huger Street

Innovista Design Overlay District

TMS# 08911-01-05 and 08911-01-15

- Preservation District
- Individual Landmark
- Design District
- Community Character District

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT

Evaluation Sheet

Case # 1

ADDRESS: 1043 Huger Street

APPLICANT: Graham Rambo, applicant

TAX MAP REFERENCE: TMS# 08911-01-05, 08911-01-15, 08911-01-18

USE OF PROPERTY: vacant

REVIEW DISTRICT: Innovista design District (-ID)

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

PROJECT SUMMARY:

A hotel was review and approved by the DDRC for this property in November 2020. Since, the property has been sold to a new developer who is also proposing to build a hotel. While some aspects such as the site plan are similar or identical, the design of the building is new, so will be evaluated as a new proposal.

The request is for the new construction of a 4-story, 123-room hotel at the corner of Huger and Senate Streets. There is a large storm sewer pipe that runs diagonally across the site which includes a 50' easement which structures cannot be built on. This day-lights into an open culvert on the adjacent property of Stormwater Studios to the southwest.

The applicant plans to move forward with the same site improvements, landscaping, and right-of-way improvements as were approved by DDRC (and by City Council through the encroachment process), and so those plans have been included and will be considered part of this proposal as well, and are referenced herein.

STAFF COMMENTS:

Site Planning (guidelines)

> *1.01 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human-scale, pedestrian-friendly quality in the Innovista district.*

(staff comments, Sept.) The building is positioned properly on the site as an L-shaped footprint at the corner of Huger and Senate. The storm sewer easement limits the amount of building frontage on Huger, but the Senate Street frontage is primarily built out.

1.1 Parking Facility, Location, Landscaping, and Screening

> *1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's zoning ordinance; the guidance provided herein should ultimately be reflected in the parking*

provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.

1.1.2 The use of an entire block for parking (either structured or surface) is discouraged.

1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only. (Refer to pages 31-37 of the Innovista Mater Plan to identify "A" and "B" streets.)

(Staff comments) The master plan recommends accessing the property from Huger Street (a "B" street), which this proposal does. While Senate is an "A" street, and is not recommended for vehicle access, the particular circumstances of having no access from Pendleton and Williams Street not yet being built, as the master plan indicates, necessitates additional access from Senate.

1.3 Surface Parking

1.3.1 New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment. They should be located behind the building(s) they serve.

1.3.2 New surface lots should meet the City's landscape ordinance; however, if a parking lot does not meet the threshold for which the Landscape Ordinance applies, screening and street trees shall be provided per the following:

1.3.3 Street trees should be provided along all street frontage and spaced at 35-40 ft. intervals.

1.3.4 Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by an evergreen hedge.

1.3.5 Street trees should be installed at a minimum size of 2 ½ inch caliper and should be 14-16 ft high.

1.3.6 Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone.

1.3.7 Irrigation is required in all landscaped areas.

1.3.8 Solid masonry walls 30 to 36 inches high, or a knee-wall 18 to 30 inches topped with decorative metal fencing can be substituted for hedges to screen parking areas; material should match the site's exterior building materials. Where such walls replace hedges, the 5 foot landscape zone may be reduced to the minimum width required for the wall plus a 12-inch planting zone for planting vines or other vegetation.

(Staff comments) The parking lot is located to the rear of the building as much as possible, with the current site constraints that exist. The applicant is working with land development staff to ensure the landscape ordinance is met, and also that any right-of-way planting meets the design guidelines and the City's Forestry and Beautification standards.

1.3.9 Where surface parking is not feasible to locate to the rear of the building, and is adjacent to the public sidewalk, specialty paving such as pavers, stamped concrete, or permeable paving should be used to minimize the visual impact on the pedestrian realm.

(Staff comments) The site plan includes 8' sidewalks and an evergreen and tree planting strip between the sidewalk and the parking lot as shown on the encroachment plan set.

1.4 Setbacks

1.4.1 Setbacks shall be determined by the underlying zoning district. Further, detailed setback suggestions are provided in the Innovista Master Plan and should be considered where at all possible, on a site-specific basis.

(staff comments) The setbacks vary from about 2 feet to 6 feet on both Senate and Huger, consistent with the MC zoning district and with the guidelines.

1.4.2 Main building facades should be aligned to define a continuous street edge. When residential buildings face the street on the majority of a block face, the main façade of the building should be recessed up to twelve feet from the edge of the right-of-way to provide privacy on the first floor of the building.

(staff comments.) The proposed building defines a primarily continuous street-edge, with architectural features that undulate a few feet for articulation.

1.5 Street Orientation

1.5.1 The way in which a structure is oriented to the street plays a major role in establishing the overall feeling of the street. As a general rule, building should be oriented to engage the pedestrian, not only visually, but functionally. This section provides specific directions on how this can be accomplished.

1.5.2 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.

(staff comments) The building is oriented toward both street frontages with a chamfered corner entrance into the main lobby. While there is an entrance to the hotel lobby from the rear parking lot, the floorplan accommodates both street-facing and parking lot-facing entrances into the main lobby space.

1.5.3 The front building façade should be oriented parallel to the street or toward a major plaza or park.

(staff comments) The building is parallel to both Huger and Senate streets.

1.5.4 The ground floor of buildings should be located at the same level as the open space or sidewalk to emphasize the physical and visual connection with the street. If the primary use is residential, the ground floor may be raised up half a level to protect the privacy of occupants.

(staff comments) The building is at ground level.

1.5.6 At least 80% of the lot frontage should be covered by a building structure and the remaining land should be landscaped. Spacing between buildings should be minimal to none in order to maintain the continuity of the building edges. Spacing of up to 35 feet between buildings is permitted to provide pedestrian access to parking or courtyards located behind buildings.

(staff comments) The proposed building covers about 75% of the lot frontage on Senate. The Huger Street frontage is primarily open and surface parking, but this is partly due to the storm sewer easement and partly due to the shape of the lot.

1.5.7 Building architecture should address the corner to take advantage of the prominent location and having two street frontages. Buildings on corners should typically have corner entrances, and include storefront features for at least 50% of the wall area on the side street elevation.

(staff comments) The building architecture addresses the corner with a recessed entrance at the chamfered corner. The ground floor includes storefront along both streets and a flat canopy to provide shelter and emphasis on the corner. The entire Huger Street façade and

about 45% of the Senate Street façade feature large storefront windows, with the remainder of the Senate Street side providing smaller windows that reflect the program of guest rooms.

1.6 Grade Change

1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.

1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.

1.6.3 Minimize the use of retaining walls where they would limit access between spaces.

(staff comments) There is not significant grade change along either Senate or Huger Streets.

2.0 Architectural Style or Theme

2.0.1 No predetermined architectural style or theme is mandated in Innovista; however, the design of a building should be compatible with its function and with its surroundings (context) provided those surroundings are urban, pedestrian-oriented developments. New buildings should be compatible with existing, more traditional buildings where present; their design, particularly front facades, should be influenced by those existing facades on the street, but should not attempt to copy them.

2.0.2 New buildings should take care in materials selections and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with urban pedestrian friendly buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful. Most importantly, buildings should be true to whatever architectural style they are designed, for example, articulating a simple brick warehouse or office building with classical details would not be appropriate.

2.0.3 Modern and/or innovative architecture is strongly encouraged. To that end, consideration will be given to buildings that are determined to be strong examples of such, that in specific guidelines typically applied to traditional "main street" architecture may not be appropriate in some situations. Encouraging a mix of uses in an urban setting with building which contribute positively to the pedestrian environment is the primary goal of these guidelines.

2.0.4 Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.

(staff comments) While there is a good deal of vacant land immediately surrounding this parcel, the context of the general area includes many low, 1-2 story warehouse type structures, primarily brick and metal. As well, the nearby West Gervais Street historic district is a mere half-block away, which is also appropriate context to draw from.

