



THE
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**STEPHEN RAMOS
ARCHITECT LLC**

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New Restaurant Space Available in Downtown Charleston

- 89 Cannon Street - Cannonborough - Elliotborough Neighborhood (Foodie Mecca of Charleston)
- 2,303 SF + Outdoor Sidewalk Dining! Seats approximately 100 diners depending on layout.
- 13' high ceilings!!
- Over 100 linear feet of 11 foot tall beautifully detailed glass storefront windows and doors. There will be no bad seat!
- Up to 80 Visitors per night staying onsite in the 8 new boutique vacation rental units.
- Cannonborough-Elliotborough Neighborhood is home to over 1000+ Vacation Rentals within a 1/4 mile!
- Charleston is on Fire!! #1 Best City In the US as voted by - Conde Nast & Travel in Leisure
- 7 Minute walk to the King Street Entertainment District.
- Construction to be complete April 2025
- Shell to include MEP infrastructure and sprinkler system, 2,000 gallon grease trap, (2) vertical chases for hood, concrete slab with leave-out for plumbing.
- Owner to provide upfit allowance to tenant.

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MARCH 10, 2025

L-0

COVER SHEET

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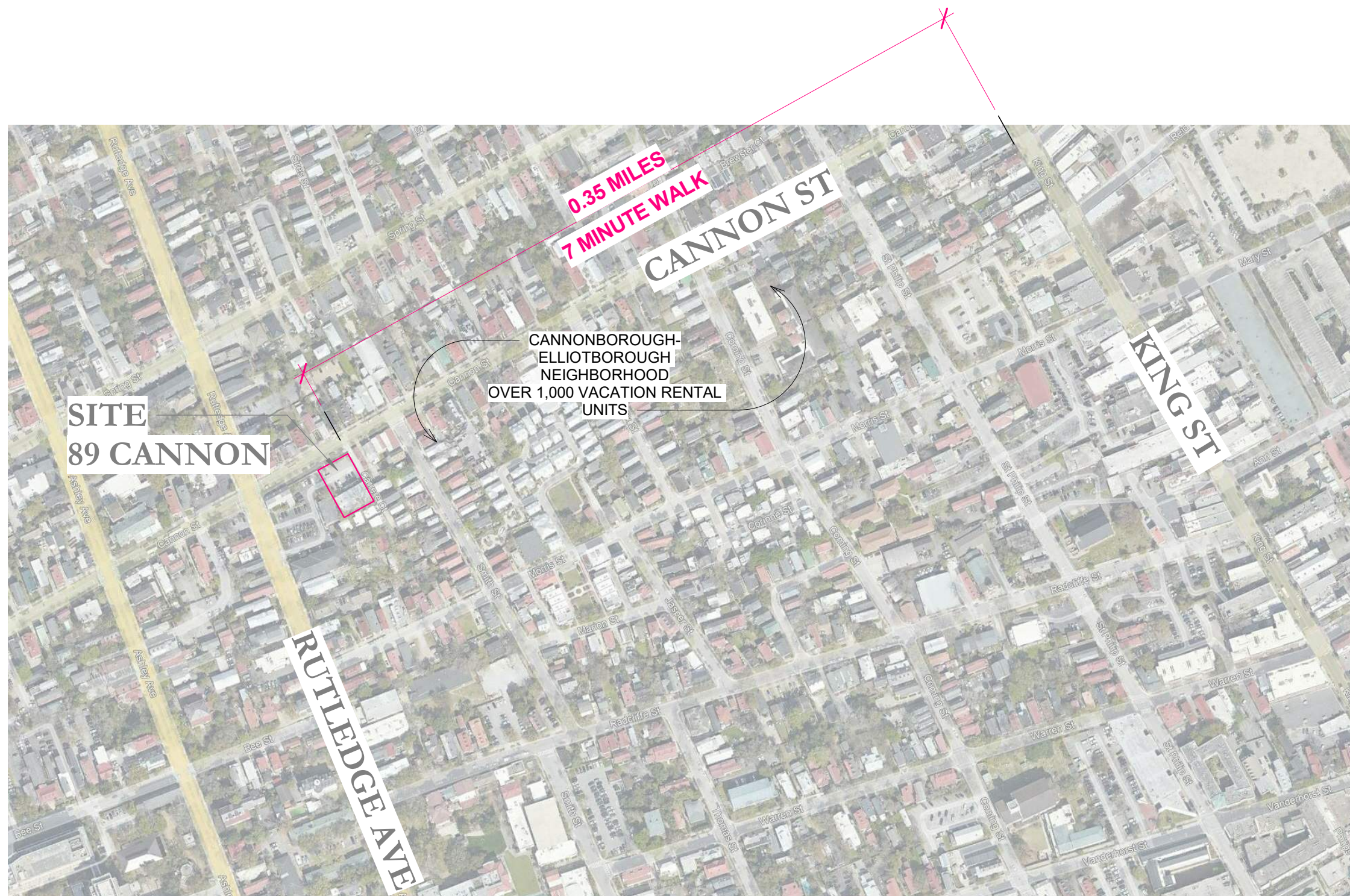
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AERIAL MAP



