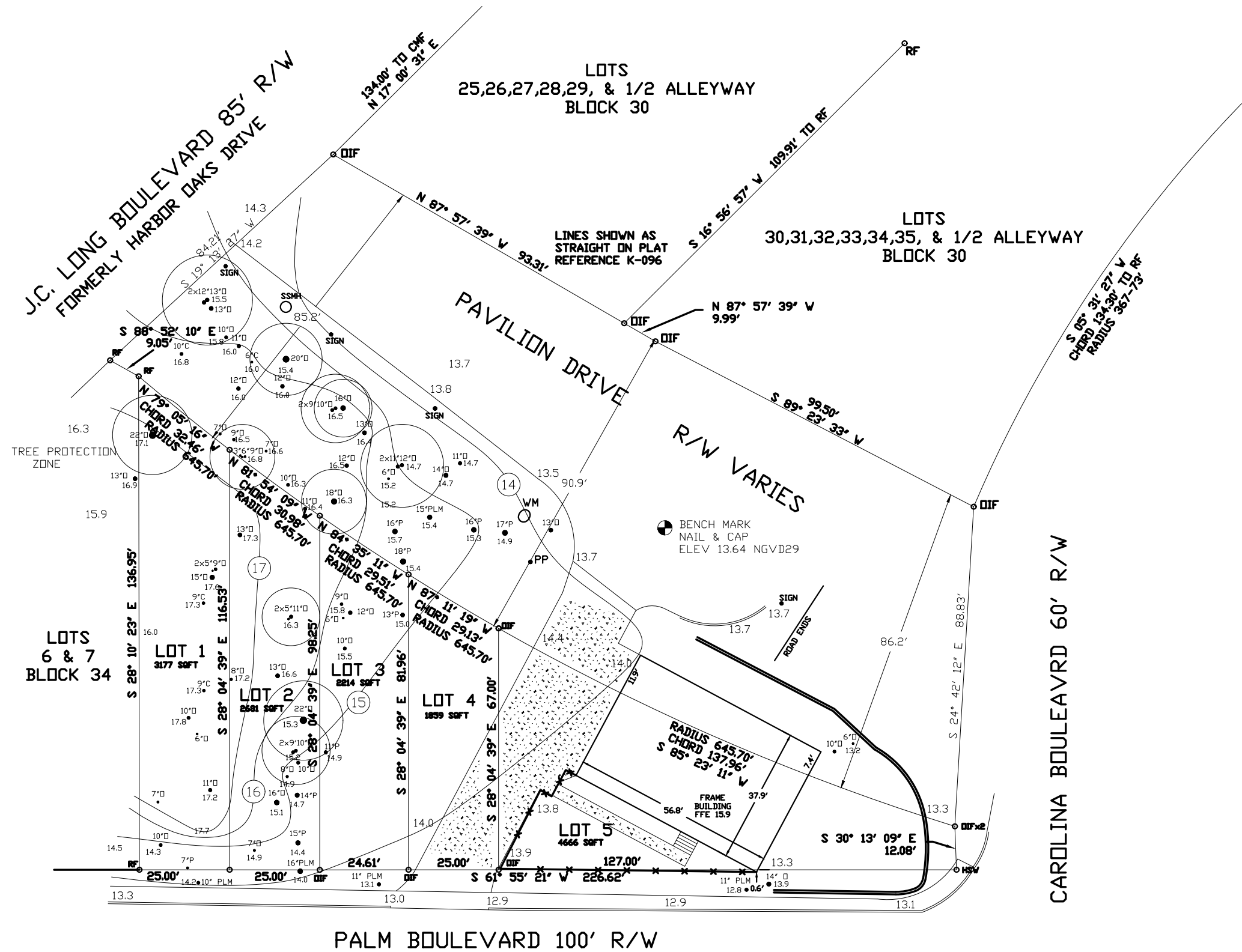
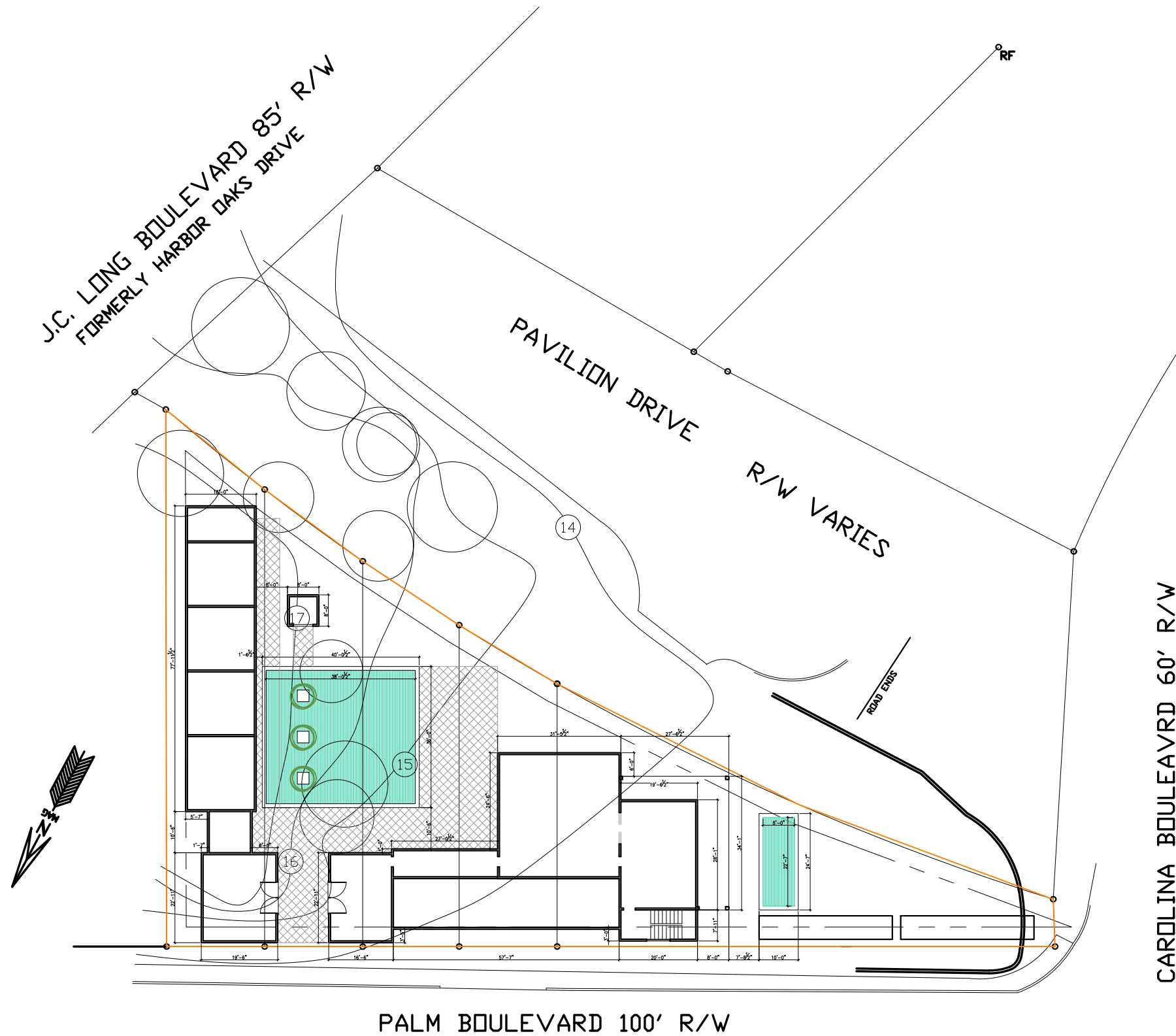
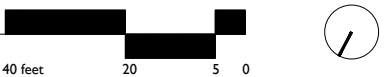


