

PULASKI PLACE

COLUMBIA, SC

VISTA GREENWAY

RICHLAND ST

THURMOND MALL (PULASKI ST)

PARKING DECK

EXISTING MULTI FAMILY

EXISTING COMMERCIAL

EXISTING COMMERCIAL

GENERAL NOTES:
-NO EXISTING BUILDINGS ON PROPOSED SITE.
-NO WETLANDS OR STATE WATERS INDICATED ON PROPOSED SITE

SITE INFORMATION:

SITE ACREAGE: 1.97 +/- ACRES
DENSITY: 25-38 UNITS / ACRE
ZONING: EXISTING: RAC
BUILDINGS: (1) 3-STORY WITH TERRACE LEVEL FAMILY APARTMENT BUILDING w/ COMMUNITY SPACES ON TERRACE AND FIRST LEVEL
SETBACKS: 5' AT FRONT
15' AT REAR
5' AT SIDES
SPRINKLERS: 13R
PARKING SPACES: CITY HAS NO PARKING REGULATIONS FOR THIS ZONING
10 SPACES REQUIRED @ 1 SPACES / 1-BR UNIT
39 SPACES REQUIRED @ 1.5 SPACES / 2-BR UNIT
28 SPACES REQUIRED @ 2 SPACES / 3-BR UNIT
77 SPACES REQUIRED IN TOTAL
88 SPACES PROVIDED

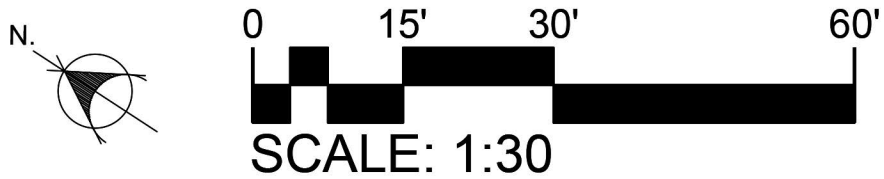
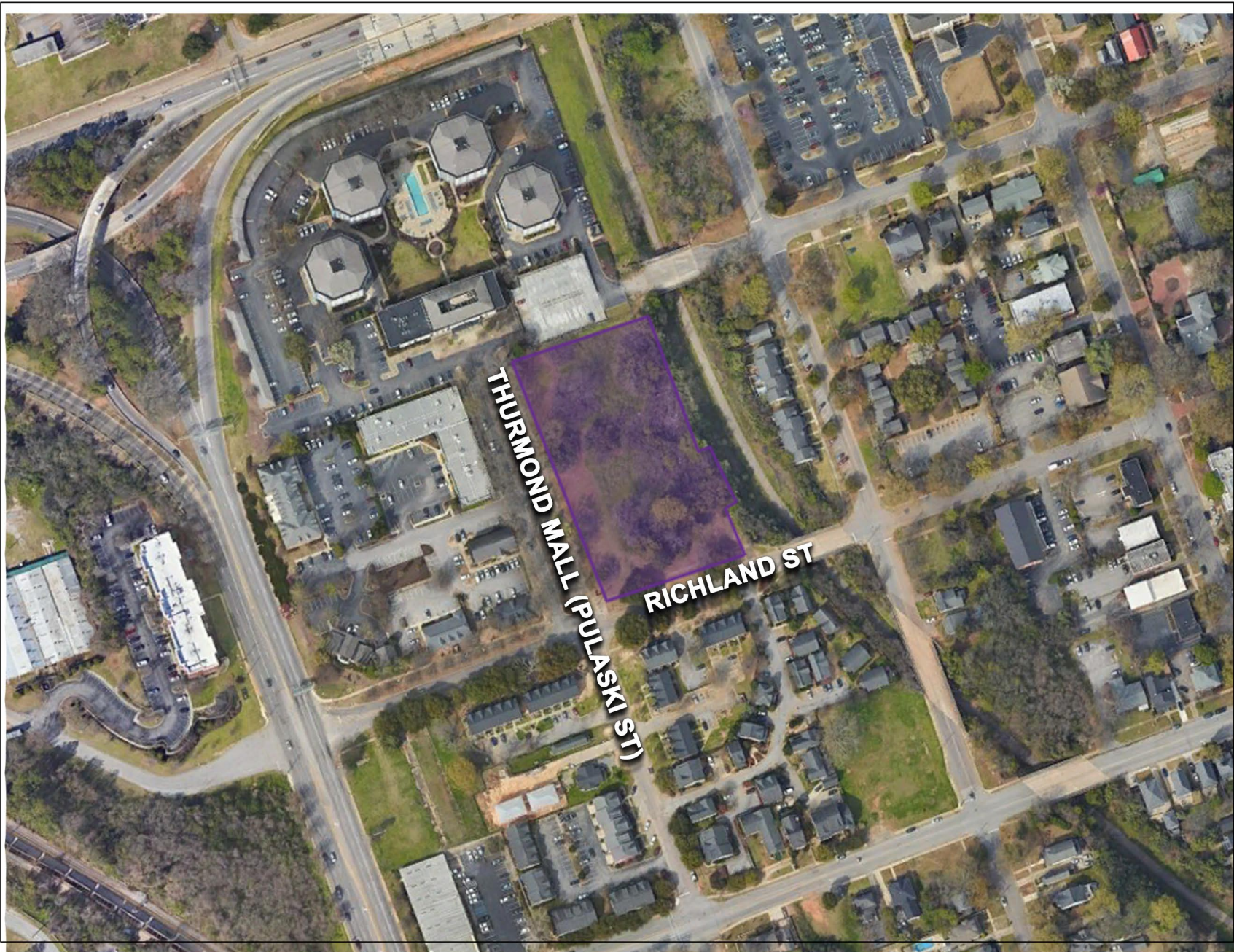
UNIT INFORMATION:

1-BR (A UNITS) = 10
2-BR (B UNITS) = 26
3-BR (C UNITS) =14
TOTAL = 50 UNITS

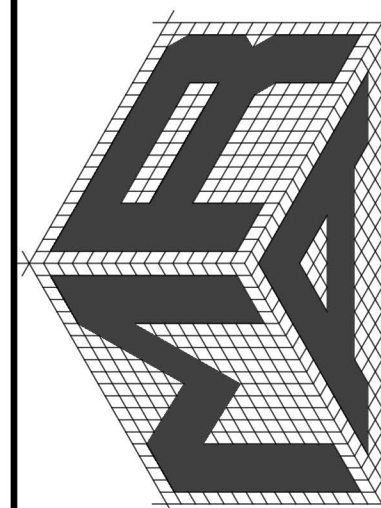
SITE & BUILDING AMENITIES:

- 1 COMMUNITY MULTI-PURPOSE ROOM
- 2 KITCHENETTE
- 3 EXERCISE ROOM w/ (MIN. 3 MACHINES)
- 4 EQUIPPED COMPUTER CENTER
- 5 EQUIPPED PLAYGROUND(MIN. 4 PLAY STATIONS)
- 6 LAUNDRY ROOM (MIN. 4 WASHERS AND 4 DRYERS)
- 7 COMMUNITY MONUMENT SIGN @ ENTRANCE
- 8 SCREENED-IN DUMPSTER AND RECYCLING

VICINITY MAP:



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
PULASKI PLACE
COLUMBIA, SC



CSP.1

SHEET REVISION LOG			
PROJECT NUMBER	2025-XXX	DATE ISSUED	05-20-2025
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CONCEPTUAL ARCHITECTURAL SITE PLAN

PULASKI PLACE

COLUMBIA, SC

GENERAL NOTES:
-NO NOISE ISSUES ON THE PROPOSED SITE.
-NO EXISTING BUILDINGS ON PROPOSED SITE.
-NO WETLANDS OR STATE WATERS INDICATED ON PROPOSED SITE.

SITE INFORMATION:

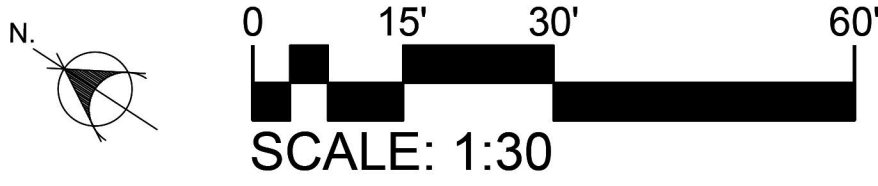
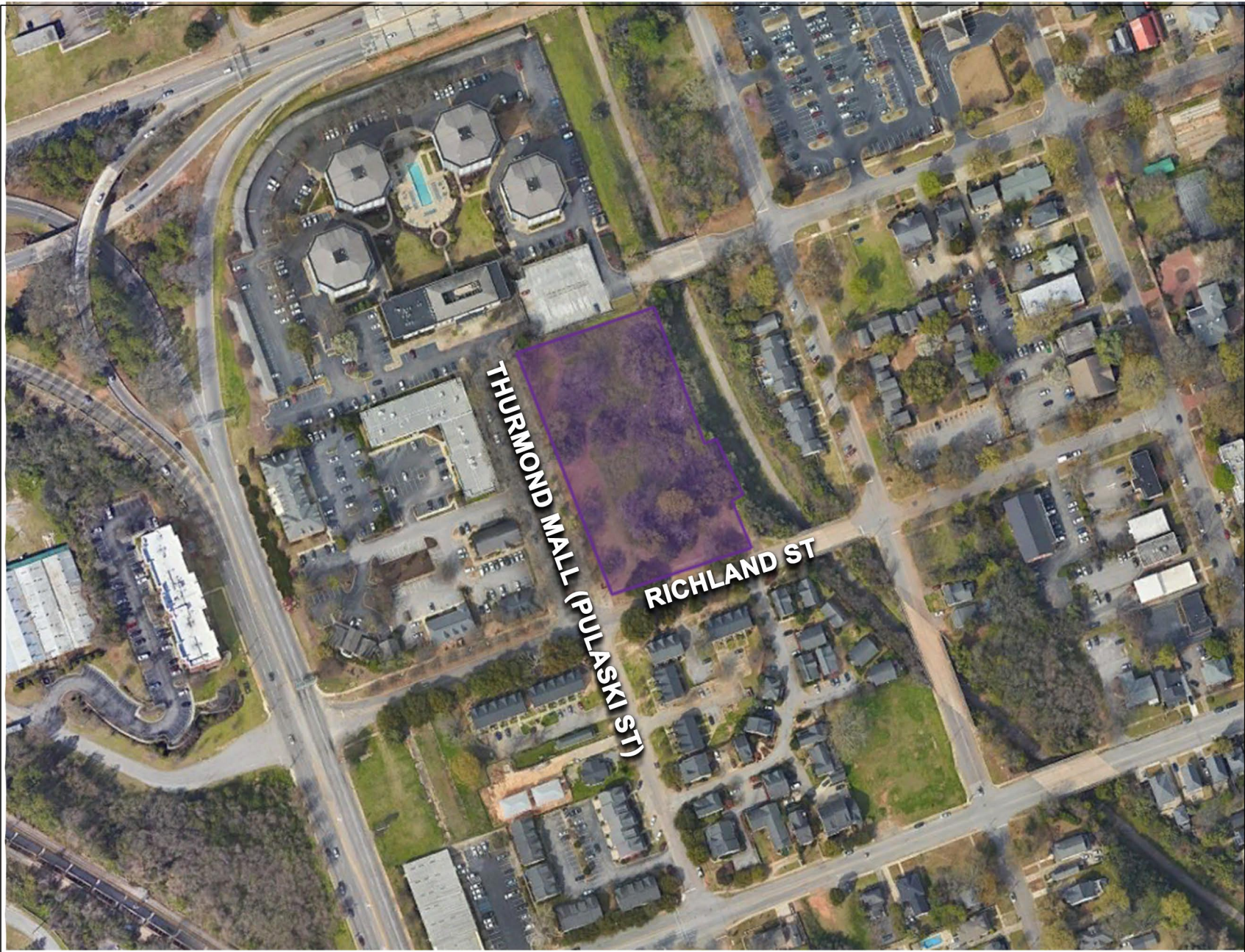
SITE ACREAGE: 1.97 +/- ACRES
SITE: EXISTING: RAC

UTILITY INFORMATION:

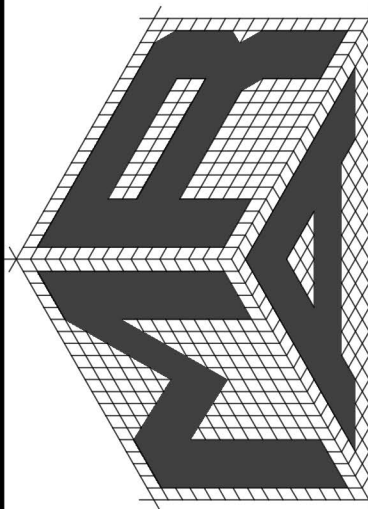
EXISTING WATER LINE IN ROW W
EXISTING SANITARY SEWER LINE IN ROW SS
EXISTING ELECTRIC LINE IN ROW UGP
EXISTING SEWER DRAIN LINE IN ROW SD
EXISTING GAS LINE IN ROW GAS
EXISTING OVER HEAD ELECTRIC LINE OHP



VICINITY MAP:



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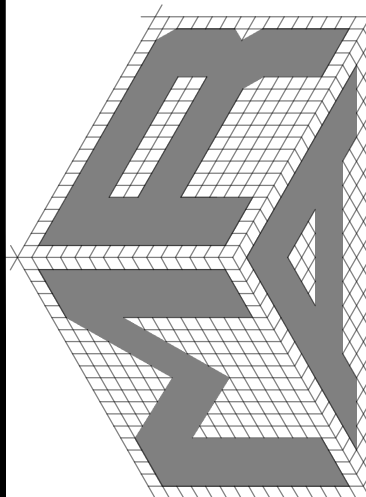
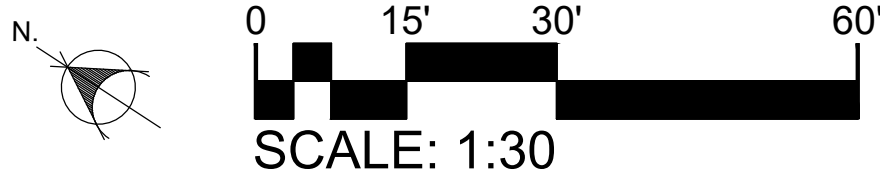
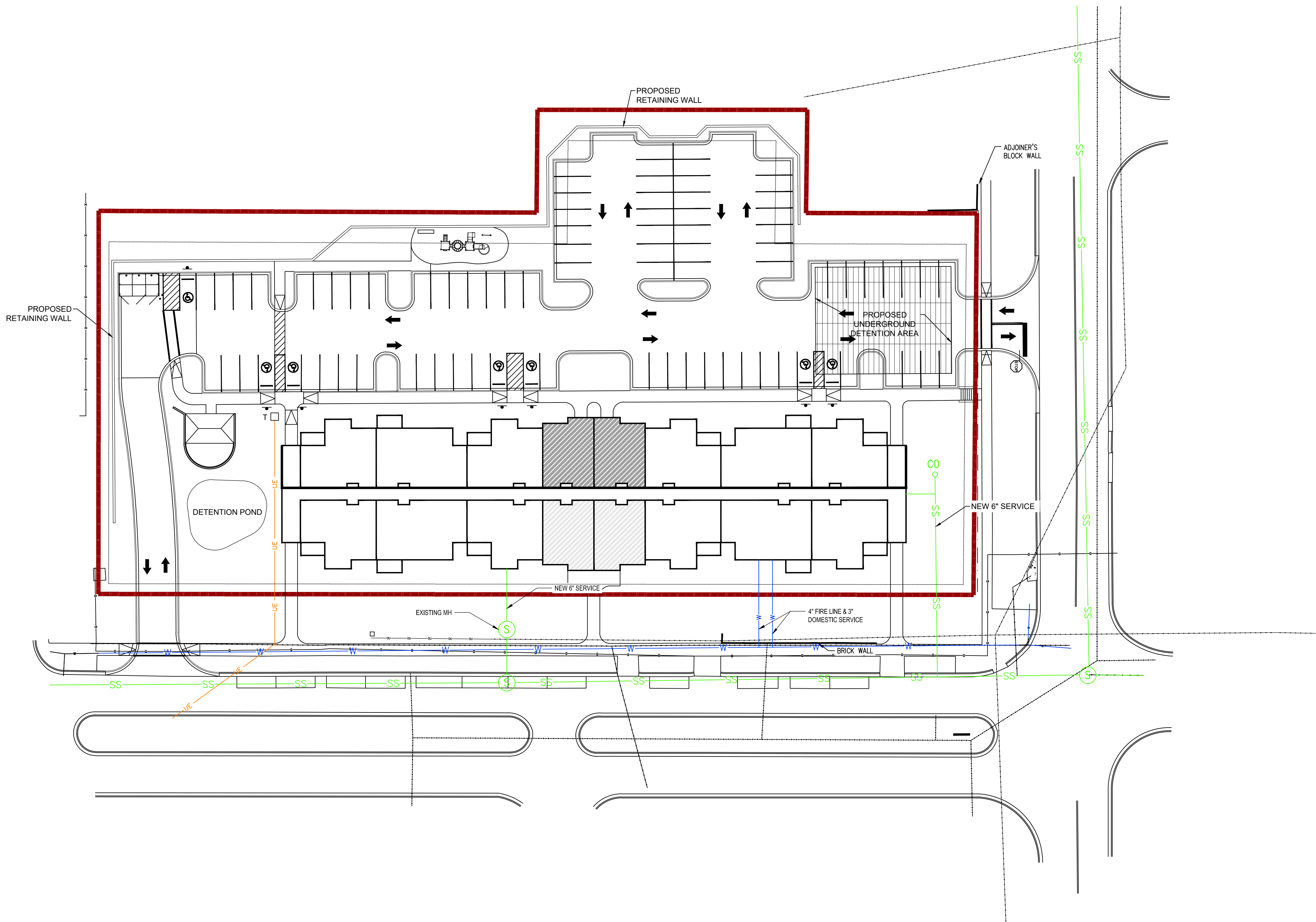
EXISTING CONDITIONS PLAN

PULASKI PLACE

COLUMBIA, SC

UTILITY INFORMATION:

- PROPOSED WATER LINE —W—
- PROPOSED SANITARY SEWER LINE —SS—
- PROPOSED POWER LINE —UE—



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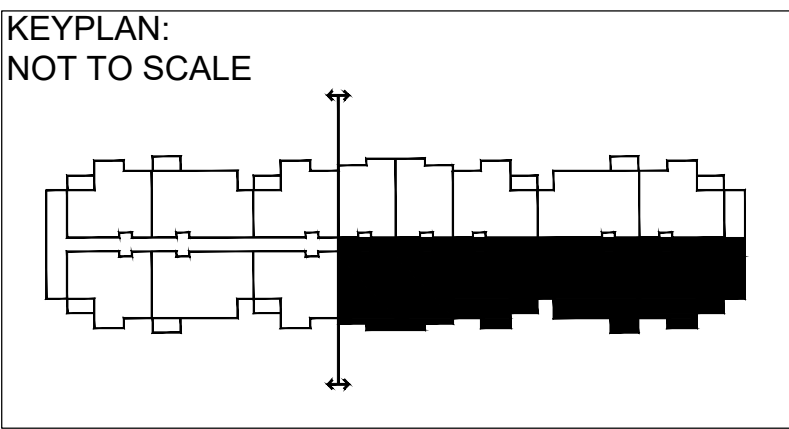
PROPOSED UTILITY PLAN

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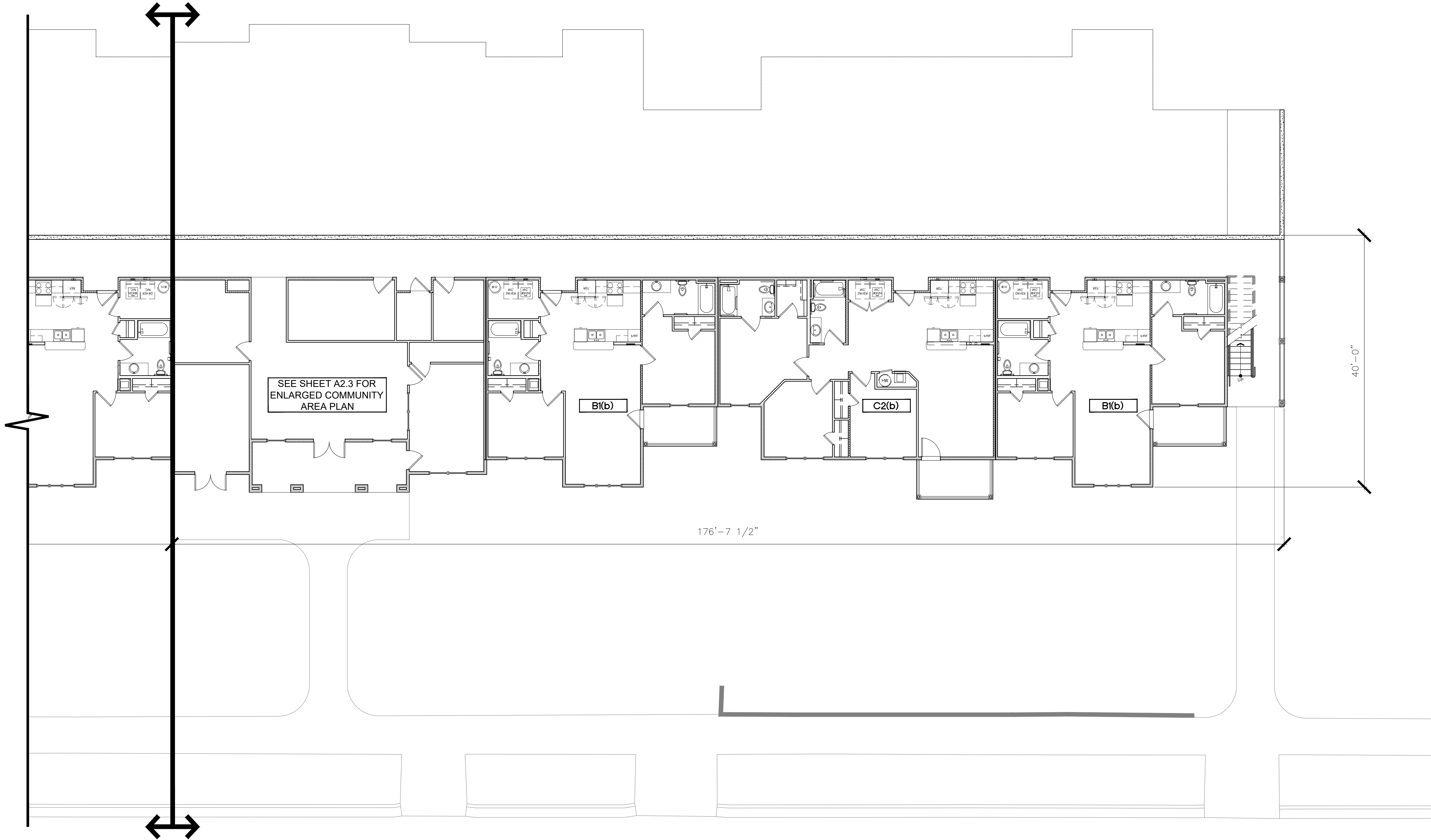
SHEET REVISION LOG

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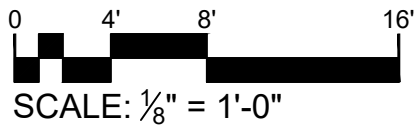
UNIT	TYPE	TERRACE	1ST	2ND	3RD	NUMBER OF UNITS	UNIT NET AREA	UNIT GROSS AREA	UNIT NET AREA	UNIT GROSS AREA
A1(b)	1 Bedroom - 1 Bathroom	0	1	4	4	9	751	803	6,759	7,227
A1(as)	1 Bedroom - 1 Bathroom (HC with Roll-In Shower)	0	1	0	0	1	751	803	751	803
		0	2	4	4	10				
B1(b)	2 Bedroom - 2 Bathroom	4	6	8	6	24	943	1,012	22,632	24,288
B1(as)	2 Bedroom - 2 Bathroom (HC with Roll-In Shower)	0	1	0	0	1	943	1,012	943	1,012
B1(av)	2 Bedroom - 2 Bathroom (Audio/ Visual)	0	1	0	0	1	943	1,012	943	1,012
		4	8	8	6	26				
C1(b)	3 Bedroom - 2 Bathroom	2	3	4	4	13	1,135	1,208	14,755	15,704
C1(as)	3 Bedroom - 2 Bathroom (HC with Roll-In Shower)	0	1	0	0	1	1,135	1,208	1,135	1,208
		2	4	4	4	14				
SUB-TOTAL UNITS		6	14	16	14	50			47,918	51,254