This proposal is for a traditional four-story building with a defined base, middle, and top and uses a red brick as the primary material, with a gray architectural panel as a secondary material. The lighter red accent bricks are effective at adding texture. While the white brick on the cornice helps to tie in with the lighter-colored architectural panels, it is less successful at the base of the columns. The base would be stronger with a consistent red brick bulkhead.

3.0 Building Mass and Organization

3.0.1 Much of the existing context in this underdeveloped area is comprised of wide, one-story buildings, such as many of the metal storage buildings and warehouse structures. While this building type was appropriate when the area was an underutilized, industrial district, it will not contribute to the density and urban character necessary to encourage pedestrian activity. On blocks where the context is such, or on largely undeveloped blocks where little or no context exists, buildings should begin a precedent for urban, pedestrian friendly development.

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

3.0.3 Buildings heights are determined by the underlying zoning district. Consideration should be given to upper floor step-backs and/or street-façade articulation to mitigate dramatic height adjacencies. More specific guidance on building height and upper floor step-backs should be gleaned from the Innovista Master Plan.

(staff comments) The 4-story structure is consistent with the recommendations of the master plan, the guidelines, and will add massing and an active use to this corner.

3.1 Building Mass and Organization

3.1.1 The spatial definition of the streets within the Innovista area are characterized by the relationship between the height of buildings and the space they face. That ration is ideally 1:1, the width being measured from façade alignment to façade alignment. Should the façade of the building be higher than the 1:1 ratio, additional stories should be recessed at least 8 feet from the main plane of the façade.

(staff comments) The building height is approximately 50-feet to the top of the parapet. With 100-foot rights-of-way, this is under the 1:1 ratio but will provide a better sense of urban scale for a street corner in the district.

3.2 Façade Proportion and Rhythm

3.2.1 The façade is literally the exterior of the building that "faces" the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of façade elements can help a pedestrian negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of the block and still have a façade that divides the building into smaller, pedestrian-scaled elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address façade detail.

(staff comments) The long façade of the building along Senate is broken down into projecting and recessed bays, setting up a rhythm along the sidewalk, with the bays closer to Huger Street providing the active storefront closer to the corner entrance. The shorter Huger Street elevation picks up this rhythm but with the two brick bays more-or-less balanced with a single recessed bay in-between.

3.3 Proportion of Openings

3.3.1 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).

3.3.2 Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings should be maintained.

(staff comments) The percentages have been included, as follows:

Huger Street upper floors: 21.2%
Huger Street ground floor: 72.6%

Senate Street upper floors: 28%
Senate Street ground floor: 54.3%

The lower than recommended percentages is in part due to the large amount of wall above the fourth floor windows in addition to the brick recessed areas where the building's interior program is not compatible with windows. While the window openings do not appear to be significantly out of scale with the façade, they could be slightly larger to get a bit closer to the recommended percentages.

Blank wall areas contributing to the lower than recommended proportion of openings.

3.4 Wall Articulation

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

3.4.2 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).

3.4.3 Monolithic street wall facades should be "broken" by vertical and horizontal articulation. These features are characterized by breaks in the surface of the wall, placement of door and window openings, or the placement of balconies, awnings, and/or canopies.

3.4.4 Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways, including:

- *Dividing the façade into a series of display windows and smaller panes of glass,*
- *Constructing the façade with small human-scale materials such as brick or tile along the bulkhead,*
- *Providing traditional recessed entries,*
- *Careful sizing, placement and overall design of signage, and*
- *Providing consistent door and window reveals.*

(staff comments) The building has defined bays, as noted earlier, and is very well articulated at the street level with brick detailing, storefront panels with transoms and paneling. The canopy is a nice feature for shade and articulation. Altogether, there is a lot going on and the first floor façade reads a bit busy. A recommendation might be to eliminate the composite storefront paneling so that the storefront windows and transoms sit cleanly within the punched brick openings and between the nicely detailed columns.

3.5 Roofs and Upper Story Details

3.5.1 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.

3.5.2 Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).

(staff comments) The roof is flat, consistent with the buildings in the area. The parapet and cornice provide nice detailing with brick corbelling, which would stand on its own without a change in color to the white brick. The recessed brick panels above the upper floor windows appear extraneous, and staff recommends the elimination of these where they are not in place of windows.

4.0 Exterior Walls/ Materials

4.0.1 The design elements for exterior walls involve two aspects- color and texture. If the building's 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 a patterned masonry, can greatly enrich the building's overall character.

Recommended Materials

4.0.2 Building materials should be high-quality, commercial grade materials, to ensure long-wear and minimal maintenance. Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within the Innovista District. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally two or less). Most importantly, materials must be appropriate to the style and application in an urban setting.

Building Walls: clear glass, glass block (storefront only)
Glass block (Transom)
Stucco/exterior plaster (smooth trawled)
New or used face brick
Cut stone, rusticated block (cast stone)

(staff comments) The building has two primary materials, brick, and an architectural block panel: https://www.nichiha.com/products/architectural-wall-panels

The red field brick and lighter red accent brick provide subtle detailing consistent with the traditional style of the building, The white brick at the base and on the parapet helps to tie in with the lighter paneling color, however the white brick at the column bases somewhat detracts from the visual base of the building. As well, having white brick along the sidewalk on a busy urban thoroughfare may prove to be a cleaning/maintenance issue.

5.0 Storefront Composition, Accessories, and Detail

5.1 Entries and Doorways

5.1.1 The main entry to a building, leading to a lobby, stair or central corridor, should be visually emphasized, and articulated in a way that is compatible with the style and scale of the building.

5.1.2 Commercial storefront entries are typically recessed and/ or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store and reinforces the entrance. Recessed entries should be retained and are strongly encouraged in a new storefront construction, although overly-deep entries (over 5 feet) should be avoided.

(staff comments, Sept.) The building entrance to the lobby has been provided at the street corner, which is important per these guidelines, and also required by the zoning which calls for specific street frontages in Innovista to be "ground floor activity zones." This corner is included in that requirement, and a hotel lobby does qualify as an active ground floor use.

5.2 Door and Window Design

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

5.2.3 Window openings and mullions should have a substantial enough profile to help articulate the building with recesses and shadow lines. Muntins without a profile on the exterior of the window are not allowed.

(staff comments) Window details, including depth, and glass specifications should be provided.

6.1 Cornice and Fascia

6.1.1 A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade. The new cornice or fascia should be designed in proportion with the overall mass of the building.

(staff comments) The cornice building provides three different configurations of cornices, appropriately emphasizing the corner "bookends" with more ornate design. The corner of Huger and Senate is even beefier, and throws off the symmetry of the Huger Street elevation. A simpler approach would be to stick with two cornice designs, having the larger, more ornate cornice on the on the prominent corner bays and the simpler cornice everywhere else.

STAFF RECOMMENDATION:

Staff recommends approval of the request, conditional upon the following:

- That the site plan improvements as specified in encroachment ordinance, 2022-032 be implemented by developer;
- Eliminating the articulated panels in the brick band above the upper floor windows;
- Eliminating the composite storefront panels and the white brick at the base of the columns to provide a continuous red brick base;
- Streamlining the cornice design as noted;
- Increasing the percentage of upper-story window openings by at least 5%;
- Providing a minimum window depth of 4" for the brick encased windows, and
- all other details to be deferred to staff.

CODE SUMMARY

APPLICABLE CODES

SOUTH CAROLINA MODIFICATIONS FOR THE 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FIRE CODE, 2021 INTERNATIONAL PLUMBING CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2021 MECHANICAL CODE, 2021 NATIONAL ELECTRICAL CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE

PROJECT SUMMARY

THE PROJECT CONSIST OF A NEW COLD FORMED METAL FRAMING 4 STORY CONSTRUCTION, 125 ROOM HOTEL, FITNESS ROOM, HOTEL LAUNDRY, GUEST LAUNDRY, AND ASSOCIATED OFFICES AND BACK OF HOUSE SPACES.
GROSS BUILDING AREA = 83,456 SQ. FT.

