Agenda
Design Review Board (DRB)
May 5, 2026 at 5:30 PM
Dr. TK Gregg Community Center
650 Howard St. Spartanburg, SC 29303

I. Roll Call

II. Freedom of Information Act Compliance – Public notification of the meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and requirements of the City of Spartanburg Zoning Ordinance.

III. Rules and Procedures for Meeting Conduct

IV. Approval of Agenda

V. Disposition of Minutes of March 3, 2026 meeting

VI. Old Business:

a. DRB-25-020-00010 – The Design Review Board (DRB) has received a request for Full and Final Approval of the proposed development, Project Wrap Multifamily, located on the block bounded by W Broad St, S Spring St, W Kennedy St, and S Church St (Tax Map Sheet: 7-12-20-056.00, 7-12-24-001.00, 7-12-21-062.00, 7-12-24-002.00, 7-12-21-063.00, 7-12-21-064.00, 7-12-21-066.00, 7-12-21-067.00, 7-12-21-069.01, 7-12-21-069.00, 7-12-24-004.00, 7-12-24-003.00, and 7-12-24-003.01) with a zoning designation of DT-5 (Downtown Urban District). Owner: Barrett Realty Investments, Inc / Agent: Anastasia Kostrominova, McMillan Pazdan Smith

b. DRB-26-020-00001 — The Design Review Board (DRB) has received a request for Full and Final Approval of the proposed development, Converse Street Apartments, located at 120 E Kennedy St (Tax Map Sheet: 7-12-06-061.00) with a zoning designation of D-T6, Downtown Urban Core. Owner: NHE; Applicant: Johnston Design Group

VII. New Business:

VIII. Staff Announcements

IX. Adjournment

Meeting Minutes of the Design Review Board (DRB)
Tuesday, March 3, 2026, at 5:30pm
Dr. TK Gregg Recreation Center

Attendance
Board Members Present
- Lauren Rogers, Chair (arrived at 5:45pm)
- Jean Crowther, Vice Chair
- Danny Balon
- Brian Sanders
- Lukas Hauser

Staff Present
- Fredalyn Frasier, Planning Director
- Dominick Calace, Planner I

Others Present
- Scott Johnston, Johnston Design Group
- Melanie Anderson, Johnston Design Group
- Zed Heydenburg, Site Design, Inc.
- Members of the public

Call to Order
Vice Chair Crowther called the meeting to order at 5:30 PM and conducted roll call. The Chair stated that public notice of the meeting had been provided in compliance with the Freedom of Information Act and the City of Spartanburg Zoning Ordinance. General meeting procedures and public comment rules were reviewed.

Approval of Agenda
On a motion by Mr. Hauser and seconded by Mr. Balon, the agenda was approved by a vote of 4–0.

Approval of Meeting Minutes (February 3, 2026)
On a motion by Mr. Balon and seconded by Mr. Sanders, the meeting minutes from January 6, 2026 were approved by a vote of 4–0.

Old Business
None.

New Business

DRB-26-020-00001 – Converse Street Apartments – Preliminary Conceptual Approval

The Design Review Board received a request for Preliminary Conceptual Approval of the proposed development, Converse Street Apartments, located 120 E Kennedy St, zoned D-T6 (Downtown Urban Core).

- **Owner:** NHE
- **Applicant:** Johnston Design Group

Applicant Presentation

Scott Johnston of Johnston Design Group presented the proposed project on behalf of the development team. The project proposes a 48-unit affordable housing development on the corner of Converse Street and Kennedy Street in downtown Spartanburg.

The proposed building ranges from five to six stories, reflecting the slope of the site as Converse Street rises toward Main Street. The building would include residential units throughout, with ground-floor amenity spaces and a leasing office located near the corner to create an active street presence.

Key elements of the project include:

- Brick at the base of the building with fiber cement siding above
- A contextual architectural palette intended to match nearby downtown buildings
- An interior courtyard providing outdoor amenity space for residents
- Residential units along portions of the ground floor
- Leasing office and amenity spaces located at the Kennedy and Converse intersection to activate the corner
- Screening of rooftop mechanical equipment and ground-level waste facilities
- Parking to be provided through access to the adjacent municipal parking garage

The applicant highlighted several design considerations and requested ordinance exceptions related to:

- Ground-floor residential units within the DT-6 district
- A blank wall condition along portions of Converse Street
- Residential entrances located at grade along Kennedy Street
- Streetscape width requirements and landscape treatments along Kennedy and Converse Streets

The applicant noted that the design remains conceptual and will be further refined prior to final review.

Board Discussion

The Board discussed several elements of the proposal:

Streetscape and Sidewalk Design

Board members focused extensively on sidewalk widths and streetscape treatments, particularly at the corner of Kennedy and Converse Streets where grading changes and utility infrastructure create spatial constraints.

Discussion included:

- The location of existing utility poles and their interaction with proposed landscaping and sidewalks
- The narrow sidewalk conditions at certain points along the corner
- Potential adjustments to landscaping zones to provide more pedestrian space

Board members expressed interest in exploring alternative landscaping treatments, including narrower planting strips, planters, or tree grates, to balance pedestrian comfort with streetscape design.

Ground Floor Residential Entrances

The Board discussed the two proposed residential entrances along Kennedy Street that would be located at grade rather than elevated above the sidewalk.

Members acknowledged that the site's topography limited the ability to provide traditional stoops or raised entries but encouraged refinements to improve privacy and residential character. Suggestions included:

- Using opaque or residential-style doors rather than commercial-style glazing
- Exploring design elements that provide visual separation between units and the sidewalk

Blank Wall Condition

The Board reviewed the request for a blank wall condition along a portion of the Converse Street frontage. Members discussed potential opportunities to add visual interest through brick detailing, patterning, or other architectural treatments.

While some members suggested exploring creative elements such as artwork or material variation, others noted that the grade change and adjacent windows already reduced the visual impact of the blank wall condition.

Landscaping and Tree Wells

Board members questioned the proposed four-by-six foot tree wells along Kennedy Street, noting that trees cannot be planted within the sight triangle at the intersection. The Board suggested reconsidering the planting configuration to maximize sidewalk space while maintaining adequate landscaping.

The applicant indicated a willingness to revisit the streetscape design and return with revised options at final review.

Parking Garage Connection

The Board also discussed the integration of the adjacent city parking garage stair access into the project and potential improvements to lighting, visibility, and security around that connection.

Staff Comments

Planning Director, Fredalyn Frasier noted that the applicant had addressed many of staff's initial comments but that additional refinement was still needed.

Staff requested further clarification and refinement regarding:

- Sidewalk widths and landscaping along Kennedy Street

- Design solutions for the ground-floor residential entrances
- Treatment of the blank wall condition along Converse Street

Staff indicated they would continue working with the applicant prior to final review.

Public Comments:

No members of the public spoke in favor or opposition.
On a motion by Mr. Balon and seconded by Ms. Crowther, the public comment period was closed unanimously.

Board Action

Following deliberation, the Board determined that the project was appropriate to advance to the next stage of review with refinements.

Motion

On a motion by Mr. Balon and seconded by Ms. Crowther, the Design Review Board granted Preliminary Conceptual Approval for the Converse Street Apartments project with the following actions regarding requested exceptions:

Approved Exceptions

- General Design Principles – Housing: To permit ground-floor residential units in the DT-6 district
- Facade Treatment: To permit a blank wall condition along the Converse Street frontage
- Raised Entries: To permit two residential entrances along Kennedy Street that are located at grade, with the condition that revised renderings show more residential-style opaque doors

Not Approved / To Be Revised

- Required Streetscape Exception related to streetscape width and landscaping configuration along Kennedy Street

The Board requested that the applicant:

- Revisit landscaping options along Kennedy Street
- Reevaluate sidewalk widths at the corner of Kennedy and Converse Streets
- Show the location of existing utility poles and incorporate them into revised plans

The motion passed unanimously (5-0).

Staff Announcements

Staff presented the updated 2026 Design Review Board Bylaws for consideration.
On a motion by Mr. Hauser and seconded by Mr. Balon, the updated bylaws were approved unanimously (5-0).

Adjournment

On a motion by Mr. Balon and seconded by Ms. Crowther, the meeting was adjourned unanimously.

Adjourned meeting at 6:35 P.M.

_____

Lauren Rogers, Chair

DATE
April 28, 2026

TO
Design Review Board Members

PROJECT/ADDRESS/ TAX ID
Project Wrap Multifamily / Block bounded by S Church St, W Broad St, S Spring St, and W Kennedy St / 7-12-21-062.00, 7-12-21-069.00, 7-12-20-056.00, 7-12-24-001.00, 7-12-24-002.00, 7-12-24-003.00, 7-12-24-004.00, 7-12-24-005.00

PROJECT NUMBER
DRB- 25-02000010

REVIEW STATUS – Full and Final Review

STAFF
Fredalyn M. Frasier, Planning Director
Dominick Calace, Planner I

COPIES TO
City Departments/Applicant

GENERAL PROJECT OVERVIEW

The proposed 6-story multi-family apartment building is the final of three phases in the redevelopment of the city block bound by Broad Street, Spring Street, and Kennedy Street. The proposed structure completely lines the parking garage proposed in the previous phase with 162 multi-family units, 11,000 square feet of commercial space, and a public plaza.

PAST BOARD ACTION

The proposed project was presented on September 2, 2025 and received preliminary conceptual approval from the Design Review Board. The following exceptions were granted at this time:

1. **4.2 Required Shopfront Designation:** The frontage on Spring Street is required to have a shopfront & awning, gallery, or arcade frontage.
2. **7.1.4.b Parking Area Access:** Exception granted for vehicle access on Broad Street
3. **7.1.4.d Parking Area Access:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet – exception granted as part of the Full and Final Approval of the City/County Parking Deck on 9/2/2025
4. **6.4.4.a Minimize Blank Walls:** Exception required to permit a blank wall in excess of 20 feet at three locations: Trash and Pump Room on Spring Street (37 feet 2 inches), Pool Deck at the corner of Spring Street and Kennedy Street (56 feet 6 inches on Spring St and 68 feet on Kennedy St).
5. **6.4.4.c Transparency Zone:** Exception required to reduce the transparency zone from 60% to 35% along Spring Street and from 60% to 40% on Kennedy Street.

For Full and Final approval, the Board requested additional information from the applicant on the following items:

1. The Board asked the applicant to reconsider the corner treatment at Spring Street and Kennedy Street and explore a more permanent, architecturally integrated design solution that provides consistent, year-round visual quality and reflects the prominence of the corner.
2. The Board also requested refinement of the trash room door treatment along Spring Street, including consideration of a mural or other architectural detailing to better integrate the feature into the overall façade.
3. Utility screening should be finished in a color that blends with the building (charcoal).

Planning Department
Phone: (864) 596-2068 | email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

UPDATES SINCE PRELIMINARY REVIEW

Since the September 2, 2025 Design Review Board meeting, the Applicant has incorporated revisions in response to the Board's feedback, including:

1. Refinement of the final material palette
2. Replacement of the proposed green wall with an art installation at the corner of Spring Street and Kennedy Street

AUTHORITY & APPLICABILITY

This parcel is zoned D-T5. The proposed project is a new construction development on an undeveloped site. In accordance with Section 2.2.3, all standards of the Downtown Code apply. The Kennedy Street frontage is subject to the Sideyard Parking Overlay. The Spring Street frontage is designated as a required shopfront. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- **None**

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

A. Use Standards: The proposed use (Dwelling, Multi-Family) is permitted by right in D-T5.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
- **3.3.4.a Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** Shopfront – Permitted

C. General Standards:

- **4.2 Required Shopfront Designation:** *Exception Granted – The frontage on Spring Street is required to have a shopfront & awning, gallery, or arcade frontage. Retail/restaurant uses are not required, but the intent is that the frontage type would not preclude those uses at some point in the future.*
- **4.3 Sideyard Parking Overlay:** *Not Applicable*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Presumed Compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity**: *New development should not create physical or visual gaps along the street frontage and should fill existing gaps to the greatest extent possible with interesting and active frontages. Exception Granted – See 6.4.4*
- **6.1.2 General Design Principles - Housing**: *Compliant*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Compliant*
- **6.1.4 General Design Principles - Downtown Should be Urban**: *Compliant*
- **6.1.5 General Design Principles - Put People First**: *Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. Exception Granted – See 6.4.4*
- **6.2 Required Building Design Standards:**
  - **6.2.1 Architectural Style:** *Compliant*
  - **6.2.2 Compatibility:** *Compliant*
  - **6.2.3 Proportions:** *Compliant*
  - **6.2.4 Wall Materials:** *Compliant*
  - **6.2.5 Façade Treatment:** *Compliant*
  - **6.2.6 Building Entrances:** *Presumed Compliant*
- **6.3 Specific Building Design Standards: All DT-4 and Residential Structures/Frontages in DT-5 & DT-6**
  - **6.3.1 Roof and Eaves:** *Compliant*
  - **6.3.2 Facade Design:** *Compliant*
  - **6.3.3 Building Entrances:** *Compliant*
  - **6.3.4 Garages:** *Compliant*
  - **6.3.5 Materials:** *Compliant*
  - **6.3.6 Construction Method:** *Not Applicable*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
  - **6.4.1 Roof and Eaves:** *Compliant*
  - **6.4.2 Canopies/Awnings:** *Compliant*
  - **6.4.3 Encroachments:** *Compliant*
  - **6.4.4 Ground Level Detailing:** *Exceptions Granted – See below*
    - **6.4.4.a Minimize Blank Walls:** *Exception granted – to permit the blank wall in excess of 20 feet at three locations: Trash and Pump Room on Spring Street (37 feet 2 inches), Pool Deck at the corner of Spring Street and Kennedy Street (56 feet 6 inches on Spring St and 68 feet on Kennedy St).*
    - **6.4.4.c Transparency Zone:** *Exception Granted – to reduce the transparency zone from 60% to 35% along Spring Street and from 60% to 40% on Kennedy Street.*
  - **6.4.5 Materials**: *Compliant*

G. Parking:

- **7.1.2 On-Street Parking:** *Compliant*
- **7.1.4.b Parking Area Access:** Parking must be accessed from a rear alley or secondary frontage unless approved as a discretionary review – *Exception Granted as part of the Parking Garage review.*

- **7.1.4.d Parking Area Access:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. *– Exception Granted as part of the Parking Garage review.*
- **7.2 Bicycle Parking:** *Compliant*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
  - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant*
- **8.2 Parking Area Landscaping:** *Not applicable*
- **8.3 Streetscreens:** *Compliant*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

1. **Corner Treatment (Spring Street and Kennedy Street)**
   The applicant has responded to the Board's previous comments by replacing the proposed green wall with an art installation at this location. Staff is generally supportive of this approach, as it provides a more permanent and consistent design feature for this prominent corner.

2. **Trash Room Door Treatment (Spring Street)**
   The Board previously requested refinement of the trash room door treatment along Spring Street. The updated plans should continue to explore architectural detailing or artistic elements (e.g., a mural) to better integrate this feature into the overall façade and reduce its visual impact along the streetscape.

3. **Utility Screening**
   Utility equipment should be fully screened and finished in a color that blends with the building (e.g., charcoal or similar). Final materials and finishes can be confirmed as part of Staff Review.

RECOMMENDATION

The following exceptions are required for Full and Final Approval:

- None

Staff support the proposed corner treatment at Spring Street and Kennedy Street and, with the Board's direction, will continue refining the trash door treatment and utility screening.

Planning Department
Phone: (864) 596-2068 | email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Project Wrap - 145 W. Broad Street

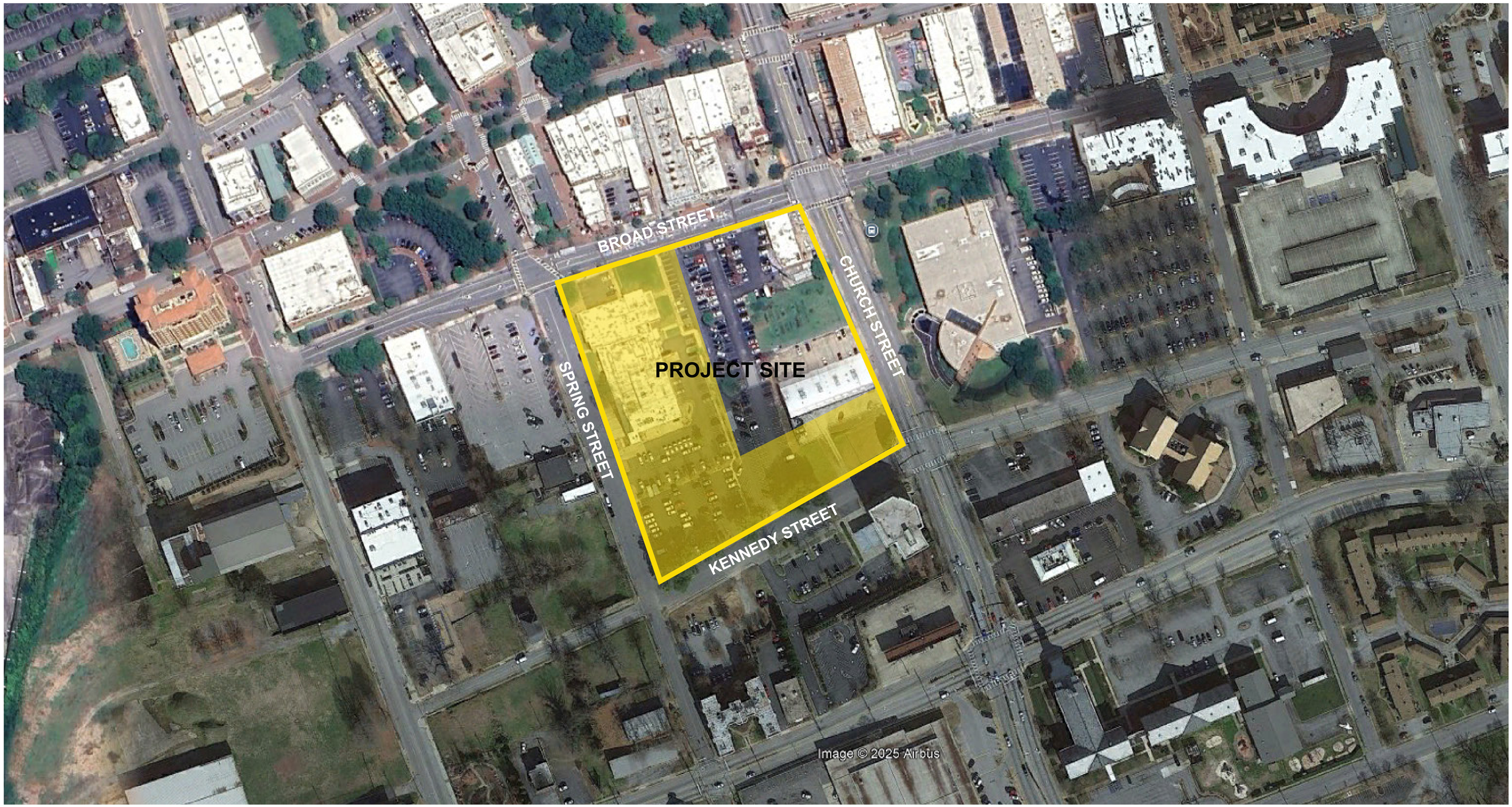
Spartanburg, SC.

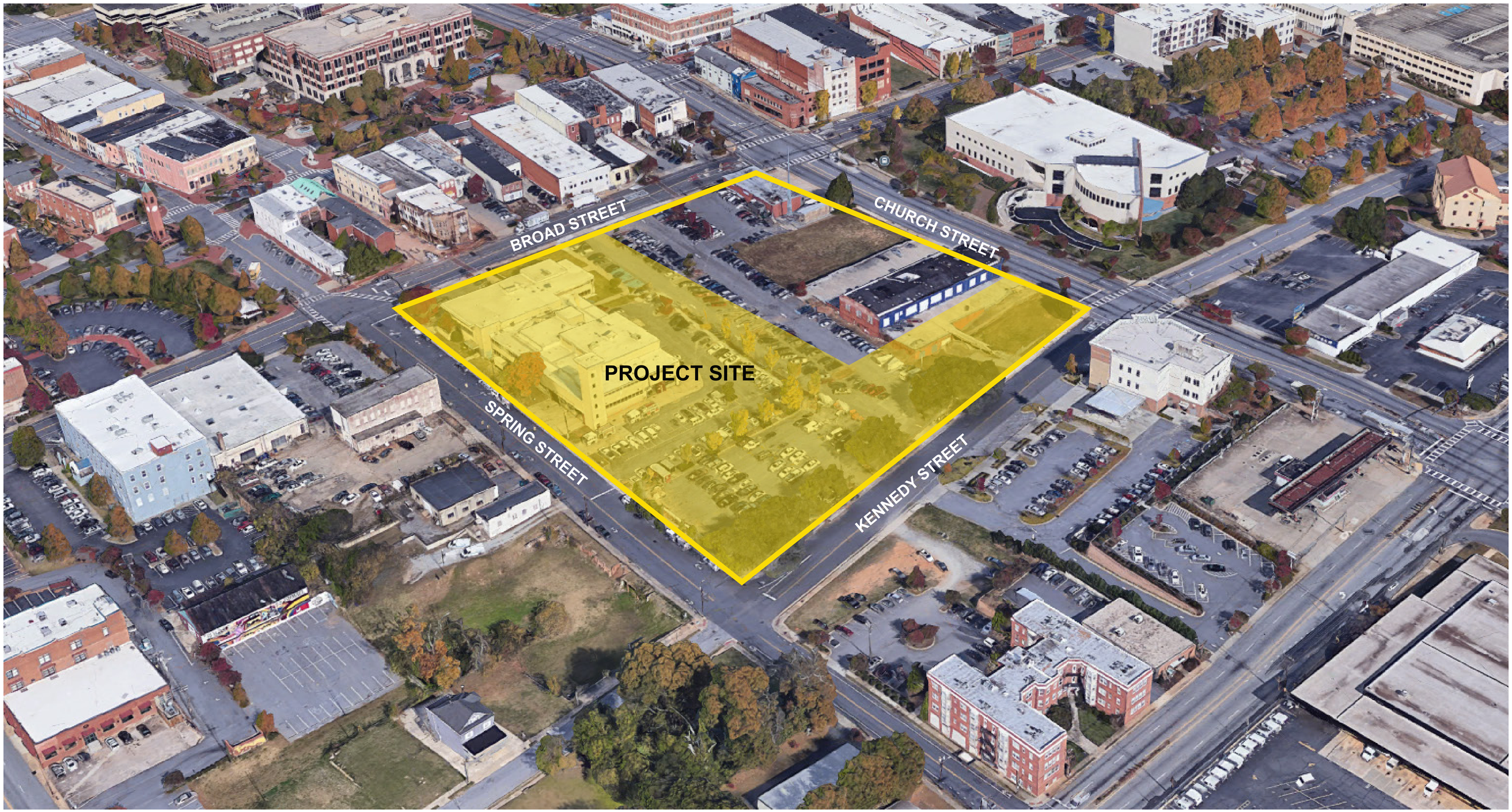


mcmillan | pazdan | smith
ARCHITECTURE

b/r BARRETT REALTY INVESTMENTS

EXISTING SITE

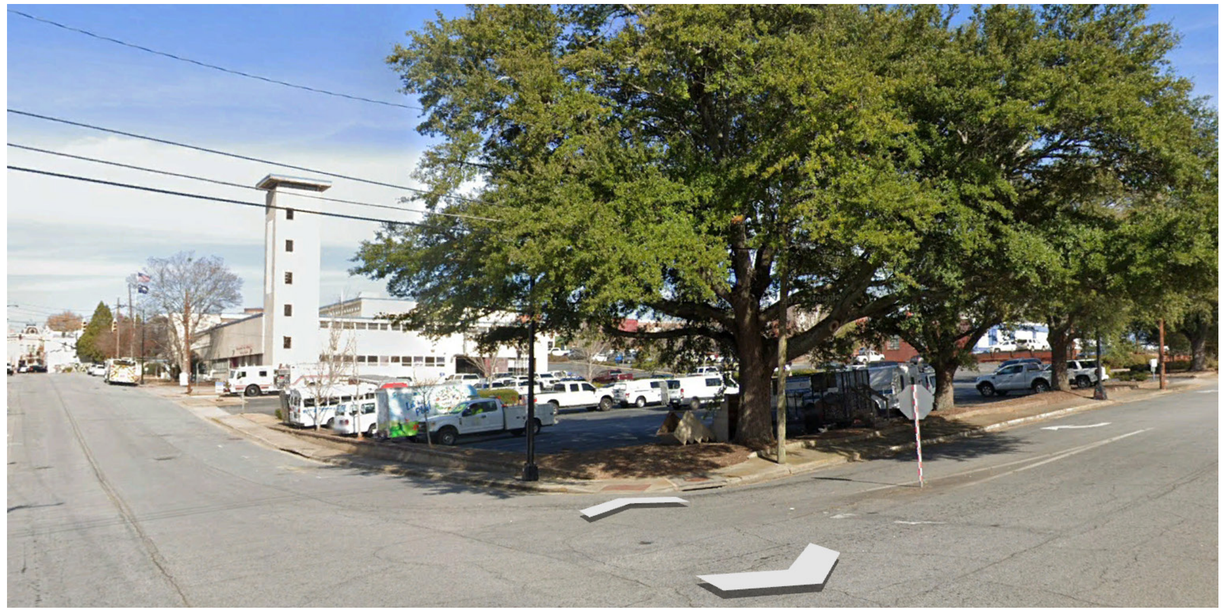



BROAD STREET
CHURCH STREET
PROJECT SITE
SPRING STREET
KENNEDY STREET

EXISTING SITE CONDITIONS



BROAD STREET AND SPRING STREET



SPRING STREET AND KENNEDY STREET



KENNEDY STREET AND CHURCH STREET



CHURCH STREET AND BROAD STREET

NOTE: IN ADDITION TO MILLING AND OVERLAY FOR BROAD STREET, CONTRACTOR SHALL BE AWARE THAT PROPOSED GRADES ARE BEING MODIFIED IN CERTAIN AREAS. THIS WILL INCORPORATE ADDITIONAL ASPHALT AND BASE REMOVAL TO ACHIEVE THESE GRADES. IN AREAS WHERE EXISTING STONE BASE IS REMOVED TO ACHIEVE THESE GRADES, CONTRACTOR SHALL PROVIDE A MINIMUM OF 8" OF COMPACTED STONE, WITH 2" OF ASPHALT BINDER AND 2" OF ASPHALT SURFACE.

W. BROAD STREET
R/W UNKNOWN

S. CHURCH STREET (US-221) 80' R/W

S. SPRING STREET

W. KENNEDY STREET

E. KENNEDY STREET

HARRIS PLACE

HAVEN AT W. BROAD DEVELOPMENT

ADMINISTRATION BUILDING
FIRST FLOOR: 794.00
BASEMENT: 777.00

PROPOSED PARKING DECK
FLOOR 0: 773.00
FLOOR 1: 790.33

FF = 793.00
FF = 785.10
FF = 785.10

T.B.M.
PHYD(FLANGE BOLT)
ELEV.=776.77

NOTE: IN ADDITION TO MILLING AND OVERLAY FOR SPRING STREET, CONTRACTOR SHALL BE AWARE THAT PROPOSED GRADES ARE BEING MODIFIED IN CERTAIN AREAS. THIS WILL INCORPORATE ADDITIONAL ASPHALT AND BASE REMOVAL TO ACHIEVE THESE GRADES. IN AREAS WHERE EXISTING STONE BASE IS REMOVED TO ACHIEVE THESE GRADES, CONTRACTOR SHALL PROVIDE A MINIMUM OF 8" OF COMPACTED STONE, WITH 2" OF ASPHALT BINDER AND 2" OF ASPHALT SURFACE.

PRIOR TO WORK BEING PREFORMED WITHIN CITY OF SPARTANBURG OWNED/MAINTAINED STREETS, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING NECESSARY DOCUMENTATION TO THE CITY OF SPARTANBURG FOR ENCROACHMENT PERMITS. APPROPRIATE TRAFFIC CONTROL PLANS SHALL ALSO BE REQUIRED.