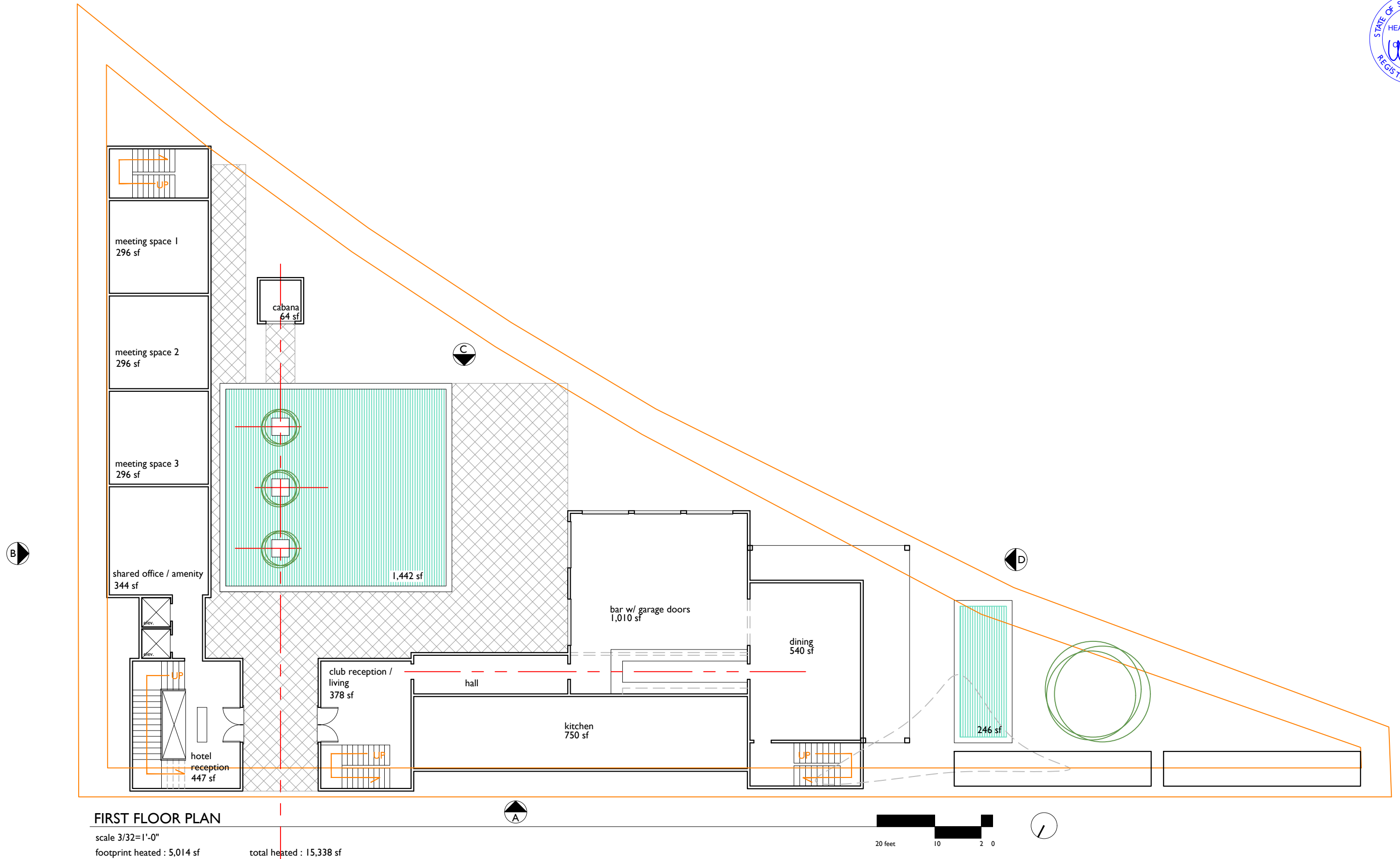


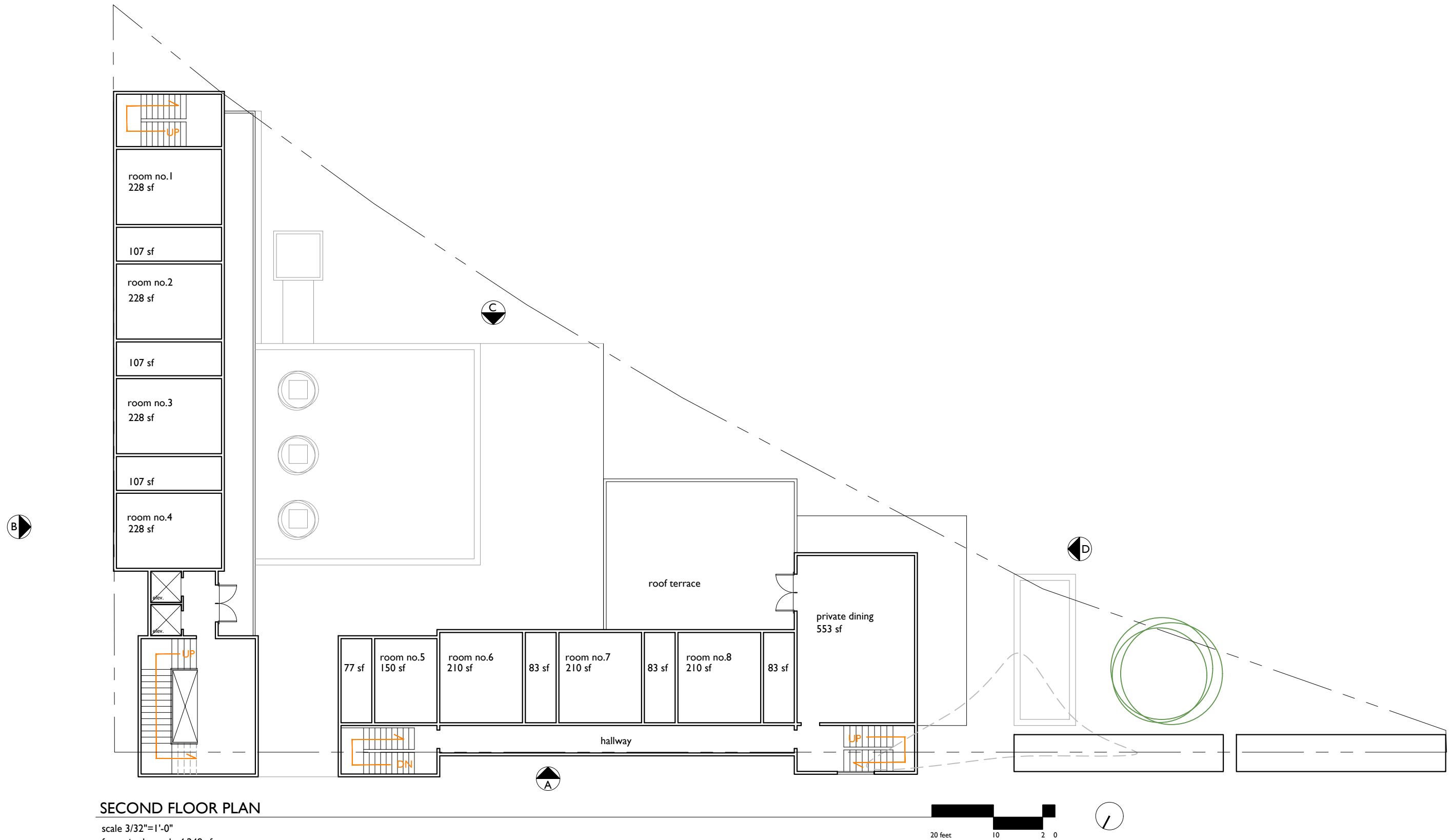


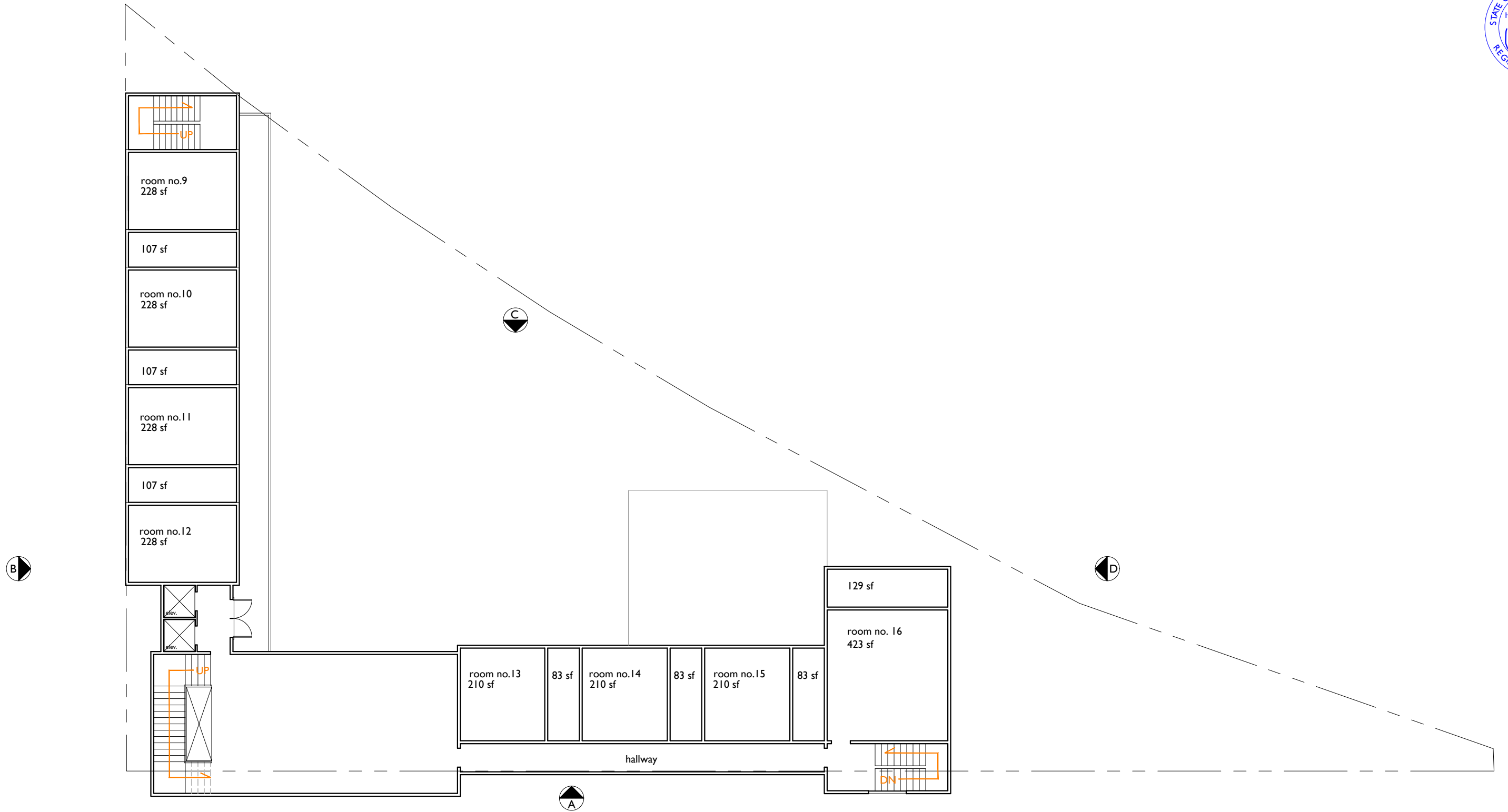
1100 PALM BOULEVARD
TMS # 568 11 00 174
FLOOD ZONE: AE-15
FRONT SETBACK : 10'-0"
REAR SETBACK : 10'-0"
SIDE SETBACK (EAST) : 10'-0"
SIDE SETBACK (WEST) : 10'-0"
LOT SIZE : 14,704 SF
TOTAL HEATED SF : 15,338 SF
HEATED FIRST FLOOR SF : 5,014 SF
HEATED SECOND FLOOR SF : 4,249 SF
HEATED THIRD FLOOR SF : 4,547 SF
HEATED FOURTH FLOOR SF : 1,528 SF
PORCHES SF : 688 SF
POOL SF : 1,688 SF
CABANA SF : 64 SF
PATIO SF : 2,035 SF
LOT COVERAGE : 7,454 SF (51%)
MAX. HEIGHT : 40'-0"
CONTRACTOR