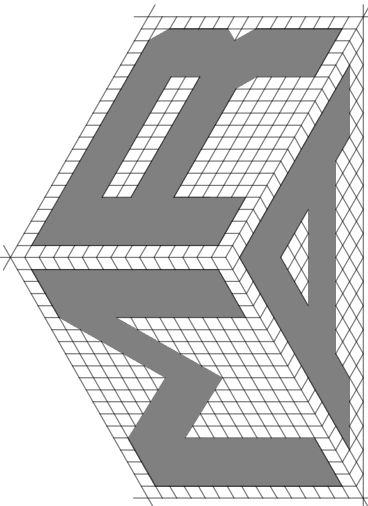
MATCHLINE



1 BUILDING - PARTIAL TERRACE FLOOR PLAN
1/8" = 1'-0" 7,329 S.F. HEATED 10,802 S.F. TOTAL



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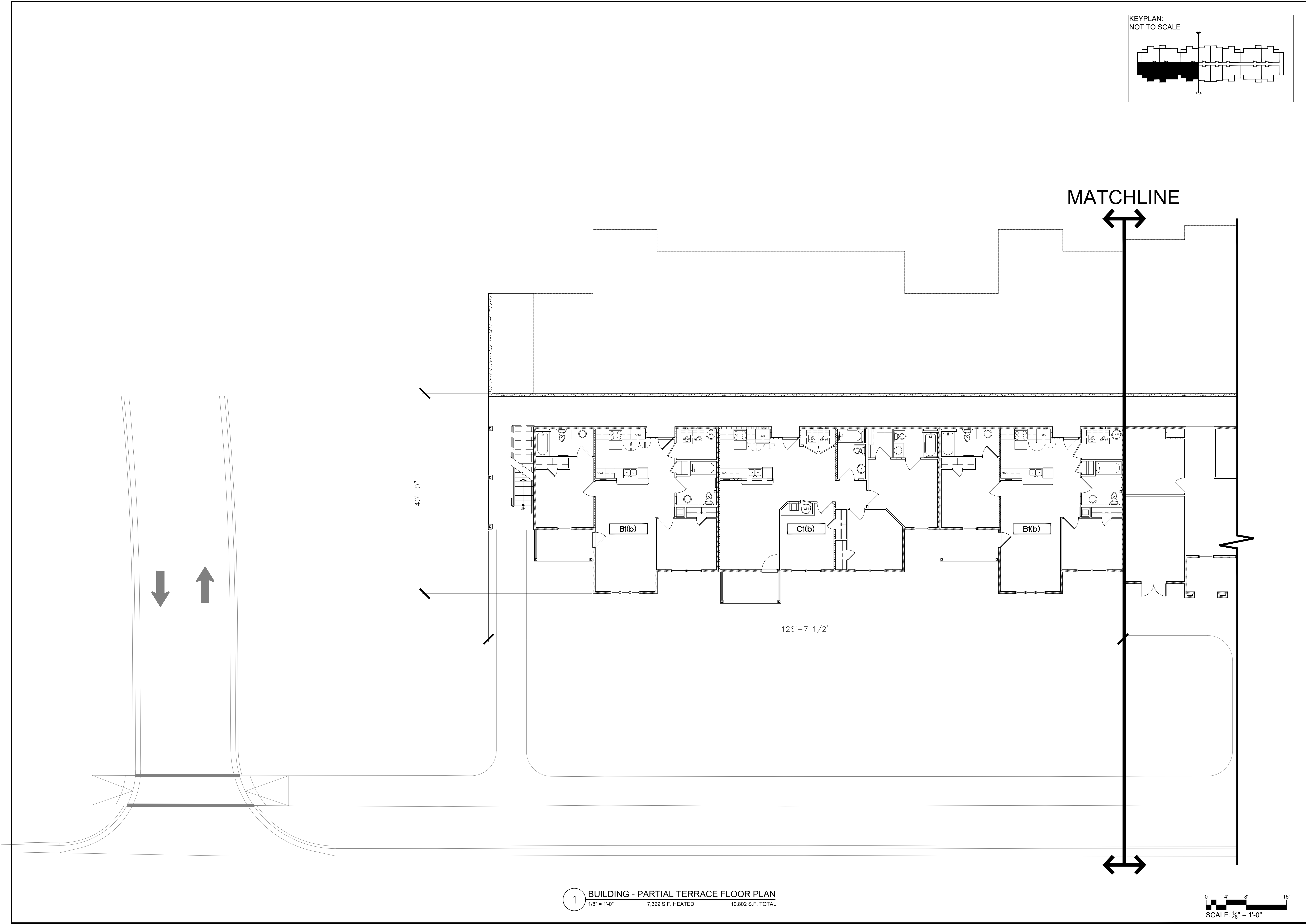
A1.1

2025 PRELIMINARY DRAWING SET

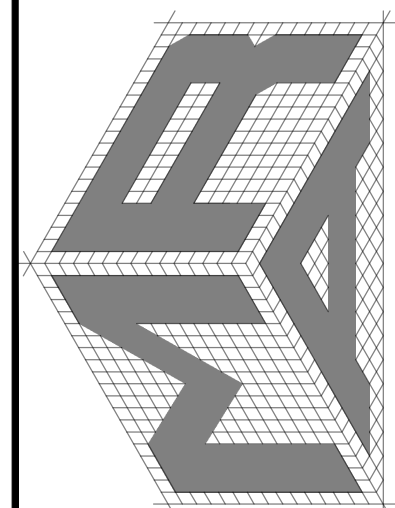
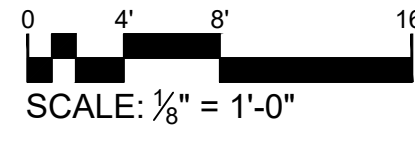
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1/8" = 1'-0" 7,329 S.F. HEATED 10,802 S.F. TOTAL



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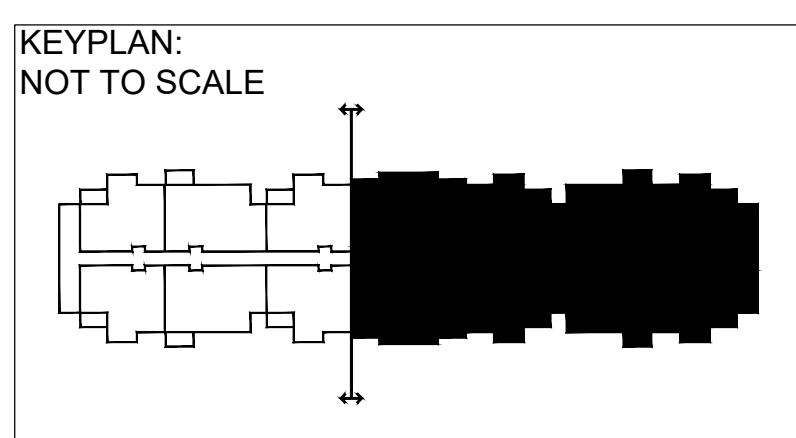
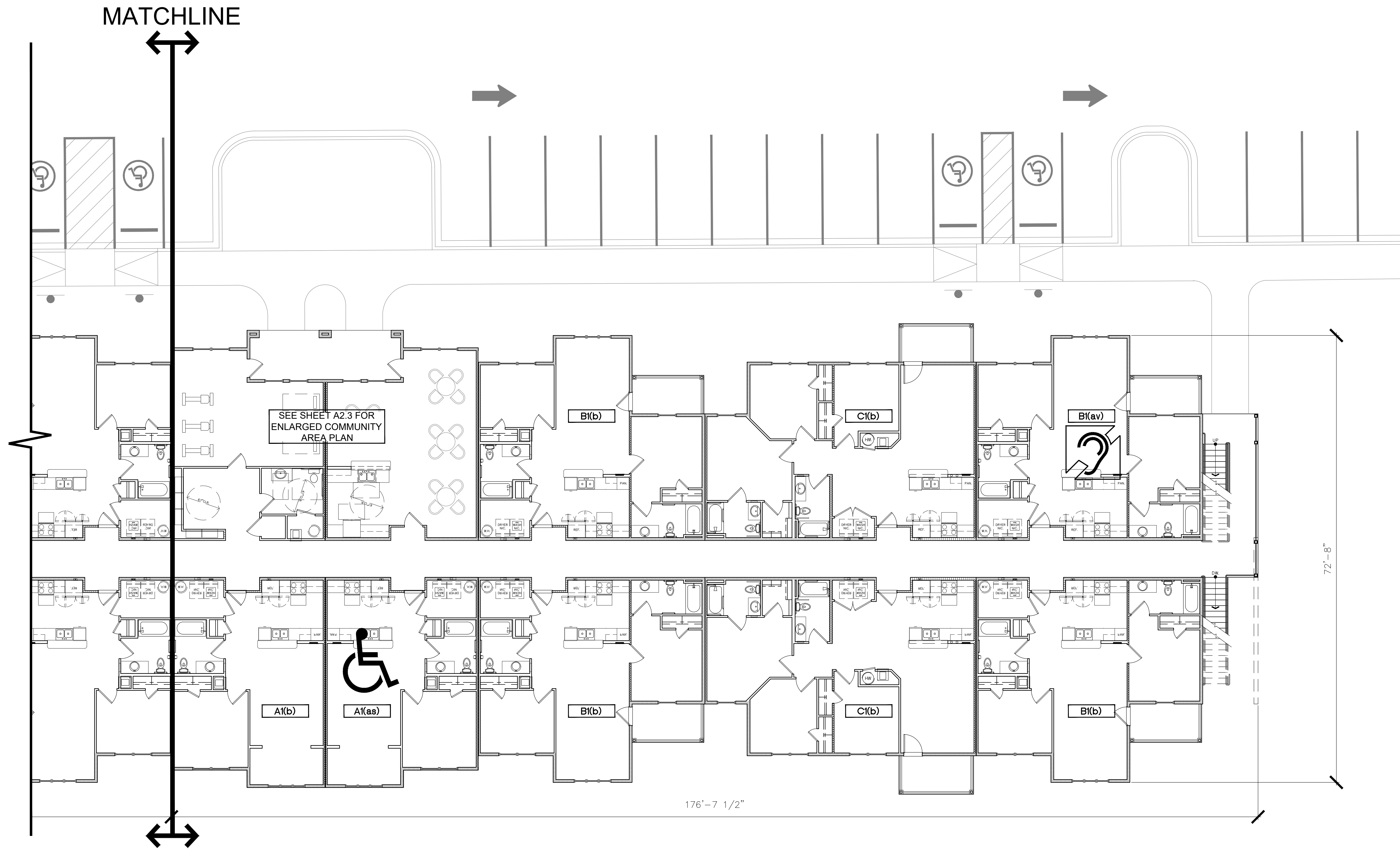
BUILDING - PARTIAL TERRACE FLOOR PLAN

PROJECT NUMBER
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N
CHECKED BY
MRL

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A1.2

2025 PRELIMINARY DRAWING SET



1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0" 14,873 S.F. HEATED 19,413 S.F. TOTAL