GRAPHIC SCALE: 1" = 30'-0"

SCDOT STANDARD NOTES

- ALL WORK ASSOCIATED WITHIN THE SCDOT RIGHT OF WAY SHALL BE SUBJECT TO ENCROACHMENT PERMIT REQUIREMENTS AND SPECIAL CONDITIONS (I.E. TRAFFIC CONTROL, LANE CLOSURES, NIGHT WORK, ETC.) CONTRACTOR SHALL INCLUDE /PLAN FOR ASSOCIATED COSTS IN THE BASE BID.
- ALL UTILITIES MUST MEET SCDOT STANDARDS (I.E. CLEAR ZONE REQUIREMENTS, ETC.)
- ALL PUBLIC UTILITIES MUST BE IN THE UTILITY PROVIDERS NAME AND NOT THE OWNER. NO PRIVATE UTILITY LINES ALLOWED IN SCDOT ROW
- UTILITY AND DRIVEWAY ENCROACHMENT PERMITS WITH THE SCDOT ARE SEPARATE.
- NO IRRIGATION (VALVES, LINE, HEADS, ETC.) SHALL BE LOCATED WITHIN THE SCDOT RIGHT OF WAY UNLESS SPECIFICALLY APPROVED BY THE SCDOT. FOR THE BASIS OF THIS PROJECT NO IRRIGATION IS PROPOSED WITHIN THE SCDOT RIGHT OF WAY.
- ANY WORK BUILT WITHIN THE SCDOT RIGHT OF WAY THAT IS NOT BUILT PER THE SCDOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT PER APPROVED PERMIT AND PLANS AFTER INSPECTION.
- AS A PART OF THE BASE BID, CONTRACTOR SHALL INCLUDE A PERFORMANCE BOND (150% OF ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY.
- AS A PART OF THE BASE BID, CONTRACTOR SHALL RETAIN A TRAFFIC CONSULTANT TO PERFORM A TRAFFIC CONTROL PLAN FOR PROPOSED SCDOT IMPROVEMENTS (WHERE APPLICABLE).
- NO WORK SHALL COMMENCE WITHIN THE SCDOT RIGHT OF WAY UNTIL APPROVED PERMITS ARE PROVIDED BY THE SCDOT.
- SHOULD EXISTING ASPHALT REMOVAL BE REQUIRED FOR DRIVEWAY TIE IN, THE ASPHALT SHALL BE SAW-CUT TO CREATE AS SMOOTH TRANSITION AT THE CONNECTION.
- ALL WORK COMPLETED UNDER ENCROACHMENT PERMIT SHALL ADHERE TO AND FALL UNDER SECTION 11-35-4230 OF SC LAW DENOTING LATENT DEFECTS SHALL BE IN EFFECT FOR WARRANTY FOR A PERIOD OF 3 YEARS BEYOND ACCEPTANCE OF THE PROJECT (AND BOND RELEASED).
- NOTIFY SCDOT WHEN THE WORK HAS BEEN COMPLETED AND THE PERMIT IS READY FOR A FINAL INSPECTION. THE PERMIT WILL NOT BE CLOSED OUT AND THE BOND RELEASED UNTIL A FINAL INSPECTION IS COMPLETE (ACCEPTED BY SCDOT). CONTRACTOR SHALL PROVIDE THE ENGINEER AND SCDOT A PHOTOGRAPH OF PRIOR TO FINAL INSPECTION.
- SAW CUT ANY EXISTING PAVEMENT TYPES (ASPHALT, CONCRETE) TO BE REMOVED TO COMPLETE THE PROPOSED WORK. CONTRACTORS SHALL USE EQUIPMENT TO REMOVE PAVEMENT TYPES WHICH ARE DAMAGING THE REMAINING PAVEMENT TYPE. IF THE EXISTING PAVEMENT TYPE IS DAMAGED, THE DAMAGED SECTION WILL BE REPLACED IF SIDEWALK. IF ASPHALT, THE CONTRACTOR WILL MILL 2' DEPTH FOR A WIDTH OF 6.5' FOR THE LENGTH OF THE DAMAGE FOR A PATCH.
- IF THE EXISTING ROAD CONNECTION HAS MILLED-IN RUMBLE STRIPS THEN THE DRIVE SHOULD BE CLEANLY SAWCUT TO THE EDGE OF THE TRAVEL LANE/WHITE EDGE LINE. SHOULD THE CUT DAMAGE THE TRAVEL LANE, THEN A 6.5' OR HALF A LANE WIDTH PATCH WILL NEED TO BE PLACED IN ORDER TO FIX THE AREA.
- ANY LANDSCAPING/IRRIGATION MUST BE DONE UNDER PERMIT. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCDOT ROW IN ANY WAY WITHOUT COORDINATING WITH THE SCDOT, ENGINEER AND OWNER. PLEASE NOTE THAT NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.
- CONTRACTOR SHALL TIE IN PAVEMENT IN SMOOTH TO UNDISTURBED TRANSITIONAL AREAS BY MEANS OF PAPER/BUTT JOINT TO CREATE A SMOOTH TRANSITION.
- RESURFACING (IF APPLICABLE) OPERATION WILL BE SUBJECT TO SCDOT SPECIFICATIONS 401.4.13 NOTE 5 AND 401.4.27.2 IN THAT ANY IRREGULAR AREAS THAT HAVE HIGH/LOW SPOTS EXCEEDING 1/8" (FOR SURFACE) AND 1/4" FOR INTERMEDIATE ASPHALT WILL A 10' STRAIGHT EDGE SHALL BE CORRECTED.
- 3RD PARTY TESTING SHALL BE PERFORMED FOR ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY (I.E. SAMPLING, TESTING, REPORTING, PROOFROLL, ETC.). INSPECTION REPORTS SHALL BE SUBMITTED TO SCDOT.

mcmillan pazdan smith
ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CIVIL ENGINEER:
McCutchen Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0081

SEALS

SOUTH CAROLINA
McCUTCHEN ENGINEERING ASSOCIATES, PC
No. C02894
CERTIFICATE OF AUTHORIZATION

SPARTANBURG COUNTY/CITY OF SPARTANBURG
ADMINISTRATION BUILDING AND PARKING DECK

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	08.01.25	ISSUE FOR PERMITTING AND EARLY SITE WORK PACKAGE
0	09.25.25	ISSUE FOR CONSTRUCTION
1	02.04.26	ADDENDUM #4
2	02.27.26	MISC. COORDINATION SET
3	04.13.26	WRAP DRB SUBMITTAL (NOT AN OFFICIAL ISSUE)

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NO. C100

PROJ. NO. 2405.002

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HAVEN AT W. BROAD DEVELOPMENT

ADMINISTRATION BUILDING
FIRST FLOOR: 794.00
BASEMENT: 777.00

PROPOSED PARKING DECK
FLOOR 0: 773.00
FLOOR 1: 790.33

FF = 793.00
FF = 785.10
FF = 785.10'

T.B.M.
FHYD(FLANGE BOLT)
ELEV.=776.77

POST CONSTRUCTION WATER QUALITY (BY1)
UNIT #1 (58 BARRACUDA)
RIM: 793.0
INV IN/OUT: 782.92
BOTTOM: 771.33
#28 MANHOLE WITH SUMP
(SEE SHEET C503 FOR DETAILS)

POST CONSTRUCTION WATER QUALITY (BY2)
UNIT #2 (58 BARRACUDA)
RIM: 792.5
INV IN/OUT: 785.0
BOTTOM: 767.92
#28 MANHOLE WITH SUMP (7.33')
(SEE SHEET C503 FOR DETAILS)

POST CONSTRUCTION WATER QUALITY (BY3)
UNIT #3 (58 BARRACUDA)
RIM: 789.50
INV IN/OUT: 781.0
BOTTOM: 773.92
#28 MANHOLE WITH SUMP
(SEE SHEET C503 FOR DETAILS)

POST CONSTRUCTION WATER QUALITY (A1)
UNIT #4 (58 BARRACUDA)
RIM: 773.25
INV IN/OUT: 765.0
BOTTOM: 757.92
#28 MANHOLE WITH SUMP (7.33')
(SEE SHEET C503 FOR DETAILS)

JUNCTION BOX - A2
(GOOSNECK)
INV: 762.5± (FIELD VERIFY)

NOTE: INLET IS LOCATED IN UNDERGROUND SECURE PARKING AREA

0' 30' 60' 90'
GRAPHIC SCALE: 1" = 30'-0"

mcmillan pazdan smith ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CIVIL ENGINEER:
McCutchen Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0581

SEALS

SOUTH CAROLINA — McCUTCHEN ENGINEERING ASSOCIATES, PC — No. C02894 — CERTIFICATE OF AUTHORIZATION

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING AND PARKING DECK
CITY OF SPARTANBURG

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:

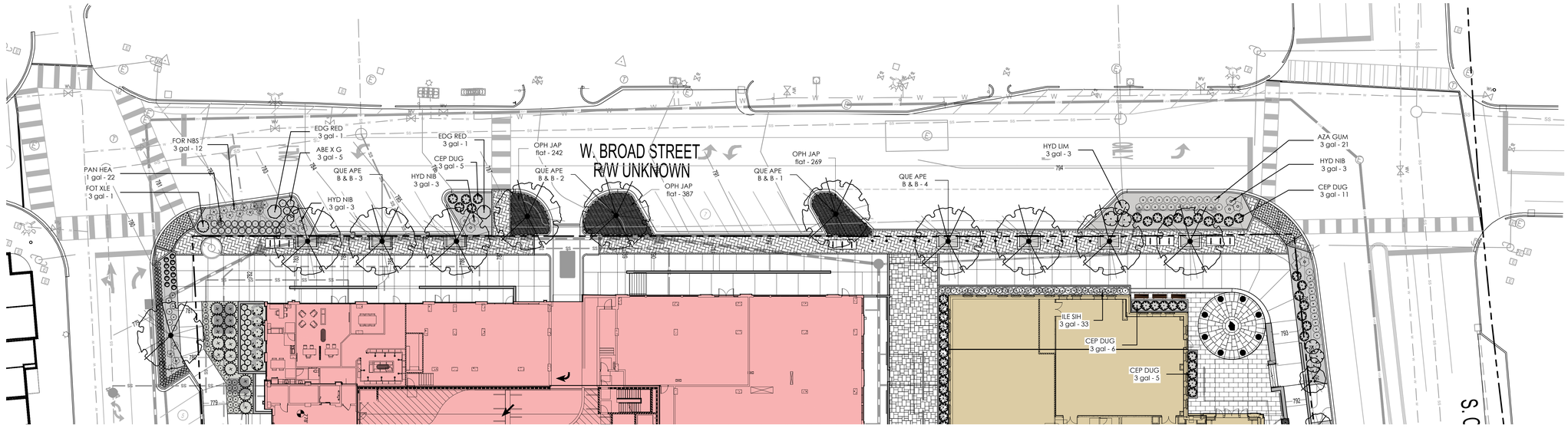
NO.	DATE	DESCRIPTION
A	08.01.25	ISSUE FOR PERMITTING AND EARLY SITE WORK PACKAGE
0	09.25.25	ISSUE FOR CONSTRUCTION
1	02.04.26	ADDENDUM #4
2	02.27.26	MISC. COORDINATION SET
3	04.13.26	WRAP DRB SUBMITTAL (NOT AN OFFICIAL ISSUE)

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

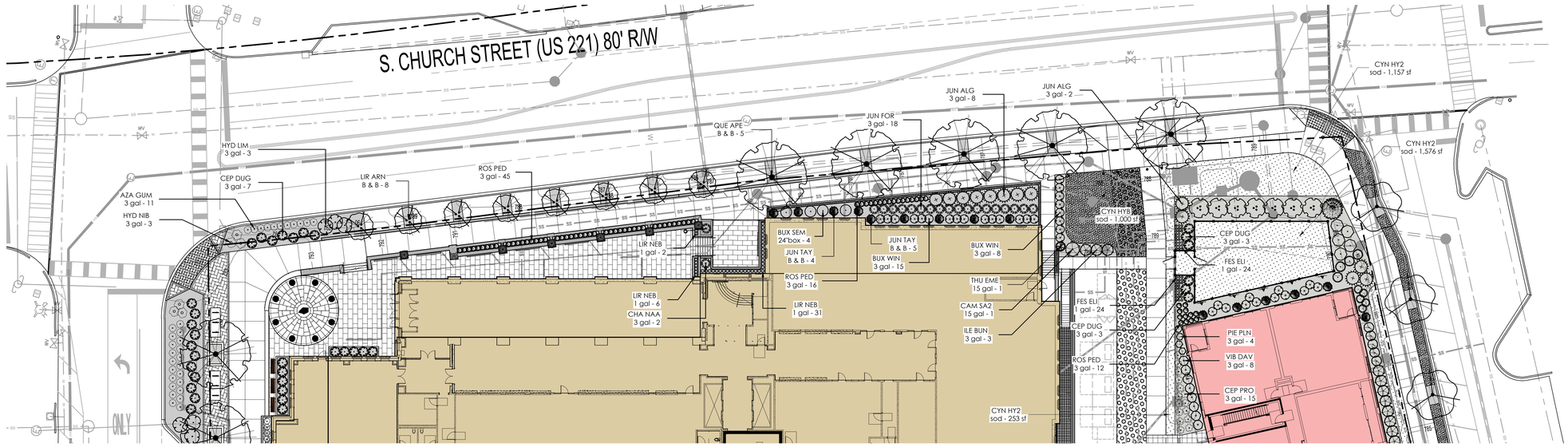
SHEET TITLE:

OVERALL SITE GRADING PLAN

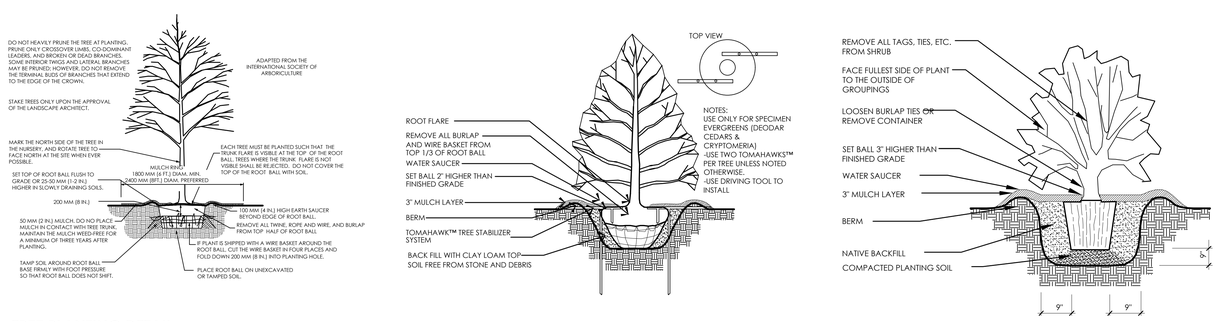
SHEET NO. C200
PROJ. NO. 2405.002



1 L2 **W. BROAD STREET LANDSCAPE PLAN**
SCALE: 1" = 20'



2 L2 **S. CHURCH STREET LANDSCAPE PLAN**
SCALE: 1" = 20'



3 L2 **TREE PLANTING DETAIL**
SCALE: N.T.S.

Know what's **below.**
Call before you dig.
http://www.call811.com/
YOU ARE REQUIRED TO CALL AT LEAST 3 WORKING DAYS BEFORE YOU DIG

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY, AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.

0 20 40 60 feet
SCALE: 1" = 20'

mcmillan pazdan smith ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CONSULTANT LOGO
LANDART landscape architecture
647 E. Main ST. / Spartanburg, SC 29302
Phone: 864.585.7500 / Fax: 864.585.3808
LandArtDesignGroup.com / info@landartdesigngroup.com

SEALS
REGISTERED LANDSCAPE ARCHITECT SOUTH CAROLINA NO. CERTIFICATE OF AUTHORIZATION The LandArt Design Group, Inc. No. 178
STATE OF South Carolina LANDSCAPE ARCHITECT TIMOTHY A. PUTT 02/27/26

SPARTANBURG COUNTY
SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING
145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: 01/08/2025

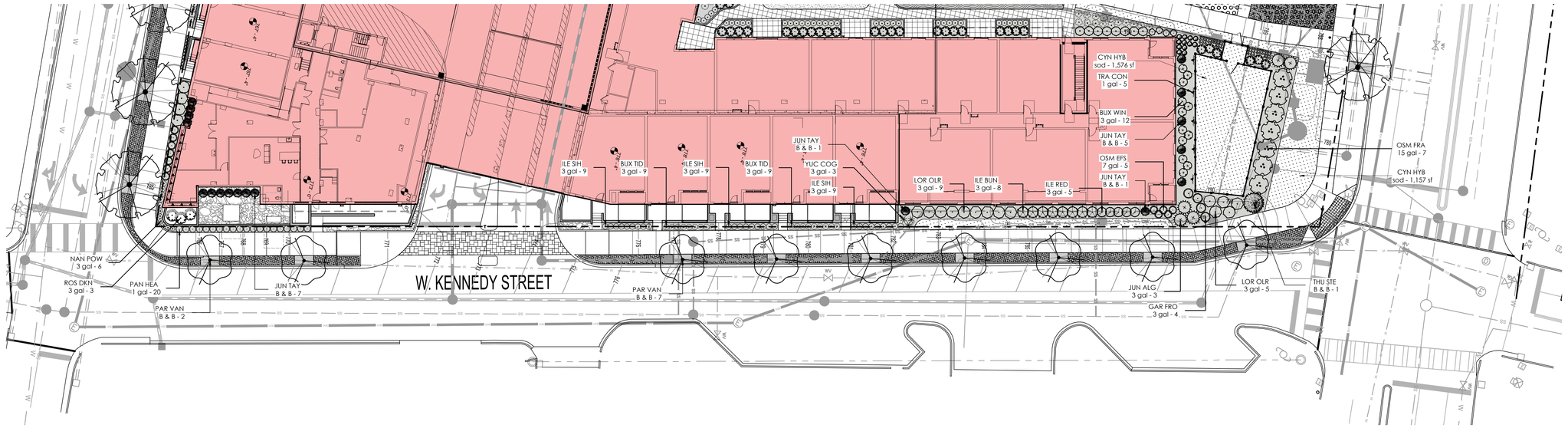
SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	11/15/24	SCHEMATIC DESIGN PACKAGE
B	05/02/25	DESIGN DEVELOPMENT PACKAGE
E	10/31/25	ISSUE FOR PERMIT
1	02/09/26	REV. PER BUILDING SHIFT
0	02/27/26	ISSUE FOR CONSTRUCTION
0	04/13/26	DRB FINAL SUBMITTAL

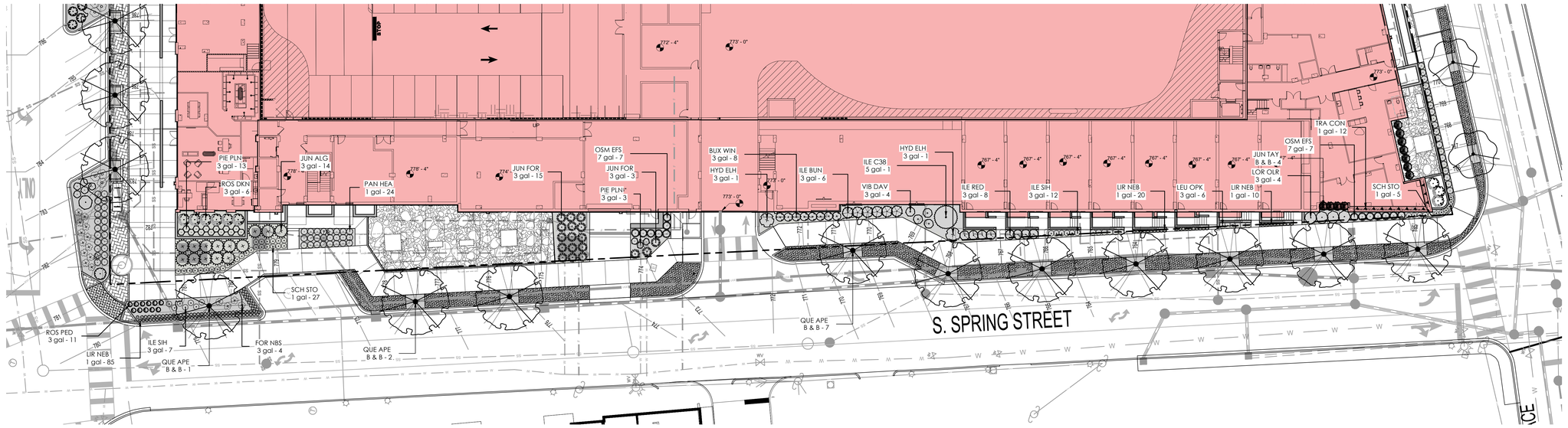
PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/KK

SHEET TITLE:
STREET TREE LANDSCAPE PLAN 1

SHEET NO. L2
PROJ. NO. 21005-00



1 L3 **W. KENNDY LANDSCAPE PLAN**
SCALE: 1" = 20'



2 L3 **S. SPRING STREET LANDSCAPE PLAN**
SCALE: 1" = 20'

Know what's below. Call before you dig.
http://www.sc811.com/
YOU ARE REQUIRED TO CALL AT LEAST 3 WORKING DAYS BEFORE YOU DIG

NOTE:
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0 20 40 60 feet
SCALE: 1" = 20'

mcmillan pazdan smith ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CONSULTANT LOGO
LANDART landscape architecture
647 E. Main ST. / Spartanburg, SC 29302
Phone: 864.585.7500 / Fax: 864.585.3808
LandArtDesignGroup.com / info@landartdesigngroup.com

SEALS
The LandArt Design Group, Inc. No. 178
02/27/26

SPARTANBURG COUNTY
SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING
145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: 01/08/2025

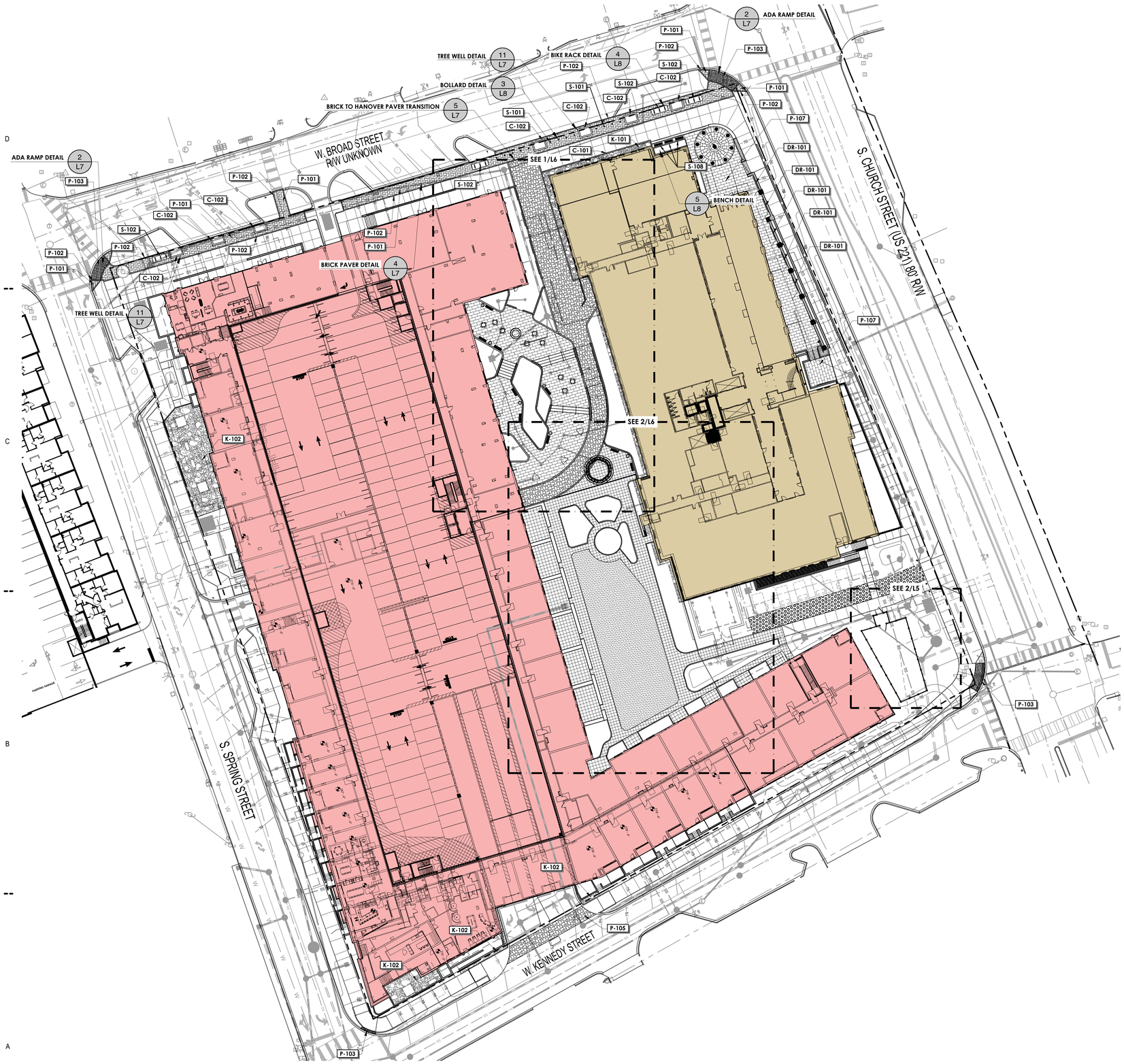
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0	04/13/26	DRB FINAL SUBMITTAL

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/KK

SHEET TITLE:
STREET TREE LANDSCAPE PLAN 2

SHEET NO. L3
PROJ. NO. 21005-00



1 L5 OVERALL CALLOUT PLAN

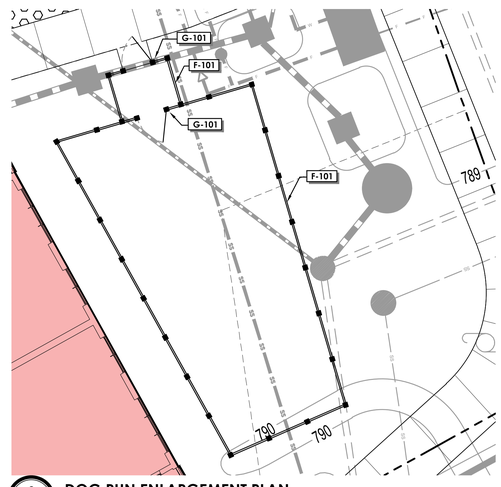
SCALE: 1" = 30'

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REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
05 METALS			
05-01	GREENRISE ALUMINUM PLANTERS 60"L X 30"W X 24"H CHARCOAL	243 LF	
32 EXTERIOR IMPROVEMENTS			
32-03	GRT PEDESTAL AND GRATES WITH ARTIFICIAL TURF	5,274 SF	
CURB			
C-101	8" GRANITE BAND (ELBERTON GRAY)	171 LF	
C-102	10" CONCRETE BAND	603 LF	
C-103	HANOVER ROCKCURB ROOF APPLICATION (ADMIN) 18" BULLNOSE - NATURAL	552 LF	
C-104	HANOVER ROCKCURB ROOF APPLICATION (WRAP) 18" BULLNOSE - NATURAL	193 LF	
DRAINAGE			
DR-101	IRON AGE TRENCH DRAINS 6" LOCUST PATTERN (BAKED OIL FINISH) HEEL PROOF	160 LF	
FENCE			
F-101	5FT. BLACK VINYL CHAIN LINK FENCE	182 LF	
GATE			
G-101	5FT. H. X 5FT. W BLACK VINYL CHAIN LINK SINGLE GATE	2	
ROCK			
K-101	TAN CREEK STONE - 2-4" SIZE (ADMIN)	18.8 CY	
K-102	TAN CREEK STONE - 2-4" SIZE (WRAP)	44.9 CY	
PAVING			
P-101	PINEHALL BRICK PAVER (PATHWAY - FULL RANGE - HERRINGBONE PATTERN)	3,027 SF	
P-102	PINEHALL BRICK BANDING (PATHWAY - FULL RANGE)	1,021 LF	
P-103	PINEHALL ADA DRUNCATED PAVER (COCOA)	451 SF	
P-104	HANOVER PREST PAVER 24"X48" RUNNING BOND QUARRY RED/BROWN/CREAM - TUDOR FINISH	5,307 SF	
P-105	HANOVER PREST PAVER 12"X24" 18"X18" 24"X24" LAYING DESIGN B - LIMESTONE GRAY - TUDOR FINISH	5,427 SF	
P-106	HANOVER PEDESTAL PAVERS 24"X24". (ADMIN) NATURAL - TUDOR FINISH	13,715 SF	
P-107	HANOVER PREST PAVERS 24"X48" RUNNING BOND - BROWN - TUDOR FINISH	3,094 SF	
P-108	HANOVER PEDESTAL PAVERS 24"X24". (WRAP PATIO) NATURAL - TUDOR FINISH	2,866 SF	
RAIL			
R-101	STEEL HANDRAILS, BLACK (POWDER COATED)	192 LF	
SITE FURNISHINGS			
S-101	LANDSCAPEFORMS : NORTHPORT BOLLARD MERCURY METALLIC (POWDER COATED)	13	
S-102	LANDSCAPE FORMS FGP-BR FGP SERIES BIKE RACK, NATURAL ALUMINUM BODY WITH DURABLE ANODIZED FINISH. 30IN. W X 4IN. D X 32IN. H.	12	
S-103	ESCOFET NIU CIRCULAR PLANTER WHITE	1	
S-104	VICTOR STANLEY CEU-30R TABLES. FREESTANDING W/ GLIDES. TITANIUM VICTOR STANLEY SEU-20NA-P CHAIRS. PERFORATED ARMLESS. TITANIUM	9	
S-106	LANDSCAPE FORMS EXTASI CAST STONE TRIANGULAR BENCH. 60IN. D X 65IN. W X 18IN. H. BENCH: WHITE CAST STONE	3	
S-107	LANDSCAPE FORMS GATHER CONVEX BENCH WHITE	6	
S-108	VICTOR STANLEY, INC. LIL-20CA 6FT. CURVED ARMREST W/ INTERMEDIATE ARMREST. PERFORATED STEEL. TITANIUM.	12	
S-109	VICTOR STANLEY, INC. SGE-36SA 36-GAL (136 L) SIDE-DEPOSIT SIDE-DOOR LITTER RECEPTACLE. STANDARD SOLID CONVEX LID. PERFORATED PANELS. HALF-MOON LINERS. TITANIUM.	6	
WALL			
W-101	CAST IN PLACE CONCRETE RETAINING WALLS	350 LF	



2 L5 DOG RUN ENLARGEMENT PLAN

SCALE: 1" = 10'

0 30 60 90 feet
SCALE: 1" = 30'

mcmillan pazdan smith ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CONSULTANT LOGO
LANDART landscape architecture
647 E. Main ST. / Spartanburg, SC 29302
Phone: 864.585.7500 / Fax: 864.585.3808
LandArtDesignGroup.com / info@landartdesigngroup.com

SEALS

LICENSED SOUTH CAROLINA LANDSCAPE ARCHITECT The LandArt Design Group, Inc. No. 178 CERTIFICATE OF AUTHORIZATION

STATE OF South Carolina LANDSCAPE ARCHITECT William Thomas Phillips 02/27/26 I AM THE LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE OF THIS PLAN

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: 01/08/2025

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	11/15/24	SCHEMATIC DESIGN PACKAGE
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0	04/13/26	DRB FINAL SUBMITTAL