CHAPTER 3 - OCCUPANCY CLASSIFICATION

SECTION 302.1
1st FLOOR - SEPARATED MIXED OCCUPANCIES = (A-2 & R-1)
2nd-4th FLOORS - SINGLE OCCUPANCY = (R-1)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY

SECTION 420.2 WALLS SEPARATING SLEEPING UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 708,
-SEE 708 BELOW

SECTION 420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 711
-SEE SECTION 711

SECTION 420.4 AUTOMATIC SPRINKLER SYSTEM
-REQUIRED

SECTION 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS
-REQUIRED

SECTION 420.10 GROUP R COOKING APPLIANCES SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE IMC
-REQUIRED

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

TABLE 504.3 ALLOWABLE BUILDING HEIGHT
OCC. CLASS: A, B, & R =
-70' MAX. ALLOWABLE HEIGHT. ACTUAL HEIGHT= 52'

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
OCC. CLASS: A = 3 ALLOWABLE STORIES, LOCATED ON 1st STORY ABOVE GRADE PLANE
B = 4 ALLOWABLE STORIES, LOCATED ON 1st STORY ABOVE GRADE PLANE
R = 4 ALLOWABLE STORIES, LOCATED ON 1st, 2nd, 3rd & 4th STORIES ABOVE GRADE PLANE

SECTION 506.2.2 MIXED-OCCUPANCY BUILDINGS. FOR BUILDING DESIGNED AS SEPARATED OCCUPANCIES & EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM, THE TOTAL BUILDING AREA SHALL BE THE AGGREGATE SUM OF THE RATIOS IN ACCORDANCE WITH EQ. 5-3 SHALL NOT EXCEED 4.
EQUATION 5-3 = Aa = [At + (NS * If)]

$$\frac{A_{actual\ B}}{A_{allowable\ B}} + \frac{A_{actual\ A\text{-}2}}{A_{allowable\ A\text{-}2}} + \frac{A_{actual\ R}}{A_{allowable\ R}} =$$

1st STORY w NO FRONTAGE INCREASE $\frac{A_{2838}}{A_{54000}} + \frac{A_{7894}}{A_{34500}} + \frac{A_{8405}}{A_{36000}} = .70$

2nd STORY w NO FRONTAGE INCREASE $\frac{A_{actual\ R}}{A_{allowable\ R}} = \frac{A_{17453}}{A_{36000}} =$ .48

3rd STORY w NO FRONTAGE INCREASE $\frac{A_{actual\ R}}{A_{allowable\ R}} = \frac{A_{18740}}{A_{36000}} =$ .52

4th STORY w NO FRONTAGE INCREASE $\frac{A_{actual\ R}}{A_{allowable\ R}} = \frac{A_{18740}}{A_{36000}} =$ .52

-COMPLIANT **2.2 < 4** 2.2

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES
1 HOUR FIRE-RESISTANT RATED SEPARATION REQUIRED BETWEEN OCCUPANCIES

TABLE 509 INCIDENTAL USES

ROOM OR AREA	SEPARATION AND/OR PROTECTION
LAUNDRY ROOMS OVER 100 SQ.FT.	PROVIDE AUTOMATIC SPRINKLER SYSTEM

-COMPLIANT

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

-TYPE VA	HOURS	
PRIMARY STRUCTURAL FRAME	**1**	**THIS INCLUDES: COLUMNS. STRUCTURAL MEMBERS HAVING DIRECT CONNECTION TO THE COLUMNS, INCLUDING GIRDERS, BEAMS &TRUSSES**
BEARING WALLS EXTERIOR	**1**	
BEARING WALLS INTERIOR	**1**	
NONBEARING WALLS EXTERIOR	NA	
NONBEARING WALLS INTERIOR	**0**	
FLOOR CONSTRUCTION	**1**	
ROOF CONSTRUCTION	**1**	

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 704.2 COLUMN PROTECTION: THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL PROTECTION ENCASEMENT ON ALL SIDES FOR THE FULL HEIGHT OF THE COLUMN INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS
--PROVIDE

SECTION 704.3 MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURALLY MEMBERS
--PROVIDE

SECTION 708.3 FIRE PARTITIONS & WALL SEPARATING SLEEPING UNITS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. CORRIDOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING IN ACCORDANCE TO TABLE 1020.2
--PROVIDE, SEE TABLE 1020.2

SECTION 711.2.4.3 HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS SHALL NOT BE LESS THAN 1 HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN BUILDINGS OF TYPE VA
--PROVIDE

SECTION 713.4 SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NO LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE.
--COMPLIANT

SECTION 713.13.1 OPENING INTO LINEN CHUTES SHALL NOT BE LOCATED IN CORRIDORS. DISCHARGE DOORS SHALL BE SELF-CLOSING OR AUTOMATIC- CLOSING
-COMPLIANT

SECTION 713.13.3 CHUTE ACCESS ROOMS SHAL BE ENCLOSED BY 1 HOUR FIRE-RESISTANCE RATED FIRE BARRIERS. OPENINGS SHALL HAVE DOOR OF NOT LESS THAN 3/4 HOUR RATING
-COMPLIANT

SECTION 713.13.4 LINEN CHUTE SHALL DISCHARGE INTO A ROOM SEPARATED BY FIRE BARRIERS NOT LESS THAN THE REQUIRED RATING OF THE SHAFT ENCLOSURE
-PROVIDE 2 HOUR RATING FOR ROOM 124

CHAPTER 8 - INTERIOR FINISHES

SECTION 803.1.1 INTERIOR FINISH MATERIALS CLASSES
CLASS A = FLAME SPREAD INDEX 0-25; SMOKED-DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75; SMOKED-DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKED-DEVELOPED INDEX 0-450
-REQUIRED

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
GROUP A2 (MOST STRINGENT)
INTERIOR EXIT STAIRWAYS AND PASSAGEWAYS - B
CORRIDORS AND ENCLOSURE FOR ACCESS STAIRWAYS-- B
ROOMS AND ENCLOSED SPACES - C
-REQUIRED

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903.2.11.2 LINEN CHUTES. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING
-REQUIRED

SECTION 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13
-REQUIRED

SECTION 905.3.1 EXCEPTION 1. CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
-REQUIRED

SECTION 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS
1. GROUP A & R1 OCCUPANCIES.
2. WITHIN 30 FEET O COMMERCIAL COOKING EQUIPMENT
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED, OR DISPENSED
4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION
6. WHERE REQUIRED BY THE FIRE CODE OFFICIAL

-REQUIRED

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A ORDINARY FIRE HAZARDS

MINIMUM RATED SINGLE EXTINGUISHER	2-A
MAXIMUM FLOOR AREA PER UNIT OF A	3000 SQ FT
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SQ FT
MAXIMUM DISTANCE OF TRAVEL DISTANCE	75 FT

-REQUIRED

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A ORDINARY FIRE HAZARDS

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-REQUIRED

SECTION 907.2.8 FIRE ALARM AND DETECTION SYSTEMS GROUP R-1.
-REQUIRED

SECTION 912 FIRE DEPARTMENT CONNECTIONS
-REQUIRED

SECTION 915 CARBON MONOXIDE DETECTION
-REQUIRED

CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD
-528 OCCUPANTS, SEE LIFE SAFETY PLANS, SHEET A010
TABLE 1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)
-R-1 & A = 75', B = 100'

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS. OCCUPANT LOAD PER STORY 1-500
-2 EXITS MINIMUM REQUIRED, PROVIDED