PROPOSED SITE PLAN
scale 1/32"=1'-0"







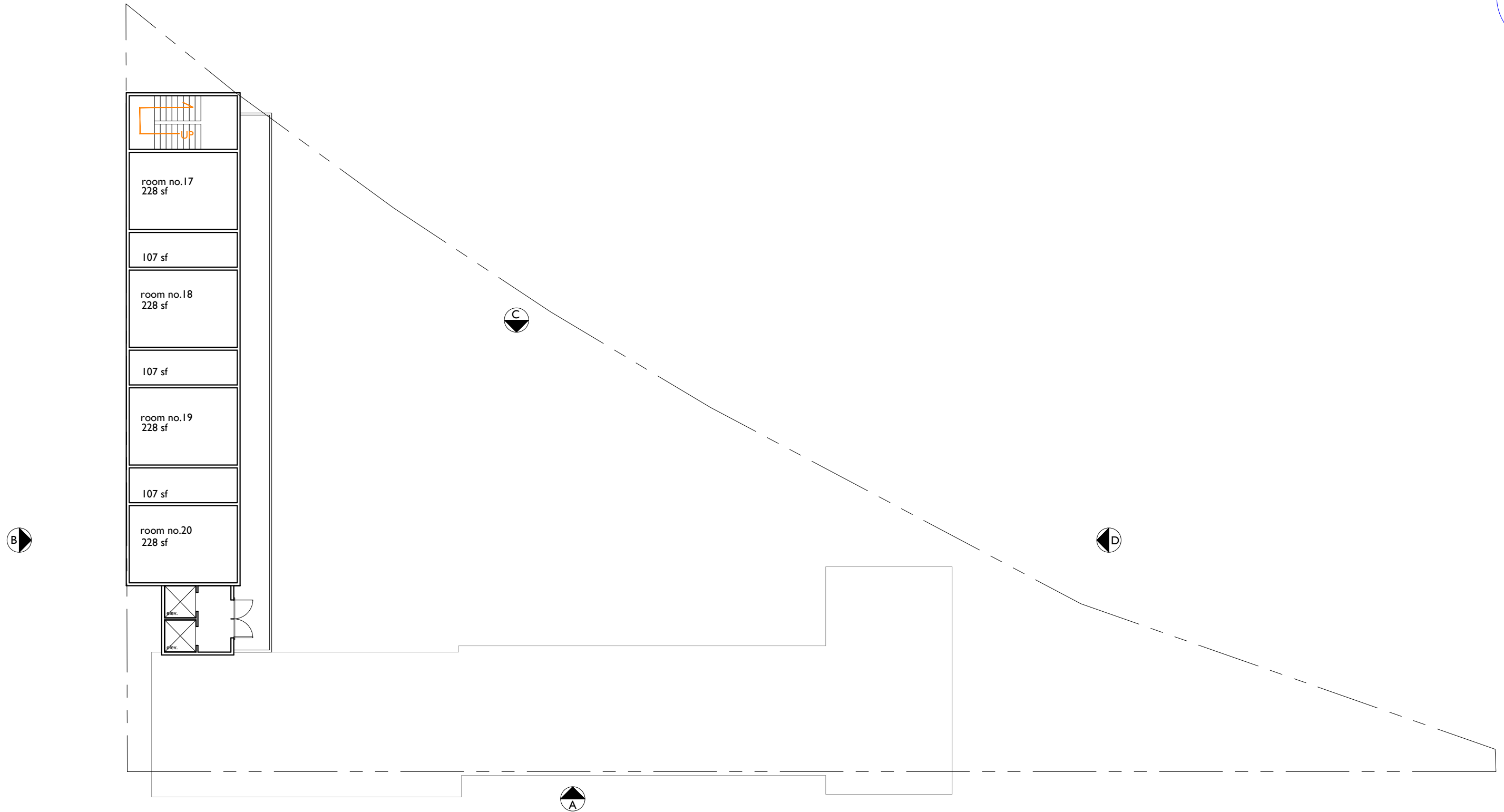


THIRD FLOOR PLAN

scale 3/32"=1'-0"

footprint heated : 4,547 sf





FOURTH FLOOR PLAN

scale 3/32"=1'-0"

footprint heated : 1,528 sf









IOP HOTEL . 1100 PALM BLVD . ISLE OF PALMS, SC

heather a wilson, architect . 173 wentworth street charleston, sc 29401 . 843.814.2031