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/KK

SHEET TITLE:
OVERALL CALLOUT PLAN

SHEET NO. L5
PROJ. NO. 21005-00

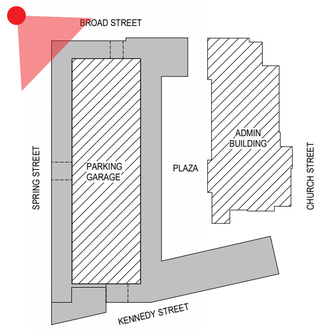
AERIAL VIEW


CITY ADMINISTRATION BUILDING
NOT IN SCOPE
PARKING GARAGE
NOT IN SCOPE
BROAD STREET
SPRING STREET

AERIAL VIEW

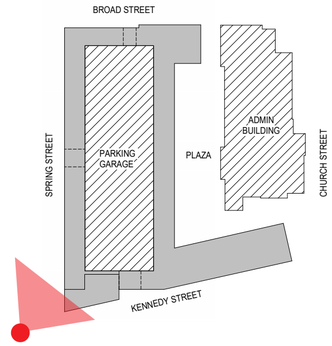

CITY ADMINISTRATION BUILDING
NOT IN SCOPE
PARKING GARAGE
NOT IN SCOPE
SPRING STREET
KENNEDY STREET

RENDERINGS

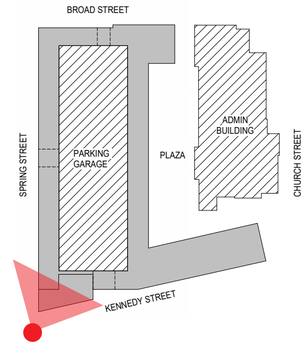




BROAD STREET AND SPRING STREET CORNER



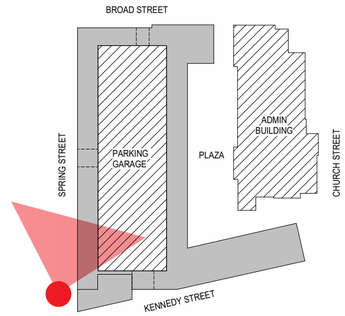
SPRING STREET AND KENNEDY STREET CORNER



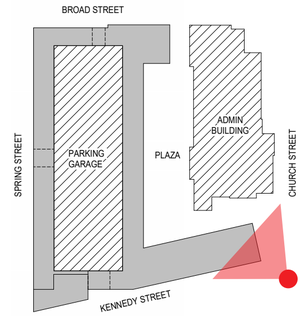


SPRING STREET AND KENNEDY STREET DETAIL

NOTE: DECORATIVE CORTEN PANELGRAPHIC CUT OUTS TO BE SUBMITTED TO PLANNING STAFF FOR REVIEW DURING SUBMITTAL PROCESS. IMAGE DEPICTED IN RENDERING IS A PLACEHOLDER



SPRING STREET





KENNEDY STREET AND CHURCH STREET CORNER

ELEVATIONS

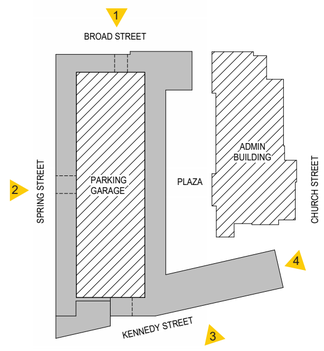


EXTERIOR ELEVATION 1 - BROAD STREET

1/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BR-1 — BRICK - TYPE 1
  MANUFACTURER: TRIANGLE BRICK
  COLOR: OXFORD
  SIZE - QUEEN
- BR-2 — BRICK - TYPE 2
  MANUFACTURER: PALMETTO BRICK
  COLOR: RIVIERA
  SIZE - QUEEN
- BR-3 — BRICK - TYPE 3
  MANUFACTURER: PALMETTO BRICK
  COLOR: ONSLOW
  SIZE - QUEEN
- FC-1 — FIBER CEMENT LAP SIDING
  MANUFACTURER: JAMES HARDIE
  STYLE: LAP
  FINISH: PAINTED
- FC-2 — FIBER CEMENT BOARD AND BATTEN
  MANUFACTURER: JAMES HARDIE
  STYLE: PANEL
  FINISH: PAINTED
- WP-1 — ARCHITECTURAL WALL PANEL
  MANUFACTURER: NICHIHA
  STYLE: VINTAGEWOOD
  FINISH: SPRUCE
- WP-2 — ARCHITECTURAL WALL PANEL
  MANUFACTURER: NICHIHA
  STYLE: CORBOSA
  FINISH: SHADOW





EXTERIOR ELEVATION 2 - SPRING STREET

1/32" = 1'-0"



EXTERIOR ELEVATION 3 - KENNEDY STREET

1/32" = 1'-0"



EXTERIOR ELEVATION 4 - CHURCH STREET

1/32" = 1'-0"

ELEVATIONS AND MATERIAL PALETTE



EXTERIOR ELEVATION 5 - PLAZA (NOT VISIBLE FROM STREET)
1/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

BR-1 — BRICK - TYPE 1
MANUFACTURER: TRIANGLE BRICK
COLOR: OXFORD
SIZE - QUEEN

BR-2 — BRICK - TYPE 2
MANUFACTURER: PALMETTO BRICK
COLOR: RIVIERA
SIZE - QUEEN

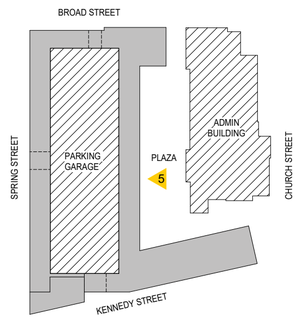
BR-3 — BRICK - TYPE 3
MANUFACTURER: PALMETTO BRICK
COLOR: ONSLOW
SIZE - QUEEN

FC-1 — FIBER CEMENT LAP SIDING
MANUFACTURER: JAMES HARDIE
STYLE: LAP
FINISH: PAINTED

FC-2 — FIBER CEMENT BOARD AND BATTEN
MANUFACTURER: JAMES HARDIE
STYLE: PANEL
FINISH: PAINTED

WP-1 — ARCHITECTURAL WALL PANEL
MANUFACTURER: NICHIHA
STYLE: VINTAGEWOOD
FINISH: SPRUCE

WP-2 — ARCHITECTURAL WALL PANEL
MANUFACTURER: NICHIHA
STYLE: CORBOSA
FINISH: SHADOW



MATERIAL PALETTE



BR-1 BRICK TYPE 1
TRIANGLE BRICK - OXFORD



BR-2 BRICK TYPE 2
PALMETTO BRICK - RIVIERA



BR-3 BRICK TYPE 3
PALMETTO BRICK - ONSLOW



FC-1 FIBER CEMENT ARTISAN SIDING
JAMES HARDIE - GRAY OR SIMILAR



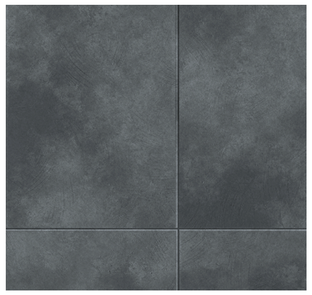
FC-2 FIBER CEMENT BOARD AND BATTEN
JAMES HARDIE - GRAY OR SIMILAR



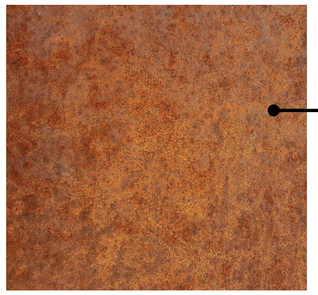
WINDOW, STOREFRONT AND CANOPIES
DARK BRONZE OR SIMILAR



WP-1 ARCHITECTURAL WALL PANEL
NICHIHA - VINTAGE WOOD SPRUCE



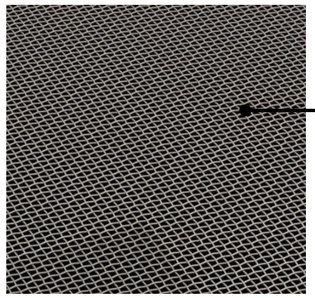
WP-2 ARCHITECTURAL WALL PANEL
NICHIHA - CORBOSA SHADOW



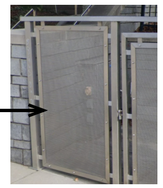
DECORATIVE CORTEN PANEL
(GRAPHIC CUT OUTS TO BE SUBMITTED
TO PLANNING STAFF FOR REVIEW DURING
SUBMITTAL PROCESS)



CORTEN PANEL
EXAMPLE



TRANSFORMER SCREENING
METAL MESH FENCE PANEL
MCNICHOLS WIRE MESH - SQUARE
WOVEN - PLAIN WEAVE



METAL MESH
PANEL SCREENING
EXAMPLE



LIGHT FIXTURE
TYPE 1
PITCH 19"
(TYPICAL ON



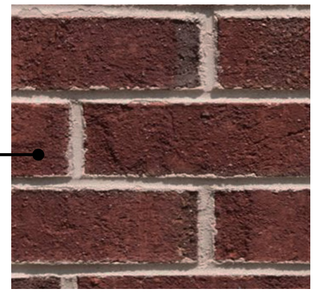
LIGHT FIXTURE
TYPE 1
PITCH 12"
(TYPICAL ON UNIT



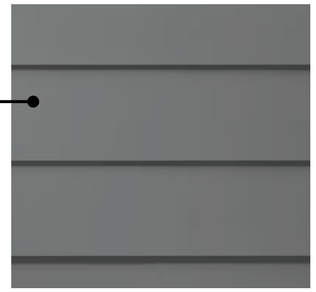
LIGHT FIXTURE TYPE 3
WE-EF - RLS420-LED -
SIGNAL BLACK
(POOL DECK)

ELEVATION DETAIL

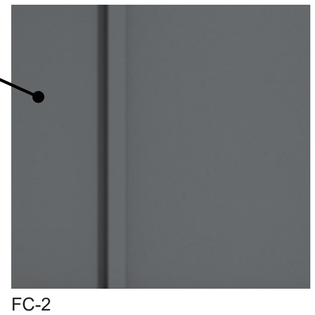




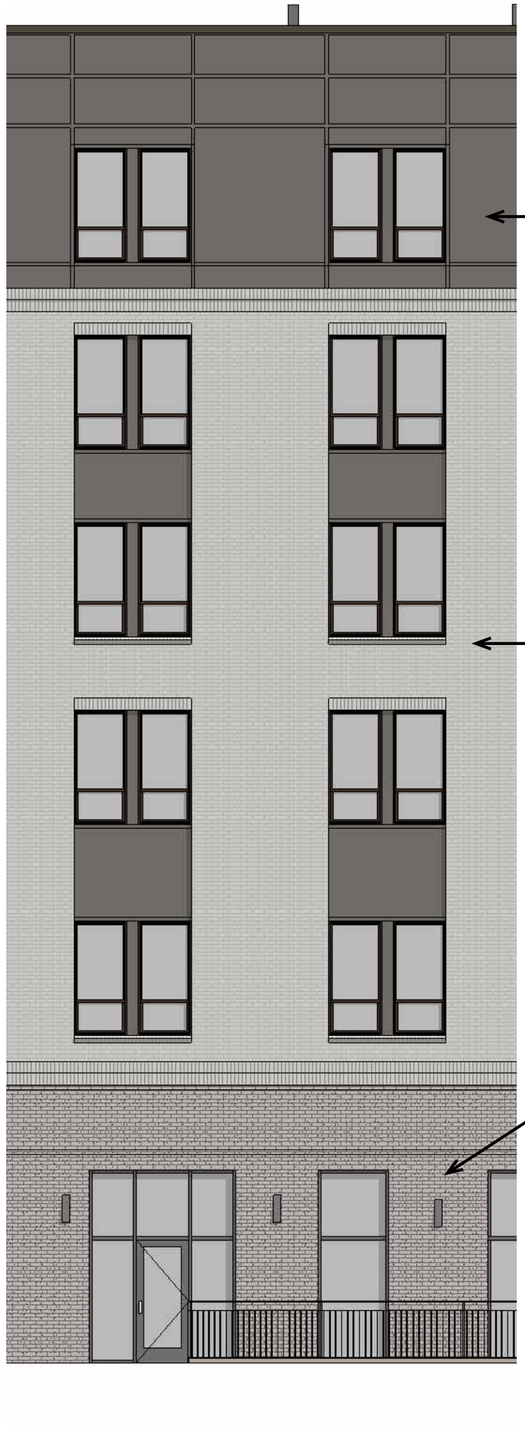
BRICK TYPE 1



FC-1



FC-2





FC-2



BRICK TYPE 2

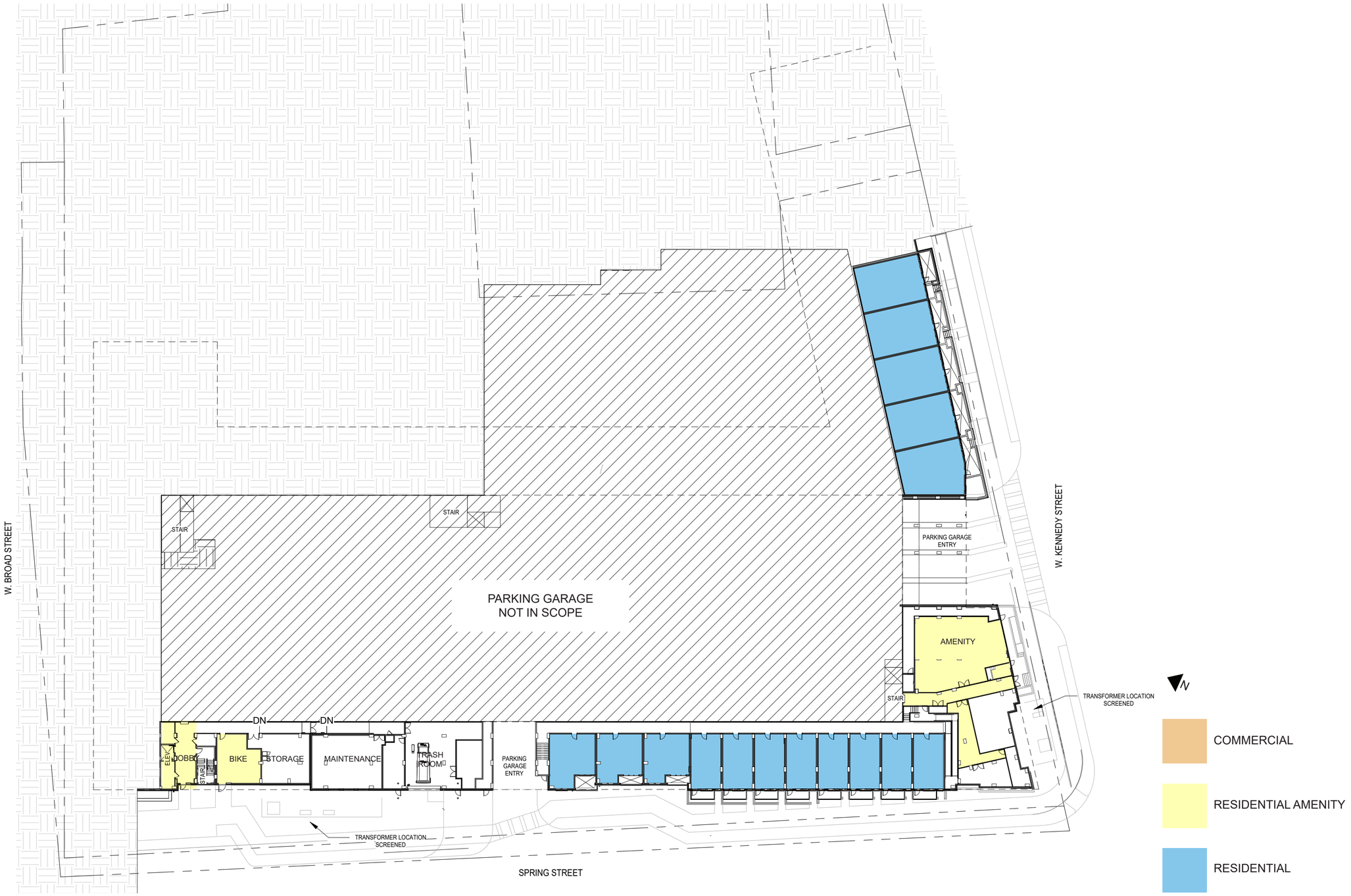


BRICK TYPE 3

EXTERIOR MATERIAL LEGEND

BR-1	BRICK - TYPE 1 MANUFACTURER: TRIANGLE BRICK COLOR: OXFORD SIZE - QUEEN
BR-2	BRICK - TYPE 2 MANUFACTURER: PALMETTO BRICK COLOR: RIVIERA SIZE - QUEEN
BR-3	BRICK - TYPE 3 MANUFACTURER: PALMETTO BRICK COLOR: ONSLOW SIZE - QUEEN
FC-1	FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE STYLE: LAP FINISH: PAINTED
FC-2	FIBER CEMENT BOARD AND BATTEN MANUFACTURER: JAMES HARDIE STYLE: PANEL FINISH: PAINTED
WP-1	ARCHITECTURAL WALL PANEL MANUFACTURER: NICHIHA STYLE: VINTAGEWOOD FINISH: SPRUCE
WP-2	ARCHITECTURAL WALL PANEL MANUFACTURER: NICHIHA STYLE: CORBOSA FINISH: SHADOW

FLOOR PLANS



LEVEL 0 - KENNEDY STREET
SCALE - 1" = 40'



LEVEL 1 - BROAD STREET
SCALE - 1" = 40'



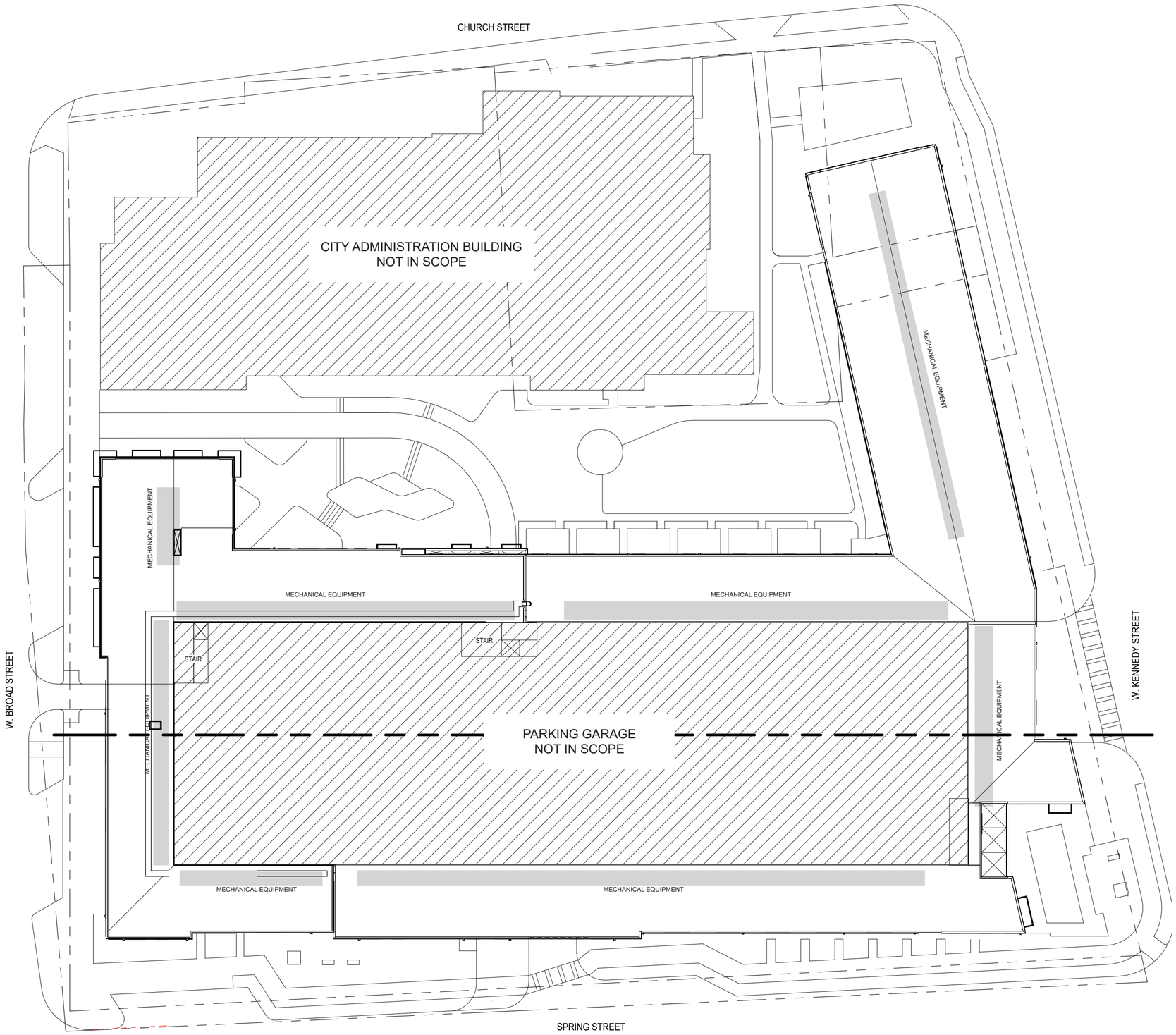
LEVEL 2- BROAD STREET
SCALE - 1" = 40'



LEVEL 3 - 4
SCALE - 1" = 40'



LEVEL 5-6
SCALE - 1" = 40'



N

COMMERCIAL

RESIDENTIAL AMENITY

RESIDENTIAL

ROOF PLAN
SCALE - 1" = 40'

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PROJECT WRAP
127 W. BROAD ST
SPARTANBURG, SC 29306

ISSUE DATE: 03/02/2026

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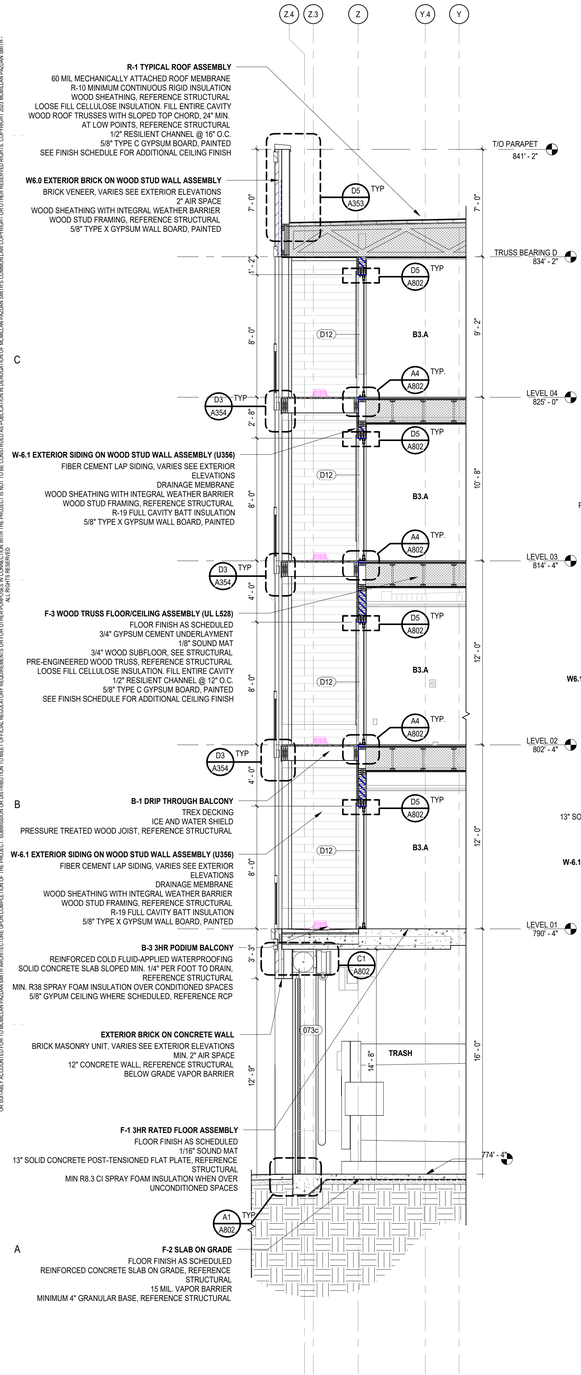
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D	03/02/2026	50% CONSTRUCTION DRAWINGS

NOT FOR CONSTRUCTION

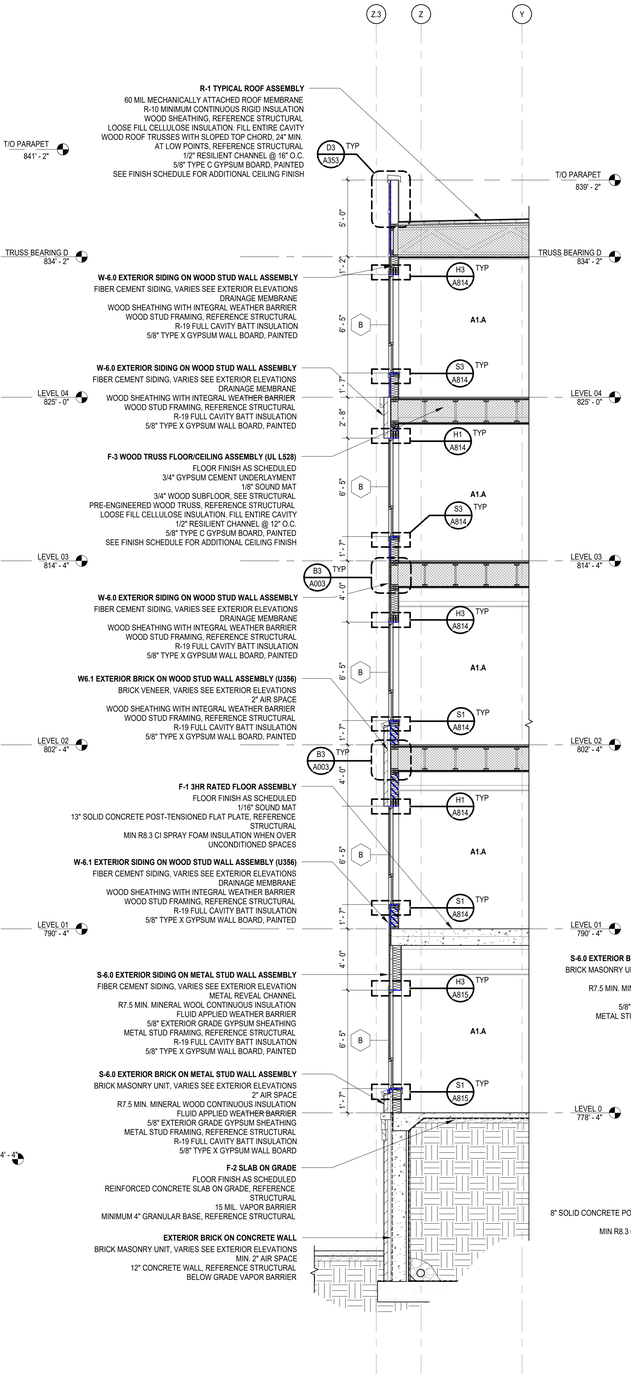
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PROJECT ARCHITECT: AK
DRAWN BY: HN

SHEET TITLE:
WALL SECTIONS - SPRING STREET

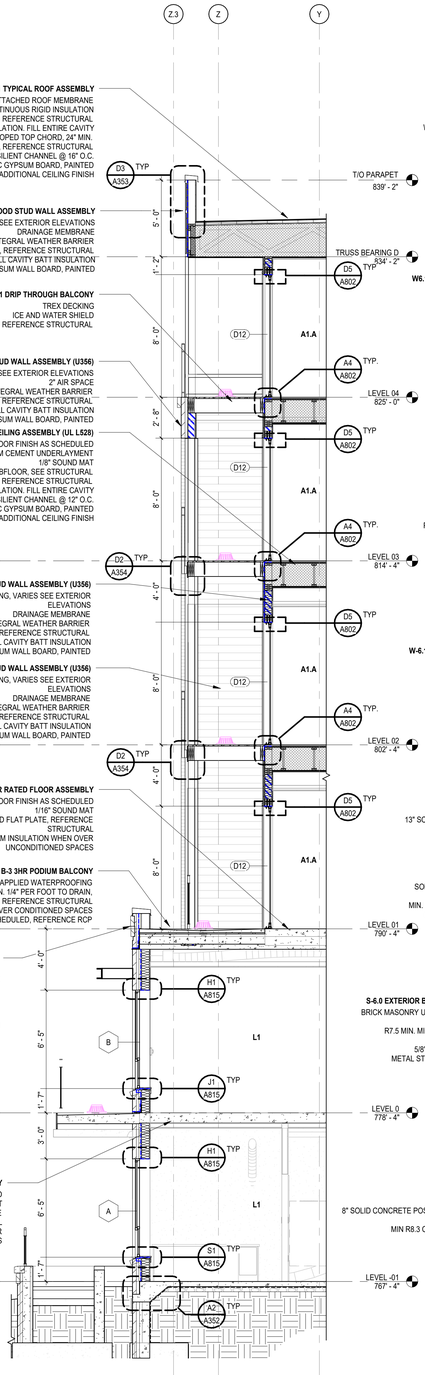
SHEET NO. A330
PROJ. NO. 022672.00



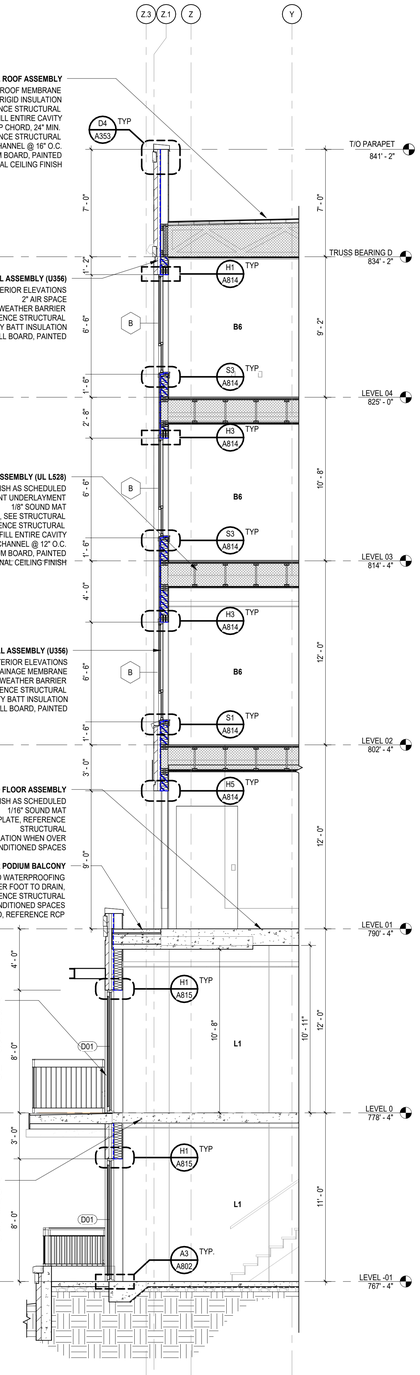
A4 A100 A330 WALL SECTION - SPRING STREET
1/4" = 1'-0"



