BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of July 14, 2021
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
Protocol

To participate in the Virtual Board Meeting please refer to the following instructions:

MEETING LINK: https://us02web.zoom.us/s/81872637006.
To access via phone, dial 1 (312) 626-6799  Webinar ID# 818 7263 7006.

Information on each application, including documents submitted by the applicant, and results after the meeting, will be available online at www.charleston-sc.gov/bar

Public Comment Instructions:
Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Wednesday, 07.14.21.

1. Sign-up to speak or leave comments for the Board of Architectural Review - Large by completing the form at http://innovate.charleston-sc.gov/comments/;
2. Request to speak or leave a comment via email to Boards@charleston-sc.gov.
3. Request to speak or leave a comment via phone at 843-724-3765.
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.
Protocol

Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

Applicants, staff and Board members are required to give their name whenever speaking.

Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

Chat and the Q & A functions have been disabled for everyone.

Public Comment:
• The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

• Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

• Those members of the public that have registered will be called in order by project.

• Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
Protocol

Board:

- Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim and the Board member making the motion should correct the Chair if he has not re-read the motion accurately.

- If a Board member needs to recuse, he or she will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.
• These proceedings are being recorded and broadcasted to the City of Charleston’s You Tube Channel.
Agenda Item #1

99 South Market Street - - TMS # 458-05-03-064

Request Final Approval of Revised Courtyard with new awnings, ramp, walks, planter, wall extensions and renovated outdoor bar structure.

N/A / (French Quarter) / c. Demolished 2021 / Old and Historic District
Agenda Item #1

Applicant’s Presentation
Pavers:
Manufacturer: Stone
Color: Blue Stone
Pattern: “french” or “Versailles”
Joints: 1/2” Black polymeric Sand
Components: Two 8 x 8, One 8 x 16,
Two 16 x 16, and
One 16 x 24 to equal 8 SF.

Planter Material:
Type: Dwarf Muhly Grass
Muhlenbergia Capillaris
Height: 2-3 ft.

Tabby Stucco:
Gray Cement Stucco
Shell-Coastal Fines & 1/2” Coastal Shell Mix

Food Hall Identification Lettering:
Material: Gold Anodized Cut Aluminum
Thickness: 1/4”
Mounting: Stud to 3/4” Aluminum Bar
(See Canopy Detail on drawings)
Height: 7”

Copy:
Food Hall
Store
Bar (Two total)

Low Slope Canopy:
As by: Kingspan

Building Colors:
SW 7656
Rhinestone

SW 9142
Moscow Midnight

E-12 Sconce
ET2ALUMILUX SPOKED E41386-SA LED

E-13 Sconce
MODERN FORMS LED Outdoor Wall-WS-W18122-40-AL

E-8 Bollard
EGLO CALGARY (LARGE, 43.25”)

E-9 In-Ground Light
KICHLER 15788CBBR MR16

E-10 Post Light
As by: MURRAY FEISS
MILTON OL15107ANBZ-L1
**EAST COURTYARD SHOWING OUTDOOR BAR**
Main Building on Right

**MAIN ENTRY**
Lease Area stops @ 2nd Floor Ceiling

**WEST SIDE OF COURTYARD**
Front retail space (Five & Dime) not in lease area
Canopy, Walls, Ramp, Dock Race, & Raised Deck now demolished.

**LOOKING SOUTH AT OUTDOOR BAR**
Canopy & support columns now demolished
1. BEEN USED AS A RESTAURANT FOR AT LEAST LAST 40 YEARS. This project is to construct a “white box” facility as the first phase of developing a restaurant in a space that has

1.0

During this phase limited minor modification to existing second floor structure

Limited interior demolition has taken place under a demolition permit previously issued to the general contractor of record.

10. OCCUPANCY LOAD TABLE

CITY OF CHARLESTON, SC; UNIFORM DEVELOPMENT ORDINANCE

2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

2018 SOUTH CAROLINA FUEL GAS CODE

2018 SOUTH CAROLINA PLUMBING CODE

99 SOUTH MARKET STREET - CHARLESTON, SC   29401

Including; Bubba Gump Shrimp Company and The Mill.

NARRATIVE

Separation wall at the sidewalk.

The scope of this project is to remodel an existing lease area

A bathroom & retail space all surrounding a treed courtyard.

Refurbish existing refrigeration

Erect tree

Construct new courtyard ramp

Construct new retail sales area

Construct new stair to second floor

Construct new service bar & associated services

Install new roof

Reconstruct in kind

Outdoor bar

To remain

Existing planter & tree

Existing No work this phase

Visit circuit diagram

Protective compensation

Copyright Act

The world is protected

NARRATIVE

marksmen

National Flood Hazard Layer FIRM

Charleston, SC 29401

Thomas & Ryan Do the Market

the Market

458-05-03-064

TMS: 51 Montagu St.

John B Crouch III

843.270.2976

John@OceanaDesignLLC.com

2592.0x1728.0
2. All work shall be in accordance with all national, state, and local codes. Contractor shall coordinate all work with the architect, general contractor, and any sub-contractors.

3. All materials, equipment, and workmanship shall be in accordance with all national, state, and local codes. Contractor shall coordinate all work with the architect, general contractor, and any sub-contractors.

4. All work shall be done in accordance with all national, state, and local codes. Contractor shall coordinate all work with the architect, general contractor, and any sub-contractors.

