



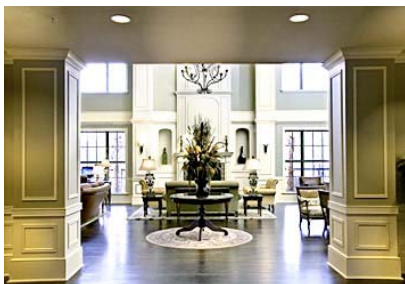
## COURTYARD INN

The Cooper River separates the Charleston peninsula from Mt. Pleasant, the fifth largest municipality in South Carolina. The city has become a vibrant economic center of its own, with Sullivan's Island and Isle of Palms resorts nearby. The site is where I-526 (the beltway around the greater Charleston area) and US 17, a principal artery along the coast, intersect. Although 3.9 acres in size, much of the land is dedicated to wetland buffers and tree preserves. The site was further constrained with a 35' maximum height limit. To optimize the site yield, a U-shaped building plan was adopted and positioned tight to the wetland buffer. Parking wraps the building, and the courtyard is tucked into the inside of the "U".

The entry is organized somewhat like the prototype, but the developer's sense of the market lead to a number of special results. The lobby is traditionally detailed with rich wood trim work, wall paneling and heart pine wood floors. A grand fireplace centers in the space, with a library to one side and a bar / lounge to the other. Looking to the rear through an expansive window wall, we see the pool and courtyard with a quaint gazebo. The courtyard is walled from the wetland, to keep the critters in the own environment. A large suite of meeting rooms also open onto a covered arcade beside the courtyard. Other public space amenities include the fitness room, the Market and a Business Center. Guest rooms are a mixture of kings, double queens and suites.

The skin of the building is brick veneer at the base and at accent areas, lapped siding (HardiPlank) at the upper levels and a false pitched roof (that really conceals a flat roof system) in response to the height limitations. A curved façade element at the front contains room balconies, and provided visual accent to the entry. City planners were extremely involved in the evolution of the façade design.

The hotel structure is light gauge structural steel framing. This system decision was based on the contractor's past experience and familiarity with steel framing, and the economy it brought to the project. Foundations are shallow spread concrete footings. PTAC units for guest rooms and split system fan coil units for public areas provide the conditioning. The construction was negotiated and awarded as a lump sum contract.



architecture

L

engineering

P

interiors

B

C

MT. PLEASANT, SC

Units  
129

Gross Square Foot  
77,366

Construction Cost  
\$9,596,657

Cost/Square Foot  
\$124.04

Cost/Unit  
\$74,393

Gross Square Foot/Unit  
600

Acreage  
3.985

Construction Start  
September 2006

Construction Time  
13 Months

Contractor  
Construction Professionals, Inc.

Owner  
Bennett-Hofford Co.



HOSPITALITY