SECTION 1007.1.1 EXCEPTION 2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM THE SEPARATION DISTANCE BETWEEN EXITS SHALL NOT BE LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
-SEE LIFE SAFETY PLANS

SECTION 1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32"
-COMPLIANT

SECTION 1011.2 STAIR CAPACITY SHALL BE DETERMINED BY OCCUPANT LOAD SERVED x .3" BUT NOT LESS THAN 44"
-COMPLIANT

SECTION 1011.12 STAIRWAY TO ROOF, EXCEPTION, SHALL BE A PERMANENT LADDER
-COMPLIANT, PERMANENT LADDER LOCATED IN ROOM 444

SECTION 1013.1 EXITS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH O EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR THE SIGN
-SEE LIFE SAFETY PLANS

SECTION 1013.2 FLOOR LEVEL EXIT SIGNS IN GROUP R1. LOW LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL AREAS SERVING GUEST ROOMS
-COMPLIANT

SECTION 1014 HANDRAIL HEIGHT MEASURED ABOVE STAIR NOSINGS SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38"
-COMPLIANT

SECTION 1015 GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
-COMPLIANT

SECTION 1015.3 REQUIRED GUARDS SHALL NOT BE LESS THAN 42" HIGH, MEASURED VERTICALLY AS FOLLOWS:
1. FROM THE ADJACENT WALKING SURFACE
2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS
3. ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD

-COMPLIANT

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED:

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
R	250

-COMPLIANT

SECTION 1020.5 EXCEPTION 2. GROUP R-1, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED:
50 FEET IN LENGTH
-COMPLIANT

CHAPTER 11 - ACCESSIBILITY

SECTION 1105.1 AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE
-COMPLIANT

SECTION 1105.1.4 WHERE RESTRICTED ENTRANCES ARE PROVIDED TO A BUILDING, AT LEAST ONE REDISTRICTED ENTRANCE TO THE BUILDING SHALL BE ACCESSIBLE
-COMPLIANT

SECTION 1105.1.8 AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING AND SLEEPING UNIT IN A FACILITY
-COMPLIANT

TABLE 1106.2 ACCESSIBLE PARKING SPACES

TOTAL PARKING PROVIDED	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES
101 TO 150	5

-COMPLIANT

SECTION 1106.6 VAN SPACES. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE
-COMPLIANT

SECTION 1106.7 LOCATION. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES
-COMPLIANT

TABLE 1108.6.1.1 ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS

TOTAL UNITS PROVIDED	MIN. UNITS w/o ROLL-IN SHOWERS	MIN. UNITS w/ROLL-IN SHOWERS
101 TO 150	5	2

-COMPLIANT

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1203.1 TEMPERATURE CONTROL. INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH AN ACTIVE OR PASSIVE SPACE HEATING SYSTEM.
-SEE MECHANICAL PLANS

SECTION 1204 LIGHTING. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHTING BY MEANS OF GLAZED OPENINGS (SECTION1205.2) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT (SECTION 1205.3)
-SEE LIGHTING PLANS

SECTION 1206 SOUND TRANSMISSION. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREA SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 (STC)
-SEE PARTITION TYPES & FLOOR CEILING ASSEMBLIES

SECTION 1210 TOILET AND BATHROOM REQUIREMENTS
-COMPLIANT WITH CHAPTER 29

OCCUPANCY	WATERCLOSETS MALE	WATERCLOSETS FEMALE	URINALS MALE	LAVATORIES MALE	LAVATORIES FEMALE	TUBS/SHOWERS	DRINKING FOUNTAINS
1st. FLOOR PUBLIC SPACE	1	3	2	2	2	-	2

TYPICAL FLOOR ONE TOILET, LAVATORY, TUB/SHOWER PER GUESTROOM

CHAPTER 30 - ELEVATORS

SECTION 3002.4 WHEN ELEVATORS ARE PROVIDED IN BUILDING 4 STORIES OR MORE ONE ELEVATOR SHALL PROVIDE FOR FIRE DEPARTMENT ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH SIZE TO ACCOMMODATE AN AMBULANCE STRETCHER. (24" x 84")
-PROVIDED

SECTION 3006.2.1 WHERE CORRIDORS ARE REQUIRED TO BE FIRE-RESISTANCE RATED, ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 3006.3
-PROVIDED

SECTION 3006.3 HOISTWAY OPENING PROTECTION SHALL BE PROVIDED BY AN ADDITIONAL DOOR OR SMOKE CURTAIN SYSTEM WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL
-PROVIDED, SEE A206, A207, A208, A209

CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION

SECTION 3309.1 PROVIDE ONE PORTABLE FIRE EXTINGUISHERS AS FOLLOWS-
1. AT EACH STAIRWAY ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN EVERY STORAGE OR CONSTRUCTION SHED
3. ADDITIONAL FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

-PROVIDED

2009 IECC ENERGY CODE PRESCRIPTIVE COMPLIANCE

ENVELOPE COMPLIANCE-

TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ELEMENT

CLIMATE ZONE 3	ROOF INSULATION ABOVE DECK	WALLS	SLAB-ON -GRADE	OPAQUE DOORS	ROLL -UP DOORS
METAL FRAMED BUILDING=	R-20	R-13 + R-3.8ci	NR	U-.7	N/A

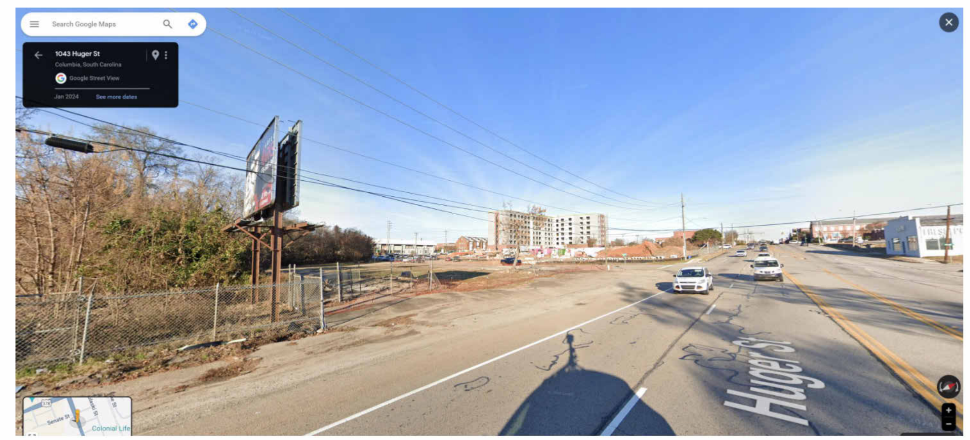
-PROVIDE

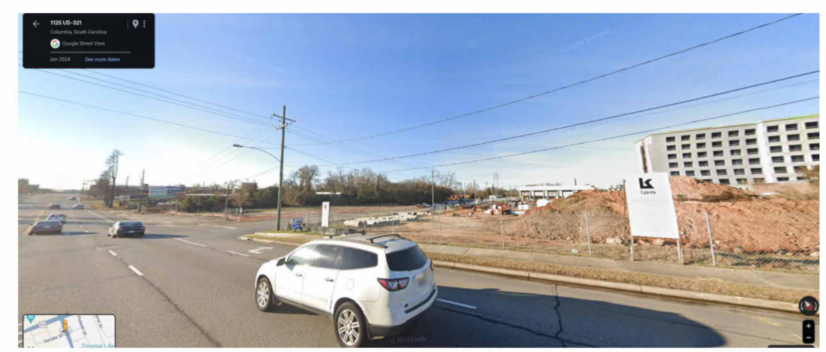
TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS -

CLIMATE ZONE 3	U-FACTOR	SHGC
FENESTRATION	.65	.33

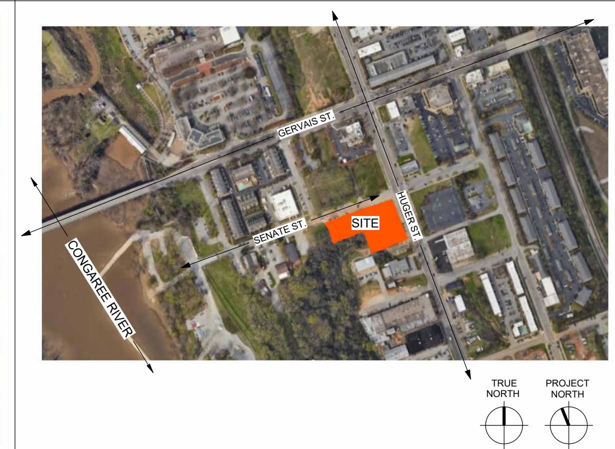
-PROVIDE

SITE PHOTOS

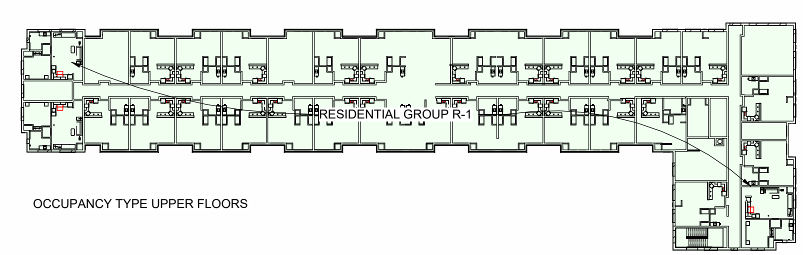




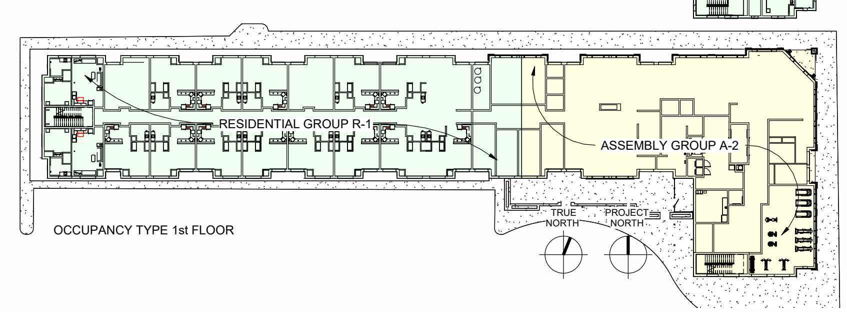
PROJECT LOCATION



OCCUPANCY TYPE DIAGRAMS



OCCUPANCY TYPE UPPER FLOORS



OCCUPANCY TYPE 1st FLOOR

STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS — Integrated Building Design LLC, Mount Pleasant, SC, 101530
STATE OF SOUTH CAROLINA REGISTERED ARCHITECT — WENDY CHESSON, Charleston, SC, 9856
NOT FOR CONSTRUCTION — FOR REVIEW ONLY
MAY 14, 2024

INTEGRATED BUILDING DESIGN

Residence Inn - Vista
Huger Street, Columbia, S.C.
COVER INFO & CODE REVIEW

TMS# 475-06-00-053

A001
Scale As indicated

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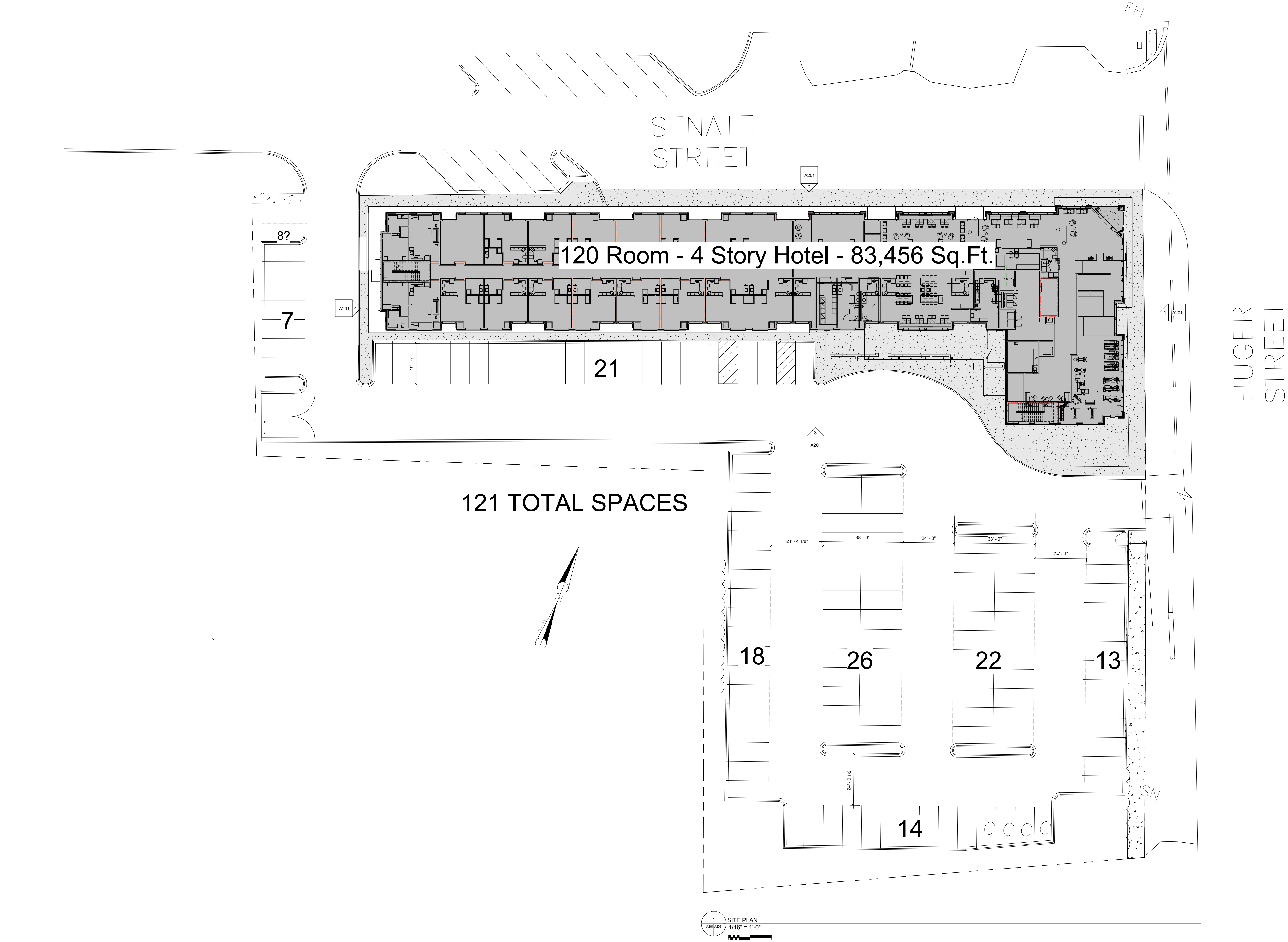

INTEGRATED
BUILDING DESIGN

MAY 14, 2024

Residence Inn - Vista
Huger Street, Columbia, S.C.
SITE PLAN

TMS# 475-06-00-053

A203

Scale 1/16" = 1'-0"