5. Each contractor shall be responsible for all blocking, bracing, barricades, and miscellaneous items needed, and not supplied by subcontractors, to construct the project.

6. The drawings outline the general scope of work, but do not direct responsibility for scheduling, coordination, means and methods for completion of project. Contractors shall verify all existing utilities and their location with the local utility company prior to commencing work.

7. Owners shall provide builders risk and property insurance for the entire scope of the project, which includes; accident, liability, the theft and vandalism coverage. Coverage shall be to industry standards.

8. Contractors shall provide all necessary utilities, including water, electricity, gas, and telecommunications, to complete the project.

9. General contractor shall be responsible for all subcontractors, supervisors, and all required insurance, including workers' compensation and liability insurance, for the entire project.

10. Owners shall provide builders risk and property insurance for the entire scope of the project, which includes; accident, liability, the theft and vandalism coverage. Owners shall include; accident, liability, the theft and vandalism coverage.

11. Contractors shall verify all existing utilities and their location with the local utility company prior to commencing work, preparation of shop drawings, or ordering materials.

12. Submit all shop drawings, product data, and finish samples to the general contractor in triplicate.
HOOD

EXIT TRAVEL DISTANCE
Maximum = 200'
Proposed = 72'

EXIT TRAVEL DISTANCE
Maximum = 200'
Proposed = 75'

DIAGONAL

COMMON EXIT STAIR
COURTYARD
FULLY ACCESSIBLE ANSI/ADA
EXISTING OUTDOOR BAR
RAMP
UP
ANSI/ADA
WOMEN
ANSI/ADA
MEN

EXISTING EXITWAY ACCESS CORRIDOR
DOWN

EXIT ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE SIDEWALK TERMINATION
EXIT LIGHT WITH EMERGENCY LIGHTING
UL LISTED, 120V OPERATION, BATTERY BACKUP

GENERAL NOTE
DO NOT SCALE FROM THIS DRAWING
All Dimensions, Limit Lines, & Setbacks to be checked on site by the General Contractor prior to commencing work, preparation of shop drawings, or ordering materials.

KEY
NO SCALE
DESIGN NOTES

DESIGN LOADS

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1.0

1.0

C

F

2 x 12 Channel stringer

3

ROOF

LIVE

WIND

1

SD 1

SDS

SPEED

SECOND FLOOR

WIND PRESSURE (C&C)

1

2

3

4

12'-10"

14 TREADS @ 11"

8 Risers

8 Risers

FOUR

BEARING PLATE &

3 X 3 SCH 40 TUBE
& 6 X 6 X

WITH 6" GUSSET

Underlayment:

Finish Floor:

INFILL FLOOR SYSTEM

Subfloor:

Joists

3

3

2

2

" x 11

Two Layers

1

4

1

4

" T & G Underlayment

Beam:

Column:

Existing to remain

Column & Bearing Block are existing and shall remain

Minimum 3"

2 x 12 between joists

Simpson A33 to each joist

Stringer

Ledger Anchor:

Ledger:

BEARING AT WALL

Joist Hanger:

CLIP ANGLE

CONCEALED MOUNTING INSIDE CHANNEL

Simpson ET-HP

Zinc coated threaded rod

3

4

" X 4"

EPOXY SET BOLTS

© Omit Turf-Add Pavers

Ph: 843.270.2976

Oceana Design & Construction, LLC

99 SOUTH MARKET STREET
CHARLESTON, SOUTH CAROLINA   29401

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Ph: 843.270.2976

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REMOVING WALLS, STAIR, & RAILINGS COMPLETE

REMOVE BAR & EQUIPMENT COMPLETE

REMOVE WALLS COMPLETE

REMOVE HALF WALLS, RAISED FLOOR COMPLETE

REMOVE SHED COMPLETE

REMOVE WALLS COMPLETE

REMOVE RAIL, DECK, STAIR, RAMP, WATER FEATURE, & ASSOCIATED FOUNDATIONS

REMOVE BRICK PAVERS, CONCRETE INSERTS COMPLETE, GRADE THAT REMAINING FROM BUILDING TO SIDEWALK

EXISTING PLANTER & TREE TO REMAIN

EXISTING TREE & TREE WELL TO REMAIN

EXISTING RETURN PREP WALL TO RECEIVE NEW

ERECT TREE PROTECTION

REMOVAL OF EXISTING BUILDING MATERIALS FOR REUSE

EXISTING PLANS & DEMO PROJECT IMPROVEMENTS TO: 99 SOUTH MARKET STREET CHARLESTON, SOUTH CAROLINA   29401

for: Thomas & Ryan Do the Market

TMS: 458-05-03-064

CITY PROJECT NUMBER: NOT YET ASSIGNED

ISSUED DATE: 5.26.21

PERMIT APPLICATION/AGENCY REVIEW

CONTENTS

COPYRIGHT

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GENERAL NOTE

DO NOT SCALE FROM THIS DRAWING

All Dimensions, Limit Lines, & Setbacks to be checked on site by the General Contractor prior to commencing work, preparation of shop drawings, or ordering materials.
EXISTING RAISED PLANTER

Install Tabby Concrete

EXISTING TREE WELL

16×24 to equal 8 SF.

" Black polymeric Sand

"French" or "Versailles" Stone

Two 16×16, and One 8×8, One 8×16,

Two 16×24 to equal 8 SF.

