



HOMWOOD SUITES

North Charleston is the gateway to the peninsula that historic Charleston occupies. Over the years, it has become a place of its own. The Charleston Airport, Convention Center, the sports center and abundance of shopping malls attract significant activity. The site for the project originally was an under-utilized 3.29 acre parcel fronting on International Boulevard. With efficient site planning, the design team was able to save one acre of land for a second hotel. Another larger, contiguous parcel was also acquired for other future commercial development.

The developer is a Charlestonian, strongly influenced by the coastal plantations found in the area. Although always affiliating with national chain names, his properties at all times express the character and history of the area, using traditional materials like stucco, ship-lapped siding, and tin roofing, accented with decorative gables, traditional banding and plantation shutters. The grounds are richly landscaped with the developer's signature, walled garden pool.

The entry to the hotel begins with the traditional Homewood Suites lobby and dining area, with flanking registration, Suite Shop and Pantry. But since the hotel had the opportunity to capitalize on group meeting events, a second floor of meeting space was added to the program. An open second floor balcony over-looks the lobby area below. The interiors express a traditional design, with painted millwork, heart pine floors and complimentary artwork. The two-story, detailed Lodge building presents a strong street statement.

The structure is block and plank on load-bearing masonry walls. PTAC's



condition the guest rooms, and split system fan coil units handle the public spaces. The meeting areas are supplemented with energy recovery ventilators. The building is pressurized with 100% outside make-up air. The project was negotiated and awarded as a lump sum contract.

architecture

L

engineering

P

interiors

B

C

CHARLESTON, SC

Units
128

Gross Square Foot
102,847

Construction Cost
\$12,014,014

Cost/Square Foot
\$116.81

Cost/Unit
\$93,859

Gross Square Foot/Unit
803

Acreage
2.39

Construction Start
March 2007

Construction Time
13 Months

Contractor
Construction Professionals, Inc.

Owner
Bennett-Hofford Co.



HOSPITALITY