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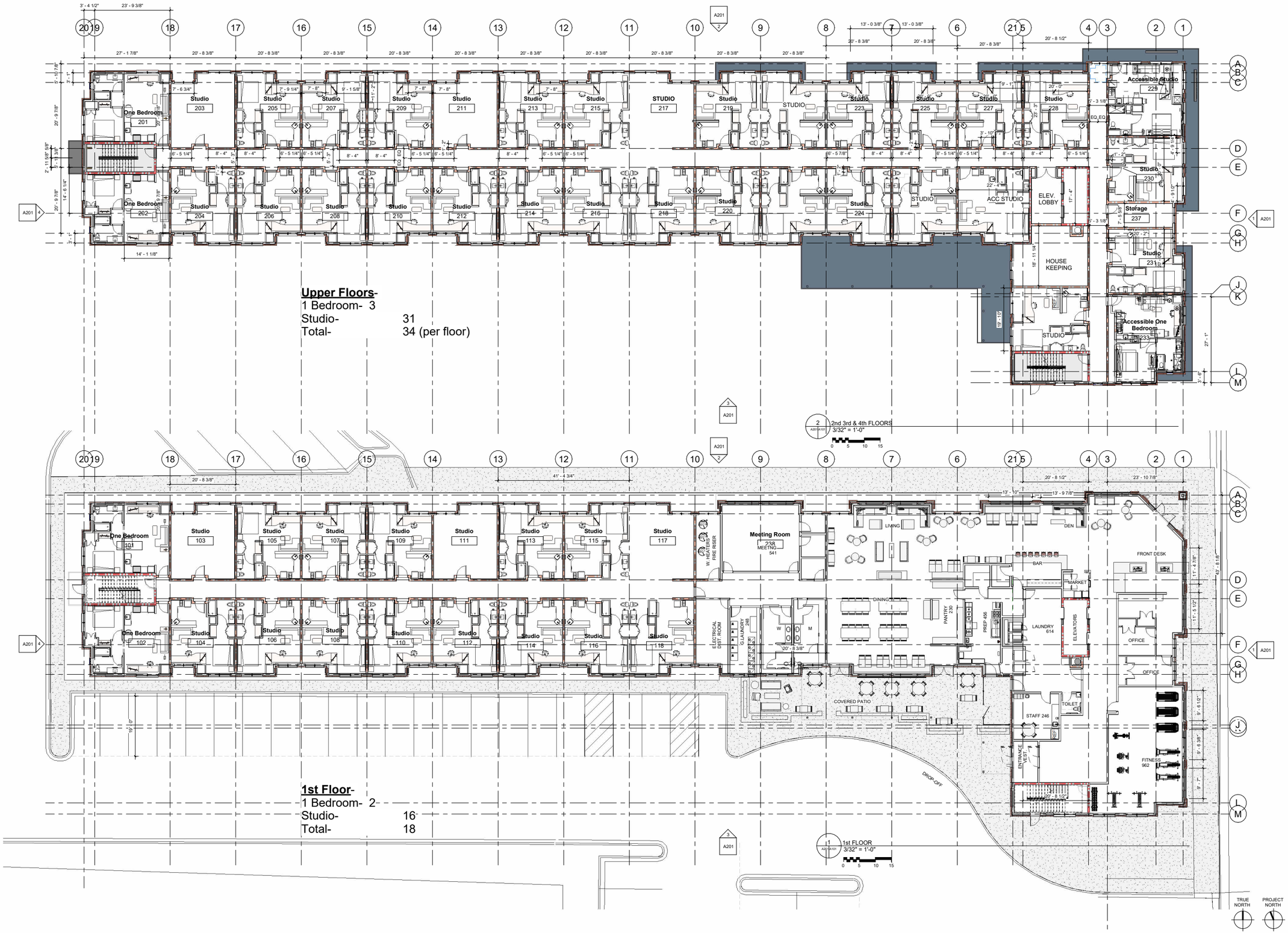


STATE OF SOUTH CAROLINA
Integrated Building Design LLC
Mount Pleasant, SC
10125
REGISTERED CORPORATION

STATE OF SOUTH CAROLINA
ROBERT C. BROWN
Charleston, SC
9856
REGISTERED ARCHITECT

MAY 14, 2024

INTEGRATED
BUILDING DESIGN

Residence Inn - Vista
Huger Street, Columbia, S.C.
FLOOR PLANS

TMS# 475-06-00-053

A101
Scale As indicated

5/14/2024 2:57:13 PM

2 NORTH VIEW

1 SOUTHEAST VIEW

3 NORTHEAST VIEW

STATE OF SOUTH CAROLINA
Integrated Building Design LLC
Mount Pleasant SC
101530
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
Charleston, SC
9856
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

MAY 14, 2024

INTEGRATED
BUILDING DESIGN

Residence Inn - Vista
Huger Street, Columbia, S.C.
VIEWS

TMS# 475-06-00-053

A202

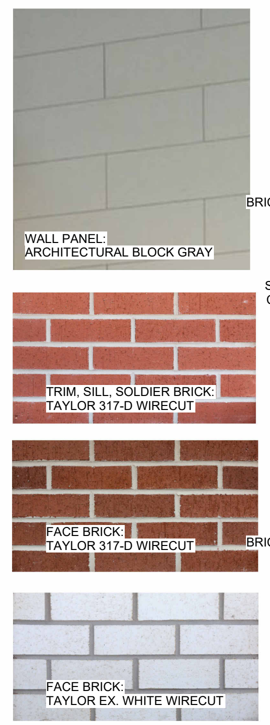
Scale

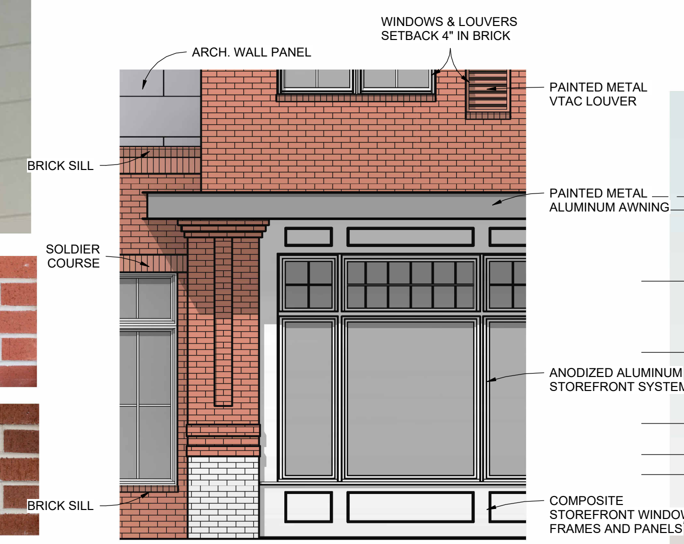
5/14/2024 2:59:34 PM

3 South
3/32" = 1'-0"
0 5 10 15

PRIMARY EXTERIOR MATERIALS

4 West
3/32" = 1'-0"
0 5 10 15





5 Enlarged East Elevation
3/8" = 1'-0"
0 1 2 3 4 5

1 East Elevation - Huger Street
3/32" = 1'-0"
0 5 10 15

Huger St. upper floors glazing vs. wall area:
849/3992*100= 21.2%

Huger St. 1st floor glazing vs. wall areas:
865/1190*100= 72.6%

2 North Elevation - Senate Street
3/32" = 1'-0"
0 5 10 15

Senate St. upper floors glazing vs. wall area:
3736/13316*100= 28.0%

Senate St. 1st floor glazing vs. wall areas:
2262/4164*100= 54.3%

MAY 14, 2024

INTEGRATED
BUILDING DESIGN

Residence Inn - Vista
Huger Street, Columbia, S.C.
ELEVATIONS

TMS# 475-06-00-053

A201

Scale As indicated

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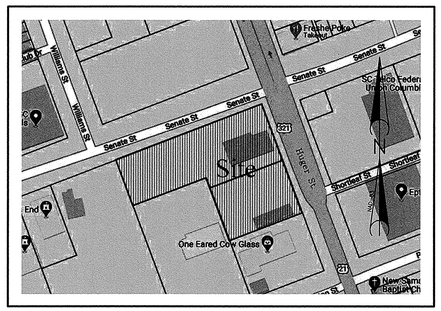
VISTA HOTEL

PREPARED FOR

SOLARA INVESTMENTS

JULY 2021



VICINITY MAP

Scale: 1" = 500'

SHEET INDEX

Existing Conditions	1
Demolition Plan	2
Proposed Site/Staking Plan	3
Phase 1 Sediment & Erosion Control Plan	4
Phase 2 Sediment & Erosion Control Plan	5
Storm Drain Profiles & Retaining Wall Elevation	6
Utility Plan	7
Landscaping Plan	8
Encroachment	9
Site Distance	10
Details	D1
Details	D2
Details	D3
Details	D4
Details	D5

JOB NO. 20-019

CONTACT INFORMATION	
OWNER:	SOLARA INVESTMENTS 944 LAKE MURRAY BLVD. IRMO, S.C. 29063 CLANCY CIPKALA (803) 318-1525

SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 17644 3/22/22 JOSEPH H. PRIPPLE

AMERICAN ENGINEERING CONSULTANTS, INC.