Blue Stone

"French" or "Versailles" Stone

EXHISTING RAISED PLANTER

Install Tabby Concrete

EXISTING TREE WELL

16×24 to equal 8 SF.

" Black polymeric Sand

"French" or "Versailles" Stone

Two 16×16, and One 8×8, One 8×16,

Two 16×24 to equal 8 SF.

Blue Stone

"French" or "Versailles" Stone

Two 16×16, and One 8×8, One 8×16,
EAST FACADE OF RETAIL & ADA RESTROOMS TO BE PAINTED RHINESTONE

**EXISTING WALL**
- **Material:** CMU
- **Finish:** Stucco
- **Color:** Rhinestone
- **Mfr/Code:** Sherwin Williams/SW7656

**AWNING**
- **Material:** Steel/Polycarbonate
- **Mfr:** Kingspan
- **Type:** Low Slope, 4mm U-Lite Single Slope
- **Color:** Metal-Rhinestone
- **Glazing:** Monolithic, Translucent

**RAILING**
- **Material:** Steel
- **Railing:** 1" Ø Top & Bottom Rail
- **Posts:** 3" Posts
- **Body:** Color: Rhinestone
- **Mfr/Code:** Sherwin Williams/SW7656

**EXISTING FRENCH DOOR**
- Replace in kind

**EXISTING FRENCH DOOR**
- Replace with single swing door to match in dimension & detail that existing

**COURTYARD WALL**
- Increase Height to 44"
- Add Planter
- Add to length on Left & Right
  - See Detail Sheet A-4.1

**WEST SERVICE COURTYARD**
- Behind Screen Wall
- Not Visible from Right-of-Way

**SOUTH EXTERIOR ELEVATION**

PROJECT
IMPROVEMENTS TO:
99 SOUTH MARKET STREET
CHARLESTON, SOUTH CAROLINA  29401

for:
Thomas & Ryan Do the Market

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SECTION 1
1/4" = 1'-0"

SECTION LOOKING TOWARD FOOD STALLS
1/4" = 1'-0"

SECTION LOOKING AT BAR
1/4" = 1'-0"
EXHAUST HOOD REQUIREMENTS

Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned to remove combustible contaminants prior to inspection & cleaning.

**Inspection & Cleaning Frequency**

listed in accordance with UL 1046.

Listed grease filters and grease removal devices that are removable but not an integral component of a specific listed exhaust hood shall be provided.

Listed grease filters, listed baffles, or other listed grease removal devices for use with commercial cooking equipment shall be provided.

Roof top Terminations for an upblast fan shall be supplied with flexible weatherproof electrical cable and service hold-open device installed in accordance with connector and appliance manufacturer's instructions.

Movement of appliances with casters shall be limited by a restraining device configured in accordance with the manufacturer's installation instructions.

Grease filters shall be arranged so that all exhaust air passes through the grease filters.

On existing upblast fans where sufficient access is not available to allow for the removal of grease contamination, an approved collection container that is noncombustible, closed, rainproof, and structurally sound for the service to which it is applied and the ability to drain grease out of any traps or low points formed in the fan or duct near the termination of the system into a grease collection device that is applied to exhaust systems that does not inhibit the performance of any fan.

All seams, joints, penetrations, and duct-to-hood collar connections shall have a liquid tight continuous external weld.

All interior surfaces of the exhaust system shall be accessible for cleaning and inspection purposes.

The responsibility for inspection, maintenance, and cleanliness of the ventilation control and fire protection of the commercial cooking operations shall be the ultimate responsibility of the owner of the system provided that this responsibility has not been transferred in written agreement.

Openings shall be provided at the sides or at the top of the duct, whichever is more accessible, and at a change of direction of the duct or at a change in the curvature of the outer fan housing to allow for cleaning and inspection of the fan blades.

Automatic fire-extinguishing systems protecting commercial cooking systems shall be serviced as required in NFPA Section 904.12.5.

Wiring systems of any type shall not be installed in ducts.

On horizontal ducts, at least one 20 in. x 20 in. opening shall be provided for personnel entry. Where an opening of this size is not possible or practical, a minimum 12 in. x 12 in. opening shall be provided.

WORK CONSISTS OF

EXHAUST HOODS & ASSOCIATED DUCTWORK REQUIREMENTS

CONDITIONED MAKE-UP AIR FOR KITCHEN EXHAUST HOOD REQUIREMENTS.

CLEANING & REFURBISHING ALL SYSTEM COMPONENTS

EXISTING EXHAUST HOOD

6,295 cfm Make-up Air

HEAT EXTRACTION HOOD

4,600 cfm Exhaust

NEW

3,680 cfm Exhaust

3,680 cfm Make-up Air

900 cfm Exhaust Duct

10' MINIMUM SEPARATION

Intake Grill

EXISTING

Exhaust Duct

EXISTING

Make-up Air Duct

EXISTING

INTAKE TO EXHAUST

Fan on Roof

Make-up Air intake & Exhaust Duct

EXISTING

EXISTING

Exhaust Fan

Air Fan, 3,680 cfm

7,868 cfm Exhaust

EXISTING

EXISTING

900 cfm Exhaust

EXISTING

7,868 cfm Exhaust

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### Plumbing Schedule

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<th>Type</th>
<th>Color</th>
<th>Dimensions</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1. WATER CLOSET</td>
<td>White</td>
<td></td>
<td>6'-0&quot; x 1'-0&quot;</td>
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<tr>
<td>2. SHOWER</td>
<td>White</td>
<td></td>
<td>6'-0&quot; x 6'-0&quot;</td>
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<tr>
<td>3. WATER FAUCET</td>
<td>Chrome</td>
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<td>6'-0&quot; x 6'-0&quot;</td>
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<tr>
<td>4. LEAKY TUB</td>
<td>Chrome</td>
<td></td>
<td>6'-0&quot; x 6'-0&quot;</td>
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</table>