A3 A100 A330 WALL SECTION - SPRING STREET
1/4" = 1'-0"



A2 A100 A330 WALL SECTION - SPRING STREET
1/4" = 1'-0"



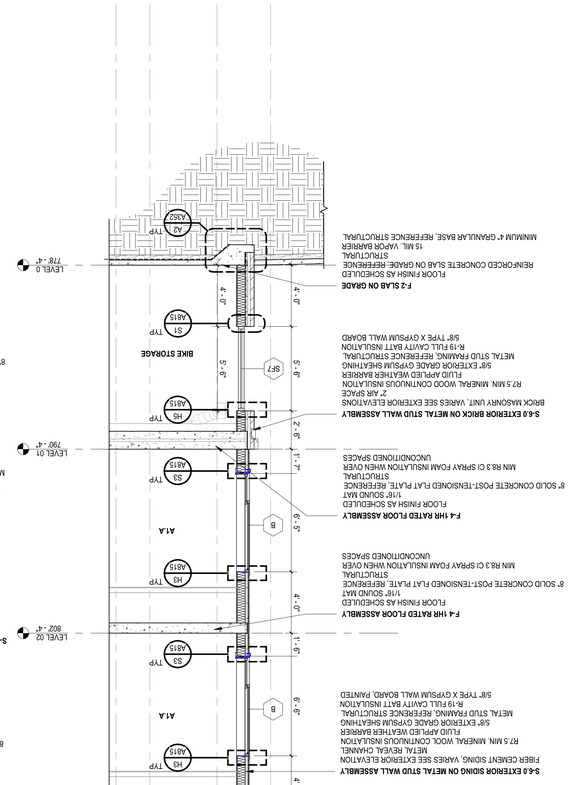
A1 A100 A330 WALL SECTION - SPRING STREET
1/4" = 1'-0"

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Autodesk Docs://A331_02_Wall Sections_Spring Street_R24.rvt, 3/2/2026 2:48:39 PM

WALL SECTION - SPRING STREET

A2 — A100 / A331 — 1/4" = 1'-0"



F-2 SLAB ON GRADE
FLOOR FINISH AS SCHEDULED
REINFORCED CONCRETE SLAB ON GRADE. REFERENCE STRUCTURAL
15 MIL. VAPOR BARRIER
MINIMUM 4" GRANULAR BASE. REFERENCE STRUCTURAL

S-6.0 EXTERIOR BRICK ON METAL STUD WALL ASSEMBLY
BRICK MASONRY UNIT. VARIES SEE EXTERIOR ELEVATIONS
2" AIR SPACE
R7.5 MIN MINERAL WOOL CONTINUOUS INSULATION
FLUID APPLIED WEATHER BARRIER
5/8" EXTERIOR GAUGE GYPSUM SHEATHING
METAL STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD

F-3 WOOD TRUSS FLOOR/CEILING ASSEMBLY (UL L528)
FLOOR FINISH AS SCHEDULED
3/4" GYPSUM CEMENT UNDERLAYMENT
3/4" WOOD SUBFLOOR. SEE STRUCTURAL
1/8" SOUND MAT
PRE-ENGINEERED WOOD TRUSS. REFERENCE STRUCTURAL
12" RESILIENT CHANNEL @ 12" O.C.
LOOSE FILL CELLULOSE INSULATION. FILL ENTIRE CAVITY
5/8" TYPE C GYPSUM BOARD PAINTED
SEE FINISH SCHEDULE FOR ADDITIONAL CEILING FINISH

W-6.1 EXTERIOR SIDING ON WOOD STUD WALL ASSEMBLY (U356)
FIBER CEMENT SIDING. VARIES SEE EXTERIOR ELEVATIONS
DRAINAGE MEMBRANE
WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER
WOOD STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

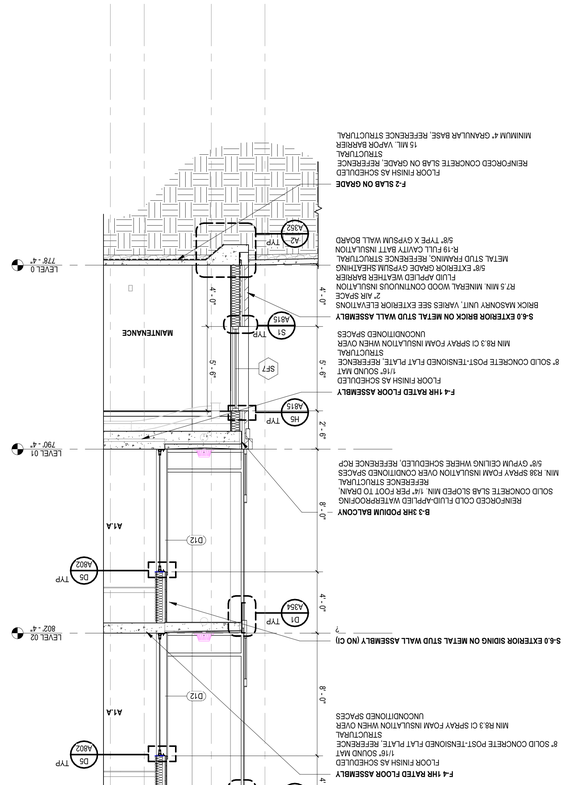
S-6.0 EXTERIOR SIDING ON METAL STUD WALL ASSEMBLY
FIBER CEMENT SIDING. VARIES SEE EXTERIOR ELEVATIONS
METAL REVEAL CHANNEL
DRAINAGE MEMBRANE
FLUID APPLIED WEATHER BARRIER
R7.5 MIN. MINERAL WOOL CONTINUOUS INSULATION
5/8" EXTERIOR GAUGE GYPSUM SHEATHING
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

F-1 3HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
12" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

R-1 TYPICAL ROOF ASSEMBLY
60 MIL MECHANICALLY ATTACHED ROOF MEMBRANE
R-10 MINIMUM CONTINUOUS RIGID INSULATION
WOOD SHEATHING. REFERENCE STRUCTURAL
LOOSE FILL CELLULOSE INSULATION. FILL ENTIRE CAVITY
WOOD ROOF TRUSSES WITH SLOPED TOP CHORD. 24" MIN. AT LOW POINTS. REFERENCE STRUCTURAL
12" RESILIENT CHANNEL @ 16" O.C.
5/8" TYPE C GYPSUM BOARD. PAINTED
SEE FINISH SCHEDULE FOR ADDITIONAL CEILING FINISH

WALL SECTION - SPRING STREET

A1 — A100 / A331 — 1/4" = 1'-0"



F-2 SLAB ON GRADE
FLOOR FINISH AS SCHEDULED
REINFORCED CONCRETE SLAB ON GRADE. REFERENCE STRUCTURAL
15 MIL. VAPOR BARRIER
MINIMUM 4" GRANULAR BASE. REFERENCE STRUCTURAL

S-6.0 EXTERIOR BRICK ON METAL STUD WALL ASSEMBLY
BRICK MASONRY UNIT. VARIES SEE EXTERIOR ELEVATIONS
2" AIR SPACE
R7.5 MIN MINERAL WOOL CONTINUOUS INSULATION
FLUID APPLIED WEATHER BARRIER
5/8" EXTERIOR GAUGE GYPSUM SHEATHING
METAL STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD

F-4 1HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
8" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

B-3 3HR PODIUM BALCONY
REINFORCED COLD FLUID-APPLIED WATERPROOFING
SOLID CONCRETE SLAB SLOPED MIN. 1/4" PER FOOT TO DRAIN.
MIN R38 SPRAY FOAM INSULATION OVER CONDITIONED SPACES
REFERENCE STRUCTURAL
5/8" GYPSUM CEILING WHERE SCHEDULED. REFERENCE RCP

S-6.0 EXTERIOR SIDING ON METAL STUD WALL ASSEMBLY (NO CI)

F-4 1HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
8" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

W-6.1 EXTERIOR SIDING ON WOOD STUD WALL ASSEMBLY (U356)
FIBER CEMENT SIDING. VARIES SEE EXTERIOR ELEVATIONS
DRAINAGE MEMBRANE
WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER
WOOD STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

F-1 3HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
12" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

W-6.0 EXTERIOR SIDING ON WOOD STUD WALL ASSEMBLY
FIBER CEMENT SIDING. VARIES SEE EXTERIOR ELEVATIONS
DRAINAGE MEMBRANE
WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER
WOOD STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

F-3 WOOD TRUSS FLOOR/CEILING ASSEMBLY (UL L528)
FLOOR FINISH AS SCHEDULED
3/4" GYPSUM CEMENT UNDERLAYMENT
3/4" WOOD SUBFLOOR. SEE STRUCTURAL
1/8" SOUND MAT
12" RESILIENT CHANNEL @ 12" O.C.
PRE-ENGINEERED WOOD TRUSS. REFERENCE STRUCTURAL
LOOSE FILL CELLULOSE INSULATION. FILL ENTIRE CAVITY
5/8" TYPE C GYPSUM BOARD PAINTED
SEE FINISH SCHEDULE FOR ADDITIONAL CEILING FINISH

W-6.1 EXTERIOR SIDING ON WOOD STUD WALL ASSEMBLY (U356)
FIBER CEMENT LAP SIDING. VARIES SEE EXTERIOR ELEVATIONS
DRAINAGE MEMBRANE
WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER
WOOD STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

F-4 1HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
8" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

W-6.0 EXTERIOR SIDING ON WOOD STUD WALL ASSEMBLY
FIBER CEMENT SIDING. VARIES SEE EXTERIOR ELEVATIONS
DRAINAGE MEMBRANE
WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER
WOOD STUD FRAMING. REFERENCE STRUCTURAL
R-19 FULL CAVITY BATT INSULATION
5/8" TYPE X GYPSUM WALL BOARD. PAINTED

F-1 3HR RATED FLOOR ASSEMBLY
FLOOR FINISH AS SCHEDULED
1/16" SOUND MAT
12" SOLID CONCRETE POST-TENSIONED FLAT PLATE. REFERENCE STRUCTURAL
MIN R8.3 CI SPRAY FOAM INSULATION WHEN OVER UNCONDITIONED SPACES

R-1 TYPICAL ROOF ASSEMBLY
60 MIL MECHANICALLY ATTACHED ROOF MEMBRANE
R-10 MINIMUM CONTINUOUS RIGID INSULATION
WOOD SHEATHING. REFERENCE STRUCTURAL
LOOSE FILL CELLULOSE INSULATION. FILL ENTIRE CAVITY
WOOD ROOF TRUSSES WITH SLOPED TOP CHORD. 24" MIN. AT LOW POINTS. REFERENCE STRUCTURAL
12" RESILIENT CHANNEL @ 16" O.C.
5/8" TYPE C GYPSUM BOARD. PAINTED
SEE FINISH SCHEDULE FOR ADDITIONAL CEILING FINISH

NOT FOR CONSTRUCTION

PROJECT ARCHITECT: AK
DRAWN BY: HN

SHEET TITLE:
WALL SECTIONS - SPRING STREET

SHEET NO. A331
PROJ. NO. 022672.00

ISSUE DATE:	03/02/2026

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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D	03/02/2026	50% CONSTRUCTION DRAWINGS

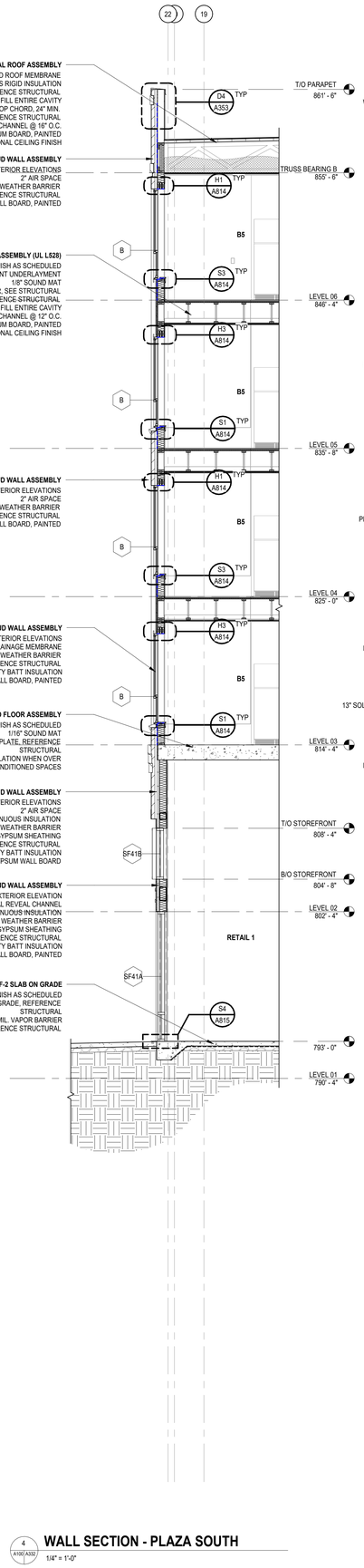
mcmillan pazdan smith ARCHITECTURE
127 dunbar street
spartanburg, sc 29306
CONSULTANT LOGO

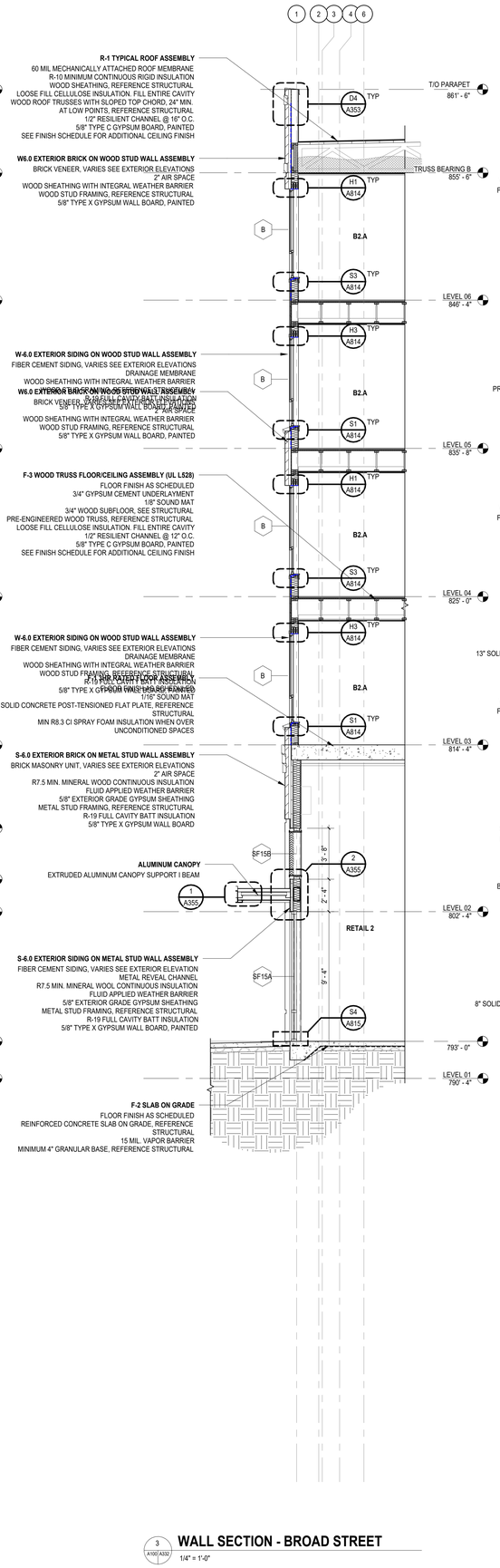
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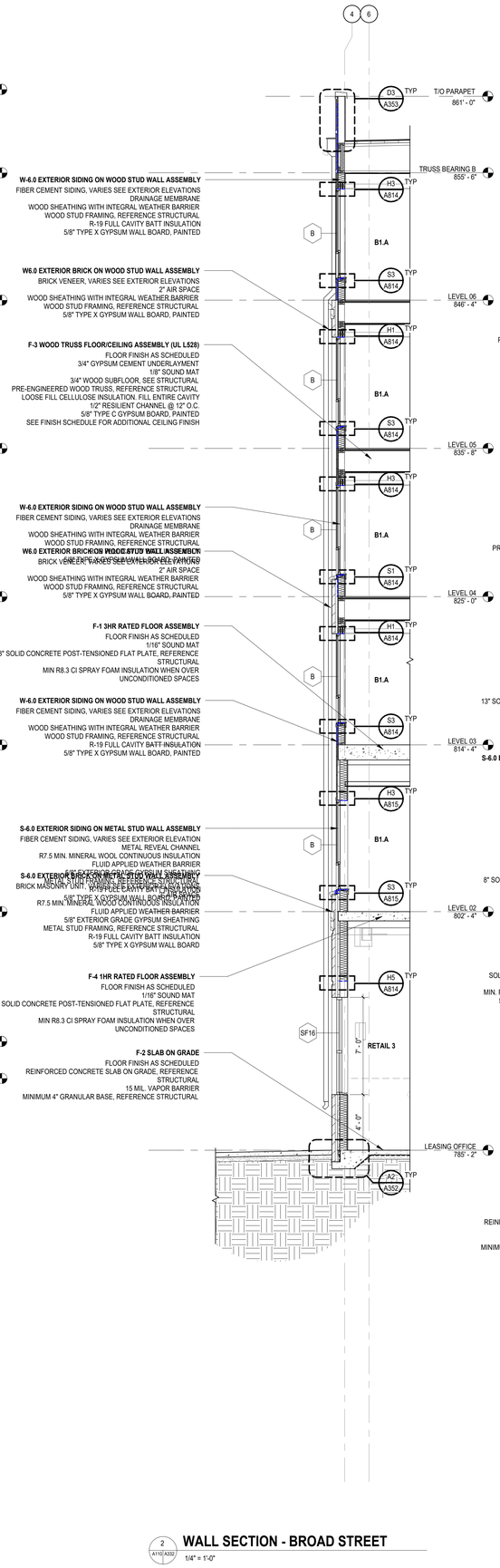
127 W. BROAD ST
SPARTANBURG, SC 29306

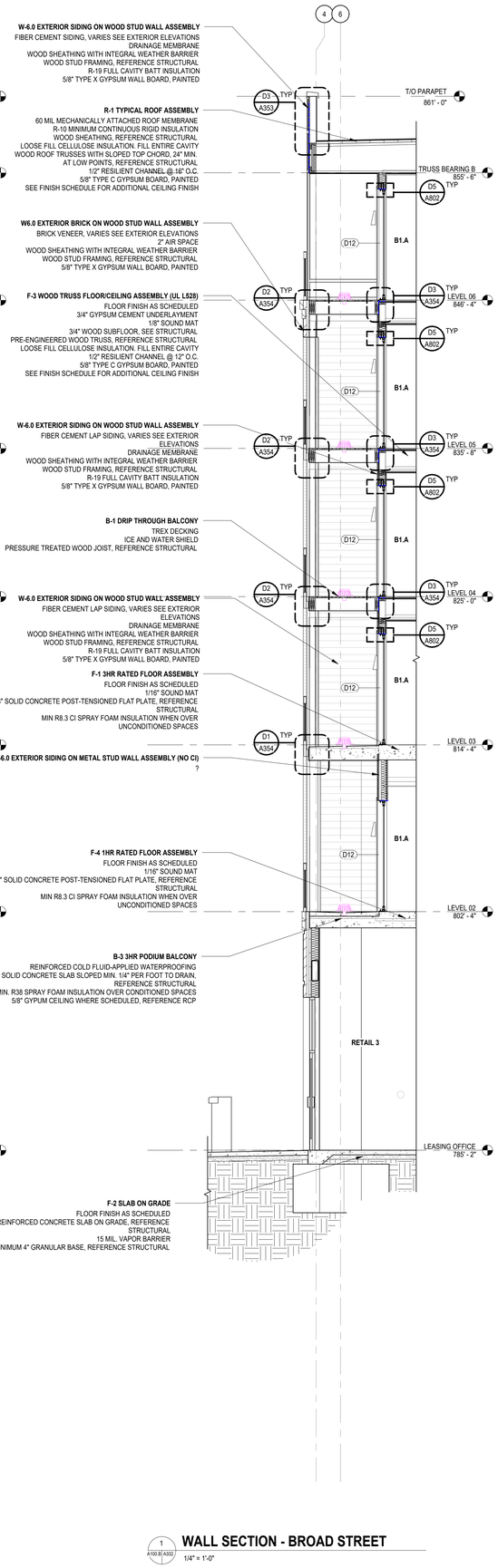
BRI COMPANIES

SEALS









4 A100 A332 **WALL SECTION - PLAZA SOUTH**
1/4" = 1'-0"

3 A100 A332 **WALL SECTION - BROAD STREET**
1/4" = 1'-0"

2 A110 A332 **WALL SECTION - BROAD STREET**
1/4" = 1'-0"

1 A100 B A332 **WALL SECTION - BROAD STREET**
1/4" = 1'-0"

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spartanburg, sc 29306
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SEALS

BRI COMPANIES

PROJECT WRAP
127 W. BROAD ST
SPARTANBURG, SC 29306

ISSUE DATE: 03/02/2026

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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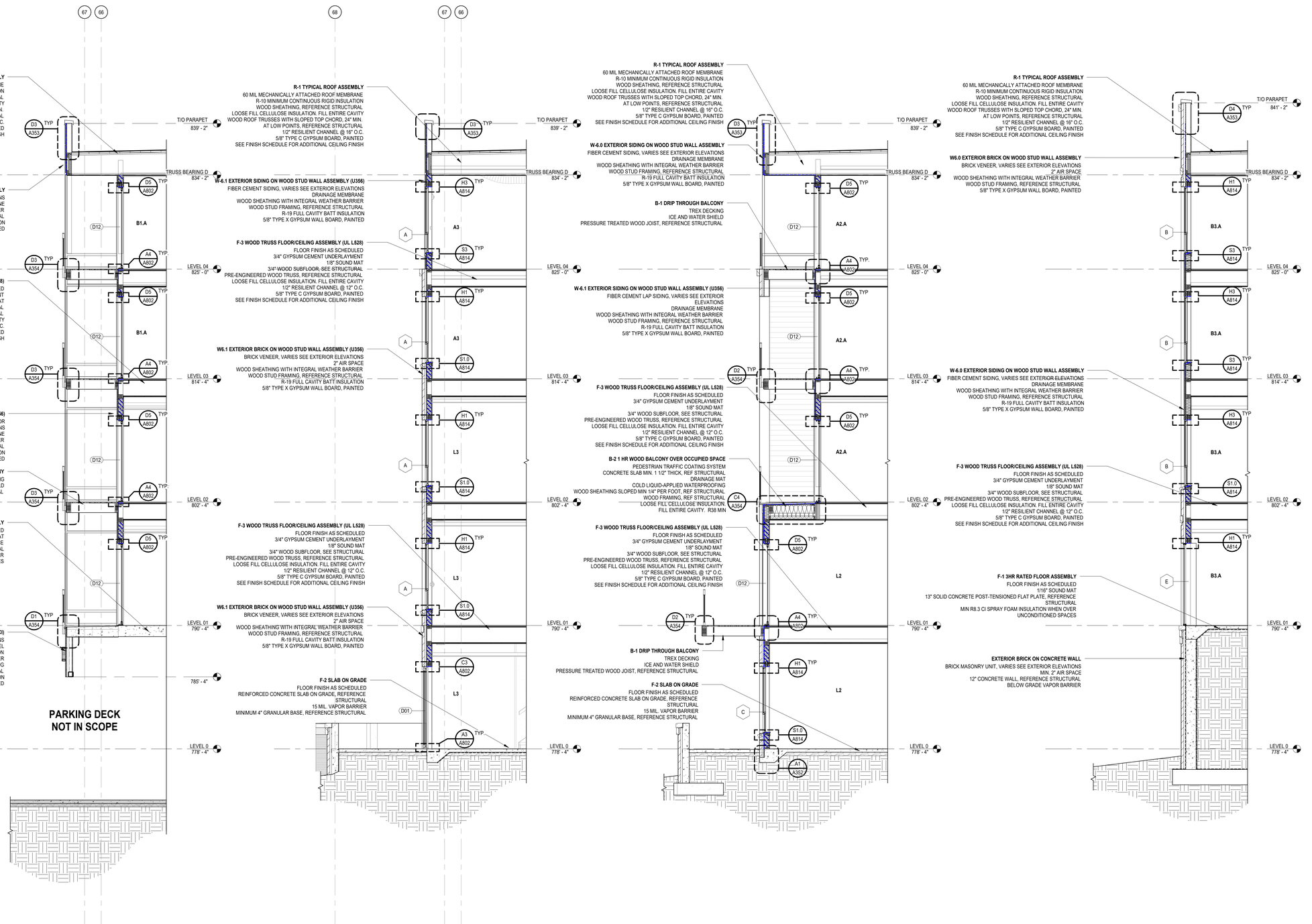
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PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: AK
DRAWN BY: HN

SHEET TITLE:
WALL SECTIONS - BROAD STREET

SHEET NO. A332
PROJ. NO. 022672.00

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4 WALL SECTION - KENNEDY STREET
A100 A335
1/4" = 1'-0"

3 WALL SECTION - KENNEDY STREET
A100 A335
1/4" = 1'-0"

2 WALL SECTION - KENNEDY STREET
A100 A335
1/4" = 1'-0"

1 WALL SECTION - KENNEDY STREET
A100 A335
1/4" = 1'-0"

mcmillan pazdan smith ARCHITECTURE
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spartanburg, sc 29306

CONSULTANT LOGO

SEALS

BRI COMPANIES

PROJECT WRAP
127 W. BROAD ST
SPARTANBURG, SC 29306

ISSUE DATE: 03/02/2026

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NO.	DATE	DESCRIPTION
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PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: AK
DRAWN BY: HN

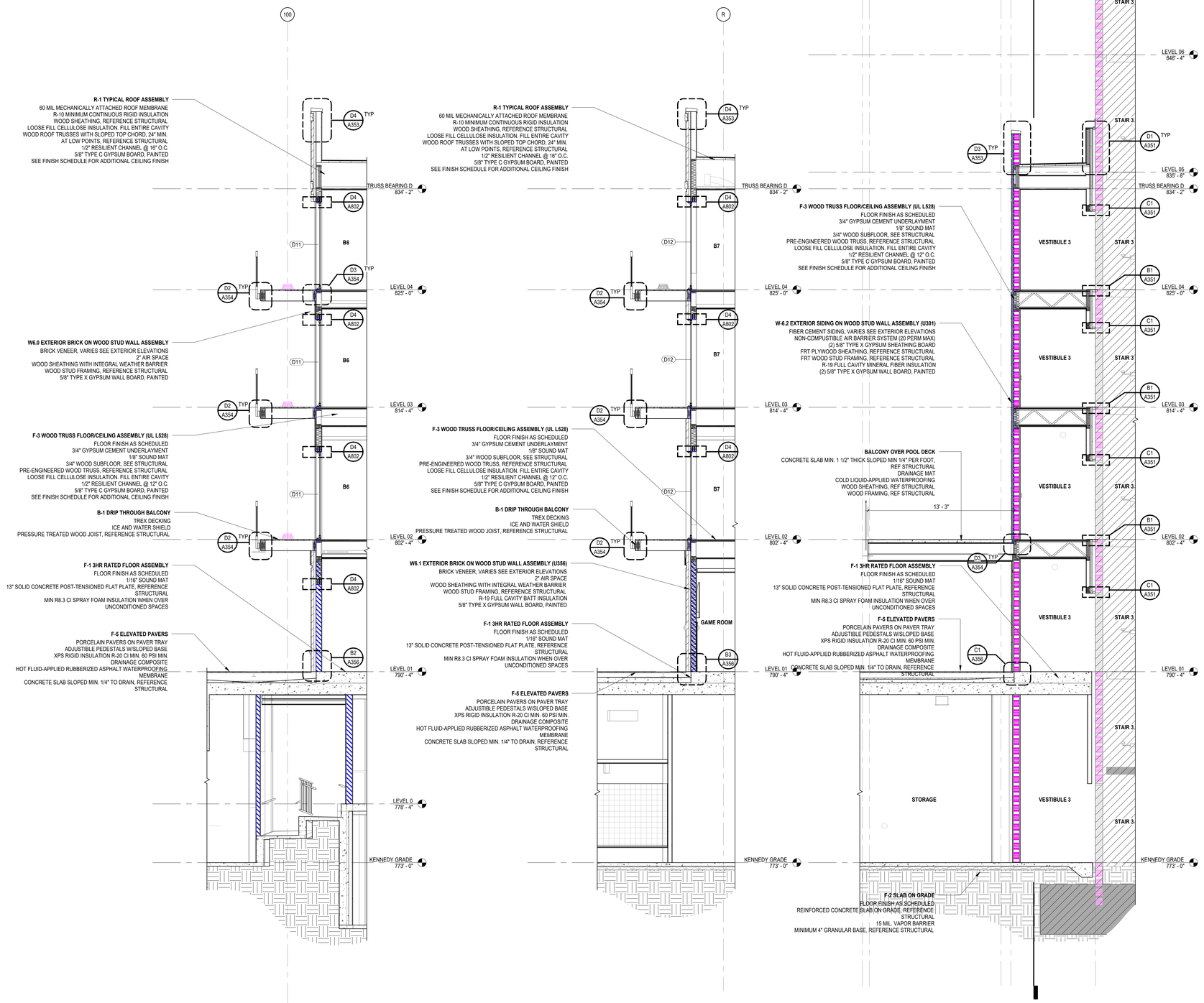
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WALL SECTIONS - KENNEDY STREET

SHEET NO. A335

PROJ. NO. 022672.00

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A352.01 6:57:28 PM Autodesk Docs://2021.01 BRI Woodruff/21.01_Project Files_Multifamily_2024.rvt



3 A100 | A336 **WALL SECTION - POOL DECK**
1/4" = 1'-0"

1 A100 | A336 **WALL SECTION - POOL DECK**
1/4" = 1'-0"

2 A100 | A336 **WALL SECTION - POOL DECK**
1/4" = 1'-0"

mcmillan pazdan smith
ARCHITECTURE
127 dunbar street
spartanburg, sc 29306

CONSULTANT LOGO

SEALS

BRI COMPANIES

PROJECT WRAP
127 W. BROAD ST
SPARTANBURG, SC 29306

ISSUE DATE: 03/02/2026

SHEET ISSUE:

NO.	DATE	DESCRIPTION
D	03/02/2026	50% CONSTRUCTION DRAWINGS

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: AK
DRAWN BY: Author

SHEET TITLE:
WALL SECTIONS - POOL DECK

SHEET NO. A336
PROJ. NO. 022672.00

DATE
April 28, 2026

TO
Design Review Board Members

PROJECT / ADDRESS / TAX ID
Converse Street Apartments / 120 E Kennedy St / 7-12-21-103.00

PROJECT NUMBER
DRB- 25-02000010

REVIEW STATUS – Full and Final Review

STAFF
Fredalyn M. Frasier, Planning Director
Dominick Calace, Planner I

COPIES TO
City Departments/Applicant

GENERAL PROJECT OVERVIEW

The proposed Converse Street Apartments is a 48-unit multi-family residential development, including 10 studio units, 22 one-bedroom units, and 16 two-bedroom units. The project has received South Carolina Housing Low Income Housing Tax Credits (LIHTC) to support the development of workforce housing.
The project includes a centrally located courtyard, a leasing office and multi-purpose room positioned at the corner frontage, and an on-site exercise room for residents. The proposed building is adjacent to the existing Kennedy Street Garage, which will serve as the primary parking area for residents.