06.24.19

P4

PERSPECTIVE





WORKING TITLE
IOP BEACH CLUB

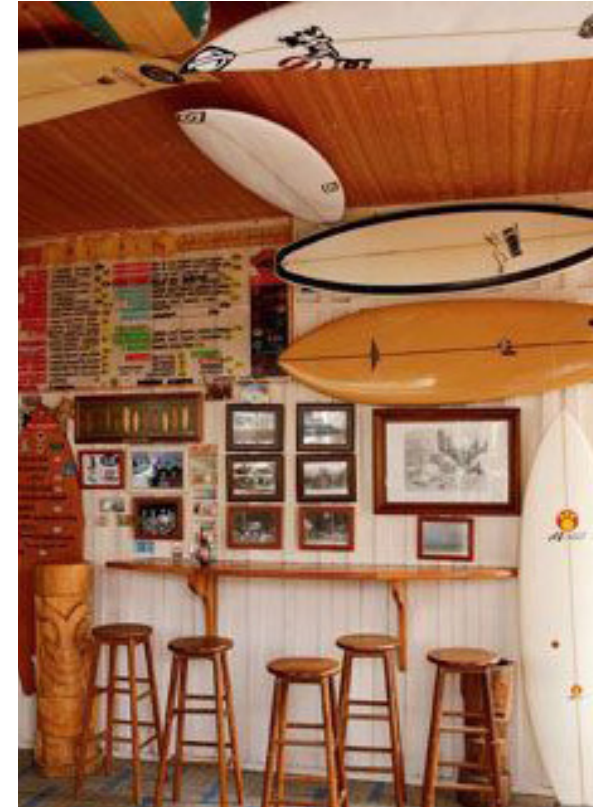
BASIC PROJECTS

LOCATION
ISLE OF PALMS, SOUTH CAROLINA

DATE
JANUARY 2019

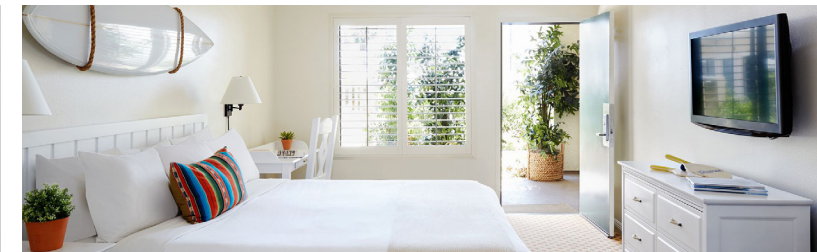
SITE PLAN

OVERALL LOOK & FEEL



ROOMS LOOK & FEEL

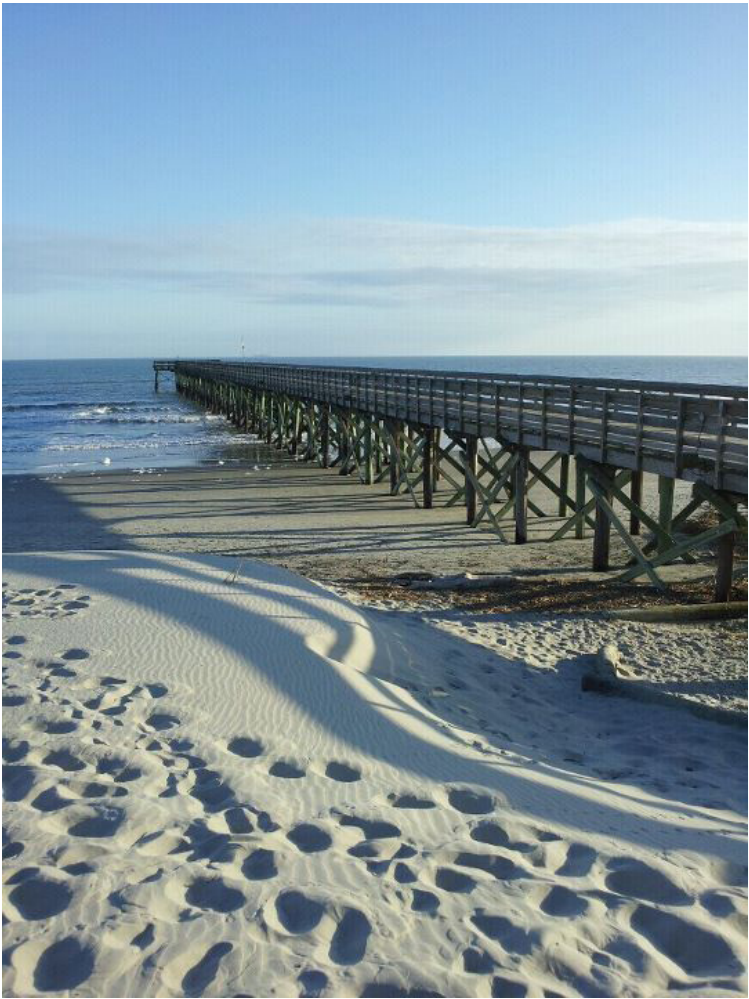
Uribusam et quiatur aborrov itatieae lacernate porest landandipsum quias ut qui dem inimus dit labori ulpa dit, alianita simoluptat militat endam, que eum, tes sum volorrovid ut prorate pa dipicipiet est, sit autempo ribusci odi blaborion plit et anti arciist oreped minimin perovit officta testinum et et ut voluptate ped que rerunt, omnimag niminullatur am erferup tatem.



-CLEAN, SIMPLE & BRIGHT
-WHITE SHEETS, BRIGHT PAINTED WOOD,
FLATWEAVE RUGS & CLEAN LINES
-GORGEOUS BEDDING & MATTRESSES

COMMUNITY ENGAGEMENT

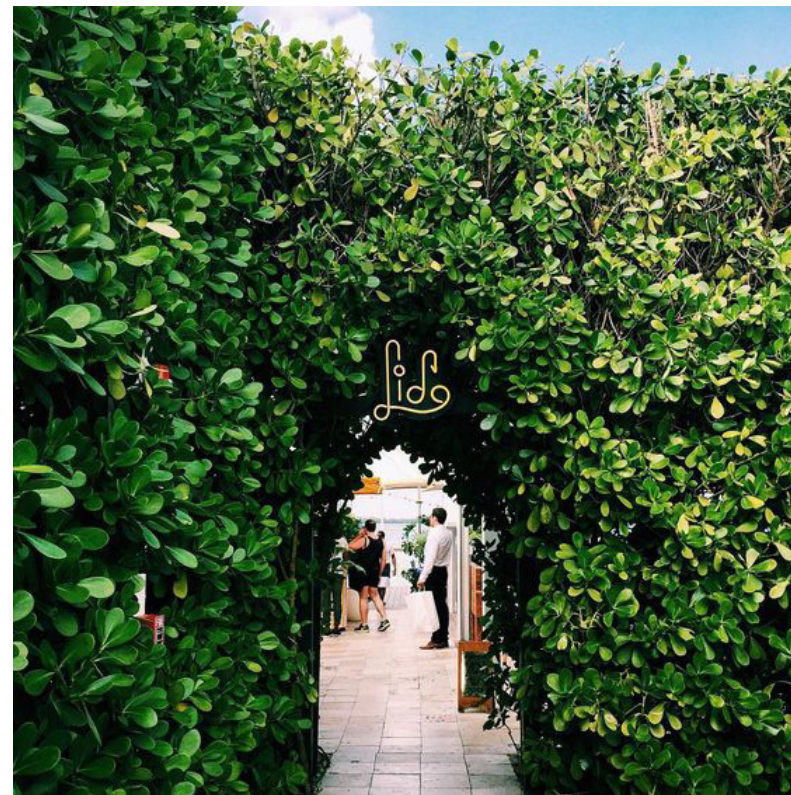
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- HOST COMMUNITY YOGA
- BIKES FOR GUESTS TO EXPLORE TOWN
- PADDLE BOARDS FOR GUESTS