ENGINEERING CONSULTANTS, INC.

1300 12th Street · P.O. Box 2299 · Cayce, SC 29171

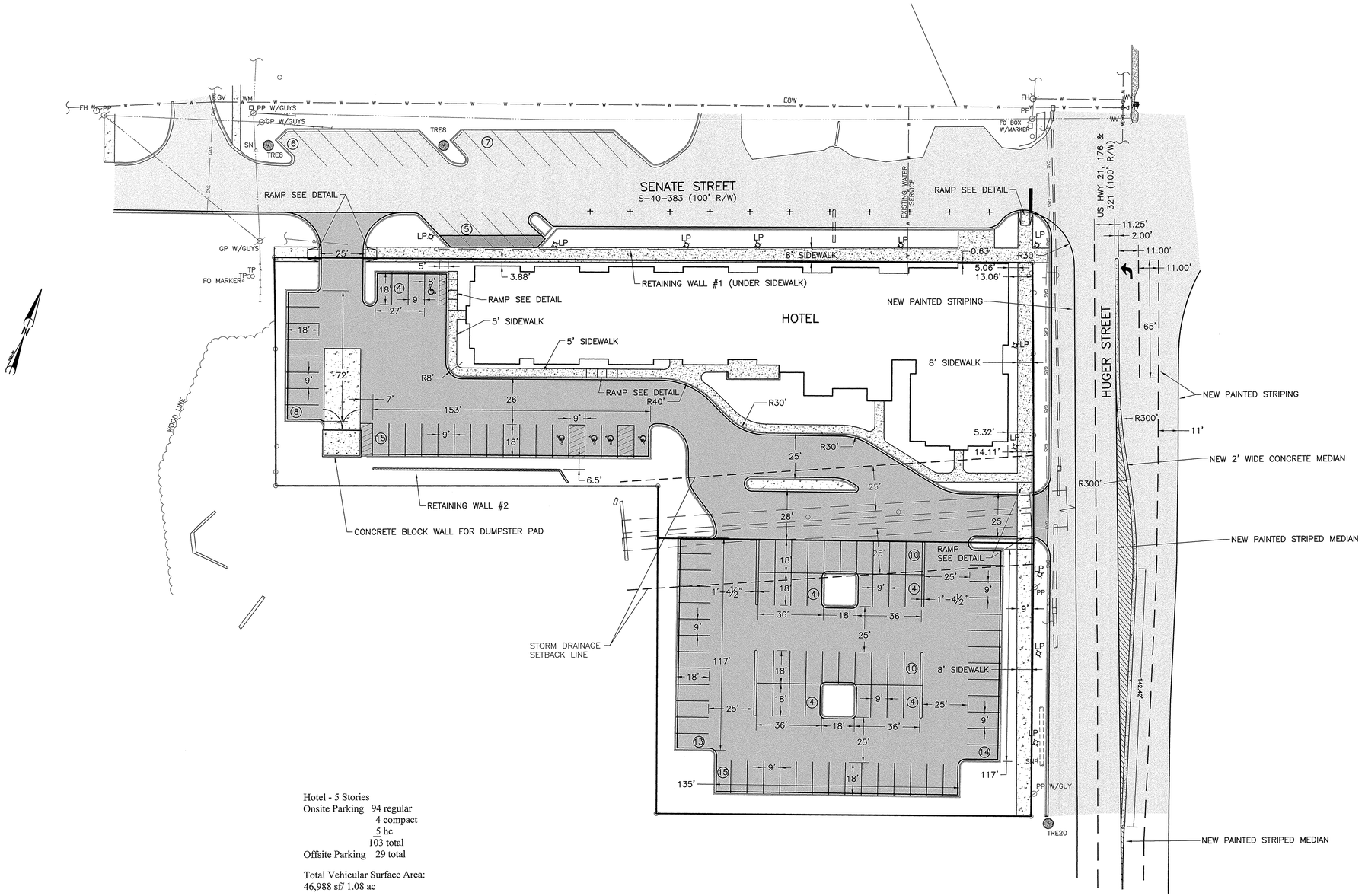
Phone: (803) 791-1400 · Fax: (803) 791-8110

Internet: *www.aec-sc.com* · Email: *info@aec-sc.com*

3/24/2022 6:54 AM MELKS25 P:\20-019\DWGS\CONSTRUCTION DWGS\COVER.DWG

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED OR REFERENCED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.
2. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
3. ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 650+000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654-000 IN THE SCDOT STANDARD DRAWINGS.



Hotel - 5 Stories
Onsite Parking 94 regular
4 compact
5 hc
103 total
Offsite Parking 29 total

Total Vehicular Surface Area:
46,988 sf/ 1.08 ac

Scale 1" = 30 ft

NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS – PER CITY OF COLUMBIA	TME

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 17644 JOSEPH H. KEVETT 3/22/22

DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	--
CHECKED	JHP
JOB NO	20-019
CAD FILE	STAKING
LAYOUT	STAKE

Vista Hotel

PREPARED FOR

Solara Investments

Richland County, South Carolina

Proposed Site/Staking Plan

DRAWING NO. 3 OF 15 FILE NO.

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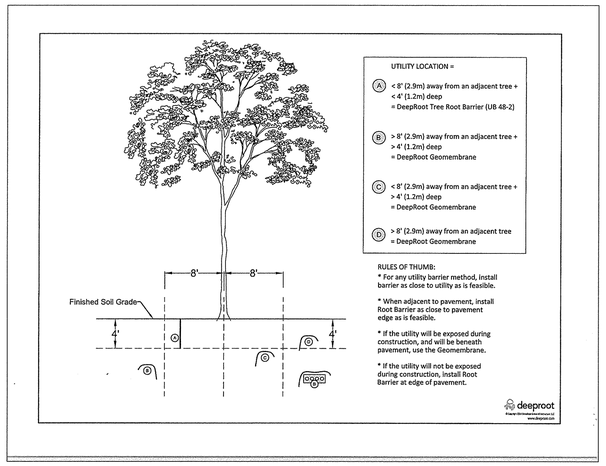
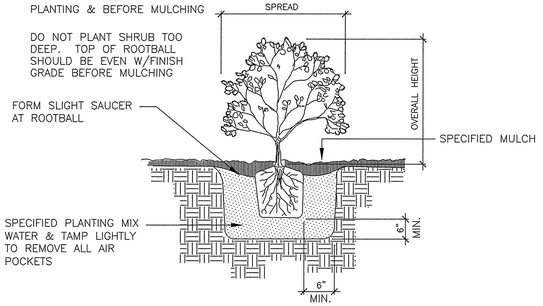
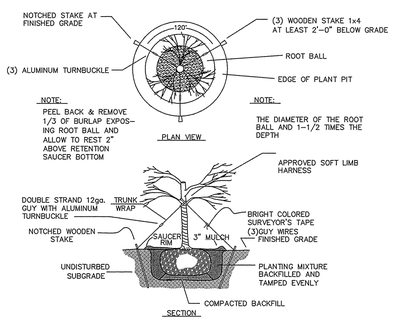