**NOTES:**
- Locate Pint Valves on soil waste side of valve.
- Single floor vent per floor plan.
- Wall & floor to be checked on site by general contractor.
- Dimension and location to be checked by general contractor.
- Material and finish to be checked by general contractor.
- All work shall conform to the herein referenced codes and ordinances.
- Water lines inside building.
- Provide shut-off valves at fixtures and equipment removal/service.
- Caulk/seal all fixtures mounting at counter, wall and floor as may be applicable.
- Waste & vent:
  - Water lines inside building.
  - Provide shut-off valves at fixtures and equipment removal/service.
- Water lines outside building.
- Provide shut-off valves at fixtures and equipment removal/service.
- Leaks in mainline may be applicable.
- All valves shall be equipped with a union type connection to facilitate removal/replacement.
- All work shall conform to the herein referenced codes and ordinances.

**PLUMBING REQUIRES**
- Copper Type "L" with lead free solder.
- Schedule 40 PVC with drainage pattern fittings and solvent welded joints-no foam core.
- Schedule 40 CPVC with solvent joints.
- PEX with manufacturers approved connections.
- ’AVV = Air Admittance Valve
- NOTE: See project folder for fixture schedule & fixture calculations.
### FOODSERVICE EQUIPMENT SCHEDULE

**FS 1**

**PROJECT**

**IMPROVEMENTS TO:**

99 SOUTH MARKET STREET

CHARLESTON, SOUTH CAROLINA   29401

**for:**

Thomas & Ryan Do the Market

TMS:

458-05-03-064

**CITY PROJECT NUMBER:**

NOT YET ASSIGNED

---

**REVISED Date**

**Purpose**

7.05.21

Omit Turf-Add Pavers

---

**SHEET**

John B Crouch III AIA   666 Harbor Creek Place, Charleston, SC, 29412

Ph: 843.270.2976

John@OceanaDesignLLC.com

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**ISSUED Date**

**Purpose**

5.26.21

PERMIT APPLICATION/AGENCY REVIEW

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**CONTENTS**

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**TABLES, ICE BINS**

### COOKING EQUIPMENT

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<th>MANUFACTURER</th>
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**VENTILATION, EXHAUST HOODS**

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**WAREHOUSING, SINKS, DRAINS, PREP TABLES**

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**VENTILATION, EXHAUST HOODS**

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**WAREHOUSING, SINKS, DRAINS, PREP TABLES**

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EXISTING BATHROOM FIXTURES TO REMAIN OR BE REPLACED IN KIND
Final Approval for new construction of commercial and residential building.

(Ansonborough) / Old and Historic District
Agenda Item #2

Applicant’s Presentation
VIEW OF 286 AND 284 MEETING STREET LOOKING SOUTHEAST
288 MEETING STREET AT THE CORNER OF MEETING AND GEORGE
292 MEETING STREET AT THE CORNER OF MEETING AND GEORGE
VIEW DIRECTLY ACROSS THE STREET
FROM 284 LOOKING NORTHWEST
VIEW DIRECTLY ACROSS THE STREET 
FROM 284 LOOKING SOUTHWEST
VIEW FROM REAR OF PROPERTY
LOOKING EAST
VIEW FROM REAR OF PROPERTY LOOKING SOUTHEAST
VIEW FROM REAR OF PROPERTY
LOOKING NORTHWEST
VIEW FROM REAR OF PROPERTY
LOOKING NORTHEAST
CURRENT PROPOSAL

PRIOR PROPOSAL
CURRENT PROPOSAL

PRIOR PROPOSAL
CURRENT PROPOSAL

PRIOR PROPOSAL
CURRENT PROPOSAL

PRIOR PROPOSAL
Architect Response:

1. Additional information and detailing are provided in the new submittal.
2. The stucco at the ground level has been rusticated and automatically operable.
3. Gates have been added to the South side garages and will be removed.
4. The planting areas have been increased to 14" deep.
5. All exterior woods (casing) have been changed to cast stone and will be delivered to the City for Approval upon selection.
6. The "specialty paving" is TDB. Samples of proposed material currently available.
7. The slope of the roof has been revised to cast stone surrounds.
8. The fourth floor parapet cap has been revised to cast stone.
9. The stucco at the ground level has been rusticated and automatically operable.
10. Gates have been added to the South side garages and will be removed.
11. The planting areas have been increased to 14" deep.
12. The storefront material has been changed to cast stone on the framing elements of the building which will be included in the new submittal.
13. The "specialty paving" is TDB. Samples of proposed material currently available.
14. The slope of the roof has been revised to cast stone surrounds.
15. The fourth floor parapet cap has been revised to cast stone.
16. The planting areas have been increased to 14" deep.
17. The storefront material has been changed to cast stone on the framing elements of the building which will be included in the new submittal.
18. Additional information and detailing are provided in the new submittal.
Jana Dial Diresta
69 Society Street
(TMS 458-01-03-044)