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

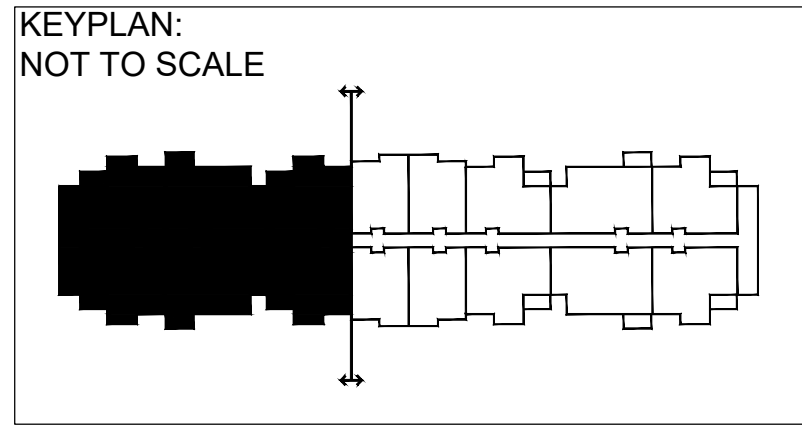
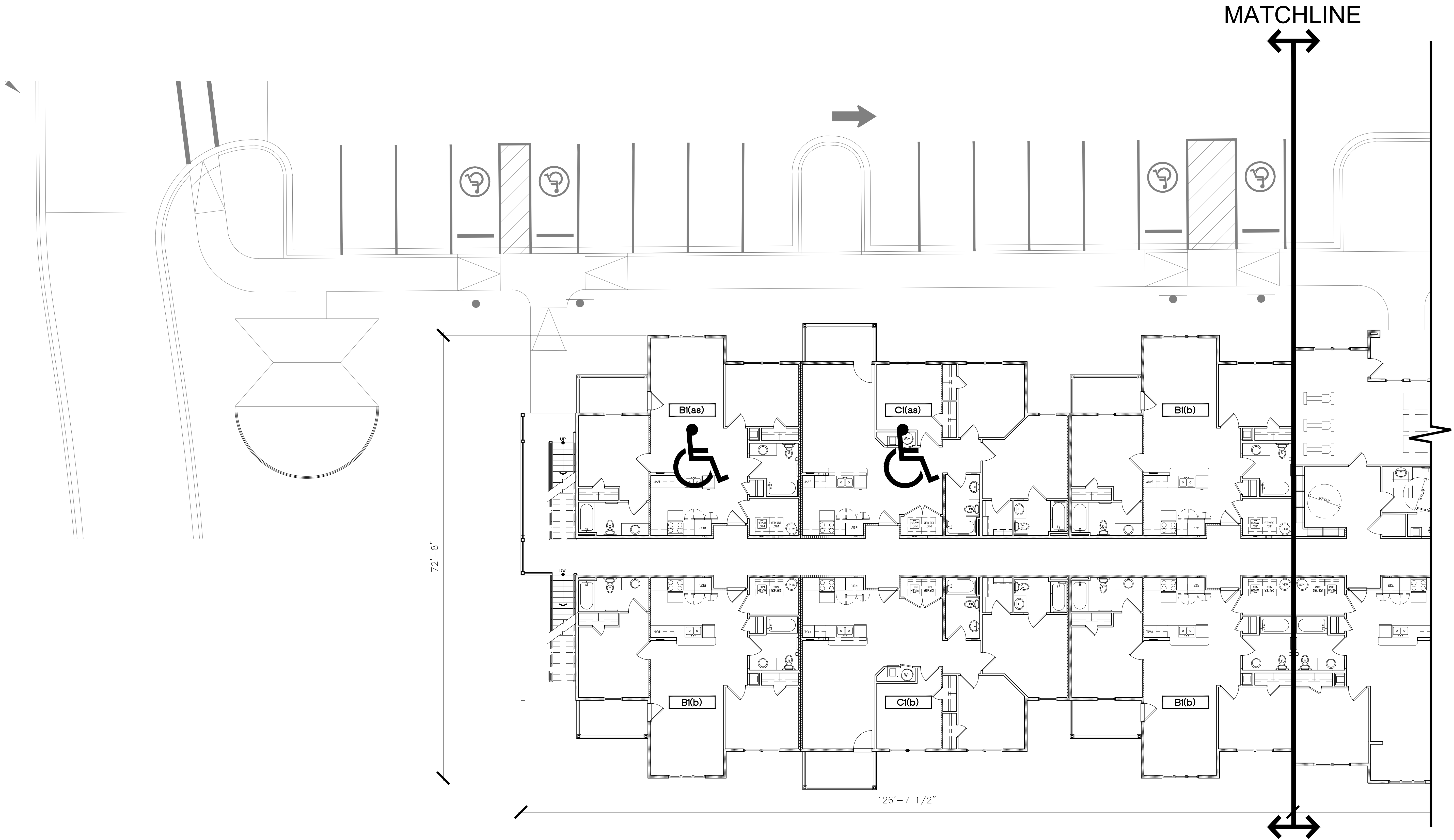


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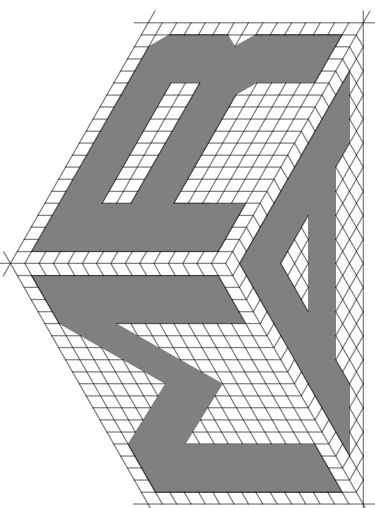
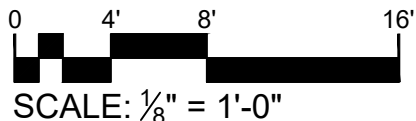
2025 PRELIMINARY DRAWING SET

BUILDING - PARTIAL FIRST FLOOR PLAN

PROJECT NUMBER: 2025-XXX
DATE ISSUED: 05-20-2025
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1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0" 14,873 S.F. HEATED 19,413 S.F. TOTAL



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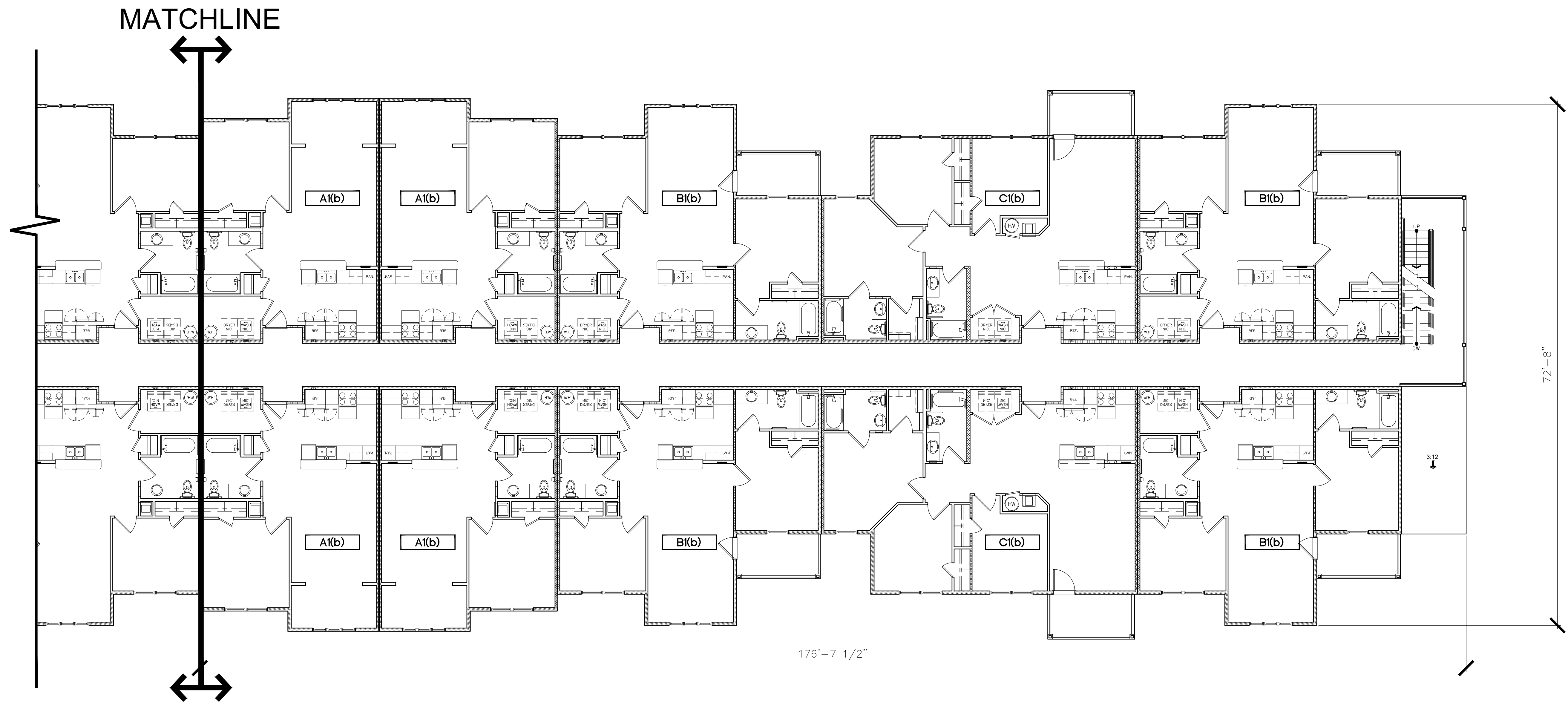
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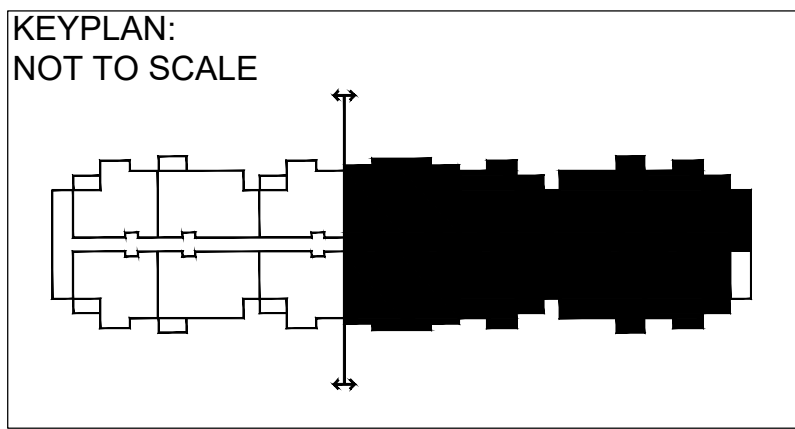
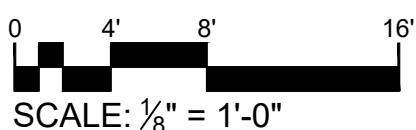
BUILDING - PARTIAL FIRST FLOOR PLAN

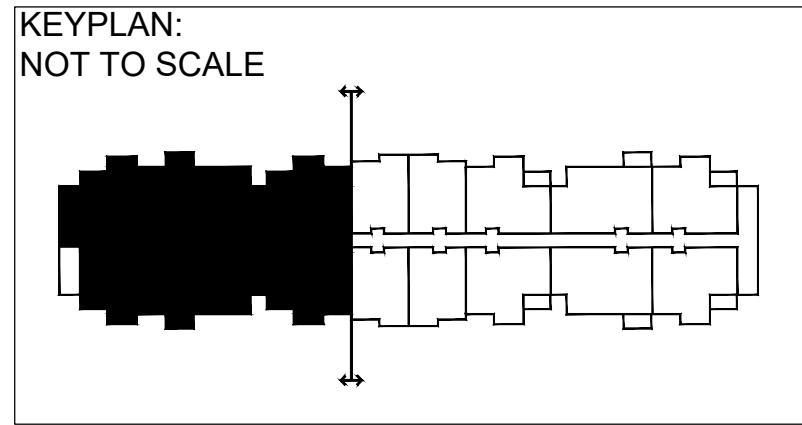
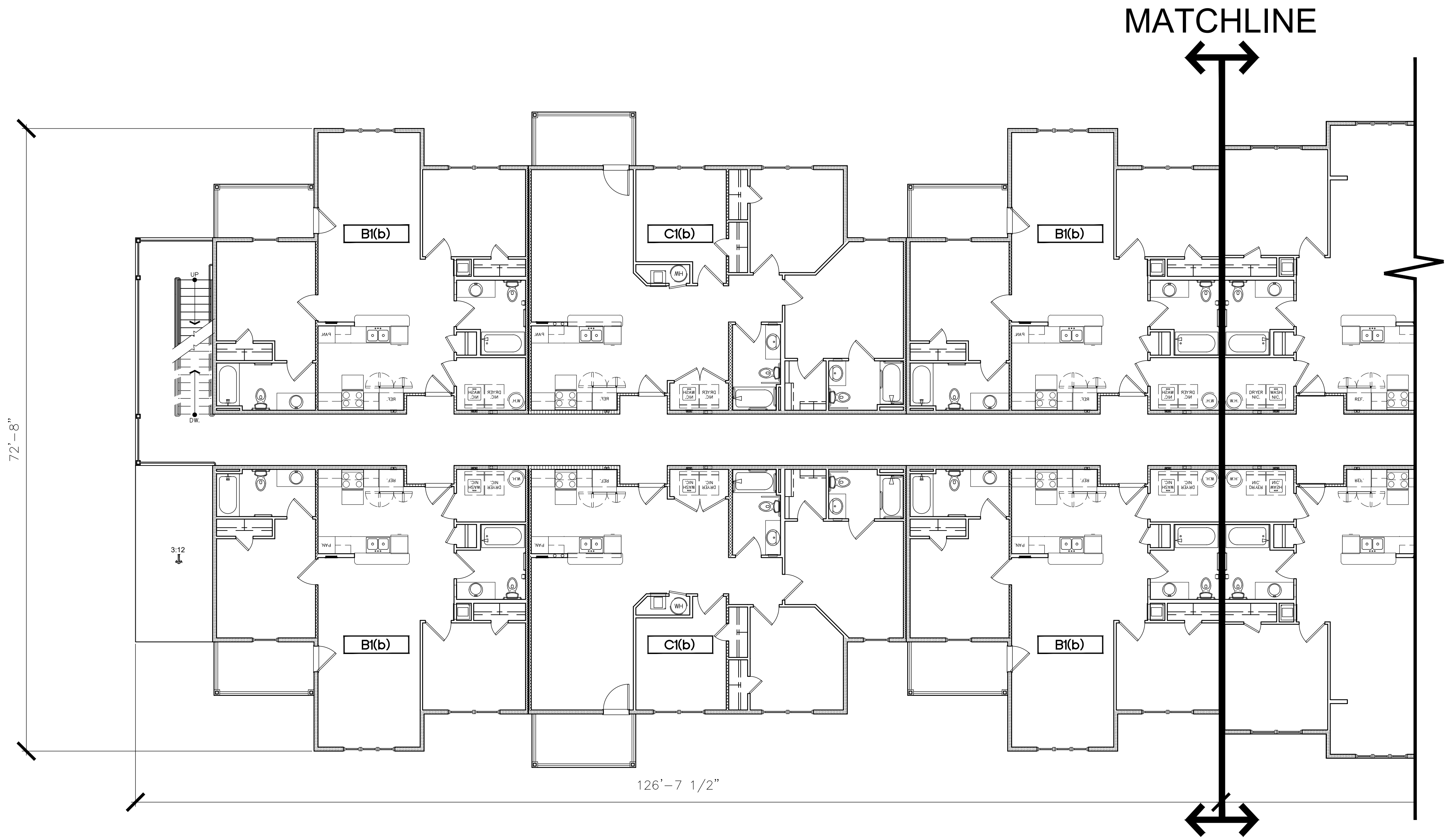
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2025 PRELIMINARY DRAWING SET