GRADE ALL BED AREAS TO A SMOOTH EVEN CONTOUR FREE OF DEPRESSIONS, RIDGES ROCKS OR OTHER DEBRIS BOTH BEFORE AND AFTER PLANTING & BEFORE MULCHING

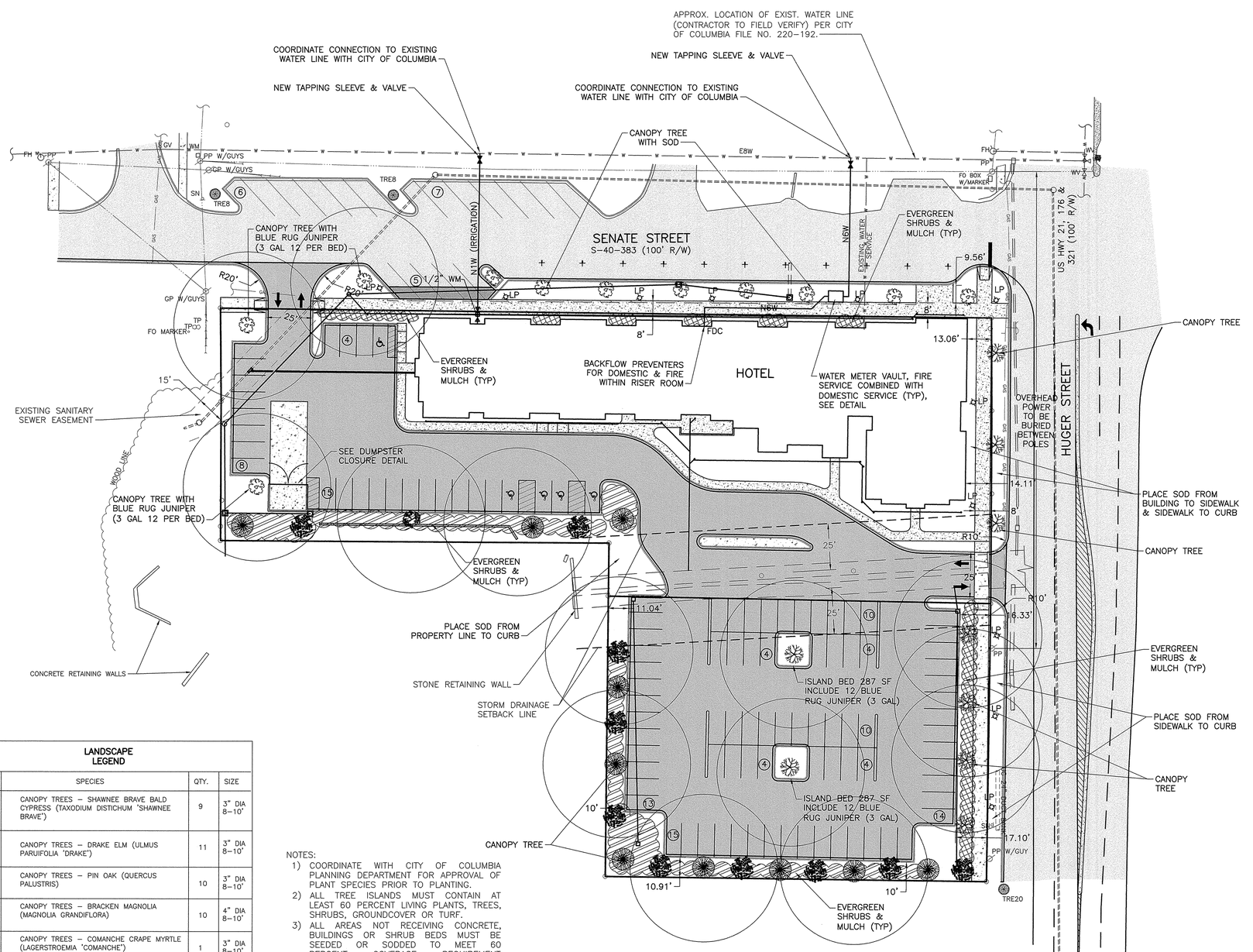
DO NOT PLANT SHRUB TOO DEEP. TOP OF ROOTBALL SHOULD BE EVEN W/FINISH GRADE BEFORE MULCHING



SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING & STAKING DETAIL
NOT TO SCALE



LANDSCAPE LEGEND

SYMBOL	SPECIES	QTY.	SIZE
	CANOPY TREES – SHAWNEE BRAVE BALD CYPRESS (TAXODIUM DISTICHUM 'SHAWNEE BRAVE')	9	3" DIA 8–10'
	CANOPY TREES – DRAKE ELM (ULMUS PARUIFOLIA 'DRAKE')	11	3" DIA 8–10'
	CANOPY TREES – PIN OAK (QUERCUS PALUSTRIS)	10	3" DIA 8–10'
	CANOPY TREES – BRACKEN MAGNOLIA (MAGNOLIA GRANDIFLORA)	10	4" DIA 8–10'
	CANOPY TREES – COMANCHE CRAPE MYRTLE (LAGERSTROEMIA 'COMANCHE')	1	3" DIA 8–10'
	DWARF EVERGREEN SHRUBS 33/33/33 SPLIT BETWEEN YAUPON HOLLY (LLEX VOMITIRIA), INDIAN HAWTHORN (PHAPHIOLEPIS) & SPRINTER BOXWOOD (BUXUS MICROPHYLLA) – PLANT IN GROUPS OF 5 TO 6 SHRUBS	SPACED 4' O.C.	3 GAL
	EVERGREEN SHRUBS (6' HEIGHT WITHIN 5 YEARS) EVEN SPLIT BETWEEN FRAGRANT TEA OLIVE (OSMANTHUS FRAGRANS) & JAPANESE CLEYARA (CLEYERA JAPONICA)	SPACED 6' O.C.	3 GAL

NOTES:
1) COORDINATE WITH CITY OF COLUMBIA PLANNING DEPARTMENT FOR APPROVAL OF PLANT SPECIES PRIOR TO PLANTING.
2) ALL TREE ISLANDS MUST CONTAIN AT LEAST 60 PERCENT LIVING PLANTS, TREES, SHRUBS, GROUNDCOVER OR TURF.
3) ALL AREAS NOT RECEIVING CONCRETE, BUILDINGS OR SHRUB BEDS MUST BE SEEDED OR SODDED TO MEET 60 PERCENT COVERAGE REQUIREMENT OUTLINED ABOVE.
4) MECHANICAL IRRIGATION REQUIRED FOR ALL NEW PLANTING. AS-BUILT OF SYSTEM MUST BE PROVIDED TO THE CITY OF COLUMBIA AT FINAL INSPECTION.
5) INSTALL DEEPROOT GEOMEMBRANE (OR EQUAL) AROUND UTILITIES LOCATED NEAR TREES. SEE DETAIL.

NO	DATE	REVISION	BY
1.	03/02/22	REVISED LANDSCAPE PLAN AND PARKING LAYOUT	JHP
2.	03/22/22	GENERAL REVISIONS – PER CITY OF COLUMBIA	TME

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 17644 3/22/22 JOSEPH H. PRYCE, JR.

DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	LANDSCAPE
LAYOUT	LANDSCP

Vista Hotel

PREPARED FOR

Solara Investments

Richland County, South Carolina

Landscaping Plan

DRAWING NO. 8 OF 15 FILE NO.