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4 NEW ROWHOMES

- (2) 5-BR UNITS + (2) 4-BR UNITS, 4 BATHS EACH
- EACH UNIT TO HAVE ROOF DECK
- SLEEPS 52 TOTAL

NEW 3-STORY MIXED-USE BUILDING

- (4) 4-BR 3 BATH STR UNITS - SLEEPS 32 TOTAL
- EACH UNIT TO HAVE PRIVATE PIAZZA
- ELEVATOR ACCESS
- 2,303 SF RESTAURANT SPACE

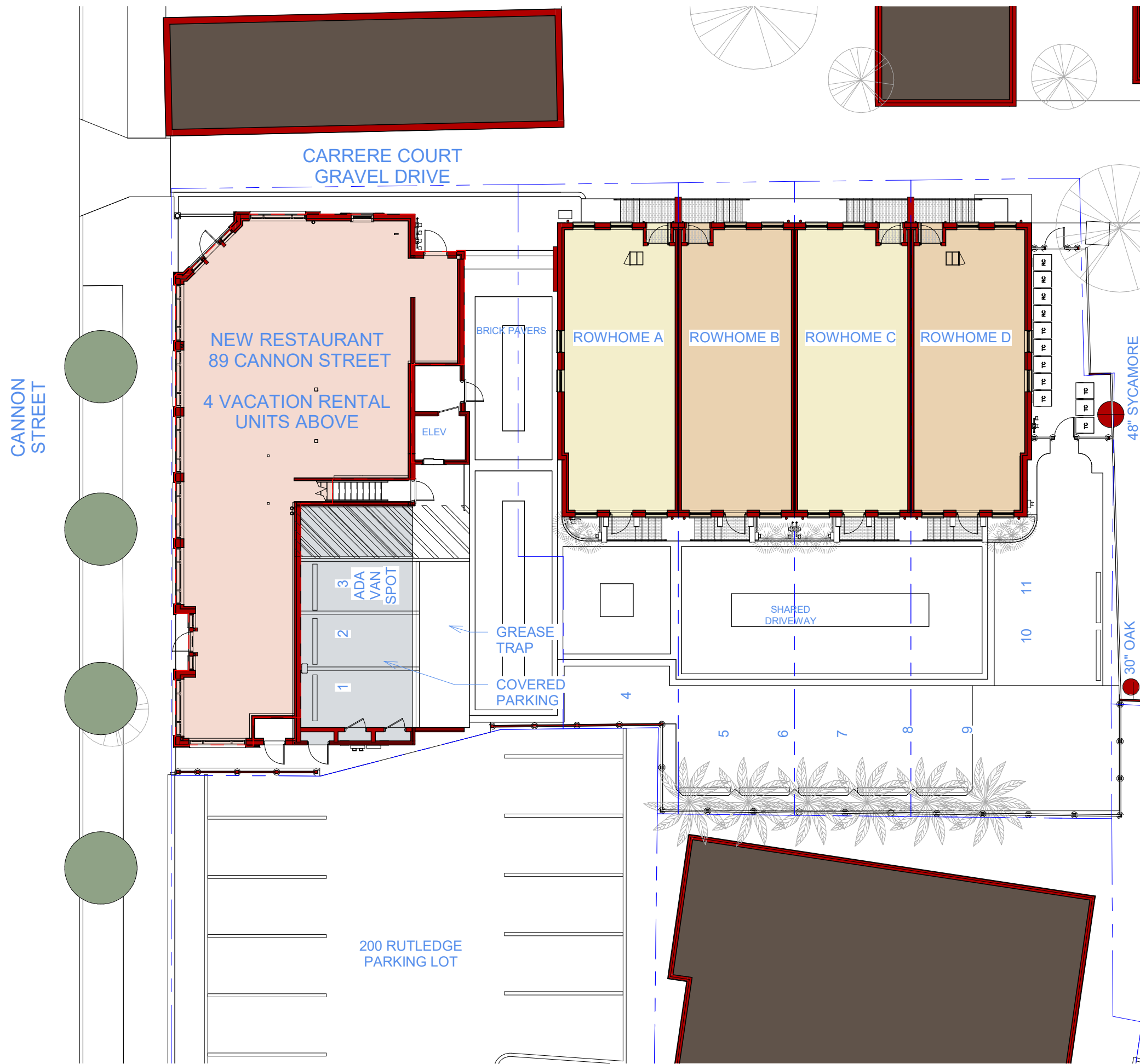


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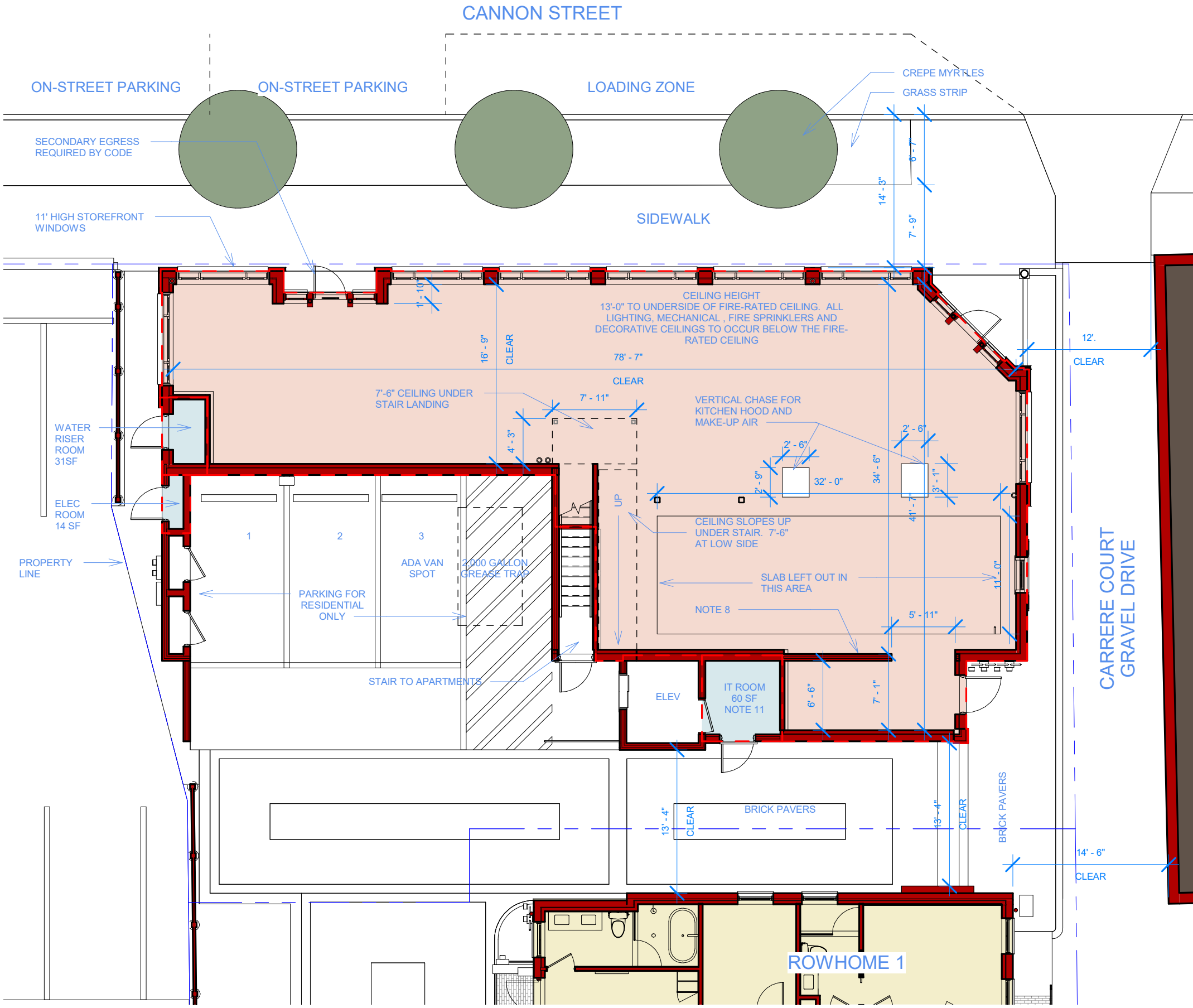
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3D MASSING