PAST BOARD ACTION

The proposed project was presented on March 3, 2026 and received preliminary conceptual approval from the Design Review Board. The following exceptions were granted at that time:

1. 6.1.2 General Design Principles – Housing: To permit ground floor housing in the DT-6 district.
2. 6.2.5 Facade Treatment: To permit a blank wall condition along the Converse Street frontage.
3. 6.3.3.a Raised Entries: To permit two entrances for residential units along Kennedy Street that are within 15 feet of the sidewalk and are not elevated *(No longer required due to the removal of residential unit entrances on Kennedy Street).*

ADDITIONAL WORK NEEDED

For Full and Final approval, the Board requested additional information from the applicant on the following items:

1. 8.1 Required Streetscape: The requested exception for the Kennedy Street streetscape was not approved. The Board requested revisions to the streetscape design, including further exploration of landscaping strategies to balance pedestrian circulation, residential privacy, and planting areas, as well as reevaluation of the corner sidewalk configuration at Kennedy Street and Converse Street, including documentation and coordination with existing utility infrastructure.
2. Architectural and Design Refinements: Continued refinement of façade detailing along the Converse Street frontage; coordination with staff on design solutions to improve privacy for ground floor residential units along Kennedy Street *(no longer required due to the removal of residential unit entrances on Kennedy Street)*; and further development of the window sill condition at the Kennedy/Converse corner, with consideration of a raised sill or bulkhead treatment.

Planning Department
Phone: (864) 596-2068 | email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

UPDATES SINCE PRELIMINARY REVIEW

Since the March 3, 2026, Design Review Board meeting, the Applicant has continued to coordinate with staff on several key design elements:

1. The streetscape design along Kennedy Street and at the corner of Converse and Kennedy has been refined to accommodate existing traffic signal infrastructure while maintaining an accessible pedestrian path. The current configuration reflects the most feasible design solution without requiring significant street or utility realignment.
2. The proposed streetscape widths have been increased from earlier iterations presented at Preliminary Review.
3. The applicant has coordinated with Planning and Public Works staff regarding the use of in-ground trash systems and appropriate screening methods. Best practices for placement, screening, and service access will continue to be refined with staff.
4. The Applicant has coordinated with the Building Inspections Department to revise the Kennedy Street Garage stairwell, which is now fully enclosed and will provide public access to the street and controlled access to the residential units.
5. Material palette and façade design, particularly along the blank wall area, have been simplified and refined in response to Board comments.

AUTHORITY & APPLICABILITY

This parcel is zoned D-T6. The proposed project is a new construction development on an undeveloped site. In accordance with Section 2.2.3, all standards of the Downtown Code apply. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

1. **8.1 Required Streetscape:** To permit an 11-foot average streetscape on Kennedy Street with 4x6 foot tree wells. Sidewalk to be installed to face of building with minimum 6-foot width. To permit a 12-foot average streetscape on Converse Street with 4x6 foot tree wells. Sidewalks are to be installed to face of building with minimum 7-foot width.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

A. Use Standards: The proposed use is Dwelling - Multi-Family. This use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.3 Accessory Building Standards:** *Not Applicable*
- **3.3.4 Building Height:** 6 stories – *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** *Stoop – Compliant*

C. General Standards:

- *Not Applicable*

Planning Department
Phone: (864) 596-2068 | email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** *Compliant*
- **5.1.4 Setbacks:** *Compliant*
- **5.1.5 Adjacent Lots:** *Compliant*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Best practices for placement, screening, and service access will continue to be refined with staff.*
- **5.2.3 Mechanical and Utility Equipment:** *Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity**: *Compliant*
- **6.1.2 General Design Principles - Housing**: *Exception Granted – Housing proposed along a ground floor frontage in D-T6.*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Compliant*
- **6.1.4 General Design Principles - Downtown Should be Urban**: *Compliant*
- **6.1.5 General Design Principles - Put People First**: *Compliant*
- **6.2 Required Building Design Standards:**
  - **6.2.1 Architectural Style:** *Compliant*
  - **6.2.2 Compatibility:** *Compliant*
  - **6.2.3 Proportions:** *Compliant*
  - **6.2.4 Wall Materials:** *Compliant*
  - **6.2.5 Façade Treatment:** *Exception Granted – A blank wall condition is present along the Converse Street frontage. Per the Downtown Code, blank walls are defined as facades that do not include transparent windows or doors. The proposed blank wall area measures approximately 70 feet in width and 8 feet in height.*
  - **6.2.6 Building Entrances:** *Not Applicable*
- **6.3 Specific Building Design Standards for all D-T4 Mixed-Use and Residential Structures/Frontages in D-T5 & D-T6**
  - **6.3.1 Roof and Eaves:** *Compliant*
  - **6.3.2 Facade Design:** *Compliant*
  - **6.3.3 Building Entrances:** *Compliant*
    - **6.3.3.a Raised Entries:** *Compliant – residential unit entries on Kennedy Street were removed, eliminating the need for the previously granted exception.*
  - **6.3.4 Garages:** *Not Applicable*
  - **6.3.5 Materials**: *Compliant*

G. Parking:

- **7.1.3 Interconnected Parking Lots:** *Not Applicable*
- **7.1.4 Parking Area Access:** *Not Applicable*
- **7.2 Bicycle Parking:** *Bicycle parking to be coordinated with staff.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
  - D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Exception Required – proposed 11 ft average streetscape on Kennedy Street with 8 ft minimum sidewalk and 2 ft wide curb lawn to be planted with low shrubs/grasses per SCDOT requirements.*
  - *Proposed 12 ft average streetscape on Converse Street with 4x6 ft tree wells. Sidewalks to be installed to face of building with width maintained between 7 and 9 ft. The proposed streetscape widths represent an increase from earlier iterations presented at the Preliminary Review stage.*
- **8.2 Parking Area Landscaping:** *Not Applicable*
- **8.3 Streetscreens:** *Not Applicable*
- **8.4 Fences:** *Not Applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Staff have met with the Applicant multiple times throughout the concept development phase and acknowledge the design constraints associated with LIHTC requirements including limitations related to unit size, balcony dimensions, and overall configuration. This project provides a needed workforce housing component within the downtown core. At the same time, it is important to balance this need with the significance of the corridor as a pedestrian connection to downtown and key destinations, including surrounding retail, the ballfield, the Planetarium, and the future Joint Government Center.

The Applicant agreed to relocate the amenity space to the corner of S. Converse and Kennedy Streets to enhance ground-floor activation and strengthen the project's presence at this intersection. Staff also recommend that the Applicant incorporate architectural lighting and enhanced landscaping treatments to mitigate blank wall conditions and further improve the pedestrian experience.

Staff and the Applicant will continue coordination on several outstanding items, including:

- parking arrangements within the Kennedy Street Garage,
- bicycle parking accommodations,
- final details related to in-ground trash collection and screening, and
- alignment of the traffic signal infrastructure at the corner of Converse and Kennedy Streets.

Based on existing site constraints, including grading and infrastructure, staff from Planning and Public Works find that the current corner design represents a reasonable and practical solution that maintains accessibility while avoiding significant modifications to the public right-of-way.

RECOMMENDATION

The following exceptions are required for Full and Final Approval:

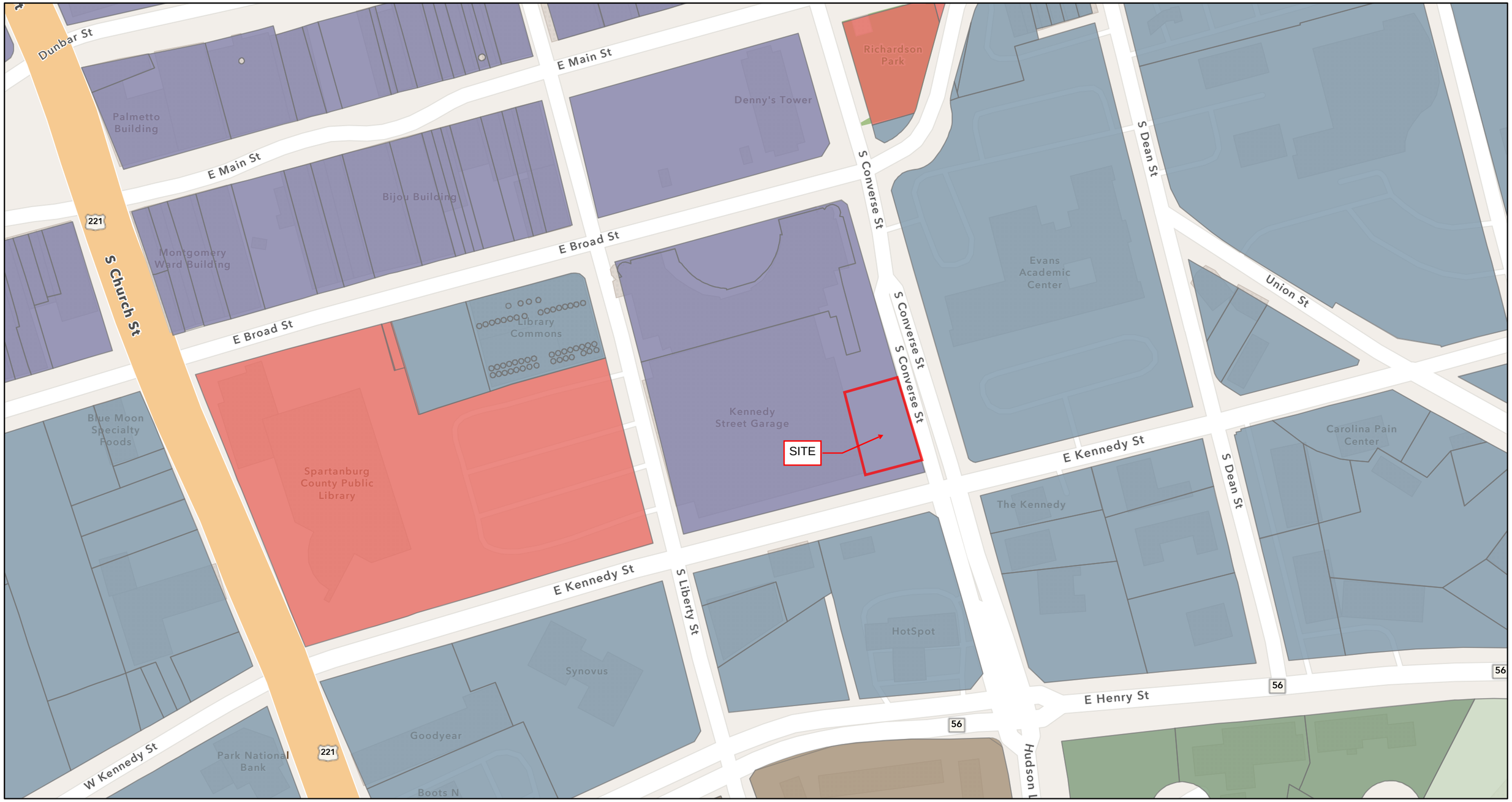
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DRAWING INDEX DRB

DRB-0	COVER SHEET
DRB-1	CONTEXT PLAN - ZONING MAP
DRB-2	AERIAL
DRB-3	COMPREHENSIVE SITE PHOTOS
DRB-4	COMPREHENSIVE SITE PHOTOS
DRB-5	COMPREHENSIVE SITE PHOTOS
DRB-6	COMPREHENSIVE SITE PHOTOS
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200 1	SITE PLAN
C400	GRADING PLAN
C500 2	UTILITY PLAN
L100 1	CODE COMPLIANT LANDSCAPE PLAN
DRB-12	OVERALL FLOOR PLANS
DRB-13	OVERALL FLOOR PLANS
DRB-14	OVERALL FLOOR PLANS
DRB-15	OVERALL FLOOR PLANS
DRB-16	OVERALL FLOOR PLANS
DRB-17	OVERALL FLOOR PLANS
DRB-18	ROOF PLAN
DRB-19	EXTERIOR ELEVATIONS
DRB-20	EXTERIOR ELEVATIONS
DRB-21	EXTERIOR ELEVATIONS
DRB-22	EXTERIOR ELEVATIONS
DRB-23	EXTERIOR ELEVATIONS
DRB-24	SIGHTLINES
DRB-25	SIGHTLINES
DRB-26	SIGHTLINES
DRB-27	SIGHTLINES
DRB-28	SIGHTLINES
DRB-29	EXTERIOR MATERIAL BOARD
DRB-30	EXTERIOR LIGHT FIXTURES
DRB-31	OVERALL EXTERIOR LIGHTING PLANS
DRB-32	OVERALL EXTERIOR LIGHTING PLANS
DRB-33	OVERALL EXTERIOR LIGHTING PLANS
DRB-34	OVERALL EXTERIOR LIGHTING PLANS
DRB-35	OVERALL EXTERIOR LIGHTING PLANS
DRB-36	OVERALL EXTERIOR LIGHTING PLANS
DRB-37	EXTERIOR BUILDING LIGHTING
DRB-38	EXTERIOR BUILDING LIGHTING
DRB-39	EXTERIOR BUILDING LIGHTING
DRB-40	EXTERIOR BUILDING LIGHTING
DRB-41	EXTERIOR BUILDING LIGHTING
DRB-42	WALL SECTIONS
DRB-43	WALL SECTIONS
DRB-44	RENDERINGS
DRB-45	RENDERINGS
DRB-46	RENDERINGS
DRB-47	RENDERINGS
DRB-48	RENDERINGS
DRB-49	RENDERINGS

ZONING MAP



4/9/2026, 8:18:17 AM

1:2,156

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

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Zoning_Layer_2026

- R-6
- R-8
- R-8 SFD
- R-12
- R-15
- B-1
- B-3
- B-4
- DT-3
- DT-4
- DT-5
- DT-6
- CIVIC
- GID
- LC
- LOD
- I-1
- I-2

CityLimits_Feb_2025

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SEE C001 FOR GENERAL DEMOLITION NOTES.

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(IN FEET)
1 INCH = 10 FT

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Converse St. Parking Garage Entrance – Looking South:



Converse St. Parking Garage Entrance – Looking North:



South-West Corner at Intersection of Converse and Kennedy – Looking East:



South-West Corner at Intersection of Converse and Kennedy – Looking North:



Kennedy St. Parking Garage Stairwell – Looking East:



Kennedy St. Parking Garage Stairwell – Looking West:

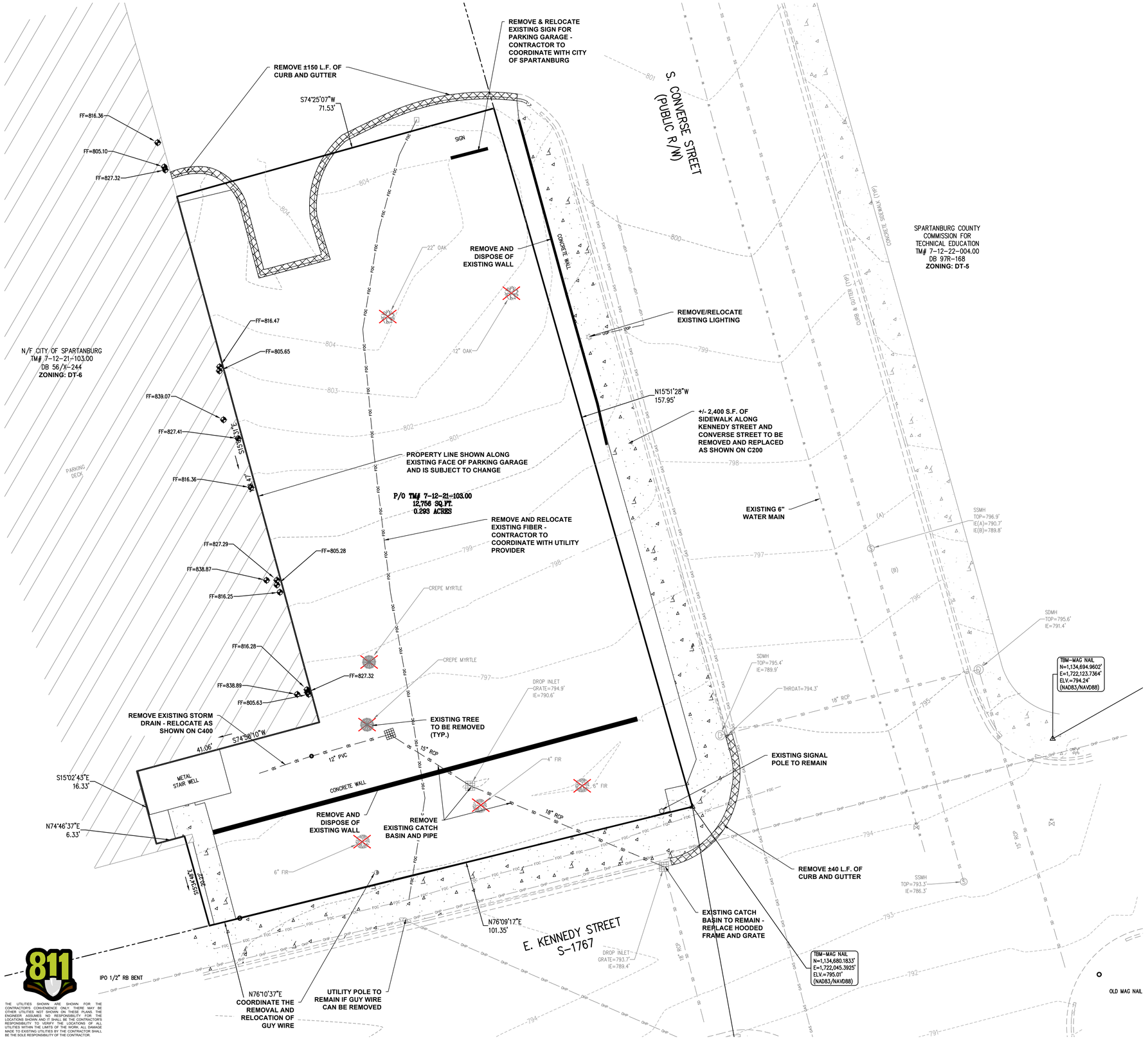


North-East Corner at Intersection of Converse and Kennedy – Looking North:



North-East Corner at Intersection of Converse and Kennedy – Looking West:





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SURVEY LEGEND

BL	BUILDING LINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL	TW/BW	TOP/BOTTOM WALL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	VCP	VITRIFIED CLAY PIPE
CT	CRIMP TOP	CB	CATCH BASIN	WM	WATER METER
DE	DRAINAGE EASEMENT	DI	DROP INLET	WV	WATER VALVE
EP	EDGE OF PAVEMENT	ET	ELEC TRANS	CTV	CABLE TV
IPO	IRON PIN OLD	90.0	ELEVATION	X	FENCE LINE
IPS	IRON PIN SET	FH	FIRE HYDRANT	FOC	FIBER OPTIC CABLE
N&C	NAIL & CAP	GM	GAS METER	GAS	GAS LINE
OT	OPEN TOP	GV	GAS VALVE	OHP	OVERHEAD POWER
RB	REBAR	LP	LIGHT POLE	OHT	OVERHEAD TELEPHONE
RCP	REINFORCED CONC PIPE	PP	POWER POLE	SD	STORM DRAIN
R/W	RIGHT OF WAY	GP	GUY ANCHOR	SS	SANITARY SEWER
SD	STORM DRAIN	SDMH	SD MANHOLE	UGP	UNDERGROUND POWER
SS	SANITARY SEWER	SSMH	SS MANHOLE	UGT	UNDERGROUND TEL
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE	W	WATER LINE
		CO	CLEAN OUT		

SEE C001 FOR GENERAL DEMOLITION NOTES.

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1 INCH = 10 FT

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120 E KENNEDY STREET
SPARTANBURG, SC 29306

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC

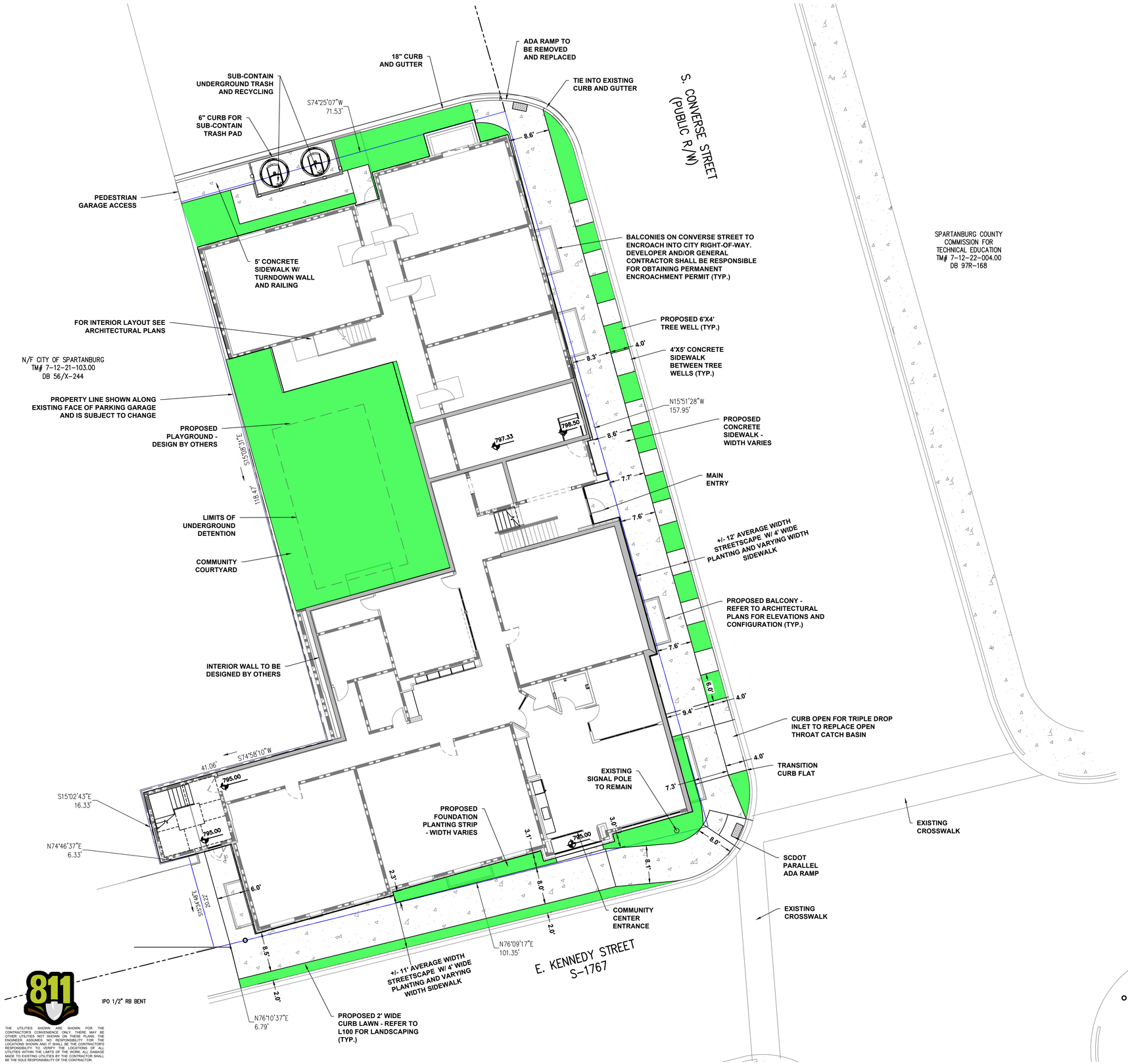
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DRAWN BY:	OCJ
CHECKED BY:	PFM
DATE:	01/19/2026
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EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET 3 OF 16

C100



811

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SITE DATA

BUILDING SETBACKS

FRONT	0 FT
SIDES	0 FT
REAR	0 FT

BUFFERS

STREETSCAPE	16 FT
ADJACENT PROPERTY	N/A FT
WETLAND	N/A FT
CREEK	N/A FT

ZONING

JURISDICTION	CITY OF SPARTANBURG
ZONING DISTRICT	D-T6 URBAN CORE ZONE
PROPOSED USE	MULTI-FAMILY RESIDENTIAL

PARKING INFORMATION:
- PARKING TO BE PROVIDED INSIDE THE PARKING GARAGE
- BIKE PARKING TO BE PROVIDED INSIDE THE GARAGE

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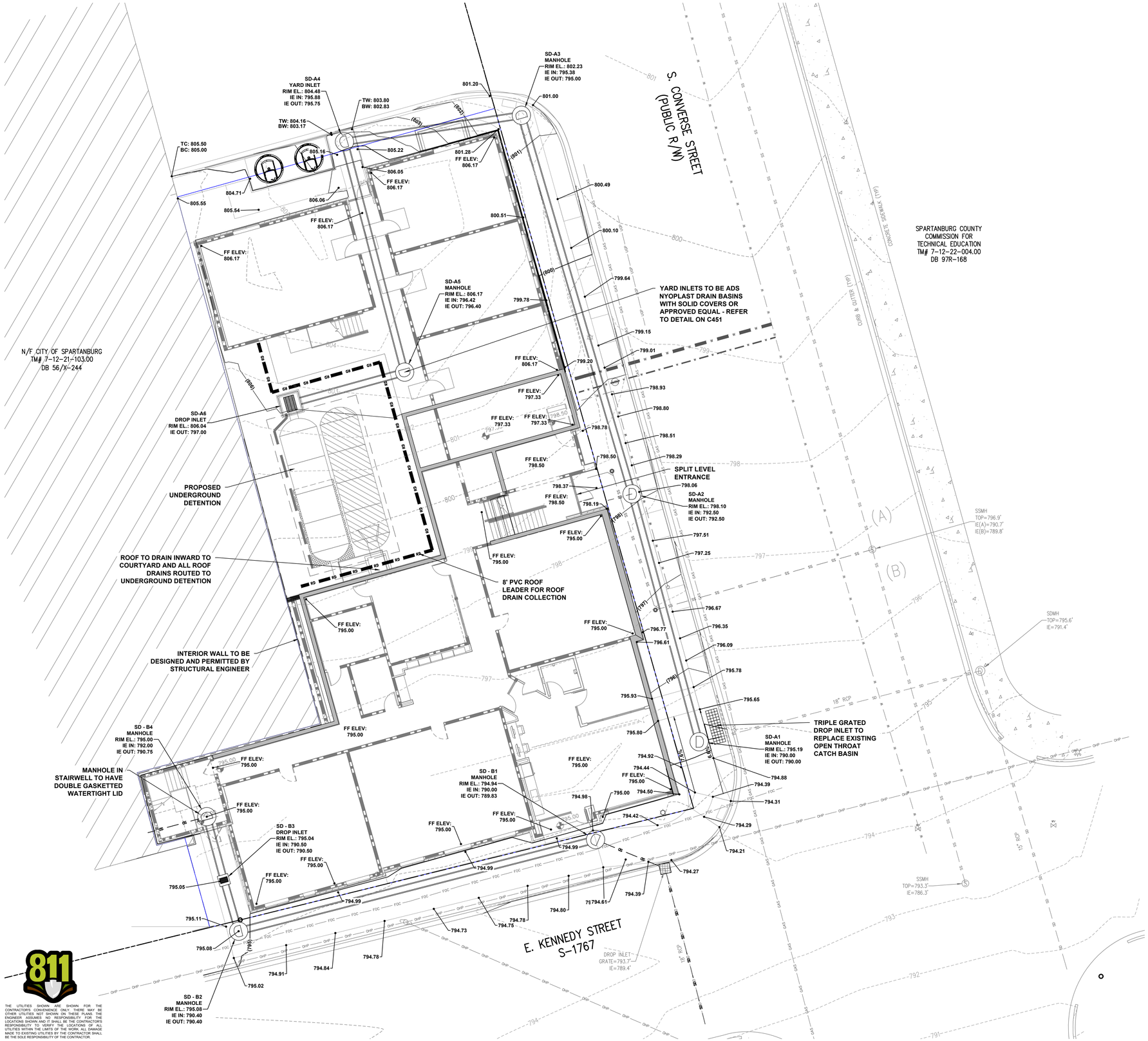
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SITE PLAN

SHEET 4 OF 16

C200



GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- NPDES LIMITS OF DISTURBANCE
- (70) PROPOSED MAJOR CONTOUR
- (71) PROPOSED MINOR CONTOUR
- 70 EXISTING MAJOR CONTOUR
- 71 EXISTING MINOR CONTOUR
- RD PROPOSED ROOF DRAIN
- DRAINAGE ARROW

STRUCTURE SCHEDULE

STRUCTURE	RIM EL.	STRUCTURE TYPE
SD-A1	795.19	MANHOLE
SD-A2	798.10	MANHOLE
SD-A3	802.23	MANHOLE
SD-A4	804.48	YARD INLET
SD-A5	806.17	MANHOLE
SD-A6	806.04	DROP INLET
SD - B1	794.94	MANHOLE
SD - B2	795.08	MANHOLE
SD - B3	795.04	DROP INLET
SD - B4	795.00	MANHOLE

STORMDRAIN SCHEDULE

STRUCTURE DOWN	STRUCTURE UP	LENGTH	SLOPE	SIZE	IE DOWN	IE UP
EX. CB 1	SD - B1	16'	2.64%	18" RCP	789.40	789.83
SD-A1	SD-A2	56'	4.48%	15" RCP	790.00	792.50
SD-A2	SD-A3	86'	2.92%	15" RCP	792.50	795.00
SD-A3	SD-A4	39'	0.95%	15" RCP	795.38	795.75
SD-A4	SD-A5	52'	1.00%	15" RCP	795.88	796.40
SD-A5	SD-A6	26'	2.25%	15" RCP	796.42	797.00
SD - B1	SD - B2	80'	0.50%	15" RCP	790.00	790.40
SD - B2	SD - B3	12'	0.87%	15" RCP	790.40	790.50
SD - B3	SD - B4	14'	1.75%	15" RCP	790.50	790.75

SEE C001 FOR GENERAL GRADING NOTES.
SEE C100 FOR SURVEY LEGEND.