Lorraine Perry
62 Society Street
(TMS 458-01-03-045)

Leonard & Nana Fox
278 Meeting Street
(TMS 458-01-03-119)

MB Property, LLC
278 Meeting Street
(TMS 458-01-03-092)

REFERENCE PLAT BOOK AZ PAGE 175

CMU Building
278 Meeting Street
(TMS 458-01-03-045)

REFERENCE PLAT ATTACHED TO DEED BOOK R339 PAGE 120

CMU Building
278 Meeting Street
(TMS 458-01-03-119)

REFERENCE PLAT BOOK J PAGE 54

Leonard & Nana Fox
Curb
with 4" Eave

REFERENCE PLAT BOOK R PAGE 25

Meeting Street Properties, LLC
(TMS 458-01-03-095)

286 Meeting Street

REFERENCE PLAT ATTACHED TO DEED BOOK R339 PAGE 120

284 Meeting Street

REFERENCE PLAT BOOK R PAGE 25
PROPOSED AREA PLAN

284 MEETING STREET
CHARLESTON, SOUTH CAROLINA

SIDEWALK
MEETING STREET

4 STORY CONDO
OVER OFFICE

3 STORY CONDO
OVER OFFICE

2 STORY CONDO

1 STORY COMMERICAL

3 STORY CONDO

1 STORY COMMERICAL

EXISTING BRICK WALL ON ADJACENT PROPERTY

TWO WAY DRIVE
ADJACENT PROPERTY DRIVE

PARKING

285 MEETING STREET

283 MEETING STREET

281 MEETING STREET

284 MEETING STREET

286 MEETING STREET

280/282 MEETING STREET

PARKING DECK

4 STORY OFFICE

THREE STORY

TWO STORY

ONE STORY

288 MEETING STREET

271 MEETING STREET

TWO STORY

ONE STORY

136' - 4" ADJACENT PROPERTY DRIVE

EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

DRAWN BY:
PROJECT NO.
DATE:
CHECKED BY: JDS / RAF
ISSUED:

EVANS & SCHMIDT
CHARLESTON, SC
A-84009
R E G I S T E R E D

P I L O T C H A R L E S T O N C R I T E R I A T E C T S

JOSEPH D. SCHMIDT
NO. 2575 CHARLESTON

06-23-2021
07-17-2019 PRELIMINARY BAR
07-17-2019 CONCEPTUAL BAR
06-23-2021 FINAL BAR

6/15/2021 4:50:01 PM
RAF 17.114 A0.2

1/16" = 1'-0"

NOT FOR CONST.
4x4 PRESSURE TREATED WOOD POST
1x6 PRESSURE TREATED VERTICAL BOARDS BUTTED TIGHT
1x4 PRESSURE TREATED TRIM
2X4 PRESSURE TREATED MID RAIL E 3 1/2"
2x6 PRESSURE TREATED CAP
2x4 PRESSURE TREATED TOP RAIL
2x4 PRESSURE TREATED BOTTOM RAIL
EXISTING GRADE AT NEIGHBORS PROPERTY
SET POST IN CONCRETE 3' - 0"
7' - 0" PROPERTY LINE
284 MEETING STREET ADJACENT PROPERTY
1x6 PRESSURE TREATED VERTICAL BOARDS BUTTED TIGHT
1x4 PRESSURE TREATED TRIM
2x6 PRESSURE TREATED CAP
4x4 PRESSURE TREATED POST AT 284 SIDE OF THE FENCE
2x4 PRESSURE MID RAIL AND BOTTOM RAIL AT 284 SIDE OF THE FENCE
1/2" X 1 3/4" WROUGHT IRON TOP BAR
1/2" X 1 3/4" WROUGHT IRON BOTTOM BAR
1/4" X 1 1/4" WROUGHT IRON LATTICE WITH 2" SQUARE OPENINGS
SLIDING GATE HARDWARE
4' - 2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
4" 1/2"
1/2" X 1 3/4" WROUGHT IRON TOP BAR
1/2" X 1 3/4" WROUGHT IRON BOTTOM BAR
1/4" X 1 1/4" WROUGHT IRON LATTICE WITH 2" SQUARE OPENINGS
SLIDING GATE HARDWARE
4' - 2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
5 1/2" 1 1/2"
4" 1/2"
Agenda Item #3

578 Meeting Street - - TMS # 459-01-03-031
New Mixed-Use Structure with parking, incorporating a small remnant historic structure.

Not Rated / (East Side) / c. <1929 /Historic Corridor District

WITHDRAWN BY STAFF
Agenda Item #4

250 Spring Street -- TMS # 460-10-02-004

Conceptual Approval for renovation of existing hotel.