1 RESTAURANT SITE PLAN
1/16" = 1'-0"



BUILDING AREA CALCULATION

| UNIT | AREA | PRO RATA | + COMMON |
|---------------|-----------------|-------------|-----------------|
| RESTAURANT | 2,272 SF | 29.11% | 2,303 SF |
| RESI UNIT 201 | 1,367 SF | 17.51% | 1,418 SF |
| RESI UNIT 202 | 1,399 SF | 17.92% | 1,411 SF |
| RESI UNIT 301 | 1,367 SF | 17.51% | 1,418 SF |
| RESI UNIT 302 | 1,399 SF | 17.92% | 1,411 SF |
| TOTAL | 7,804 SF | 100% | 7,961 SF |

| SHARED COMMON AREAS | AREA |
|---------------------|---------------|
| WATER RISER ROOM | 31 SF |
| ELEC ROOM | 14 SF |
| CABLE/INTERNET ROOM | 60 SF |
| TOTAL COMMON | 105 SF |

RESTAURANT LEASABLE AREA
 (USEABLE AREA + PRO RATA SHARE OF COMMON AREAS)
 (2,272 SF + (105SF * 0.295)) = **2,303 SF**

NOTES

- NOTE 1 THE LAYOUT SHOWN FOR THE RESTAURANT SPACES ARE SPECULATIVE AND INTENDED TO GIVE POTENTIAL TENANTS LAYOUT IDEAS AND CLARIFICATION OF SCALE. THE INDIVIDUAL TENANTS WILL HAVE CONTROL OVER THE DESIGN OF THEIR SPACE. A GREASE TRAP AND DUCT FOR A HOOD WILL BE PROVIDED FOR THE RESTAURANT SPACE.
- NOTE 2 THE SIDEWALK DINING WILL REQUIRE APPROVAL FROM THE CITY OF CHARLESTON.
- NOTE 3 THERE MAY BE AN OPPORTUNITY IN THE FUTURE TO ADD A PARKLET IN THE STREET. THE PARKLET WOULD REQUIRE APPROVAL FROM THE CITY OF CHARLESTON AND STATE DOT.
- NOTE 4 THE PARKING IN THE REAR IS FOR USE BY THE SHORT-TERM RENTAL UNITS ONLY. THERE IS NO ON-SITE PARKING FOR THE COMMERCIAL SPACE.
- NOTE 5 THERE MAY BE AN OPPORTUNITY TO LEASE PARKING FROM THE ADJACENT OWNERS OF THE 200 RUTLEDGE PARKING LOT. THERE ARE APPROXIMATELY 60 PARKING SPACES THAT ARE USED PRIMARILY DURING THE DAYTIME HOURS.
- NOTE 6 THE VESTIBULE, STAIR AND ELEVATOR WILL BE UTILIZED BY THE 4 SHORT-TERM RENTAL UNITS ON FLOORS 2 AND 3.
- NOTE 7 ALL WINDOWS ON CANNON STREET TO BE OPERABLE WINDOWS. THE WINDOWS WILL SWING OPEN LIKE DOORS WITH WIDE-THROW HINGES THAT ALLOW THE WINDOWS TO FULLY OPEN.
- NOTE 8 STRUCTURAL CMU WALL. OPENINGS CAN BE PROVIDED TO A CERTAIN DEGREE.
- NOTE 9 A RACK WILL BE PROVIDED ON THE ROOF FOR THE FUTURE TANKLESS HOT WATER HEATERS FOR RESTAURANT.
- NOTE 10 2 30"X30" VERTICAL RISERS HAVE BEEN PROVIDED FOR THE CONNECTION OF THE KITCHEN HOOD, HOT WATER AND REFRIGERANT LINES TO ROOF.
- NOTE 11 IT ROOM TO INCLUDE NETWORK AND SECURITY EQUIPMENT AND FLOOD PANEL STORAGE.