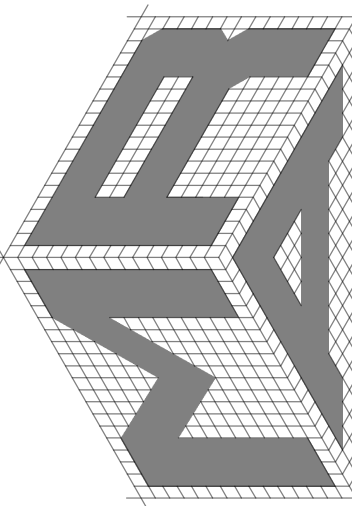
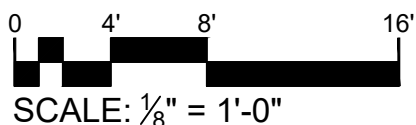


1 BUILDING - PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0" 15,088 S.F. HEATED 19,413 S.F. TOTAL





1 BUILDING - PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0" 15,088 S.F. HEATED 19,413 S.F. TOTAL



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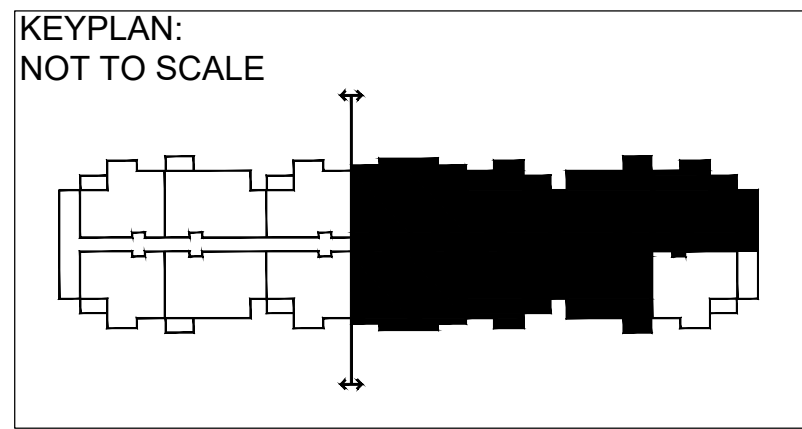
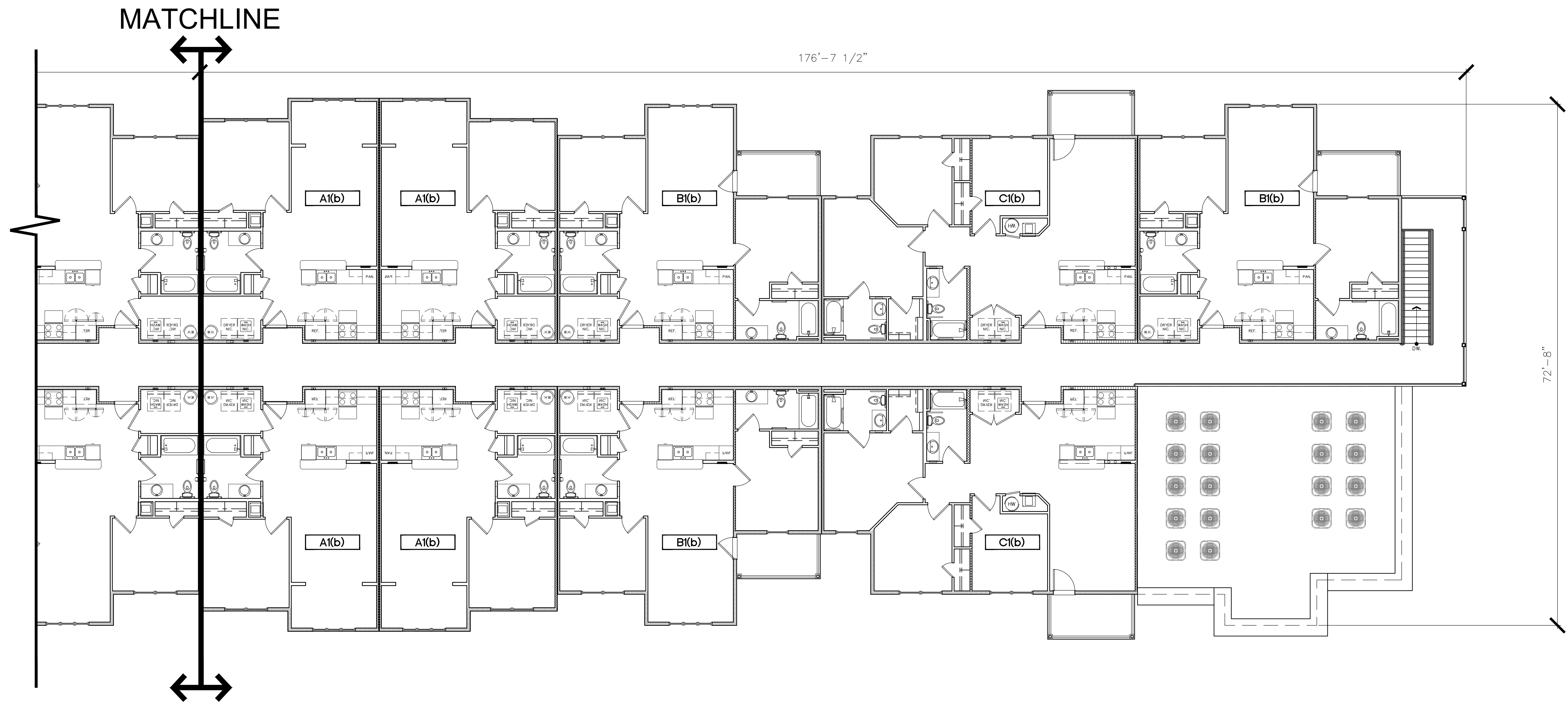
BUILDING - PARTIAL SECOND FLOOR PLAN

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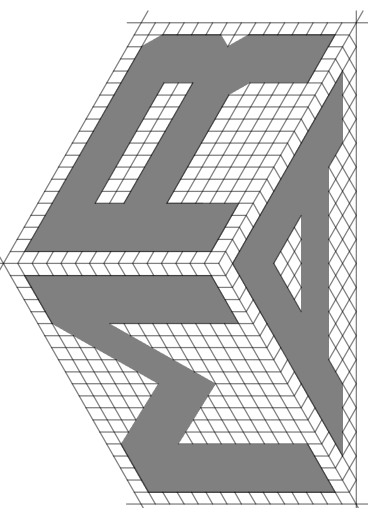
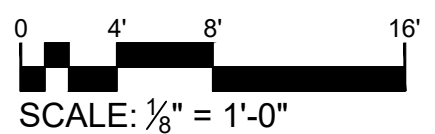
SHEET REVISION LOG

A1.6

2025 PRELIMINARY DRAWING SET



1 BUILDING - PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0" 13,202 S.F. HEATED 17,213 S.F. TOTAL



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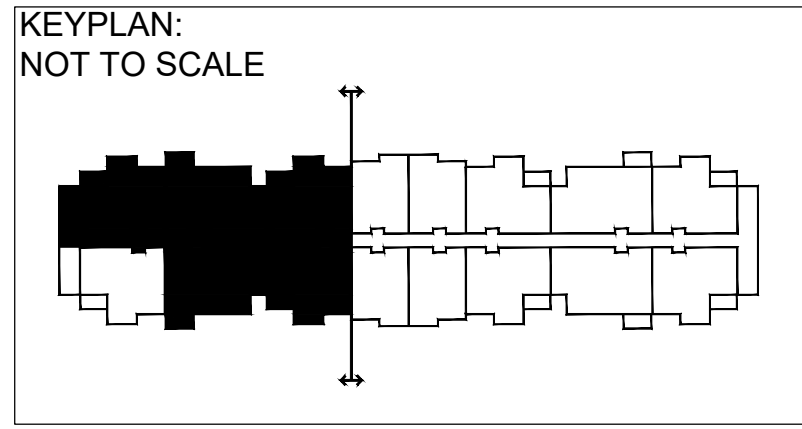
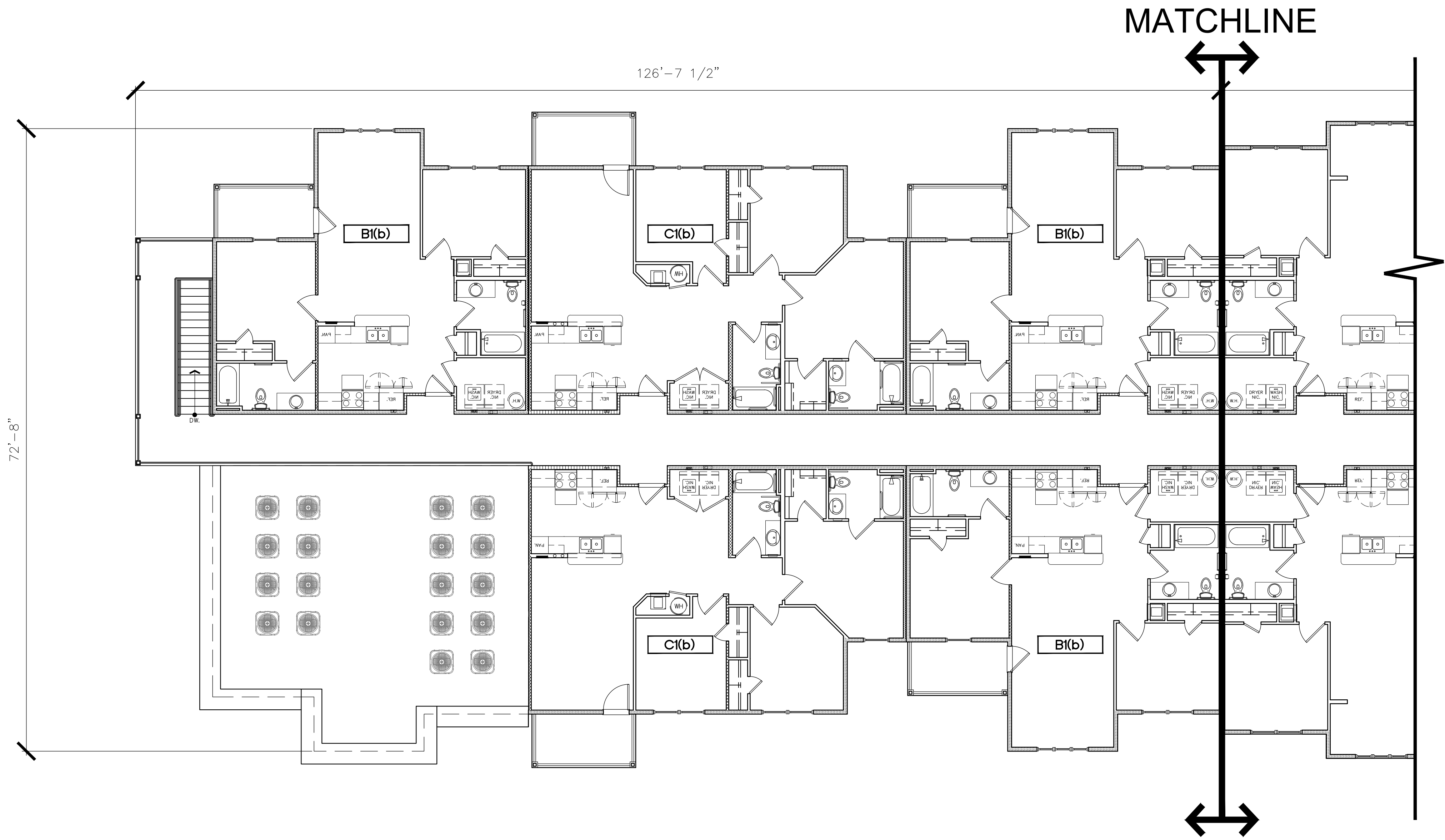
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2025 PRELIMINARY DRAWING SET