Not Rated / (Westside) / c. 1977 / Old City District
Agenda Item #4

Applicant’s Presentation
CHARLESTON HIX

Charleston, SC – Board of Architectural Review
Conceptual Phase Review

Submitted (electronically) July 5, 2021 for July 14, 2021 Board Meeting

- Building Owner: Springstreet Holdings, LLC  Rick Patton – (404) 312-7992
- Design Architect and Applicant: Robert W. (Rob) Ponder – (770) 833-2915
- Project: Holiday Inn Express – Renovation
- Address: 250 Spring Street, Charleston, SC
- Building Date of Construction: June 1, 1977
- Current Flood Zone: AE (Elevation 13 and 14) FEMA map #45019C 0512 J Effective Date Nov 17, 2004 Finished Floor of hotel (measured in 2012) was 9.94’ ASL
- Drawing Index of drawings/items submitted with this application (PDF “Files/Binders”) match the numbers listed below:
  1. 1 - Charleston HIX - Application Form – Signed (1 sheet)
  2. 2 - Charleston HIX – Site Plans (4 sheets)
  3. 3 - Charleston HIX – Floor Plans (8 sheets)
  4. 4 - Charleston HIX – Expanded Floor Plans and guestroom window elev. (2 sheet)
  5. 5 - Charleston HIX – Four Elevations (4 sheets)
  6. 6 - Charleston HIX - Renderings - 2 photos and 2 sketches (4 sheets)
  7. 7 - Charleston HIX – Rendering from across street at higher resolution (1 sheet)
  8. 8 – Charleston HIX – Rendering from adjacent Sidewalk at higher res (1 sheet)
  9. 9 – Charleston HIX - Building Elevation with Floor Heights (1 sheet)
  10. 10 – Charleston HIX - Building Elevation with Roof & Parapet Heights (1 sheet)
  11. 11 – Charleston HIX – Roof Plan (1 sheet)
  12. 12 – Charleston HIX - Exterior Color Board (original to City by FedEX) (1 sheet)
- Zoning Staff meeting: With this being an existing building for over 30 years…. Did not meet with Zoning Office to discuss. Building is Zoning Compliant and does not need any Variances.
- TRC Meeting – Architect confirmed that the project did not need to go through the Pre-App TRC Review process because there is no site work, building addition, storm water changes proposed.
- Previous BAR reviews: Last known review was completed around June 27, 2012. TMS No. 460-100-2-004
• Neighborhood Meetings: With the minor nature of the exterior work proposed, the Owner and Applicant have not met with any of the neighborhoods around the site. Applicant has been told by the Owner that the development group for WESTEDGE is in support of the work proposed on the exterior of the existing Holiday Inn Express.

• Review Fee: Applicant applied for a CSS account with the City of Charleston on Friday July 2, 2021 but has not heard back from the City on the setting up of that account. Applicant will pay $1,000 Review Fee as soon as the account is set up and an invoice has been sent.

• Narrative of Renovation work being proposed:
  o Hotel building finished construction in 1977 as a Howard Johnson Hotel. Hotel has been renovated several times over the 44 years that it has existed and has gone through at least two “Brand” changes. Hotel is currently a Holiday Inn Express hotel franchised by the IHG Company.
  o During the 44 years that it has existed, the hotel has approximately the same size (there have not been any major additions). There have been, however, numerous modifications to the “skin” of the hotel, the last ones being in 2012.
  o The Owner’s franchise organization has notified them that they will be required to renovate the hotel (on the interior) in order to renew their franchise in late 2022. They have started that process.
  o The Architect/Applicant asked the Owner about the possibility of replacing the original style of guestroom air-conditioning (PTAC) with one that would be much more energy conscious and much quieter for the hotel guest. The Owner agreed to consider this change, knowing that it mandate changes to the balcony area of the typical guestroom.
  o The Owner is now proposing to delete the low efficiency Package Terminal Air Conditioner (PTAC) with a high efficiency, dual compressor (for better humidity control) Vertical Package Terminal Air Conditioner (VTAC). The existing PTAC is in the Masonry block wall to the side of the existing sliding glass door and they have 36” wide by 16” tall horizontal louvers visible on the exterior of the existing building. The VTAC units will have 20” wide by 32” tall vertical louvers which are very similar in size to the existing ones.
  o Unfortunately, the VTAC units cannot go in the same location as the PTAC units…. There is not enough room on the “bed wall” for the closet that is required for the VTAC solution. Because of that we are proposing to move the VTAC closet to the area that is now the balcony. To keep the “TV wall” as long as possible for the guest, we are proposing pushing the VTAC closet out to the edge of the existing balcony.
  o The VTAC closet here will mean the existing sliding glass door will have to be removed. These are 44 years old doors that are not very energy efficient, are not impact rated for hurricane resistance, and “leak” air (and noise) quite a bit because of their age. These inefficient, 6’ wide x 6’-8” tall, sliding glass doors will be replaced with high efficiency (better sealed against infiltration, Low-E), smaller, hurricane rated, 3’-8” wide x 6’-4” tall, windows as shown on the overall building elevations. The wall around the new window (and in front of the VTAC closet) will be metal stud construction with Densglass sheathing, 2 inches of “continuous insulation” (to meet energy code for new walls), plywood sheathing and then STO Powerwall Stucco over
that (sample of STO Powerwall system submitted with exterior color board sent by FedEx to BAR Office).

- Removing the sliding glass doors and pushing the VTAC closet out to the edge of the existing balconies will force the removal of the balcony guardrails at the typical guestroom. It was decided to keep the guardrails at the top floor balconies just to keep some visual interest on the “attic story” level.

- One very good thing to point out above the work described above is the visual interest that will be added to the building. As it is built right now, the sliding glass doors are in the exact same “plane” as the stucco on the sides of them. By moving the “VTAC/window wall” out to the edge of the balcony, we are creating numerous 2’ deep projections/recesses on the long sides of the building. This will give better visual interest and better “shadows” on the elevation throughout the day.