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LEASING PLAN

RESTAURANT ZONING NOTES

- A. A RESTAURANT USE IS ALLOWED WITHIN THE LB ZONING
- B. HOURS OF OPERATION WITHIN LB ARE 7AM TO 11PM.



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SIDEWALK DINING NOTES

- A. A SIDEWALK DINING PERMIT CAN BE APPLIED FOR BY THE RESTAURANT BUSINESS UPON PROOF OF A VALID FOOD RETAIL ESTABLISHMENT BUSINESS LICENSE AND CERTIFICATE OF OCCUPANCY. PROOF OF INSURANCE IS REQUIRED. MEASURED DRAWING BY LICENSED PROFESSIONAL REQUIRED.
- B. WHERE STREET PARKING OR A LOADING ZONE IS PRESENT A 5' CLEAR PEDESTRIAN PATH IS REQUIRED. THE PLAN SHOWN MAINTAINS A 5' PEDESTRIAN PATH.
- C. FOR A FULL LIST OF REQUIREMENTS SEE SECTION 54.213 OF THE CITY OF CHARLESTON ZONING ORDINANCE.
- D. BASED ON REVIEW OF THE SIDEWALK DINING ORDINANCE, AND DISCUSSIONS WITH THE CITY OF CHARLESTON ZONING ADMINISTRATOR, THE PROPOSED PLAN WOULD CONFORM TO THE SIDEWALK DINING REGULATIONS.

PARKING VARIANCE NOTES

INTERIOR PATRON USE AREA SHOWN 1,075 SF

NO ONSITE PARKING IS PROVIDED FOR THE GROUND LEVEL RESTAURANT. ALL ON-SITE PARKING IS ALLOCATED FOR THE RESIDENTIAL SHORT TERM RENTAL UNITS.

A PARKING VARIANCE WAS GRANTED ON NOVEMBER 2, 2021 THAT ALLOCATED AN 11 CAR REDUCTION FOR THE RESTAURANT SPACE. PER THE RESTAURANT PARKING ORDINANCE, 1 CAR IS REQUIRED FOR EVERY 100SF OF INDOOR PATRON USE AREA. THEREFORE THE 11 CAR VARIANCE ALLOWS FOR 1,100SF OF PATRON USE AREA.

THE RESTAURANT PLAN SHOWN HAS 1,075SF OF INTERIOR PATRON AREA HIGHLIGHTED IN YELLOW. THEREFORE THE PLAN SHOWN MEETS THE ORDINANCE.

PARKING IS NOT REQUIRED FOR THE EXTERIOR SIDEWALK DINING.