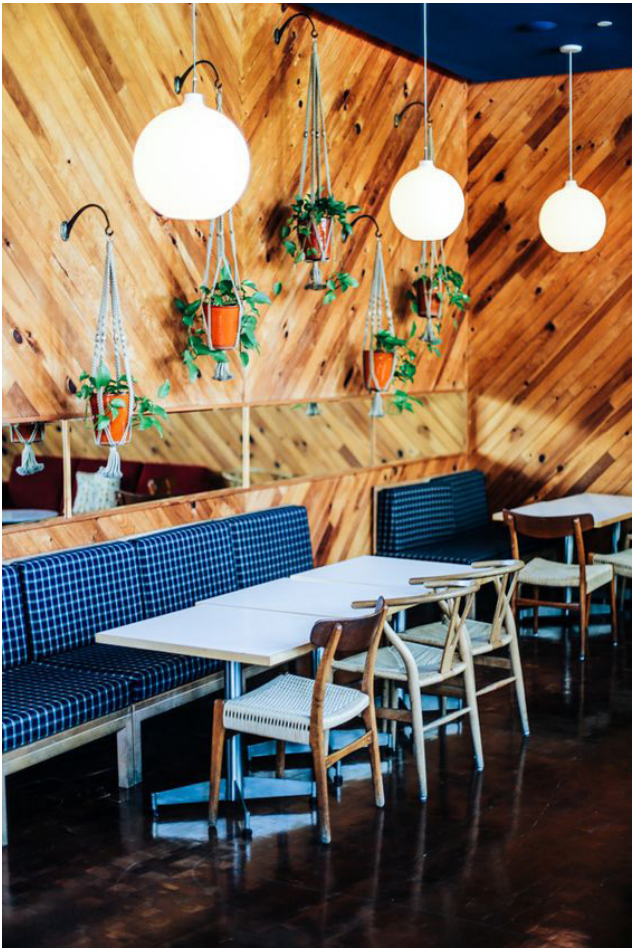
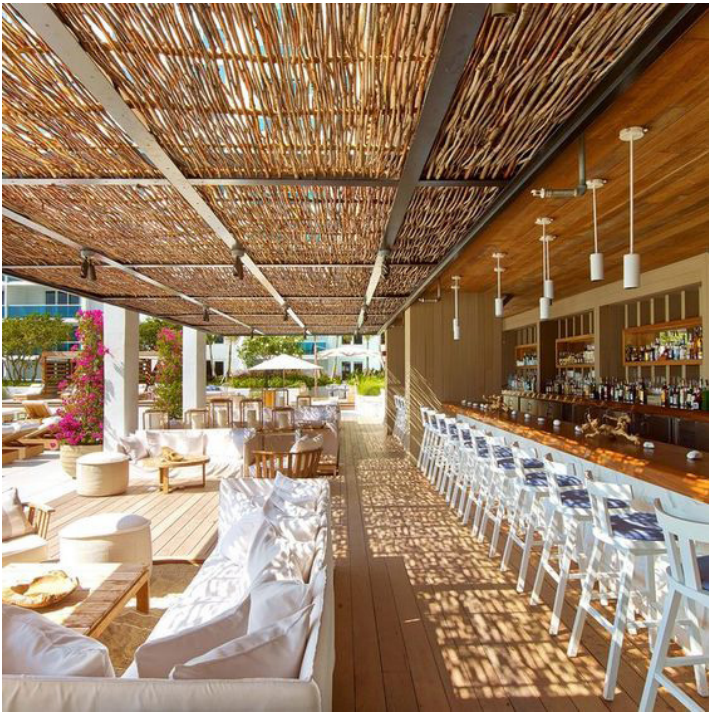
COURTYARD LOOK & FEEL

Uribusam et quiatur aborrov itatiae lacernate porest landandipsum quias ut qui dem inimus dit labori ulpa dit, alianita simoluptat militat endam, que eum, tes sum volorrovid ut prorate pa dipicipiet est, sit autempo ribusci odi blaborion plit et anti arciist oreped minimin perovit officta testinum et et ut voluptate ped que rerunt, omnimag niminullatur am erferup tatem. Et omnihil luptatur



RESTAURANT LOOK & FEEL

Uribusam et quiatur aborrov itatie lacernate porest landandipsum quias ut qui dem inimus dit labori ulpa dit, alianita simoluptat militat endam, que eum, tes sum volorrovid ut prorate pa dipicipiet est, sit autempo ribusci odi blaborion plit et anti arciist oreped minimin perovit officta testinum et et ut voluptate ped que rerunt, omnimag niminullatur am erferup tatem. Et omnihil luptatur

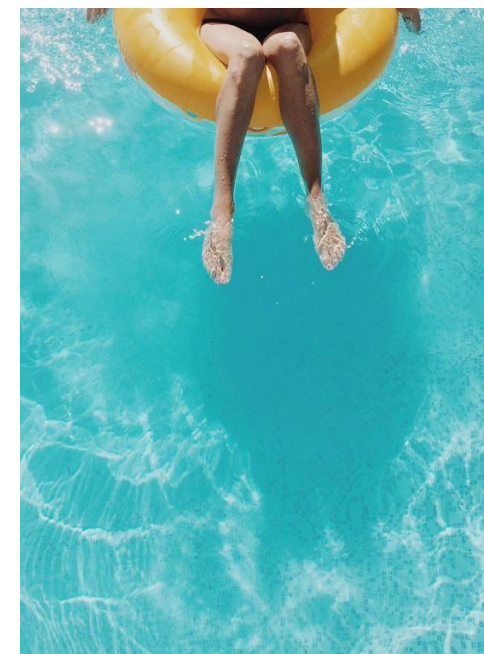
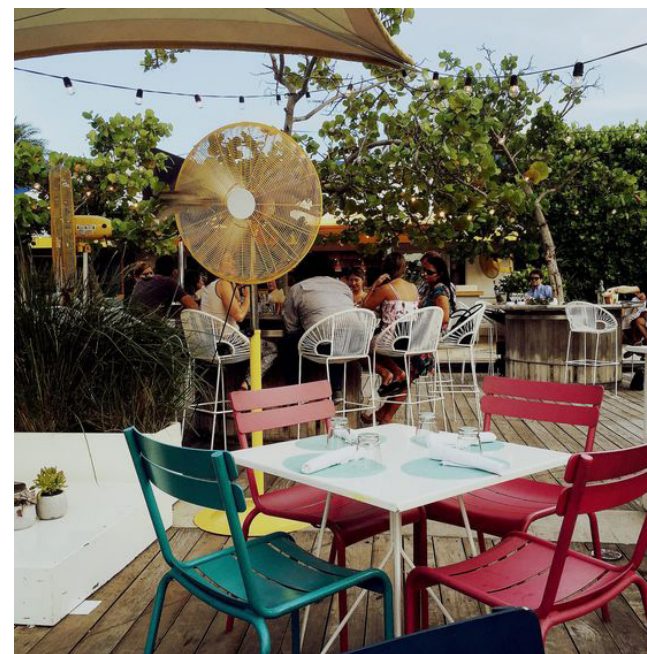
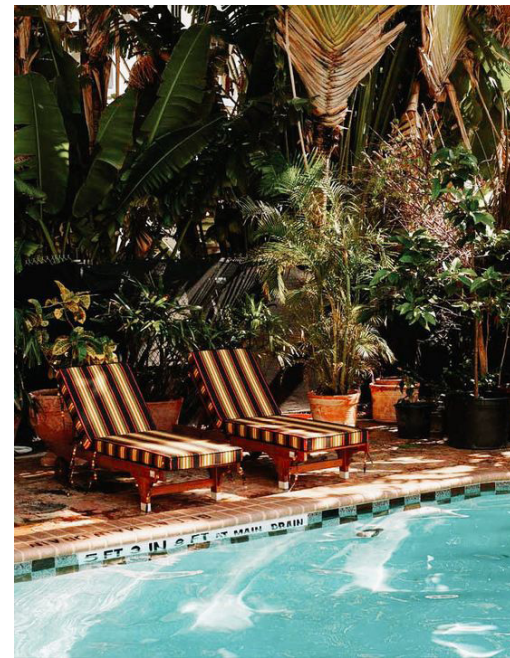