- With the work described above in place….. we will have a combination of old stucco and new stucco throughout the extent of the elevations. Because of that, we are proposing to completely paint the exterior of the stucco with an “elastomeric paint” that will help hide surface cracks in the existing stucco and help all of the exterior colors to true to each other. With the WESTEDGE development around us, we have decided to use “color blocking” on the exterior of the hotel in colors that seem very compatible/complimentary with the colors of the new buildings that have been built around us. Sherwin Williams paint colors have been shown on the Exterior Color board for these new colors.

- New window frames will be as close a match to the remaining existing windows/storefront as possible (fairly bright white color).

- No work is proposed for the first floor or the ends of the building nor the site, pool deck, nor parking lot. Proposed exterior work is confined to the balcony areas of the guestroom on the upper floors of the hotel.

- General Height, scale, mass and 3-dimensional form of the building: The height and the 3-dimensional form of the building are not affected by the proposed renovation work. The Owner believes that the scale and the mass of the building will be improved by the moving out of the walls at the existing balconies as described in the Narrative above.

- General Architectural direction and quality of the project: We believe the minor exterior renovations proposed, along with the “Color Blocking” paint scheme, will help this existing structure better “fit in” in its recently modified portion of the City of Charleston.

- Meeting with the City Architect: Applicant and Owner did meet with the City Architect prior to making this application to discuss the needs/merits of the proposed renovation work.

- Exterior Building Signage: Owner understands that exterior building signage must go through the BAR as a separate process. Signs have been shown on the exterior elevations submitted with this application as a “place holder” for where the owner hopes the signs will go.

- Request: The Owner is requesting the Board to approve the proposed exterior modifications to the Existing Holiday Inn Express hotel to help make the building more energy efficient.

End of Cover Sheet
Board of Architectural Review
Application / Certificate of Appropriateness

CITY OF CHARLESTON
2 George Street
Charleston, South Carolina 29401

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
843-724-3781
Fax: 843-724-3772
www.charleston-sc.gov/BAR

Property Address: 250 Spring Street

Review request: X Conceptual
For: X New Construction
X Alterations/Additions
X Color Change
X Demolition
□ Preliminary □ Final
□ Repairs or repaint with no changes
□ Appeal Decision of Urban Design Staff

TMS No.:
Meeting date requested: July 14, 2021

Property Owner: Springstreet Holdings, LLC
Daytime phone: (404) 312-7992

Applicant: Robert W. (Rob) Ponder
Daytime phone: (770) 833-2915

Applicant's mailing address: 3146 Lakeview Dr, City: Duluth, State: GA, Zip: 30096
Applicant's e-mail address: rob@ponder2.com

Applicant's relationship: □ Owner □ Design Professional □ Contractor □ Real Estate Agent/Broker □ Other

Project Valuation: $4,400,000
Description or Scope of Work: Owner is renovating the existing hotel. Most of the work is interior, but there is some on the exterior. Interior work includes moving some interior walls, plus new carpet, new ceilings, new wallcovering, new tile, air conditioning, plumbing fixtures, and furniture. Exterior work includes demolition of existing guardrails and addition of new high efficiency windows, A/C louvers, stucco (at former balconies), and paint over the entire building.

Submittal Requirements: Found here www.charleston-sc.gov/BAR. This document must supplement all Board level packages with appropriate boxes checked and signed.
Zoning / Courtesy TRC approval required prior to making application for review.
INCOMPLETE APPLICATIONS OR UNPAID INVOICES WILL NOT BE INCLUDED ON A BOARD AGENDA.

I hereby acknowledge by my signature below that this application and submittal is complete and accurate and that I am the owner of the subject property or an authorized representative, authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.

Applicant's signature: [Signature]
Date: July 5, 2021
Print name legibly: Robert W. Ponder

For Office Use Only Below this Point

□ The Board of Architectural Review has reviewed this request. Its findings are as follows:
□ The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:

□ Approval □ Denial □ Deferral □ Approval with the following conditions:

□ Final Approval is granted upon fulfillment of the above specified conditions and is referred to the Preservation Staff for further action.

□ Chairman's or □ Staff's Signature: Date:

Arch. Rating: Const. Date: □ Old and Historic Dist. □ Old City Dist. □ Landmark Dist. □ North of Line St.
Date received: Fee amount: Permit/Plan Number: Staff person:

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires two years from approval date.
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

**NOTE:** *IMPROVEMENT NOT ALREADY COVERED UNDER THE PARKING IMPROVEMENTS SCOPE OF WORK; TO BE PROVIDED BY HOLIDAY INN EXPRESS*

- Re-striped pavement to direct traffic for drop off and parking*
- Colored pavement to signify roundabout*
- 6 large potted plants with palms to block off traffic*
- Provide 24 hour bellman to assist with baggage and direct traffic at entrance
- Print illustrative 3-D renderings of West Edge for easels in lobby or facing construction or print illustrative construction fencing*
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

NOTE:
* IMPROVEMENT NOT ALREADY COVERED UNDER THE PARKING IMPROVEMENTS SCOPE OF WORK; TO BE PROVIDED BY HOLIDAY INN EXPRESS

** PHASE 2 PARKING LOT IMPROVEMENTS
- NEW DUMPSTER ENCLOSURE TO MATCH ARCHITECTURE*
- EXPANDED PARKING TO 5' OFF PROPERTY LINE (RE-ASPHALT & RESTRIPE PARKING)*
- 5' PLANTING BUFFER
- PALMS & UNDERSTORY TREES*
- OVERALL PLANTING ENHANCEMENTS & MODIFICATIONS*