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1 INCH = 10 FT

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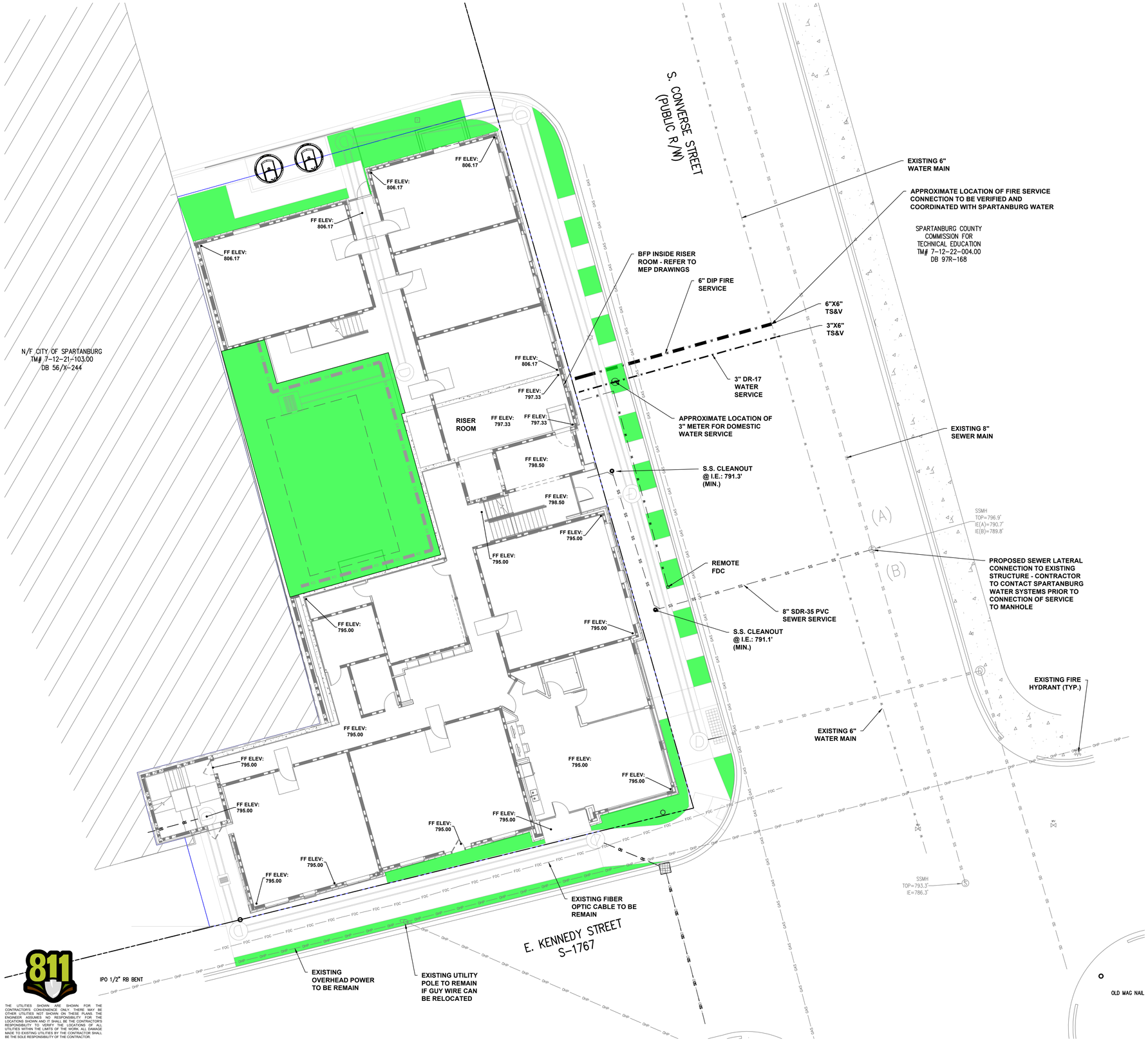
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DATE:	01/19/2026
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GRADING PLAN

SHEET 9 OF 16

C400



UTILITY LEGEND

- PROPERTY LINE
- W — PROPOSED WATER
- PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- UGP — PROPOSED UNDERGROUND POWER
- GAS — PROPOSED NATURAL GAS
- RD — PROPOSED ROOF DRAIN
- W — EXISTING WATER
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- UGP — EXISTING UNDERGROUND POWER
- OHP — EXISTING OVERHEAD POWER
- GAS — EXISTING NATURAL GAS

SEE C001 FOR GENERAL UTILITY NOTES.
SEE C100 FOR SURVEY LEGEND.

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(IN FEET)
1 INCH = 10 FT

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SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
1074 Asheville Highway
Spartanburg, SC 29303
(864) 285-0618
www.SiteDesign-Inc.com

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SOUTH CAROLINA
SITE DESIGN INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

XX/XX/XXXX

NOT FOR CONSTRUCTION

CONVERSE ST. APARTMENTS

120 E KENNEDY STREET
SPARTANBURG, SC 29306

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC

NHE, INC.

DESIGNED BY:	OCJ
DRAWN BY:	OCJ
CHECKED BY:	PFM
DATE:	01/19/2026
S220429_SHEETS	

UTILITY PLAN

SHEET 13 OF 16

C500



4 X 6 PLANTER WELLS - LOW SHRUBS (<30" IN HEIGHT)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREE					
	ULPA	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	2" CAL.
UNDERSTORY TREE					
	CHVS	3	CHIONANTHUS VIRGINICUS 'CV1049'	SERENITY™ WHITE FRINGETREE	6` HT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
ORNAMENTAL GRASS						
	MUPC	21	MUHLENBERGIA CAPILLARIS `PINK CLOUD`	PINK MUHLY	3 GAL	
	SPHE	47	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	
EVERGEEN SHRUB						
	DIVJ	14	DISTYLIUM X `VINTAGE JADE`	VINTAGE JADE DISTYLIUM	3 GAL	
	ICSP	25	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3 GAL	
	PMRC	1	PODOCARPUS MACROPHYLLUS 'MIU'	ROMAN CANDLE™ YEW PODOCARPUS	5` HT.	

(IN FEET)
1 INCH = 10 FT

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CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
www.SiteDesign-Inc.com

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SOUTH CAROLINA
SITE DESIGN INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 552
JASON G. BRANHAM

CONVERSE ST. APARTMENTS

120 E KENNEDY STREET
SPARTANBURG, SC 29306

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC

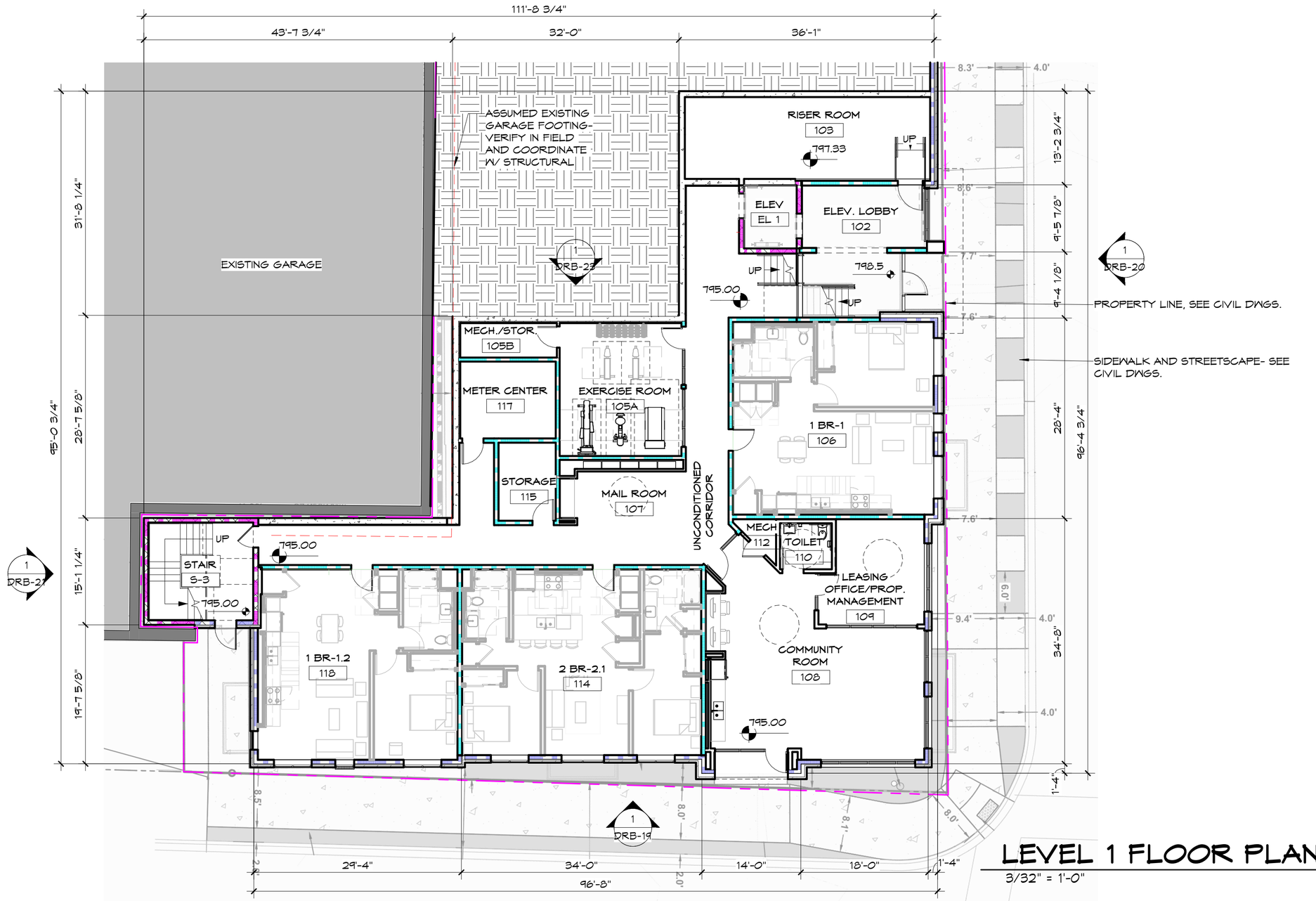
NHE, INC.

DESIGNED BY:	AGB
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	01/19/2026
S220429_LANDSCAPE	

CODE COMPLIANT LANDCAPE PLAN

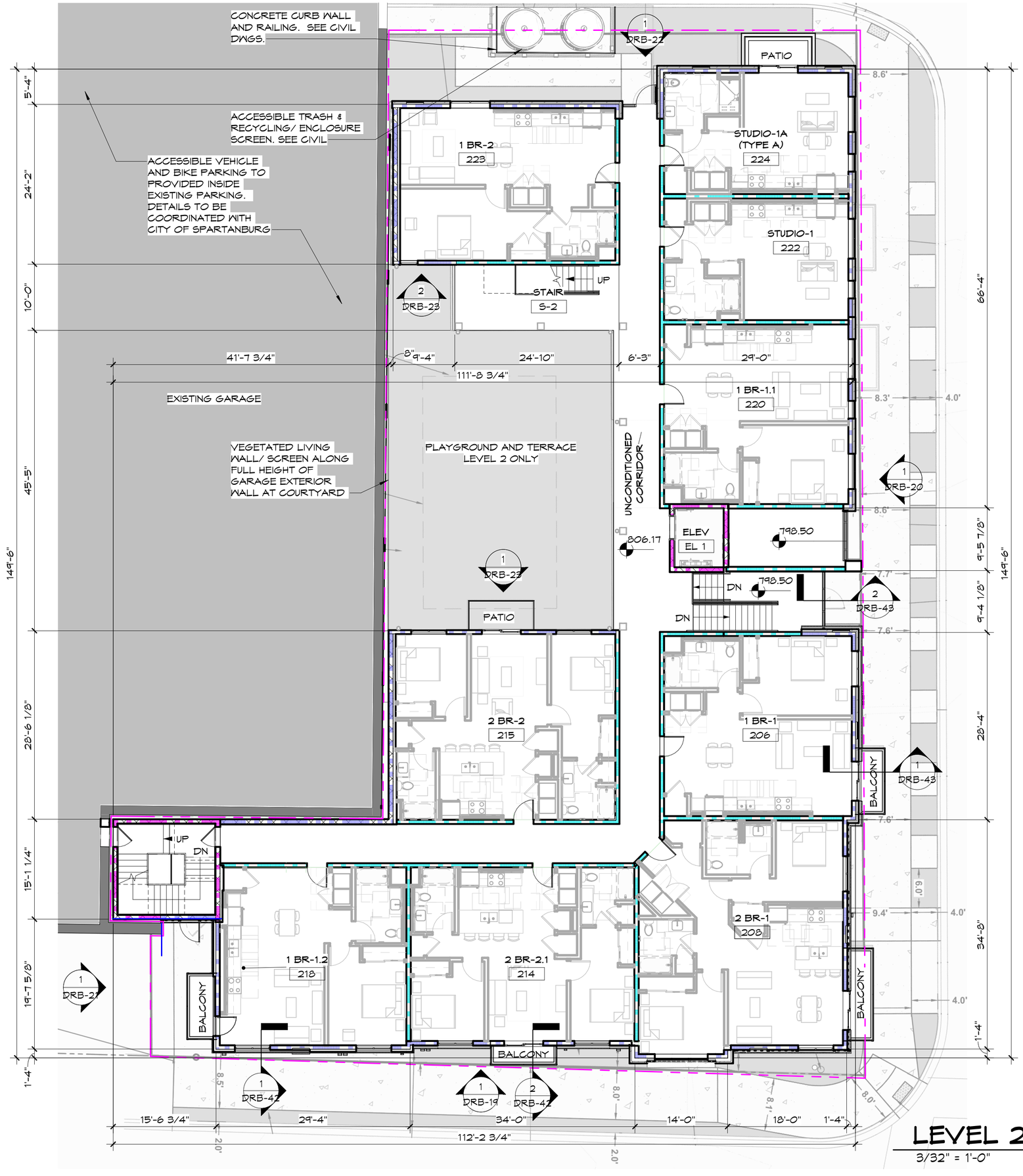
SHEET 15 OF 16

L100



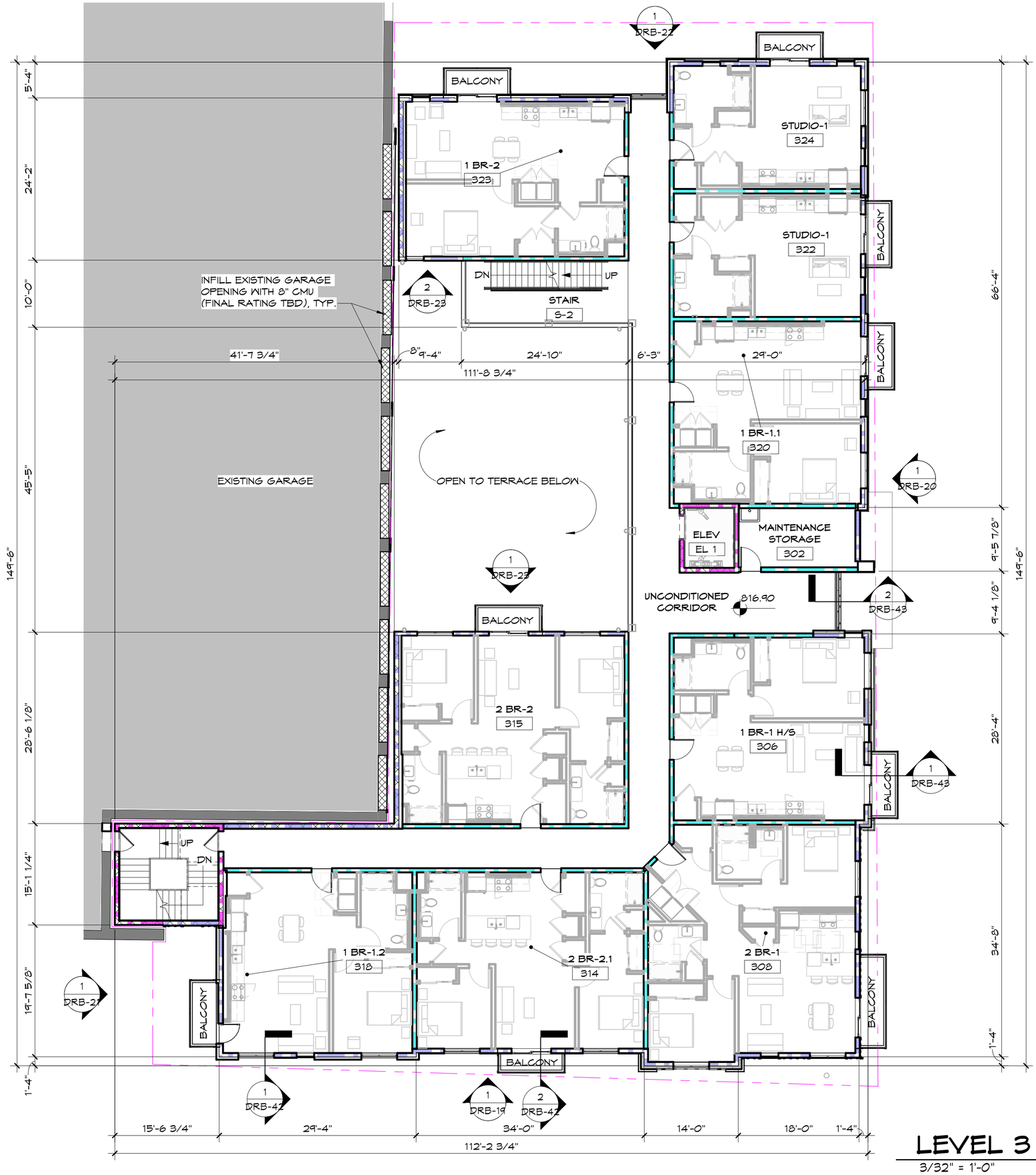
LEVEL 1 FLOOR PLAN

3/32" = 1'-0"



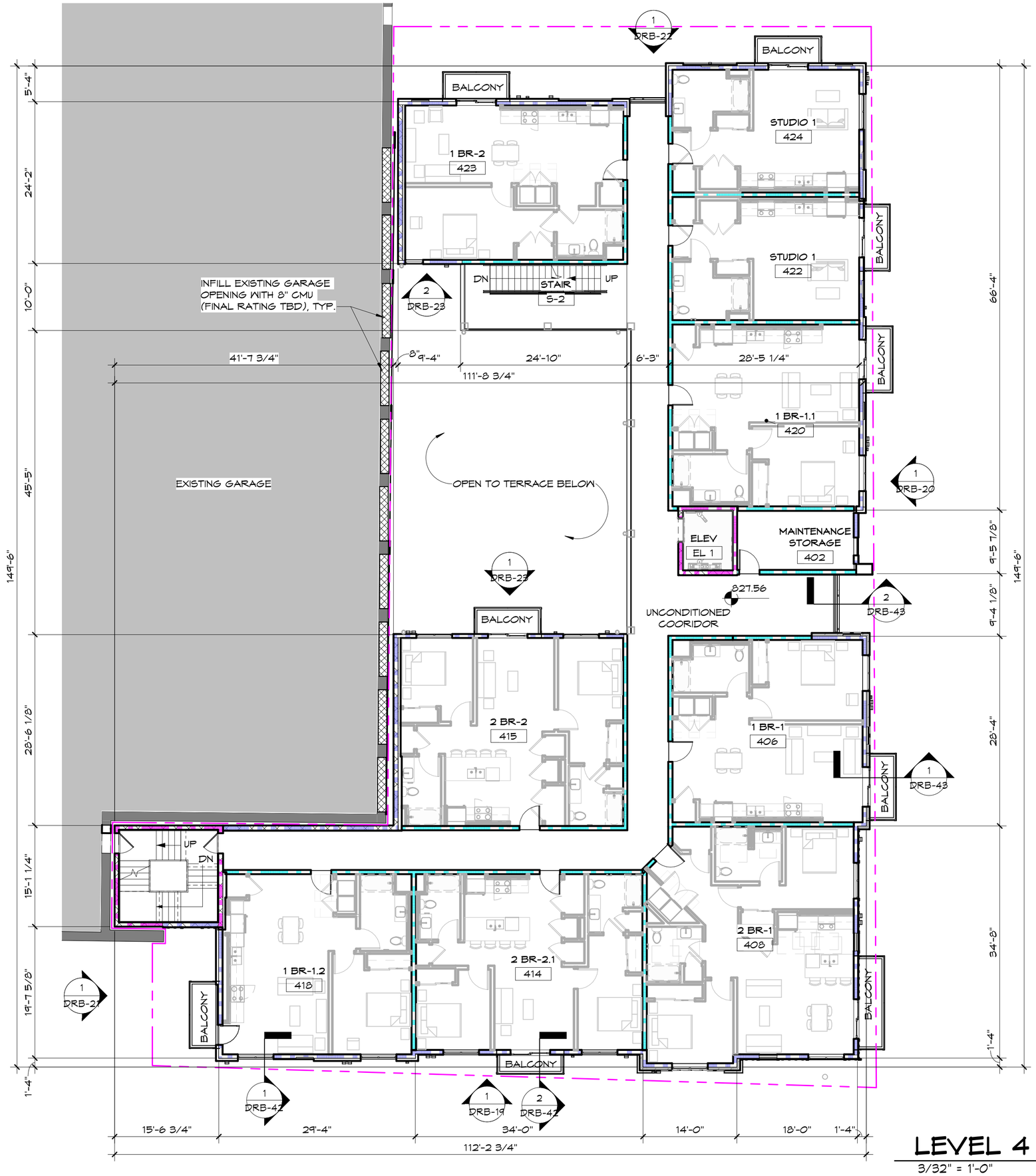
LEVEL 2 FLOOR PLAN

3/32" = 1'-0"



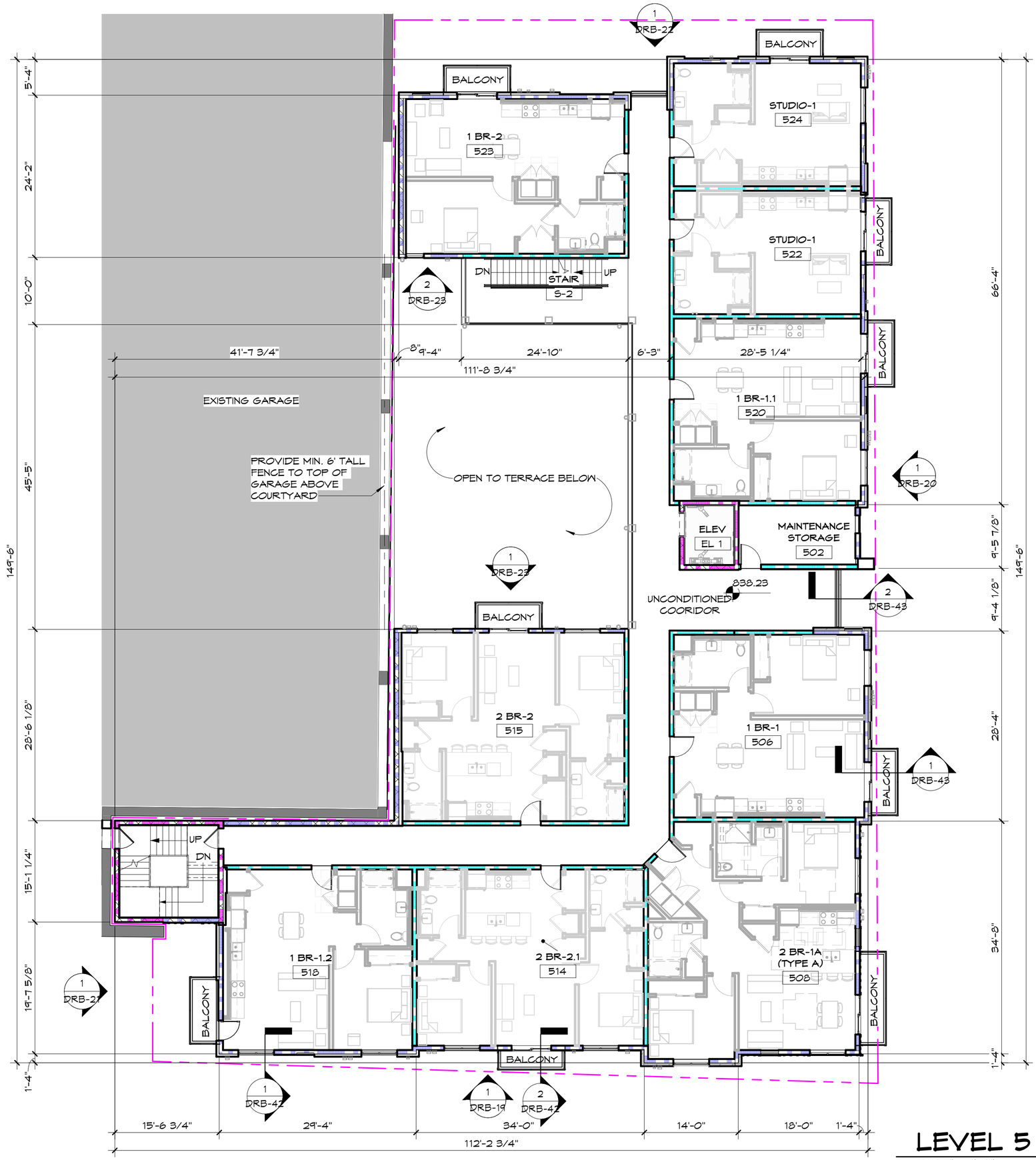
LEVEL 3 FLOOR PLAN

3/32" = 1'-0"