BUILDING - PARTIAL THIRD FLOOR PLAN

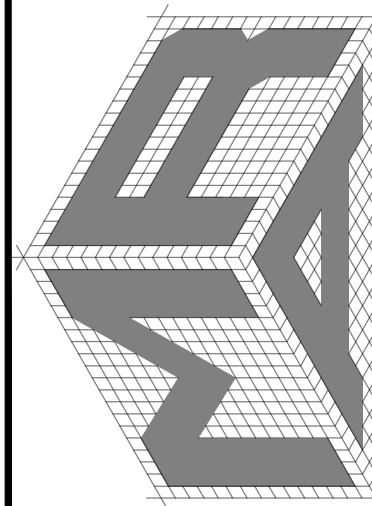
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1 BUILDING - PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0" 13,202 S.F. HEATED 17,213 S.F. TOTAL

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



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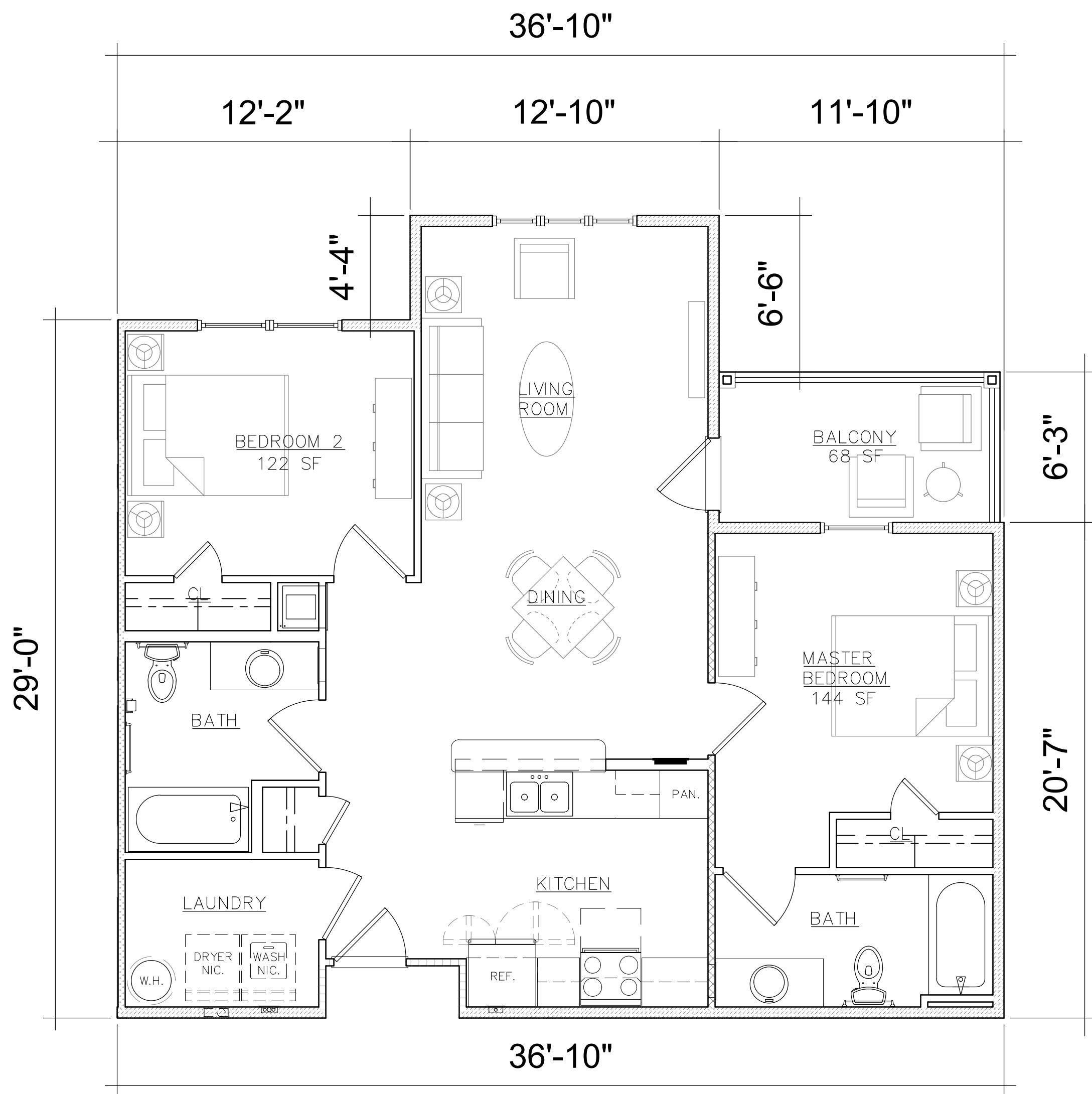
BUILDING - PARTIAL THIRD FLOOR PLAN

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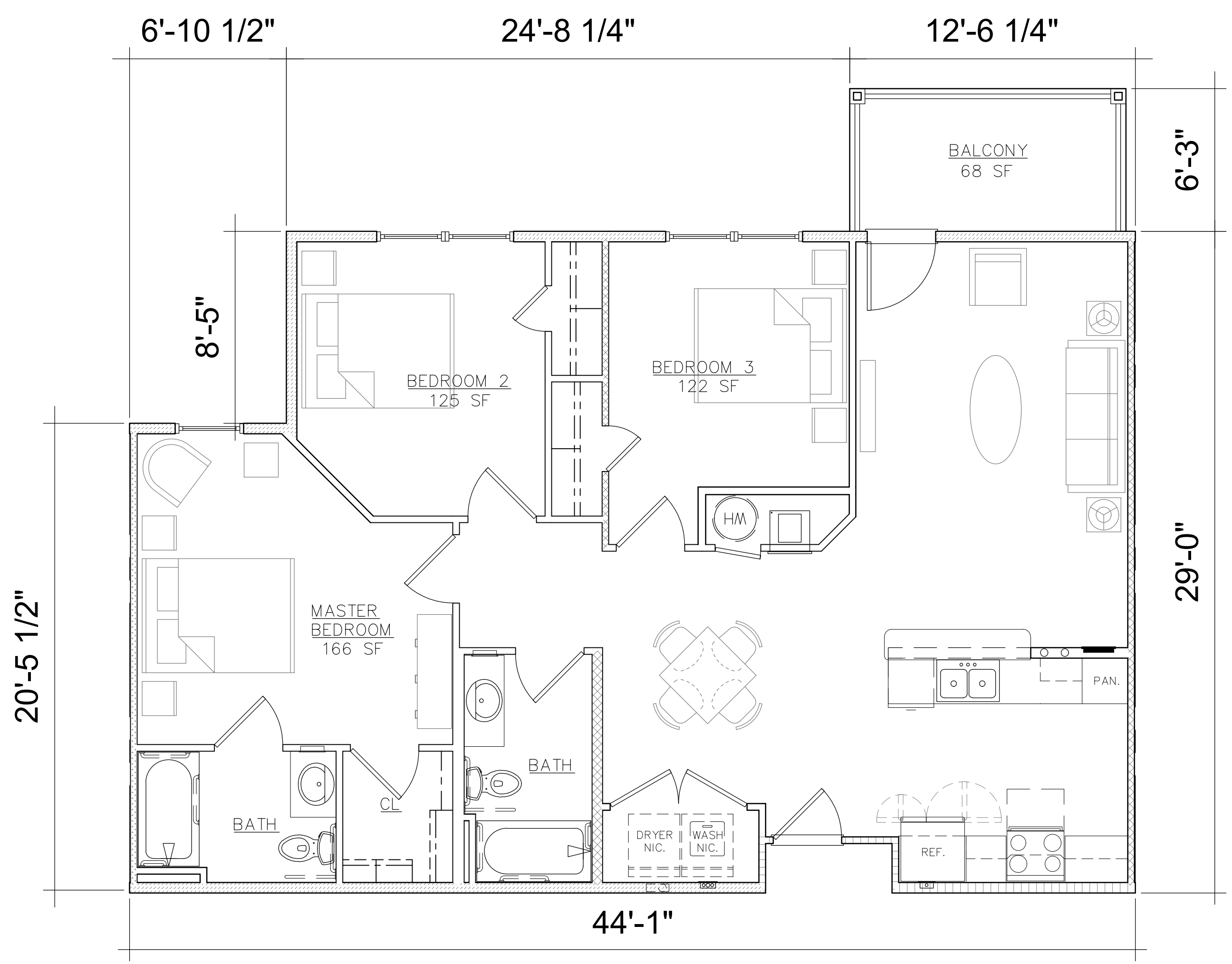
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A1.8

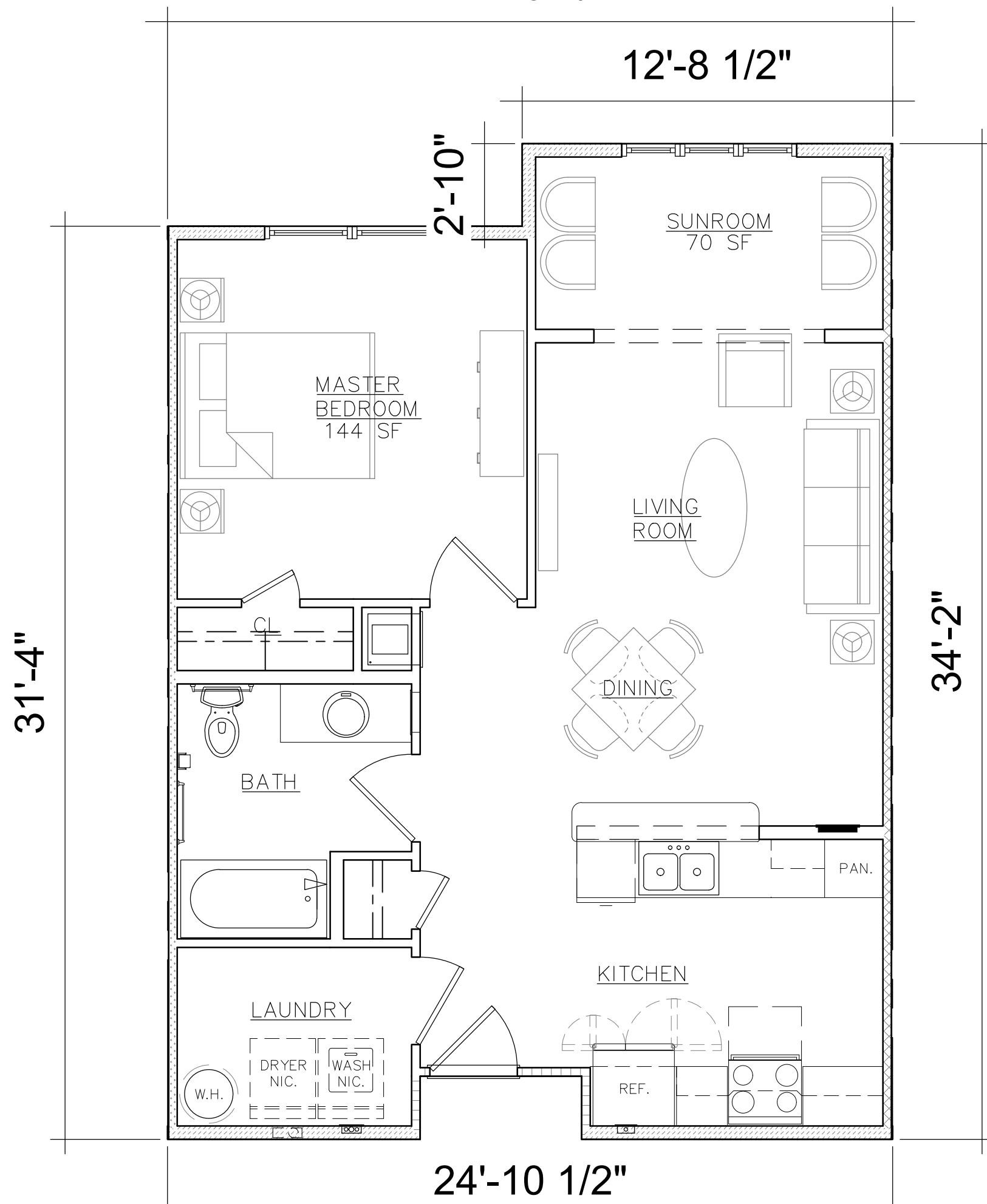
2025 PRELIMINARY DRAWING SET



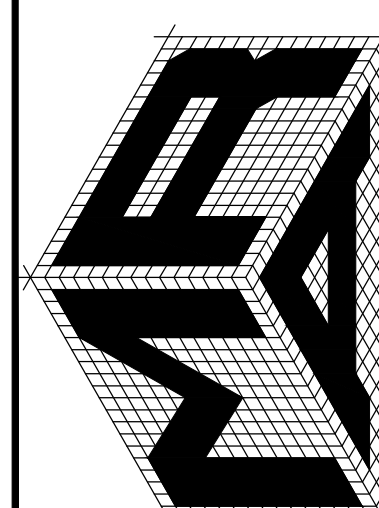
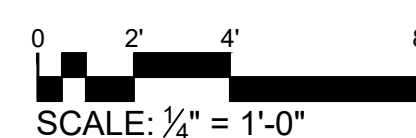
2 TYPICAL TWO BEDROOM UNIT "B1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
943 SQ. FT. HEATED
1012 SQ. FT. TOTAL