** NEW DUMPSTER ENCLOSURE TO MATCH ARCHITECTURE
** EXPANDED PARKING TO 5' OFF PROPERTY LINE (RE-ASPHALT & RESTRIPE PARKING)
** 5' PLANTING BUFFER
** PALMS & UNDERSTORY TREES
** OVERALL PLANTING ENHANCEMENTS & MODIFICATIONS

** NEW PRIMARY PARKING AREA
** NEW VEHICULAR ACCESS
** PEDESTRIAN CROSSING

** HOLIDAY INN EXPRESS
** 10 WESTEDGE
** 22 WESTEDGE

** MUSC
** HORIZON ST.
** OVERFLOW PARKING

** CHARLESTON, SC

** IMPROVEMENTS PLAN - PHASE 2 PARKING LOT

** SCALE 1" = 20'-0"
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

PHASE 3 SECONDARY ENTRANCE IMPROVEMENTS
RAMP UP TO SECONDARY ENTRANCE*
PLANTING ISLANDS *
5' CONCRETE SIDEWALK FROM PRIMARY ENTRANCE TO SECONDARY ENTRANCE/NEW EDGE TREATMENT FOR BASE OF BUILDING *
UPGRADED AWNING AND ARCHITECTURAL FACADE FOR SECONDARY ENTRANCE *

NOTE: *
* IMPROVEMENT NOT ALREADY COVERED UNDER THE PARKING IMPROVEMENTS SCOPE OF WORK; TO BE PROVIDED BY HOLIDAY INN EXPRESS
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

**PHASE 1 TEMPORARY IMPROVEMENTS**
- Ramp up to secondary entrance*
- Planting islands*
- 5' concrete sidewalk from primary entrance to secondary entrance/ new edge treatment for base of building*
- Upgraded awning and architectural facade for secondary entrance*

**PHASE 2 PARKING LOT IMPROVEMENTS**
- New dumpster enclosure to match architecture*
- Expanded parking to 5' off property line (re-asphalt & re-stripe parking)*
- 5' planting buffer
- Palms & understory trees*
- Overall planting enhancements & modifications*

**PHASE 3 SECONDARY ENTRANCE IMPROVEMENTS**
- New primary parking area
- New vehicular access
- Pedestrian crossing
- Replace existing plant materials
- Provide 24 hour bellman to assist with baggage and direct traffic at entrance
- Colored pavement to signify roundabout*
- 6 large potted plants with palms to block off traffic*
- Print illustrative 3-D renderings of West Edge for easels in lobby or facing construction*

* Improvement not already covered under the parking improvements scope of work; to be provided by Holiday Inn Express

**OVERFLOW PARKING**
- Re-striped pavement to direct traffic for drop off and parking*
- Colored pavement to signify roundabout*
- New primary parking area
- New vehicular access
- Pedestrian crossing
- Replace existing plant materials
- Provide 24 hour bellman to assist with baggage and direct traffic at entrance
- Colored pavement to signify roundabout*
- 6 large potted plants with palms to block off traffic*
- Print illustrative 3-D renderings of West Edge for easels in lobby or facing construction*

**NOTE:**
- Improvement not already covered under the parking improvements scope of work; to be provided by Holiday Inn Express
- Re-striped pavement to direct traffic for drop off and parking*
- Colored pavement to signify roundabout*
- New primary parking area
- New vehicular access
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- Replace existing plant materials
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- Print illustrative 3-D renderings of West Edge for easels in lobby or facing construction*
PAINTED STUCCO OVER METAL LATH ON WRB OVER R7.5 CONT. INSULATION ON EXT SHEATHING ON MTL STUDS W/ MIN R13 INSULATION & INT. GpDw

ELEVATION VIEW

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

PLAN VIEW

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

16" EX.
6" BALCONY EDGE
3" NEW SKIN INFILL CONSTRUCTION @ REMOVED PTAC
NEW VALANCE AND ROLLER SHADE
NEW DUAL COMPRESSOR FRONT INSTALLED ISLANDAIRE VTAC IN NEW 2 1/2" STUD WALL CLOSET VTAC ACCESS PANEL (ACCESS CLEARANCE REQ'D)
5'-1 1/2" F.O.Gyp
NEW THERMALLY BROKEN FIXED ALUMINUM WINDOW
EXISTING WALLS
Untitled Map
Write a description for your map.

Legend

Feature 1
📍 Holiday Inn Express Charleston Dwn - Medical Area, an IHG Hotel
HOLIDAY INN EXPRESS
250 Spring St., Charleston, SC
7-5-21
Holiday Inn Express – Existing Floor Heights
Not to Scale
Holiday Inn Express – Existing Roof/Parapet Heights
Not to Scale
Holiday Inn Express – Existing Roof Plan – Not to Scale

No work on roof at this time
ALL NEW AND EXISTING STUCCO TO BE PAINTED IN SHERWIN WILLIAMS COLORS:

RED CENT

MYSTERIOUS MAUVE

HERON PLUME

MOCHA

NEW WINDOWS
PRE-FINISHED WHITE METAL
TO MATCH EXISTING WINDOW FRAMES

Holiday Inn Express & Suites
250 Spring Street
Charleston, SC

Applicant:
Robert W. Ponder