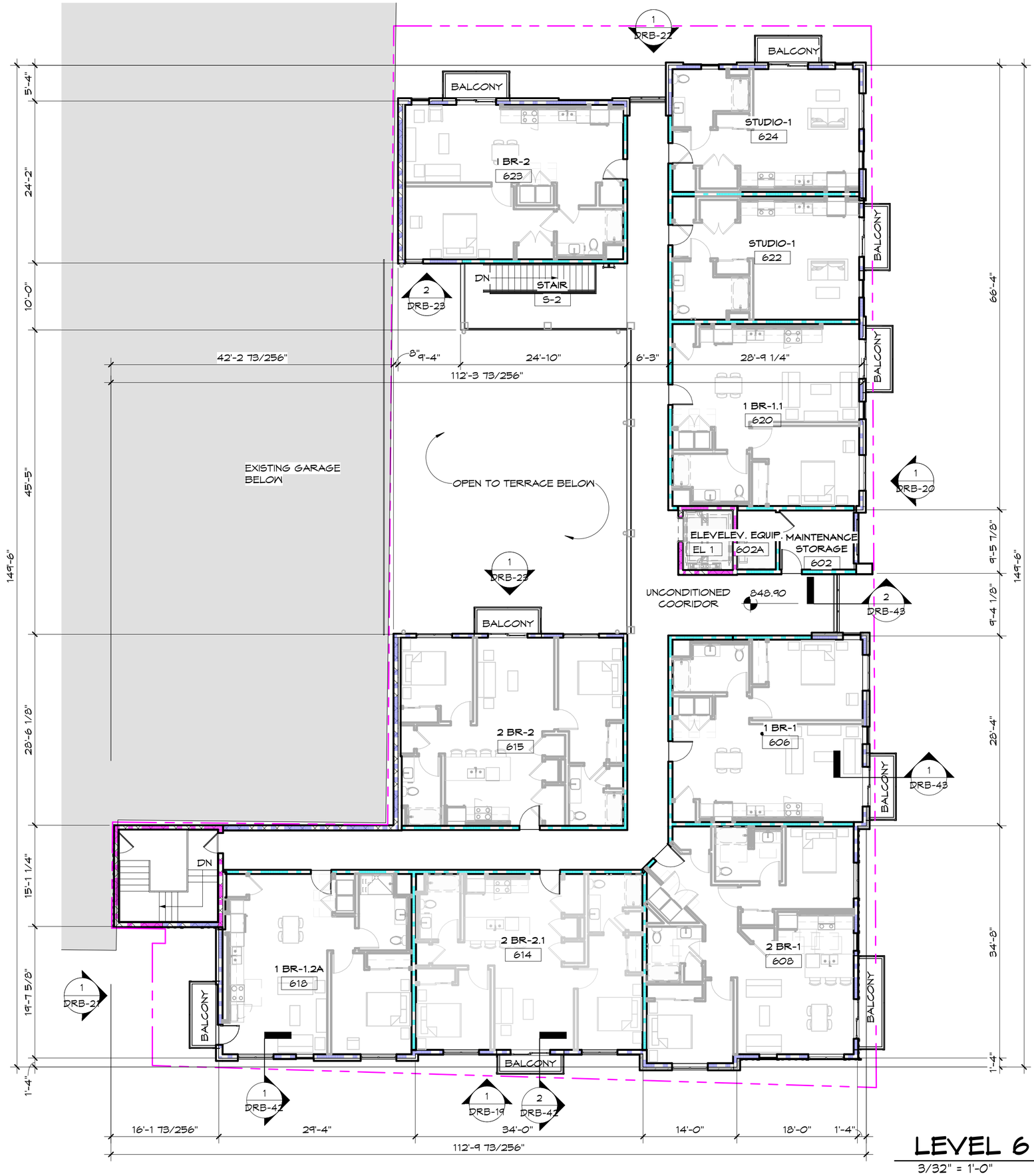
LEVEL 4 FLOOR PLAN

3/32" = 1'-0"



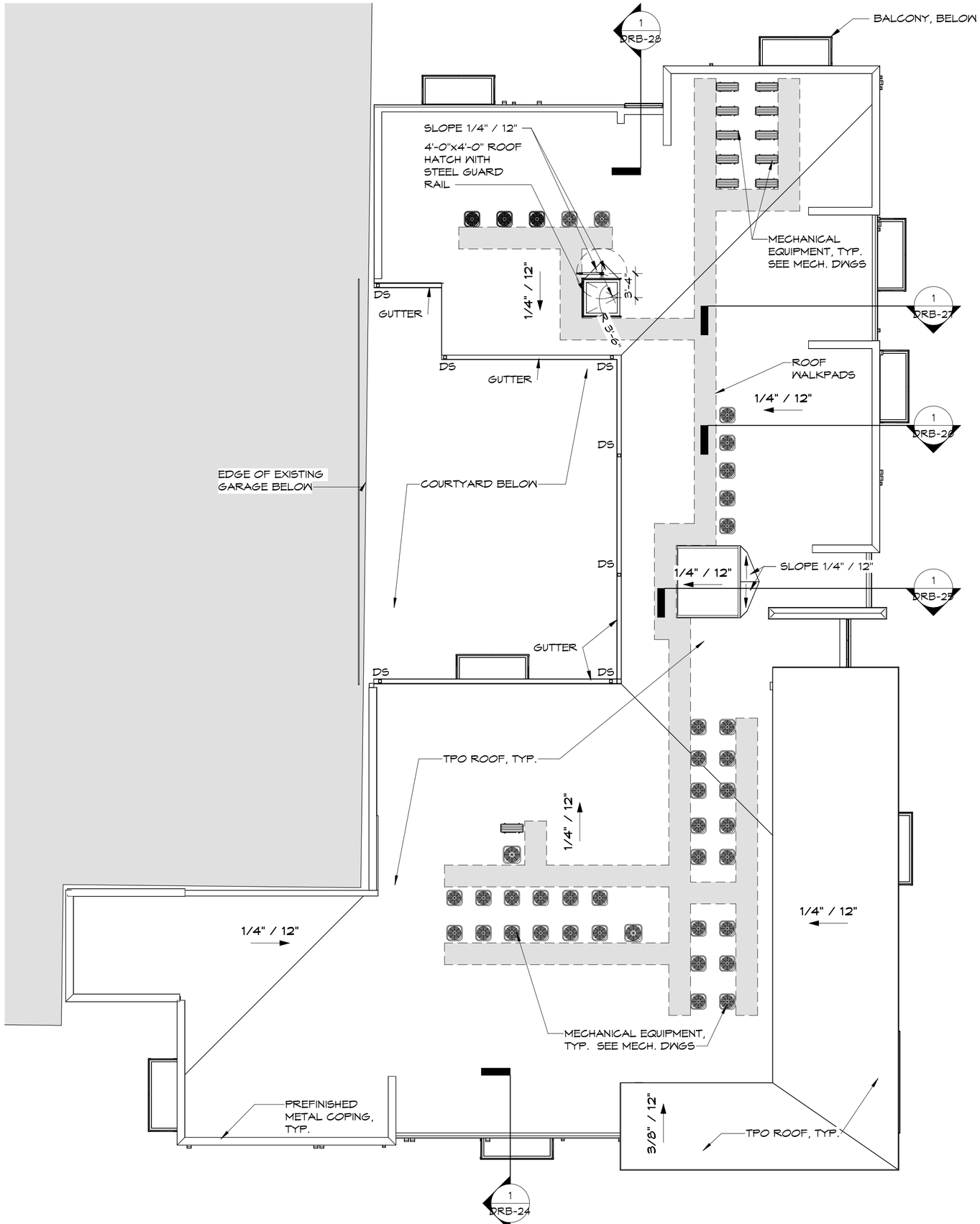
LEVEL 5 FLOOR PLAN

3/32" = 1'-0"



LEVEL 6 FLOOR PLAN

3/32" = 1'-0"



ROOF PLAN

3/32" = 1'-0"



KENNEDY STREET ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1	BRICK VENEER	MATERIAL: CLAY BRICK (CHEROKEE BRICK) FINISH: "VELOUR BLACK" MORTAR: GRAY
2	FIBER CEMENT CLADDING	MATERIAL: ARCHITECTURAL WALL PANEL (NICHIHA) FINISH: GRAY
3	FIBER CEMENT CLADDING	MATERIAL: LAP SIDING, 6" EXPOSURE (JAMES HARDIE) FINISH: SW 9173 SHIITAKE, SMOOTH
4	FIBER CEMENT CLADDING	MATERIAL: LAP SIDING, 6" EXPOSURE (JAMES HARDIE) FINISH: SW 7514 FOOTHILLS, SMOOTH
5	FIBER CEMENT	MATERIAL: VERTICAL RIBBED PANEL (NICHIHA) FINISH: SW 7726 LEMON VERBENA
6	FIBER CEMENT	MATERIAL: BOARD AND BATTEN (JAMES HARDIE) FINISH: SW 9173 SHIITAKE, SMOOTH
7	COPING/GRAVEL STOP	MATERIAL: METAL (ALUCOBOND) FINISH: ZINC
8	BALCONIES	MATERIAL: ALUMINUM WALL-HUNG BALCONY (ENDURABLE BUILDING PRODUCTS) FINISH: DARK BRONZE
9	WINDOWS	MATERIAL: VINYL SINGLE-HUNG AND FIXED (PLY-GEM) FINISH: BRONZE
10	PATIO DOORS	MATERIAL: VINYL SLIDERS AND SWING (PLY-GEM) FINISH: BRONZE
11	STOREFRONT DOORS AND WINDOWS	MATERIAL: ALUMINUM (YKK) FINISH: DARK BRONZE
12	CANOPY	MATERIAL: ALUMINUM COMPOSITE MATERIAL (ALUCOBOND) FINISH: ZINC
13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SWEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TBD
15	MECHANICAL WALL CAP	FINISH: BRONZE
16	HOLLOW METAL DOORS	FINISH: 2-PANEL, BRONZE



SIGNAGE LOCATION

3/16" = 1'-0"



CONVERSE STREET ELEVATION

1/8" = 1'-0"

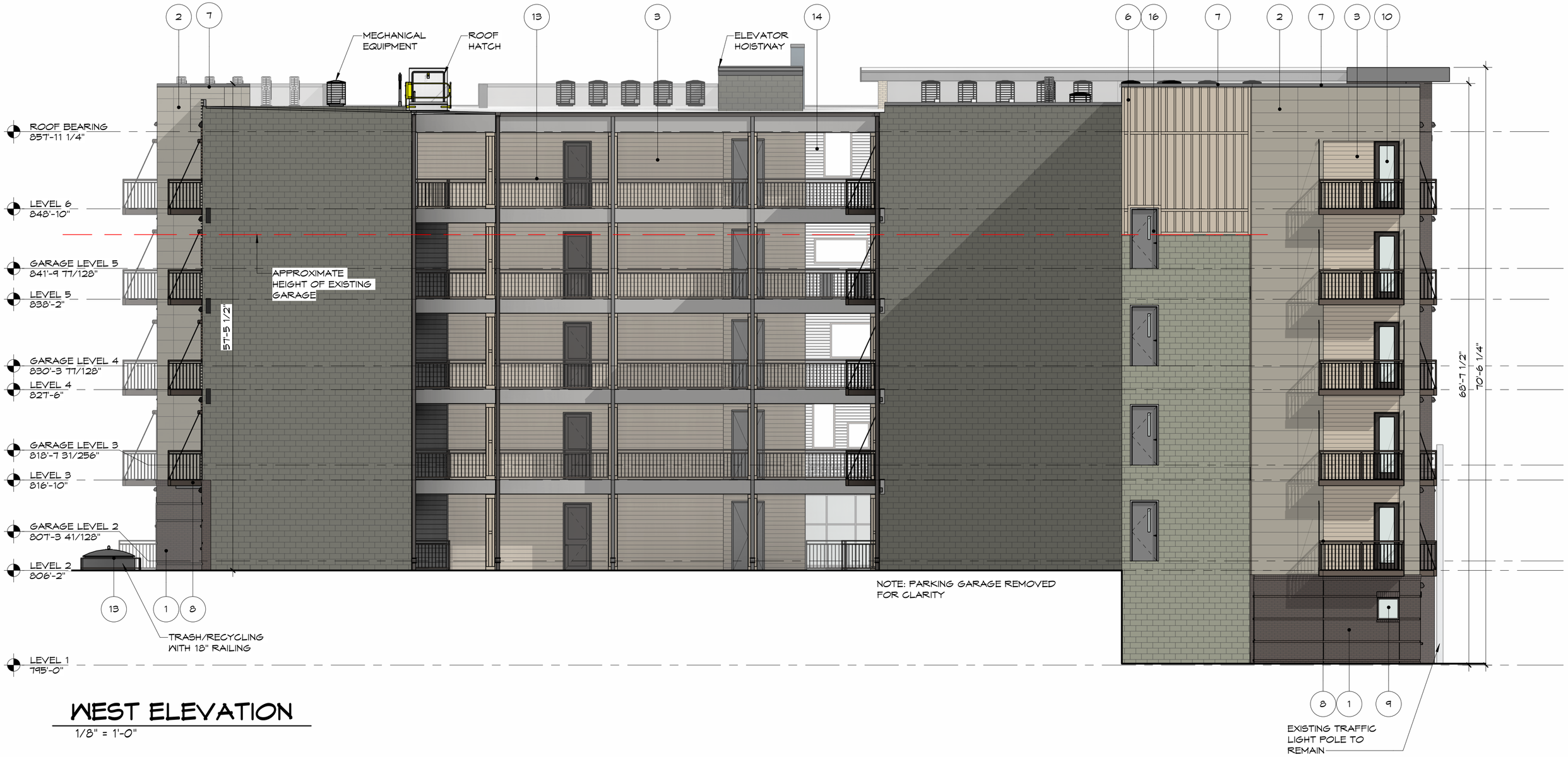
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9	WINDOWS	MATERIAL: VINYL SINGLE-HUNG AND FIXED (PLY-GEM) FINISH: BRONZE
10	PATIO DOORS	MATERIAL: VINYL SLIDERS AND SWING (PLY-GEM) FINISH: BRONZE
11	STOREFRONT DOORS AND WINDOWS	MATERIAL: ALUMINUM (YKK) FINISH: DARK BRONZE
12	CANOPY	MATERIAL: ALUMINUM COMPOSITE MATERIAL (ALUCOBOND) FINISH: ZINC
13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SWEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TBD
15	MECHANICAL WALL CAP	FINISH: BRONZE
16	HOLLOW METAL DOORS	FINISH: 2-PANEL, BRONZE



SIGNAGE LOCATION

3/16" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1	BRICK VENEER	MATERIAL: CLAY BRICK (CHEROKEE BRICK) FINISH: "VELOUR BLACK" MORTAR: GRAY
2	FIBER CEMENT CLADDING	MATERIAL: ARCHITECTURAL WALL PANEL (NICHIHA) FINISH: GRAY
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7	COPING/GRAVEL STOP	MATERIAL: METAL (ALUCOBOND) FINISH: ZINC
8	BALCONIES	MATERIAL: ALUMINUM WALL-HUNG BALCONY (ENDURABLE BUILDING PRODUCTS) FINISH: DARK BRONZE
9	WINDOWS	MATERIAL: VINYL SINGLE-HUNG AND FIXED (PLY-GEM) FINISH: BRONZE
10	PATIO DOORS	MATERIAL: VINYL SLIDERS AND SWING (PLY-GEM) FINISH: BRONZE
11	STOREFRONT DOORS AND WINDOWS	MATERIAL: ALUMINUM (YKK) FINISH: DARK BRONZE
12	CANOPY	MATERIAL: ALUMINUM COMPOSITE MATERIAL (ALUCOBOND) FINISH: ZINC
13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SWEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TBD
15	MECHANICAL WALL CAP	FINISH: BRONZE
16	HOLLOW METAL DOORS	FINISH: 2-PANEL, BRONZE

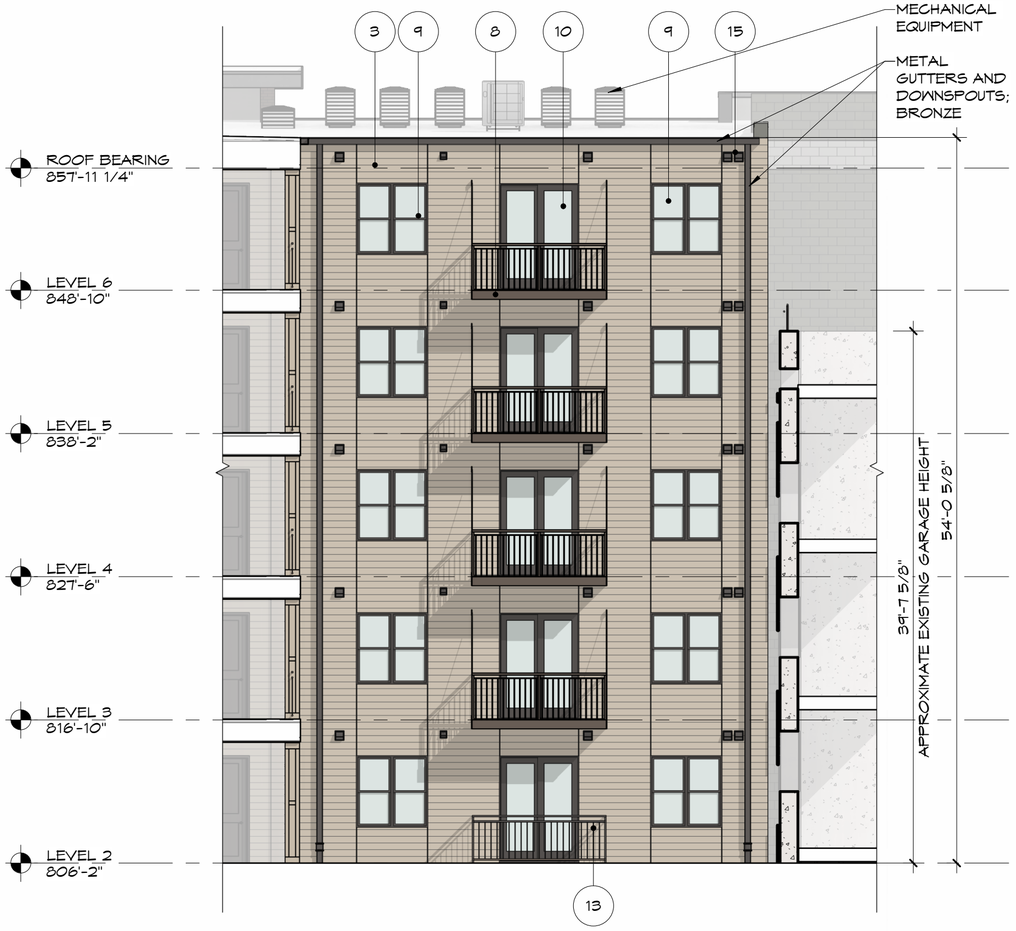


NORTH ELEVATION

1/8" = 1'-0"

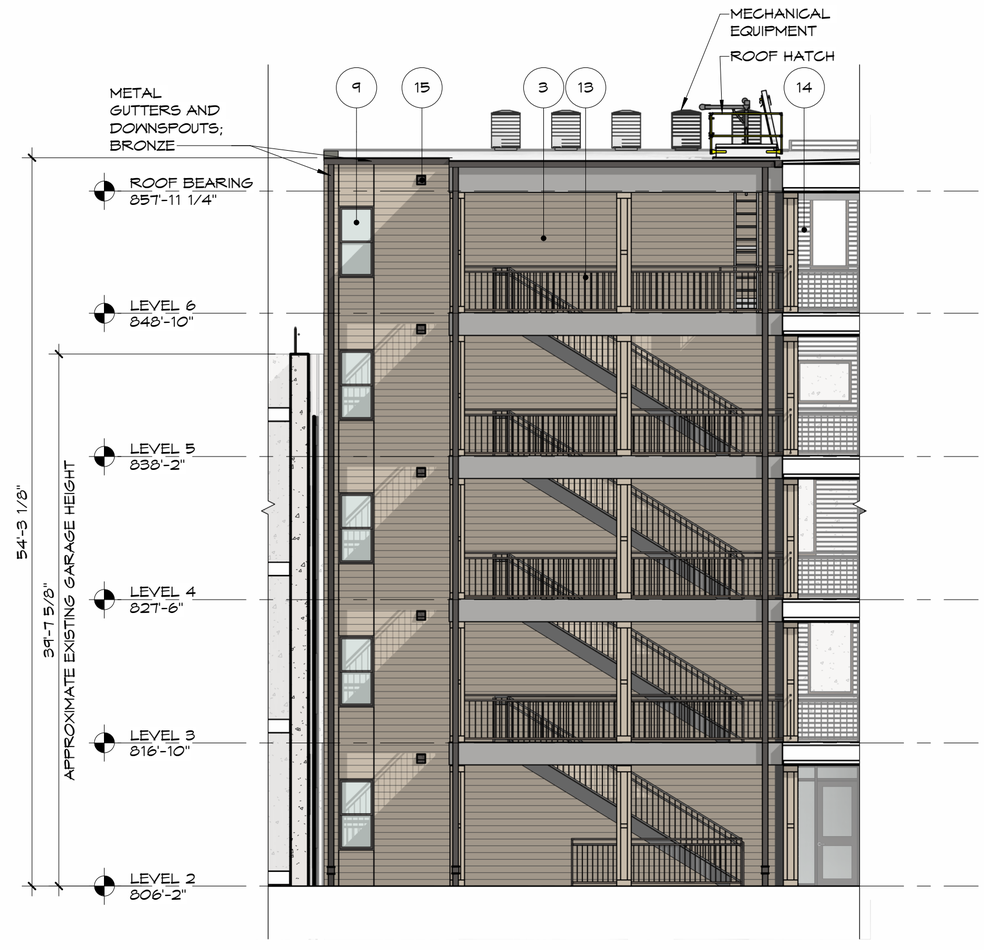
EXTERIOR MATERIALS LEGEND

1	BRICK VENEER	MATERIAL: CLAY BRICK (CHEROKEE BRICK) FINISH: "VELOUR BLACK" MORTAR: GRAY
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6	FIBER CEMENT	MATERIAL: BOARD AND BATTEN (JAMES HARDIE) FINISH: SW 9173 SHIITAKE, SMOOTH
7	COPING/GRAVEL STOP	MATERIAL: METAL (ALUCOBOND) FINISH: ZINC
8	BALCONIES	MATERIAL: ALUMINUM WALL-HUNG BALCONY (ENDURABLE BUILDING PRODUCTS) FINISH: DARK BRONZE
9	WINDOWS	MATERIAL: VINYL SINGLE-HUNG AND FIXED (PLY-GEM) FINISH: BRONZE
10	PATIO DOORS	MATERIAL: VINYL SLIDERS AND SWING (PLY-GEM) FINISH: BRONZE
11	STOREFRONT DOORS AND WINDOWS	MATERIAL: ALUMINUM (YKK) FINISH: DARK BRONZE
12	CANOPY	MATERIAL: ALUMINUM COMPOSITE MATERIAL (ALUCOBOND) FINISH: ZINC
13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SWEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TBD
15	MECHANICAL WALL CAP	FINISH: BRONZE
16	HOLLOW METAL DOORS	FINISH: 2-PANEL, BRONZE



NORTH COURTYARD ELEVATION

1/8" = 1'-0"

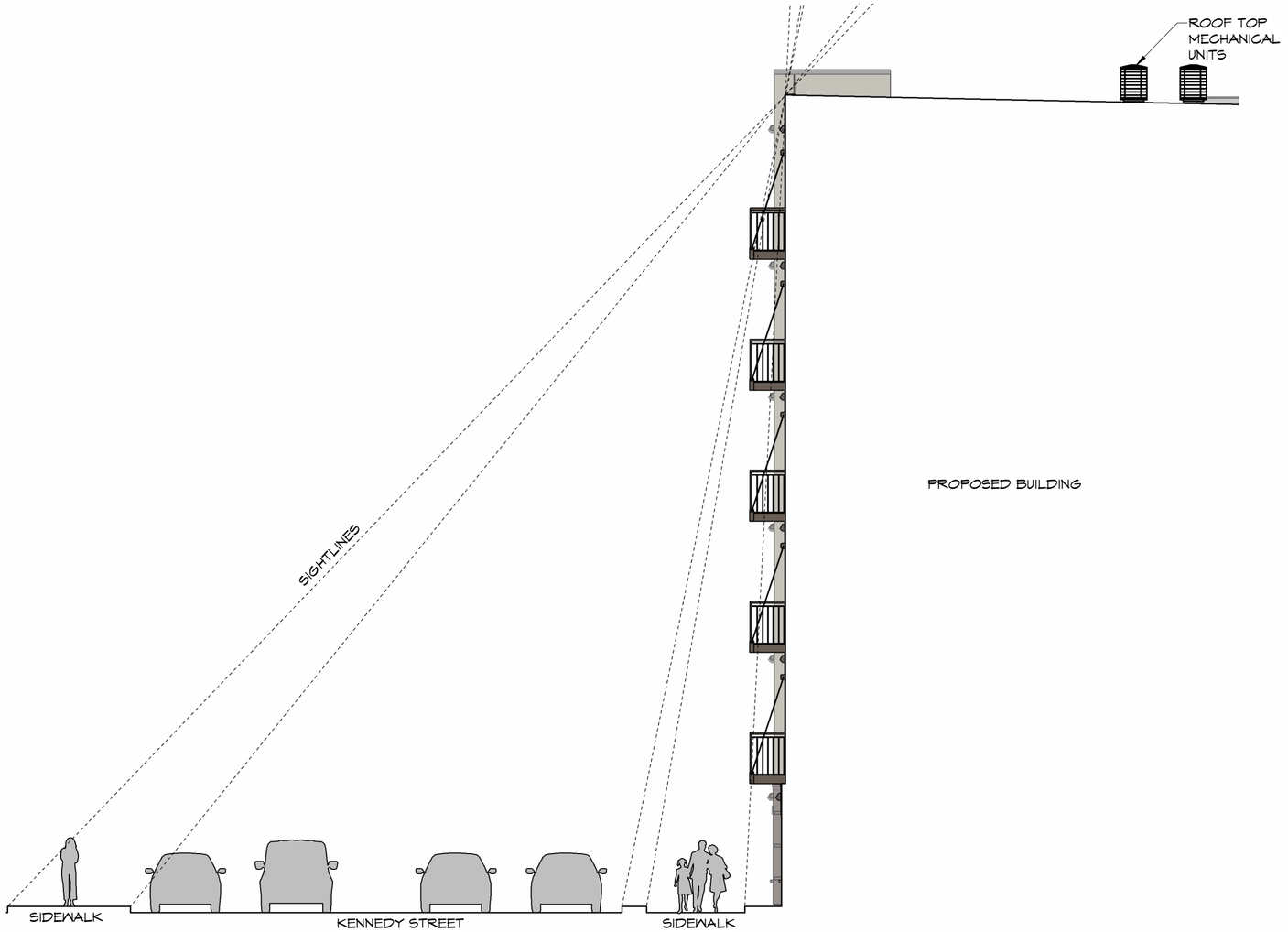


SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

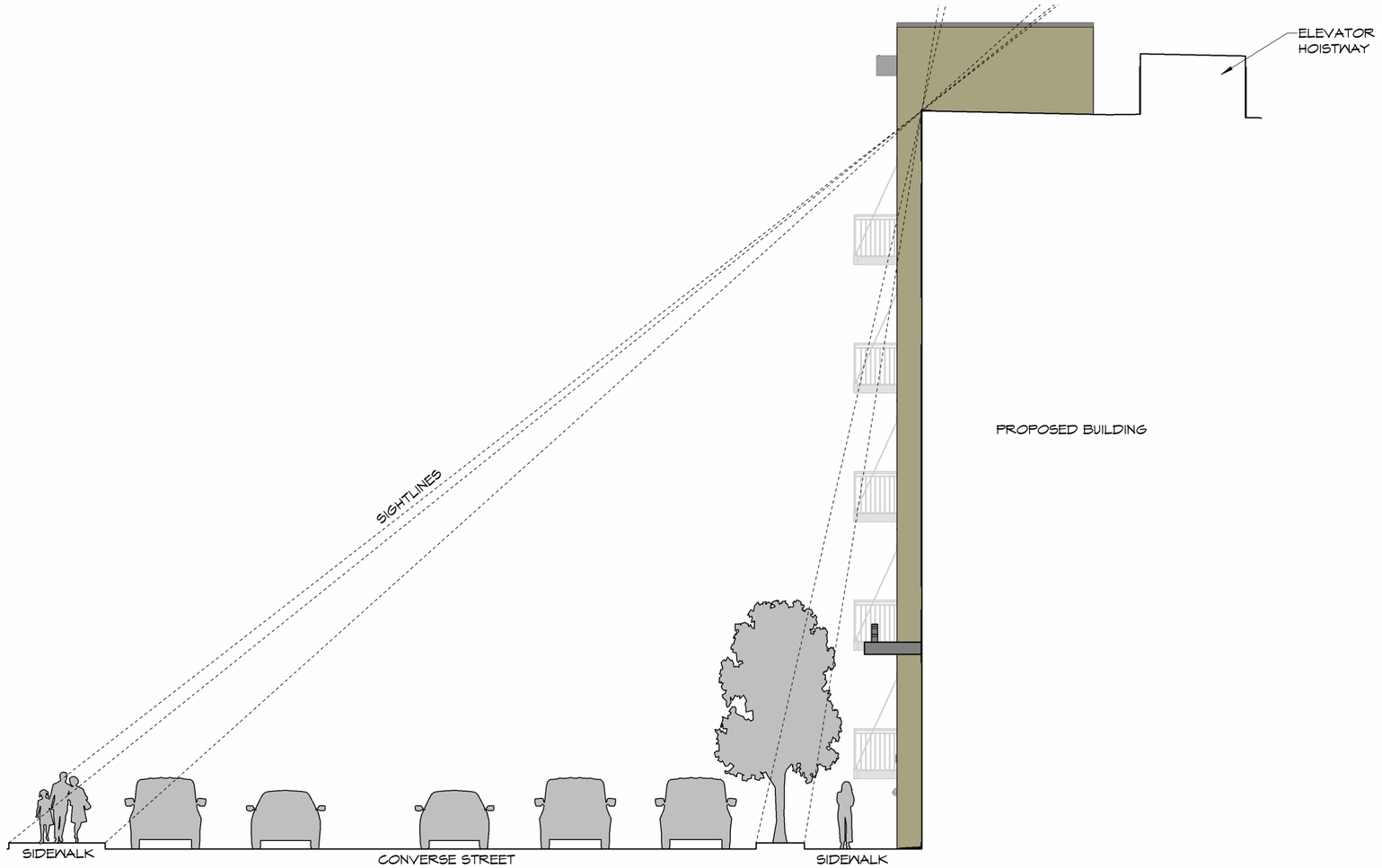
EXTERIOR MATERIALS LEGEND

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13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SWEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TBD
15	MECHANICAL WALL CAP	FINISH: BRONZE
16	HOLLOW METAL DOORS	FINISH: 2-PANEL, BRONZE