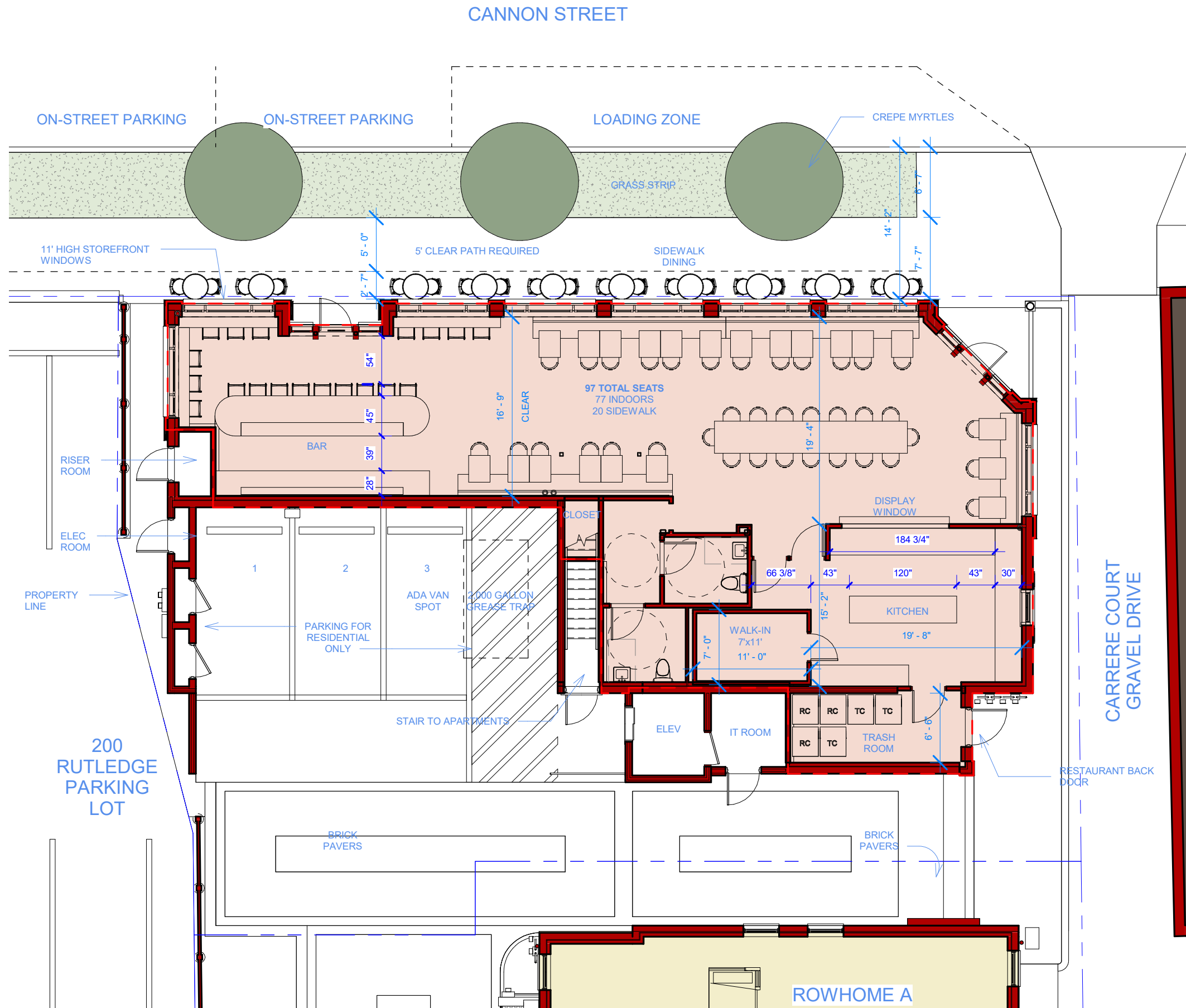
IF THE FINAL DESIGN FOR THE RESTAURANT EXCEEDS 1,100SF OF INTERIOR PATRON USE AREA, THAN AN ADDITIONAL VARIANCE WOULD BE REQUIRED. FOR EXAMPLE, 1,200SF WOULD REQUIRE AN ADDITIONAL 1 CAR VARIANCE. THIS TYPE OF MINOR ADJUSTMENT WOULD LIKELY BE APPROVED.