3 TYPICAL THREE BEDROOM UNIT "A1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
1135 SQ. FT. HEATED
1208 SQ. FT. TOTAL



1 TYPICAL ONE BEDROOM UNIT "A1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
751 SQ. FT. HEATED
803 SQ. FT. TOTAL



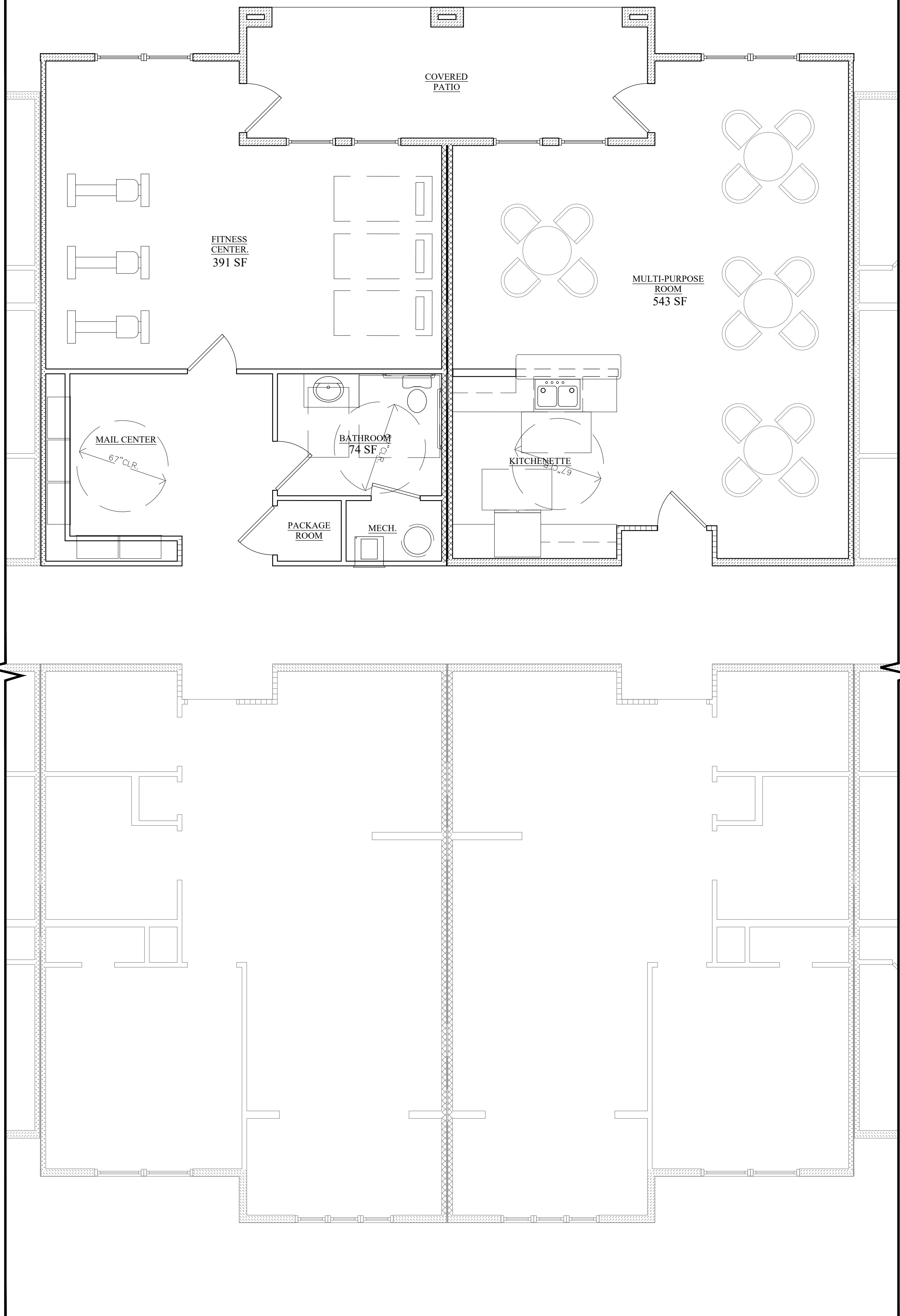
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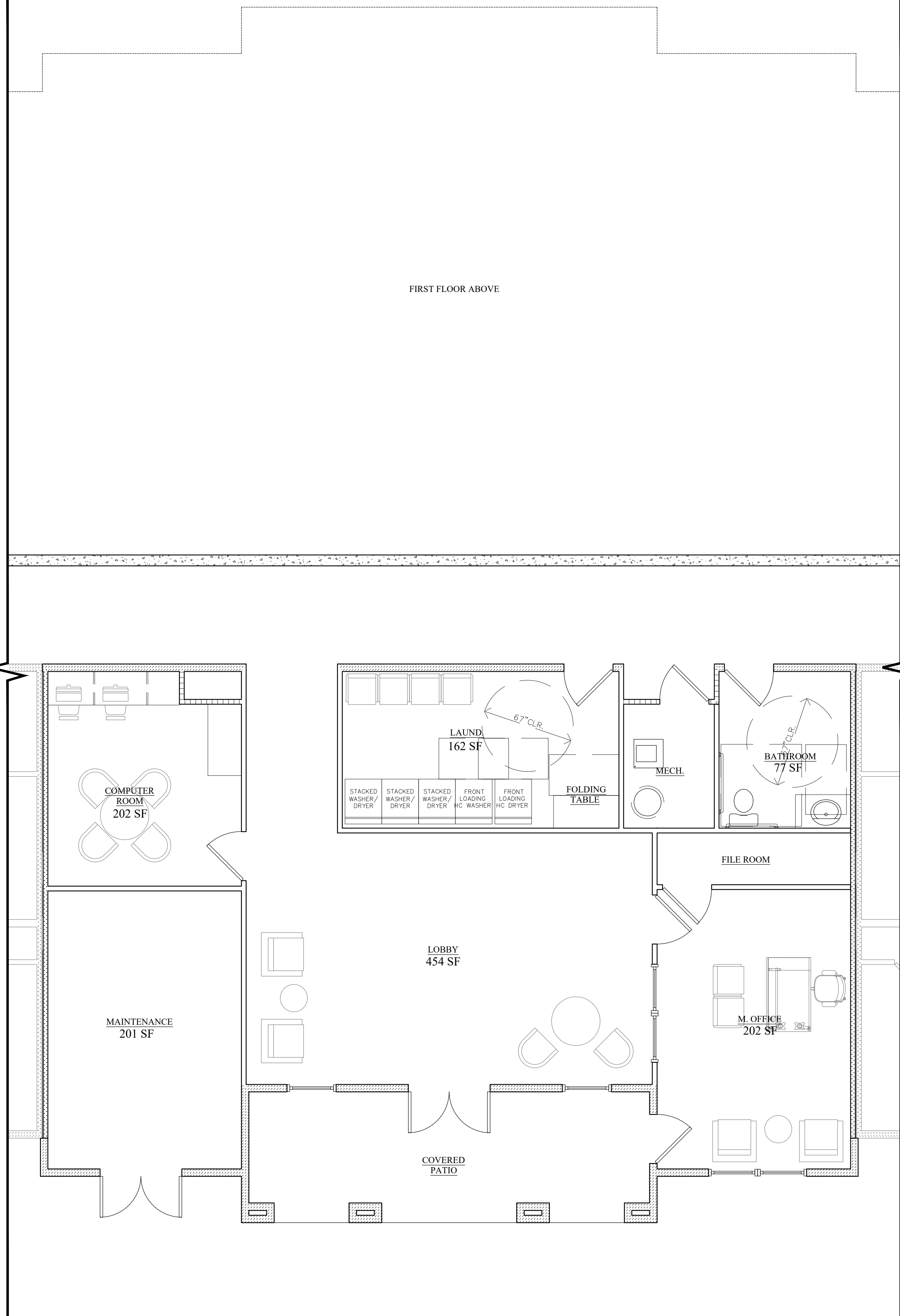
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NOT RELEASED FOR CONSTRUCTION

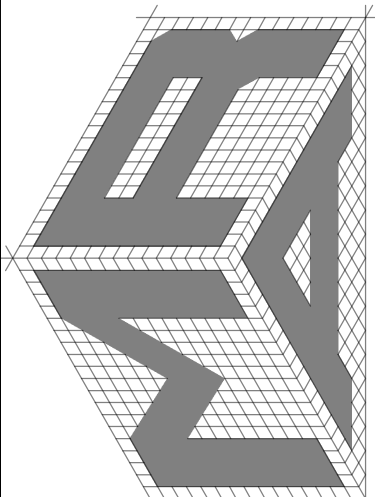
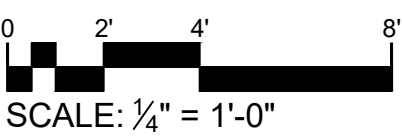
FAIR HOUSING UNIT PLANS



2 ENLARGED - FIRST FLOOR COMMON AREA PLAN
1/4" = 1'-0"



1 ENLARGED - TERRACE FLOOR COMMON AREA PLAN
1/4" = 1'-0"



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ENLARGED - COMMUNITY AREA PLANS

