



**OWNER**

Poinsett Development, LLC

**SERVICES RENDERED**

Structural Design

**STRUCTURE TYPE**

Mild reinforced concrete with post-tensioned beams

**CHALLENGES**

Structure was redesigned from 10 to 13 stories *after* third floor was already constructed

**SIZE**

221,000 sf; 13 stories; condos

**AWARD**

Honor Award, American Council of Engineering Companies of SC (2000)

**CONSTRUCTION AMOUNT**

\$20 million

**ARCHITECT**

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

**CONTRACTOR**

Brasfield & Gorie

**COMPLETION YEAR**

2000



**BRITT, PETERS  
AND  
ASSOCIATES  
INC.  
consulting engineers**



## Poinsett Plaza – Office Tower/Mixed-Use Facility Greenville, SC

This high-rise tower prominently situated on Main Street in downtown Greenville meets the local business community’s need for high-end, Class A office space. When it opened in 2000, the primary office tenant was Carolina First Bank at 90 percent occupancy, with the remaining space used by other professionals. The tower also features residential and retail components including luxury condominiums and a delicatessen restaurant.

Britt, Peters and Associates provided structural design services for the 13-story, cast-in-place concrete structure with post-tensioned beams. The design called for 5,000 cubic yards of concrete – enough to fill a football field three feet high. Originally designed with 10 stories, the project was redefined – *and redesigned* – as a 13-story structure *after* the third-floor was already constructed. Although this presented significant challenges for the Britt, Peters team, the project was delivered *ahead of schedule* and under budget.

The Poinsett Plaza tower is designed to blend with the architecture of the adjoining historic bank building to which it is connected via a pedestrian tunnel. A public plaza in front – along Main Street – provides downtown workers and visitors with a place to congregate and enjoy outdoor dining.

Poinsett Plaza was recognized by the American Council of Engineering Companies (ACEC) of South Carolina with an Award of Honor in that organization’s Engineering Excellence Awards, *\$10-Million and Above* Category.

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