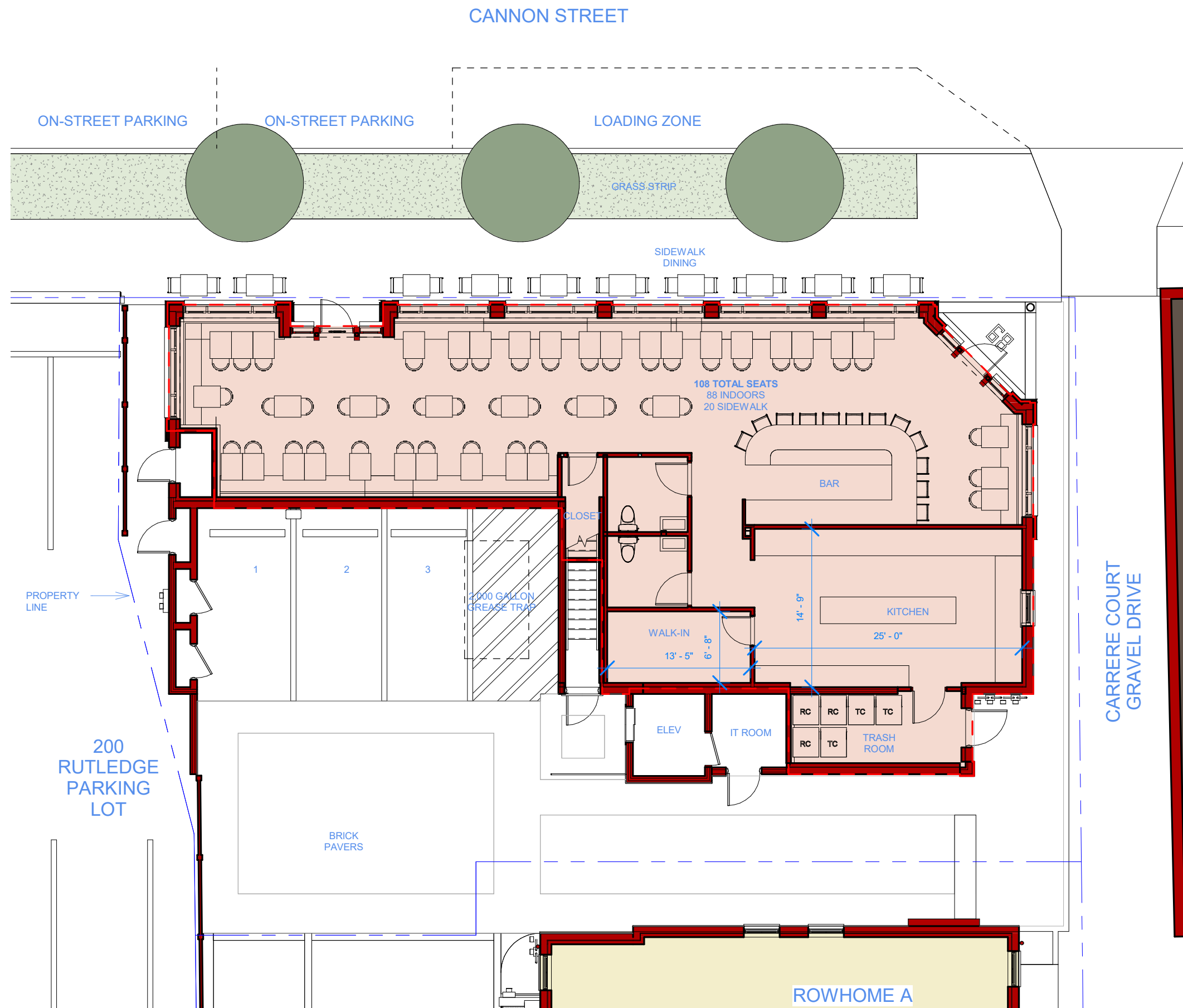
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SAMPLE PLAN A





LEASING DRAWINGS

AUGUST 12, 2024

L-5B

SAMPLE PLAN B

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CORNER VIEW



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SIDEWALK
DINING



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ELEVATION VIEW

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GROUND FLOOR RESTAURANT

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ELEVATION VIEW



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**CARRERE CT
ROWHOMES**



PHOTOS TAKEN MARCH 7, 2025

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**CONSTRUCTION
PROGRESS
PHOTOS**