RESTAURANT WILL OVERLOOK POOL
WITH OUTDOOR & INDOOR SEATING

- WOOD PENELING
- SURFY 50'S VIBE
- MILK GLASS GLOBES
- FRESH & LOCAL DISHES
- BRIGHT COCKTAILS

POOL LOOK & FEEL

Uribusam et quiatur aborrov itatie lacernate porest landandipsum quias ut qui dem inimus dit labori ulpa dit, alianita simoluptat militat endam, que eum, tes sum volorrovid ut prorate pa dipicipiet est, sit autempo ribusci odi blaborion plit et anti arciist oreped minimin perovit officta testinum et et ut voluptate ped que rerunt, omnimag niminullatur am erferup tatem. Et omnihil luptatur



SURFING STORAGE

Uribusam et quiatur aborrov itatie lacernate porest landandipsum quias ut qui dem inimus dit labori ulpa dit, alianita simoluptat militat endam, que eum, tes sum volorrovid ut prorate pa dipicipiet est, sit autempo ribusci odi blaborion plit et anti arciist oreped minimin perovit officta testinum et et ut voluptate ped que rerunt, omnimag niminullatur am erferup tatem. Et omnihil luptatur



THANK YOU

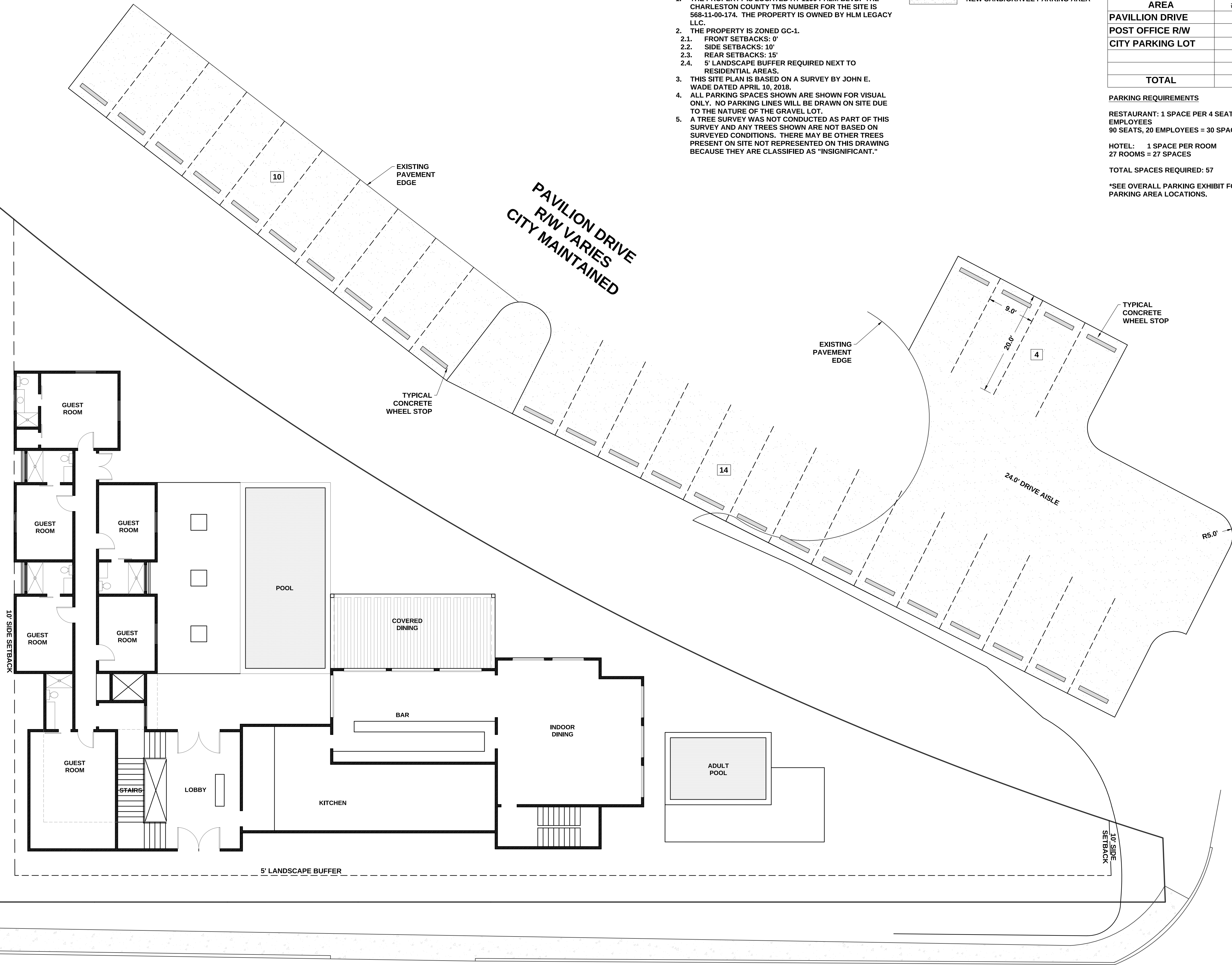


Basic Projects

BASICPROJECTS.US

INFO@BASICPROJECTS.US

J.C. LONG BOULEVARD
85' R/W
S-10-7



NOTES:

1. THE PROPERTY IS LOCATED AT 1100 PALM BLVD. THE CHARLESTON COUNTY TMS NUMBER FOR THE SITE IS 568-11-00-174. THE PROPERTY IS OWNED BY HLM LEGACY LLC.
2. THE PROPERTY IS ZONED GC-1.
 - 2.1. FRONT SETBACKS: 0'
 - 2.2. SIDE SETBACKS: 10'
 - 2.3. REAR SETBACKS: 15'
- 2.4. 5' LANDSCAPE BUFFER REQUIRED NEXT TO RESIDENTIAL AREAS.
3. THIS SITE PLAN IS BASED ON A SURVEY BY JOHN E. WADE DATED APRIL 10, 2018.
4. ALL PARKING SPACES SHOWN ARE SHOWN FOR VISUAL ONLY. NO PARKING LINES WILL BE DRAWN ON SITE DUE TO THE NATURE OF THE GRAVEL LOT.
5. A TREE SURVEY WAS NOT CONDUCTED AS PART OF THIS SURVEY AND ANY TREES SHOWN ARE NOT BASED ON SURVEYED CONDITIONS. THERE MAY BE OTHER TREES PRESENT ON SITE NOT REPRESENTED ON THIS DRAWING BECAUSE THEY ARE CLASSIFIED AS "INSIGNIFICANT."

LEGEND:

NEW SAND/GRAVEL PARKING AREA

PARKING ANALYSIS

AREA	# OF SPACES
PAVILLION DRIVE	28
POST OFFICE R/W	16
CITY PARKING LOT	20
TOTAL	64

PARKING REQUIREMENTS

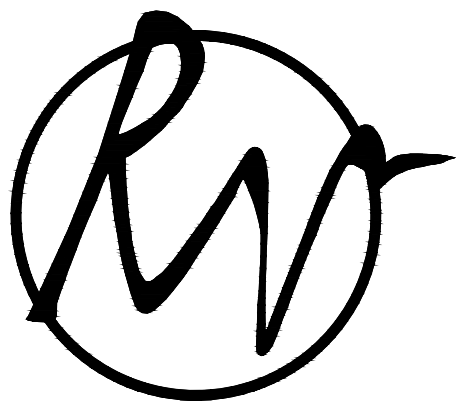
RESTAURANT: 1 SPACE PER 4 SEATS & 1 SPACE PER 3 EMPLOYEES
90 SEATS, 20 EMPLOYEES = 30 SPACES REQUIRED

HOTEL: 1 SPACE PER ROOM
27 ROOMS = 27 SPACES

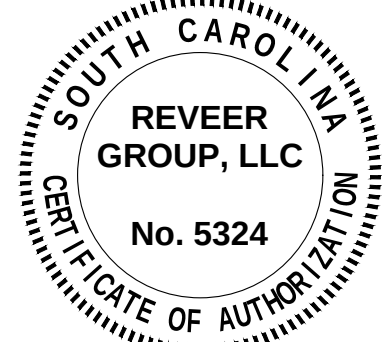
TOTAL SPACES REQUIRED: 57

*SEE OVERALL PARKING EXHIBIT FOR PROPOSED PARKING AREA LOCATIONS.

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REVEER GROUP



PROJECT OWNER:

HLM LEGACY, LLC

PROJECT TITLE:

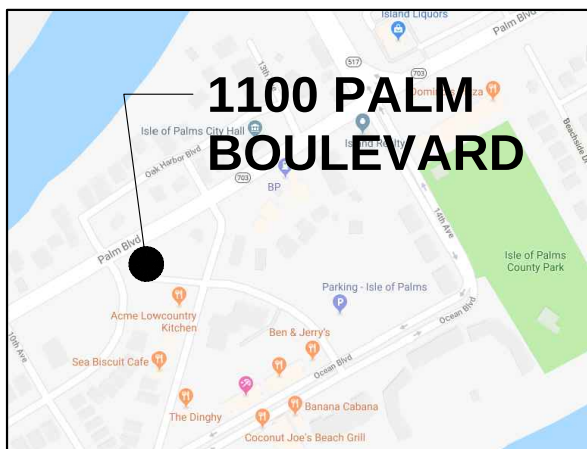
1100 PALM BOULEVARD

PROJECT LOCATION:

CITY OF ISLE OF PALMS

PROJECT NUMBER:

100100.00



SITE PLAN EXHIBIT

ORIGINAL SUBMISSION:

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY:

JSM

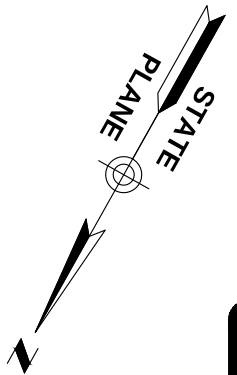
APPROVED BY:

JRR

DATE:

6/3/2019

FOR REVIEW ONLY



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD 88

SCALE: 1" = 100'

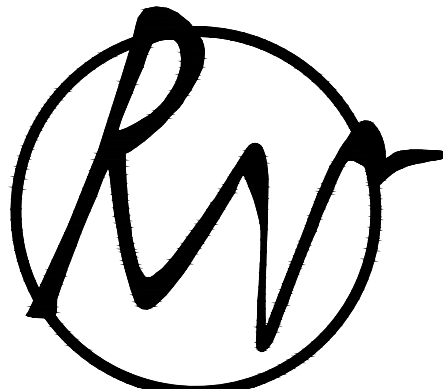
ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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S:\100100.00_Direct Project Marketing - Documents\04_PrvDev\000 Misc\Summary-1100 Palm Blvd\1100 Palm Blvd-Exhibit-20190603-Hotel Site Layout-Exhibit-For Owner.dwg, 6/3/2019, JESSICAMYERS



REVEERGROUP.COM



REVEER GROUP

SOUTH CAROLINA

REVEER GROUP, LLC

No. 5324

CERTIFICATE OF AUTHORIZATION

PROJECT OWNER:

HLM LEGACY, LLC

PROJECT TITLE:

1100 PALM BOULEVARD

PROJECT LOCATION:

CITY OF ISLE OF PALMS

PROJECT NUMBER:

100100.00



1100 PALM BOULEVARD

OVERALL PARKING EXHIBIT

ORIGINAL SUBMISSION:

REVISIONS:

NO. DATE DESCRIPTION

1

2

3

4

5

6

7

8

9

10

DRAWN BY:

JSM

APPROVED BY:

JRR

DATE:

6/3/2019

FOR REVIEW ONLY

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF

VERTICAL DATUM: NAVD 88

0 100' 200'

SCALE: 1" = 100'

ARCH FULL BLEED D (24.00 X 36.00 INCHES)

STATE PLANE

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