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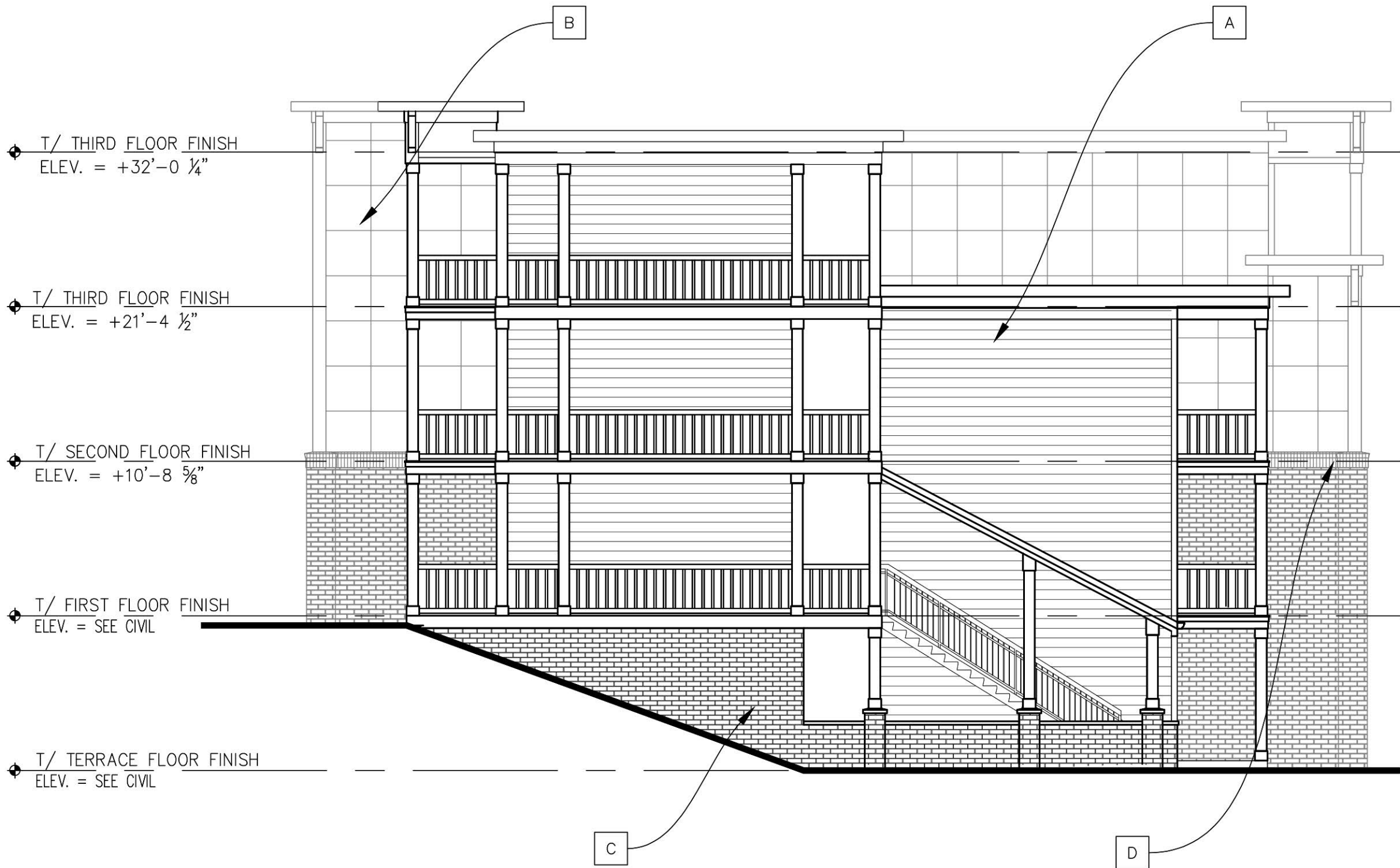
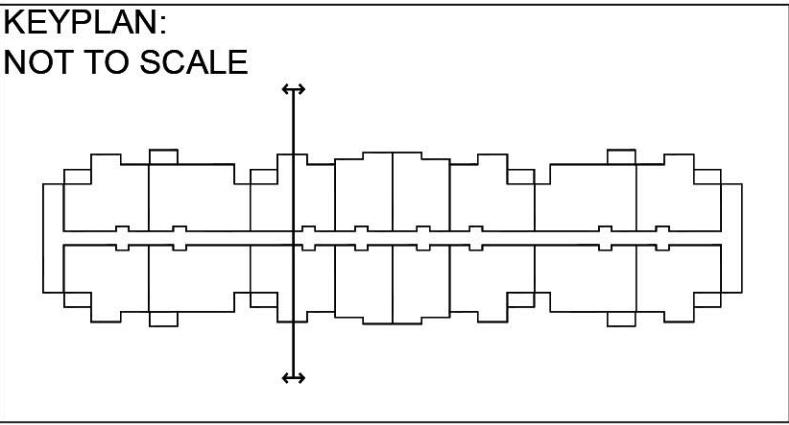
A2.2

2025 PRELIMINARY DRAWING SET

MATERIAL NOTE

MORE THAN 20% MASONRY
ALL BUILDING MATERIAL USED WILL HAVE AT LEAST A 30
YEAR WARRANTY

- ELEVATION KEY NOTES:**
- A. HORIZONTAL LAP SIDING TYP.
 - B. FIBER CEMENT PANEL
 - C. BRICK VENEER TYP.
 - D. BRICK ROWLOCK
 - E. BRICK SOLDIER HEADER
 - F. CONDUCTOR BOX AND 5"X5" DOWNSPOUT TYP.



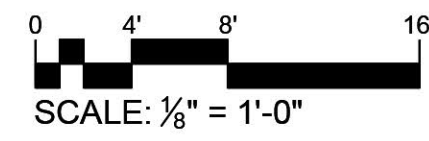
3 BUILDING - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING - PARTIAL FRONT ELEVATION (THURMOND MALL)
1/8" = 1'-0"

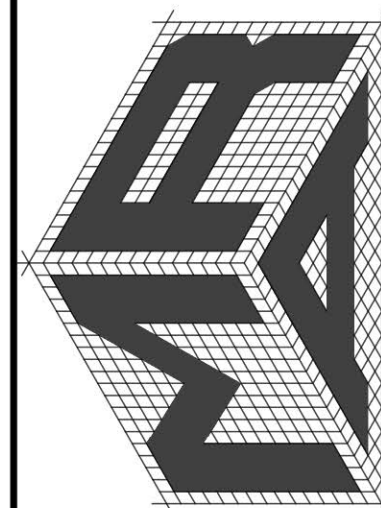


1 BUILDING - PARTIAL FRONT ELEVATION (THURMOND MALL)
1/8" = 1'-0"



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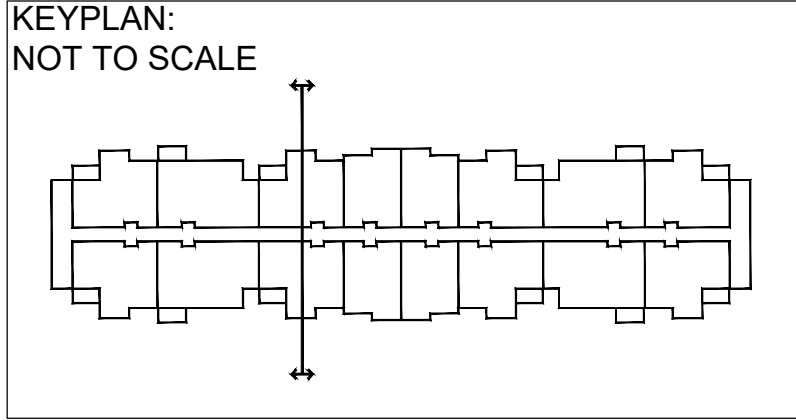
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BUILDING - PARTIAL FRONT ELEVATIONS (THURMOND MALL) & SIDE ELEVATION

MATERIAL NOTE

MORE THAN 20% MASONRY
ALL BUILDING MATERIAL USED WILL HAVE AT LEAST A 30
YEAR WARRANTY

- ELEVATION KEY NOTES:
- A. HORIZONTAL LAP SIDING TYP.
 - B. FIBER CEMENT PANEL
 - C. BRICK VENEER TYP.
 - D. BRICK ROWLOCK
 - E. BRICK SOLDIER HEADER
 - F. CONDUCTOR BOX AND 5"X5" DOWNSPOUT TYP.



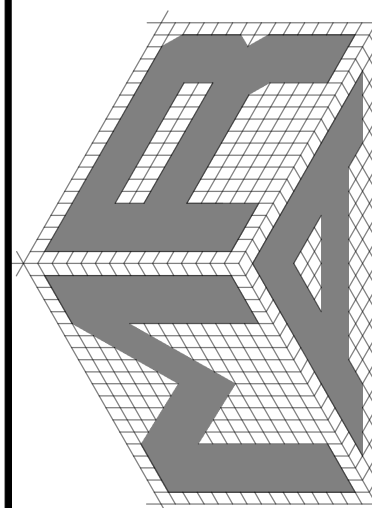
2 BUILDING - PARTIAL REAR ELEVATION (PARKING LOT)
1/8" = 1'-0"



1 BUILDING - PARTIAL REAR ELEVATION (PARKING LOT)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

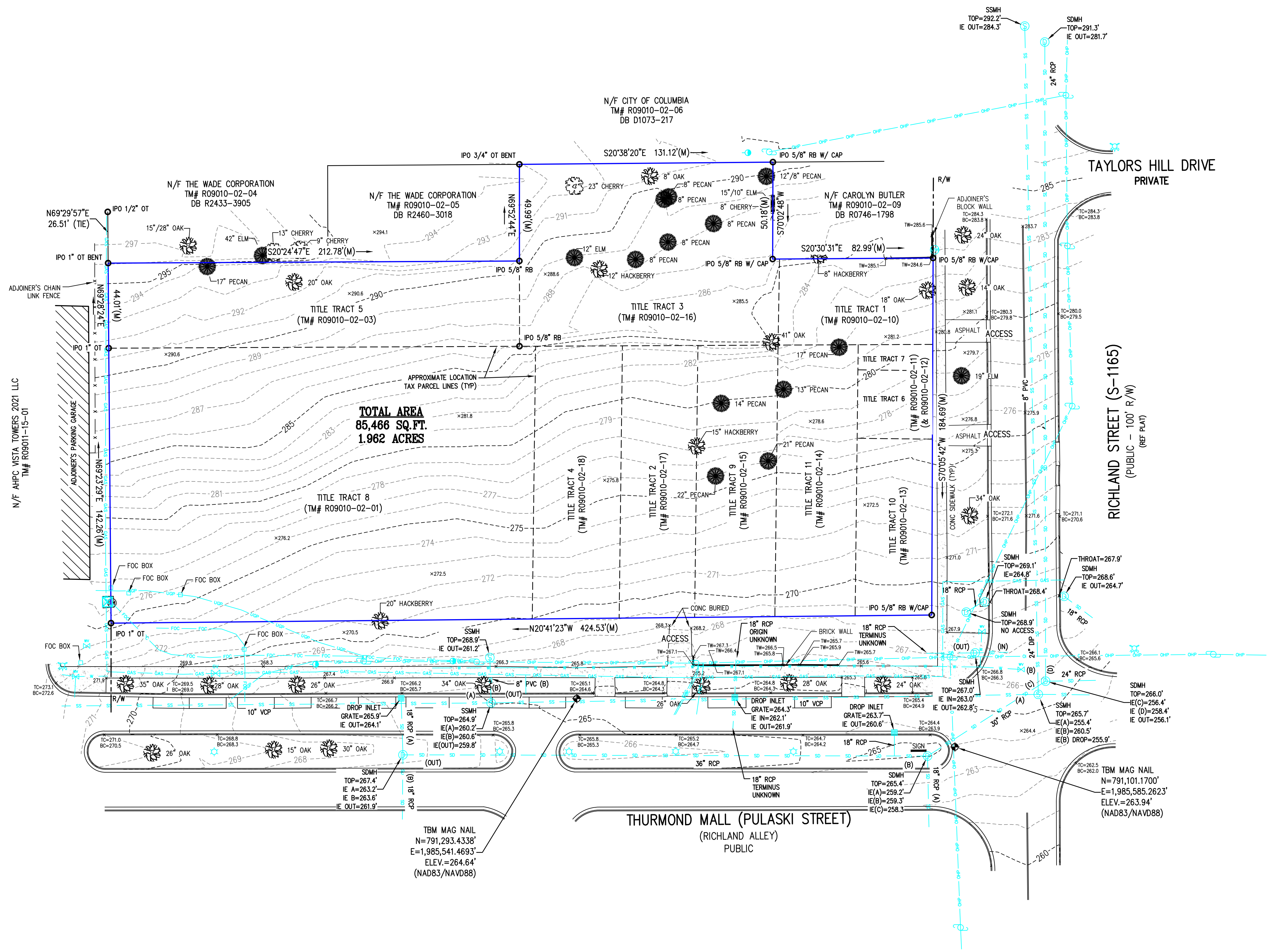
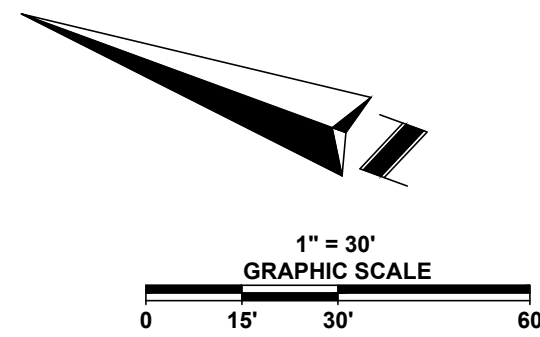
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
PULASKI PLACE
COLUMBIA, SC



A3.2

PROJECT NUMBER 2025-XXX	SHEET REVISION LOG
DATE ISSUED 05-20-2025	
DRAWN BY LI	
CHECKED BY MRL	

BUILDING - PARTIAL REAR ELEVATIONS (PARKING LOT)



2021 ALTA/NSPS LAND TITLE SURVEY

1900 PULASKI STREET

SITE ADDRESS

1900 PULASKI STREET

RICHALND COUNTY

COLUMBIA, SC 29201

PARTNER PROJECT NUMBER: 25-494568.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 885-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: AE	DRAWING SCALE: 1"= 30'
		CHECKED BY: JG	JOB NO.: S250440
		FILENAME: S250440 TOPO.DWG	

SURVEYED BY

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

SHEET 2
OF 2

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

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