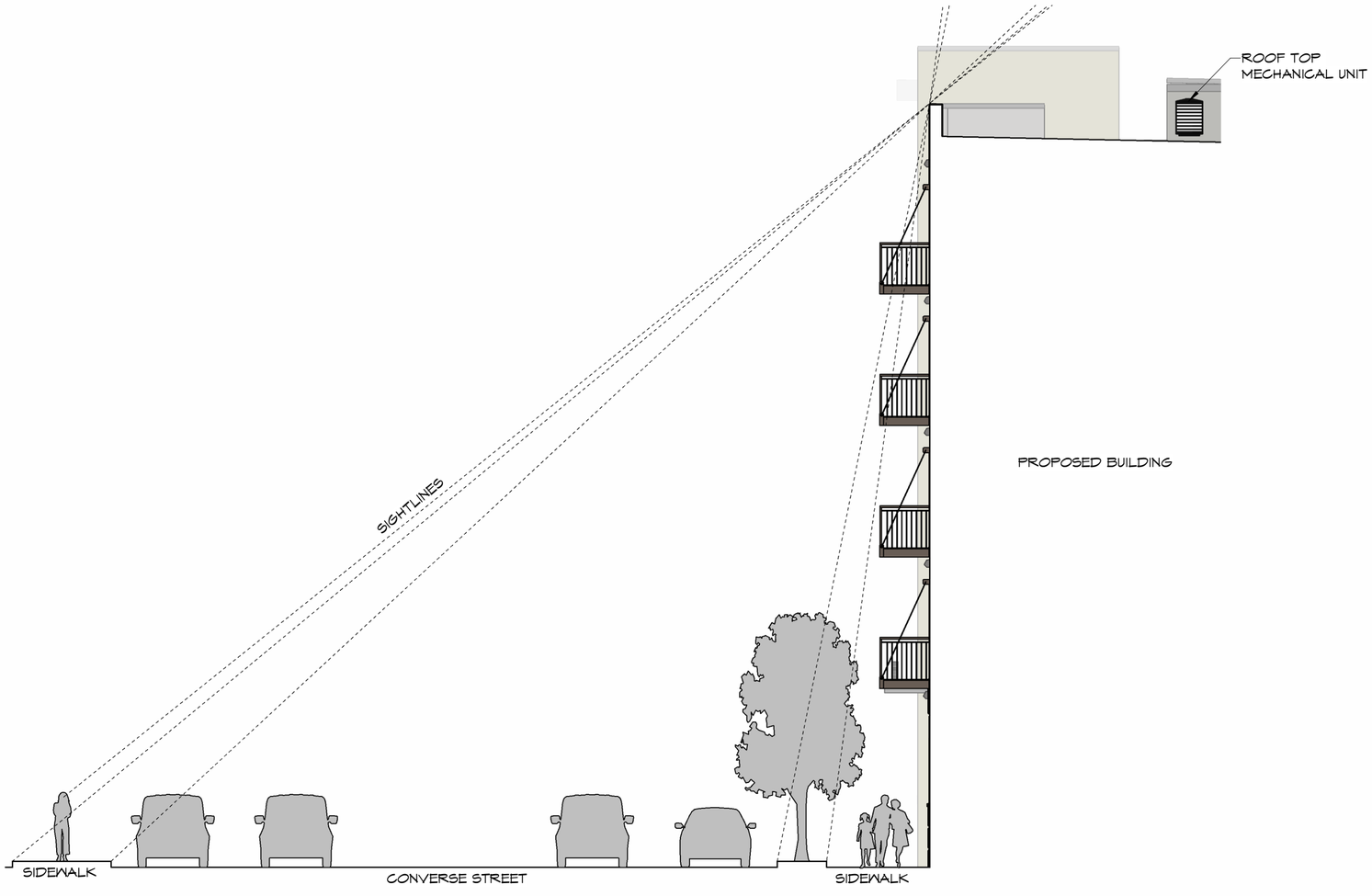
KENNEDY STREET SIGHTLINES

1/8" = 1'-0"



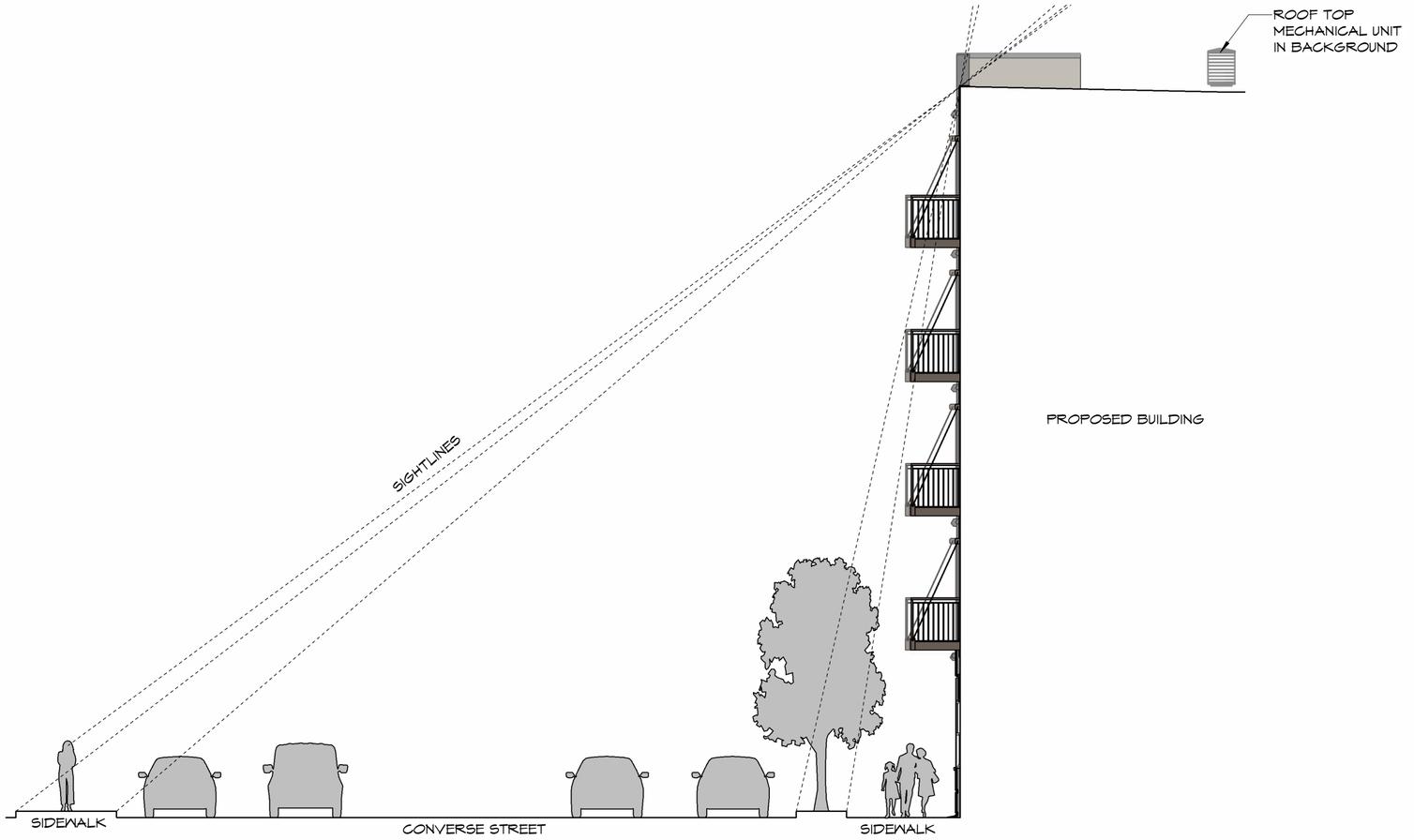
CONVERSE STREET SIGHTLINES

1/8" = 1'-0"



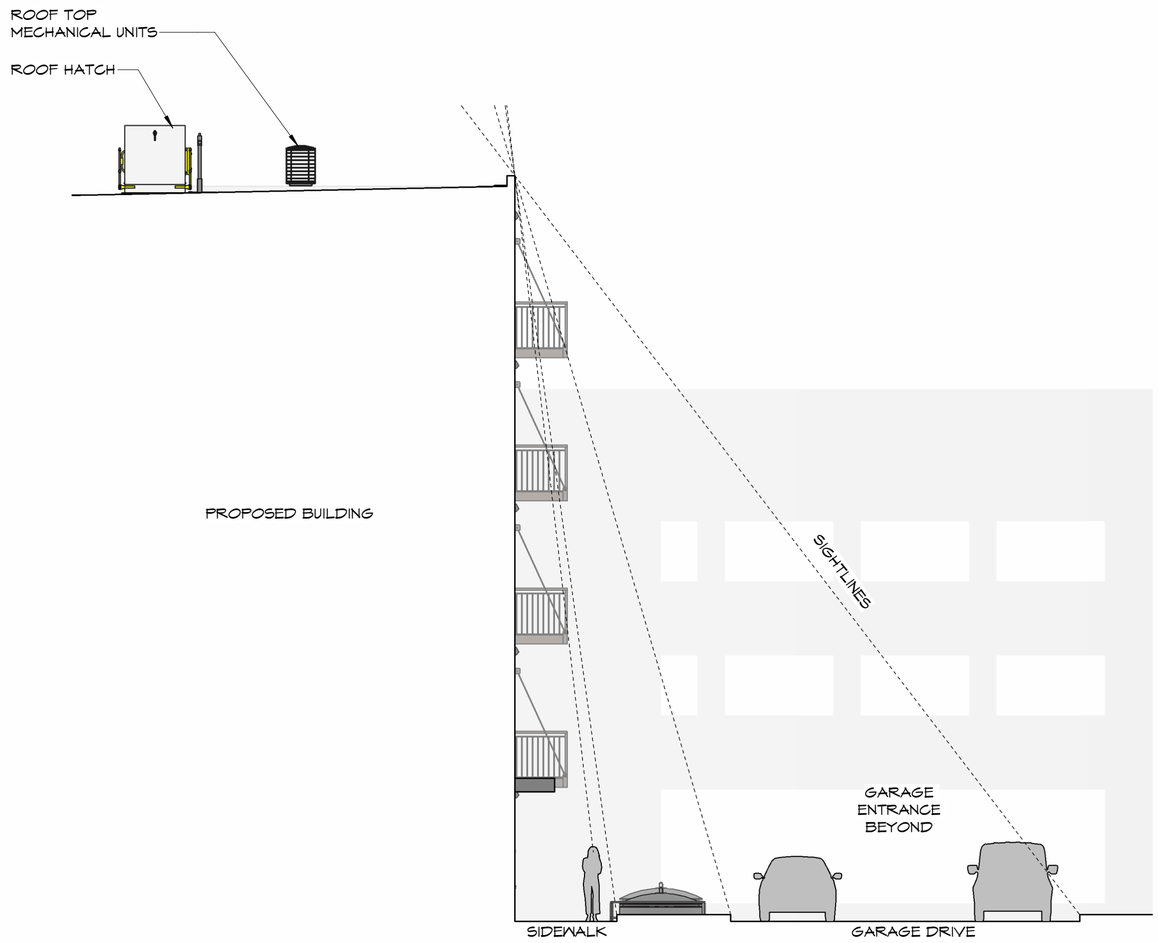
CONVERSE STREET SIGHTLINES

1/8" = 1'-0"



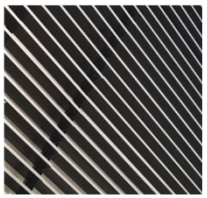
CONVERSE STREET SIGHTLINES

1/8" = 1'-0"



GARAGE DRIVE SIGHTLINES

1/8" = 1'-0"


14.


11. & 16.


13.

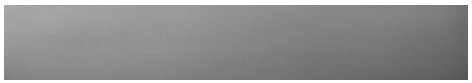

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7. & 12




1.


9. 10.


9. & 10



1. BRICK MANUF.: CHEROKEE COLOR: VELOUR BLACK W/ GRAY MORTAR PATTERN: RUNNING BOND, SOLDIER, & HERRINGBONE
2. CEMENTIOUS PANEL – MANUF.: NICHIHA PRODUCT: ARCHITURAL BLOCK PATTERN: STACKED COLOR: GRAY
3. CEMENTIOUS LAP SIDING – MANUF.: JAMES HARDIE COLOR: SHERWIN WILLIAMS 9173 SHIITAKE
4. CEMENTIOUS LAP SIDING – MANUF.: JAMES HARDIE COLOR: SHERWIN WILLIAMS 7514 FOOTHILLS
5. CEMENTIOUS RIBBED PANEL – MANUF: NICHIHA PRODUCT: RIBBED ORIENTATION: VERTICAL COLOR: SHERWIN WILLIAMS 7726 LEMON VERBENA
6. CEMENTITIOS BOARD & BATTEN – MANUF.: JAMES HARDIE COLOR: SHERWIN WILLIAMS 9173 SHIITAKE

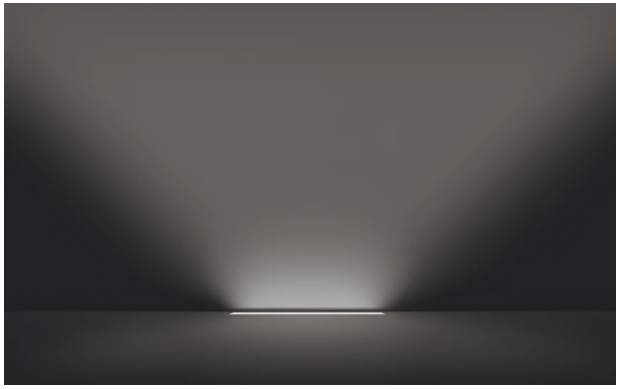
7. & 12. METAL COPING, FASCIA, & SOFFIT MANUF: ALUCABOND COLOR: ZINC

8. BALCONIES – MANUF.: ENDURABLE BUILDING PRODUCTS COLOR: BRONZE PRODUCT: WALL-HUNG PREFAB METAL BALCONIES
9. VINYL WINDOWS – MANUF.: PLYGEM PRODUCT: SINGLE HUNG & FIXED COLOR: DARK BRONZE
10. PATIO DOORS MANUF.: PLYGEM DOOR STYLES: SLIDING & SWIND COLOR DARK BRONZE
11. ALUMINUM STOREFRONT SYSTEM MANUF.: YKK DOOR STYLES: 2 PANEL, FULL GLASS COLOR: BRONZE
13. RAILINGS MANUF.: SWEDGE LOCK PRODUCT: RAILING MODEL STYLE E MATERIAL: ALUMINUM COLOR: BLACK
14. SCREENWALL MANUF. FACIL FACADES PRODUCT: VEE SYSTEM MATERIAL: ALUMINUM COLOR: ZINC
16. HOLLOW METAL EXTERIOR DOORS – DOOR STYLE: VISION LITE & 2-PANEL (NO GLASS) COLOR: BRONZE

NOTE: NUMBERS CORRESPOND TO EXTERIOR ELEVATIONS MATERIAL LEGEND



1.



2.



3.



4.



5.

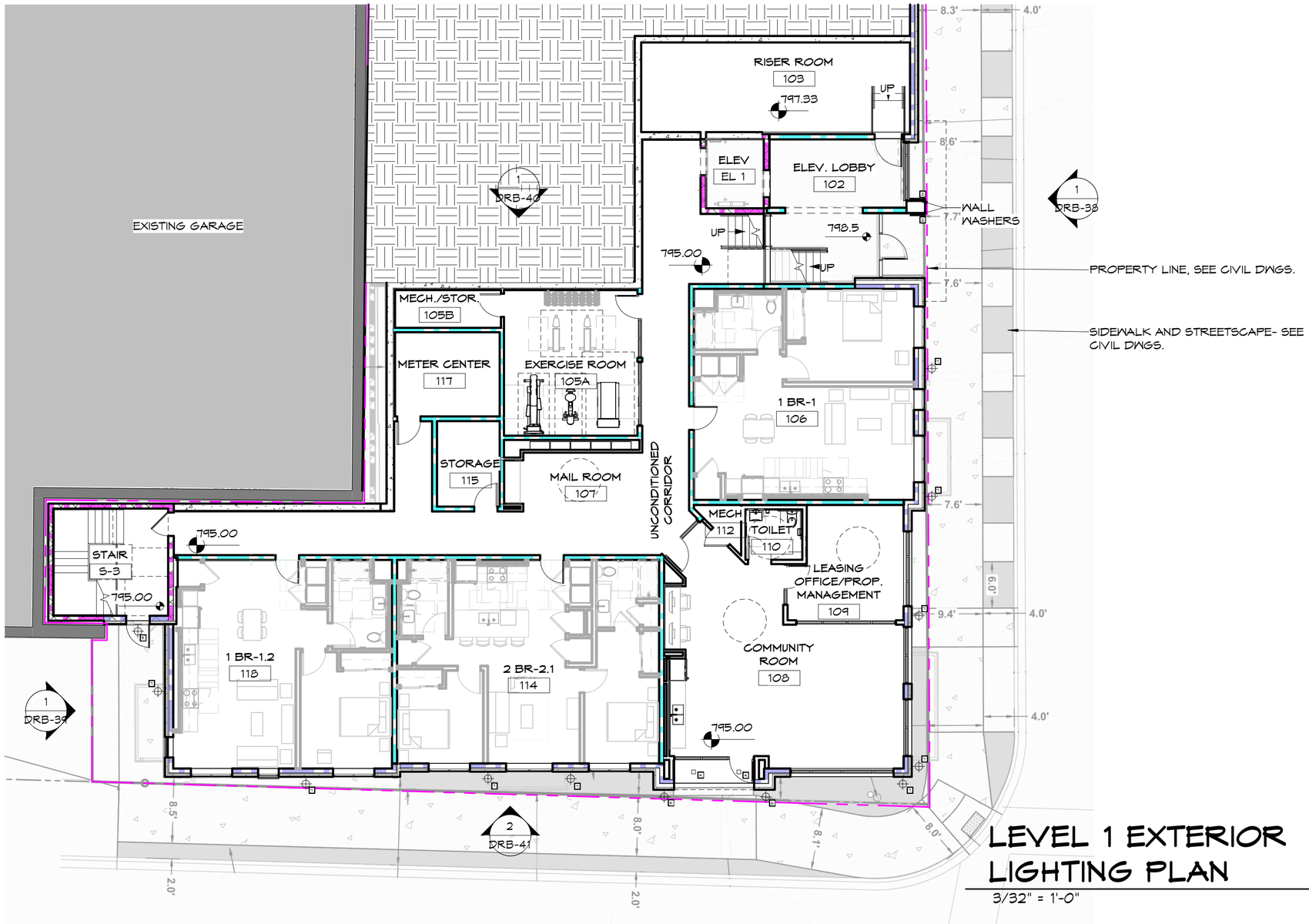


6.



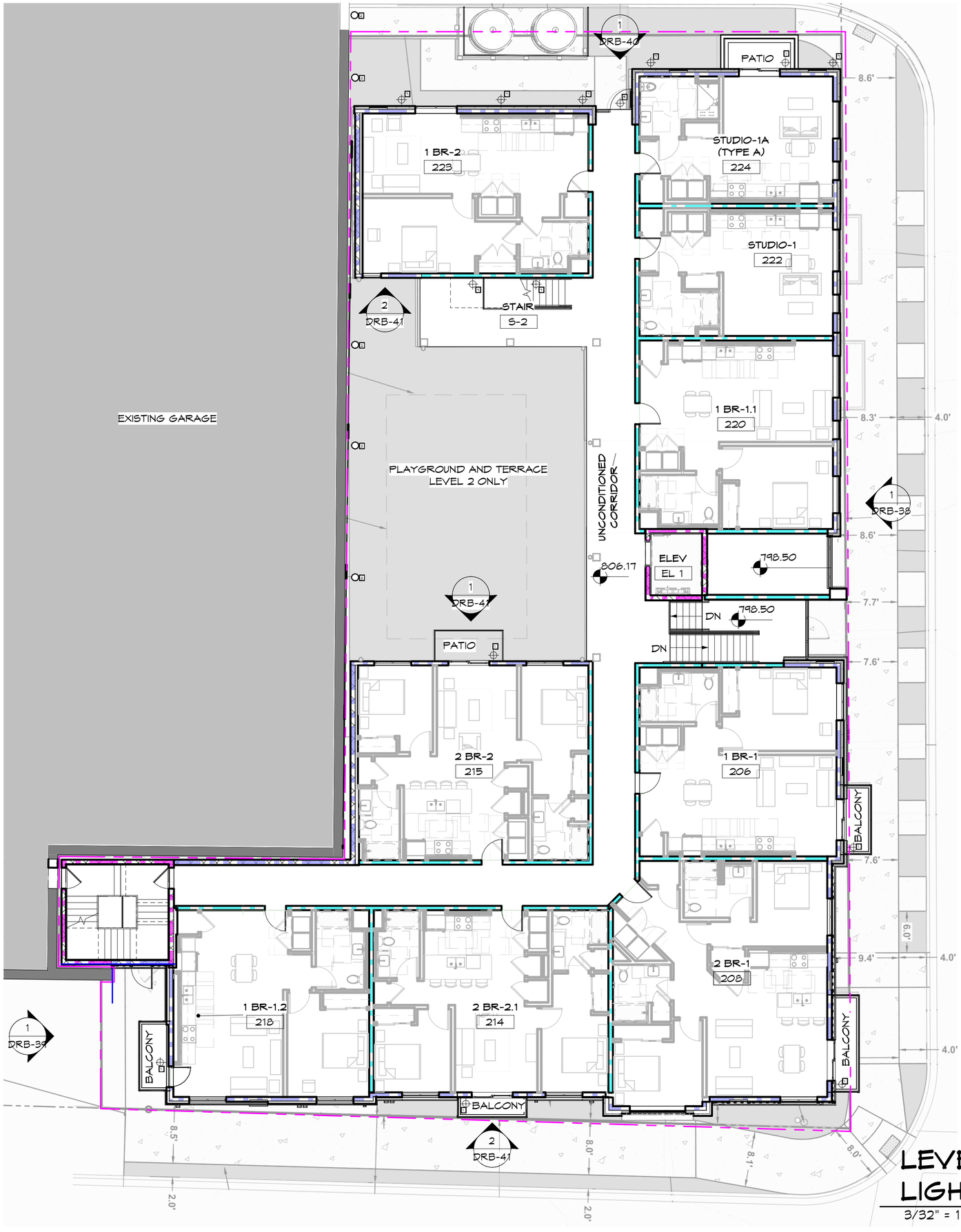
7.

1. UNIT WALL SCONCES
2. LINEAR WALL WASHER
3. ROUND WALL WASHER
4. RECESSED LIGHTS
5. SECURITY LIGHTS
6. ENTRY WALL SCONCES
7. EXTERIOR WALL SCONCES



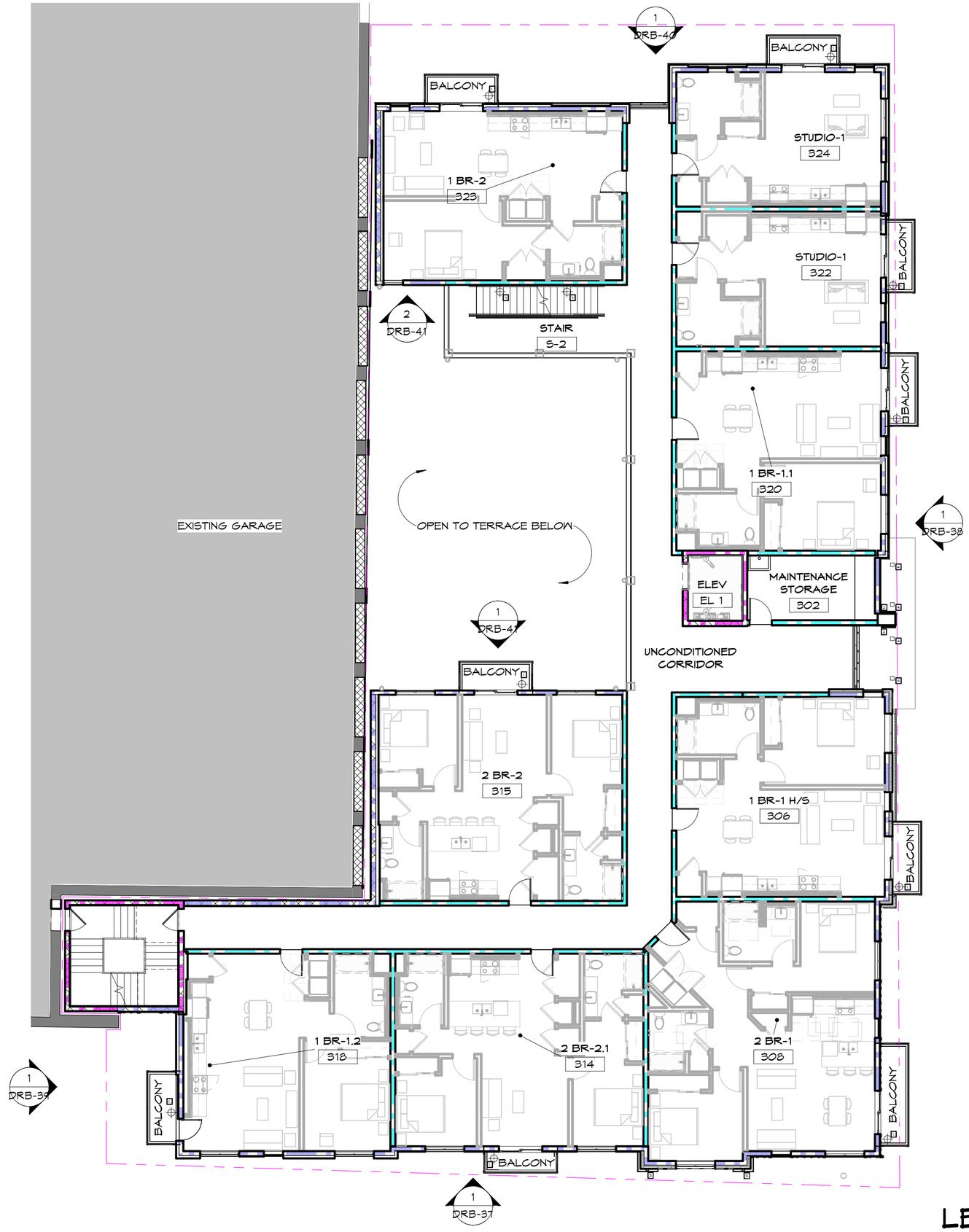
LEVEL 1 EXTERIOR LIGHTING PLAN

3/32" = 1'-0"



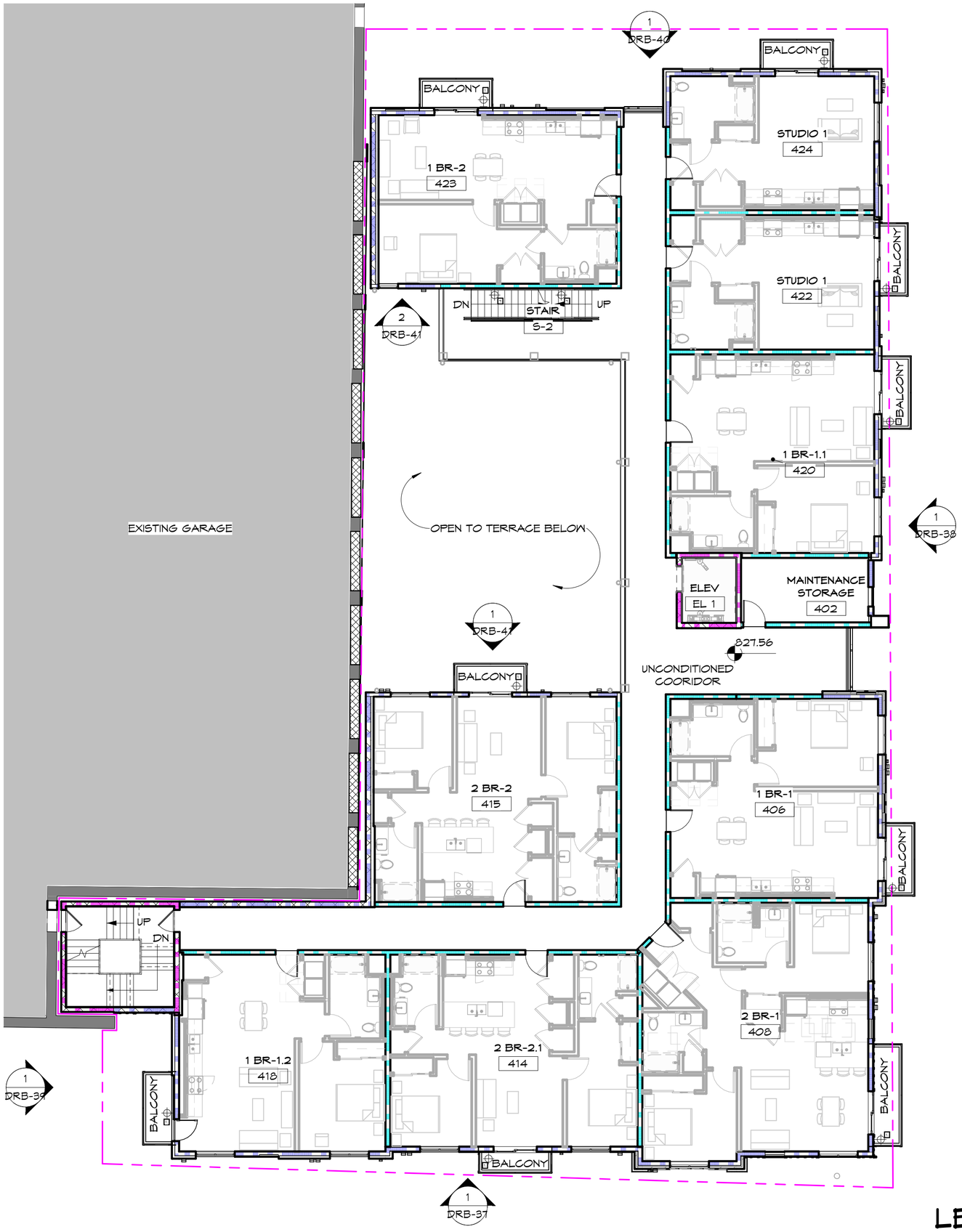
LEVEL 2 EXTERIOR LIGHTING PLAN

3/32" = 1'-0"



LEVEL 3 EXTERIOR LIGHTING PLAN

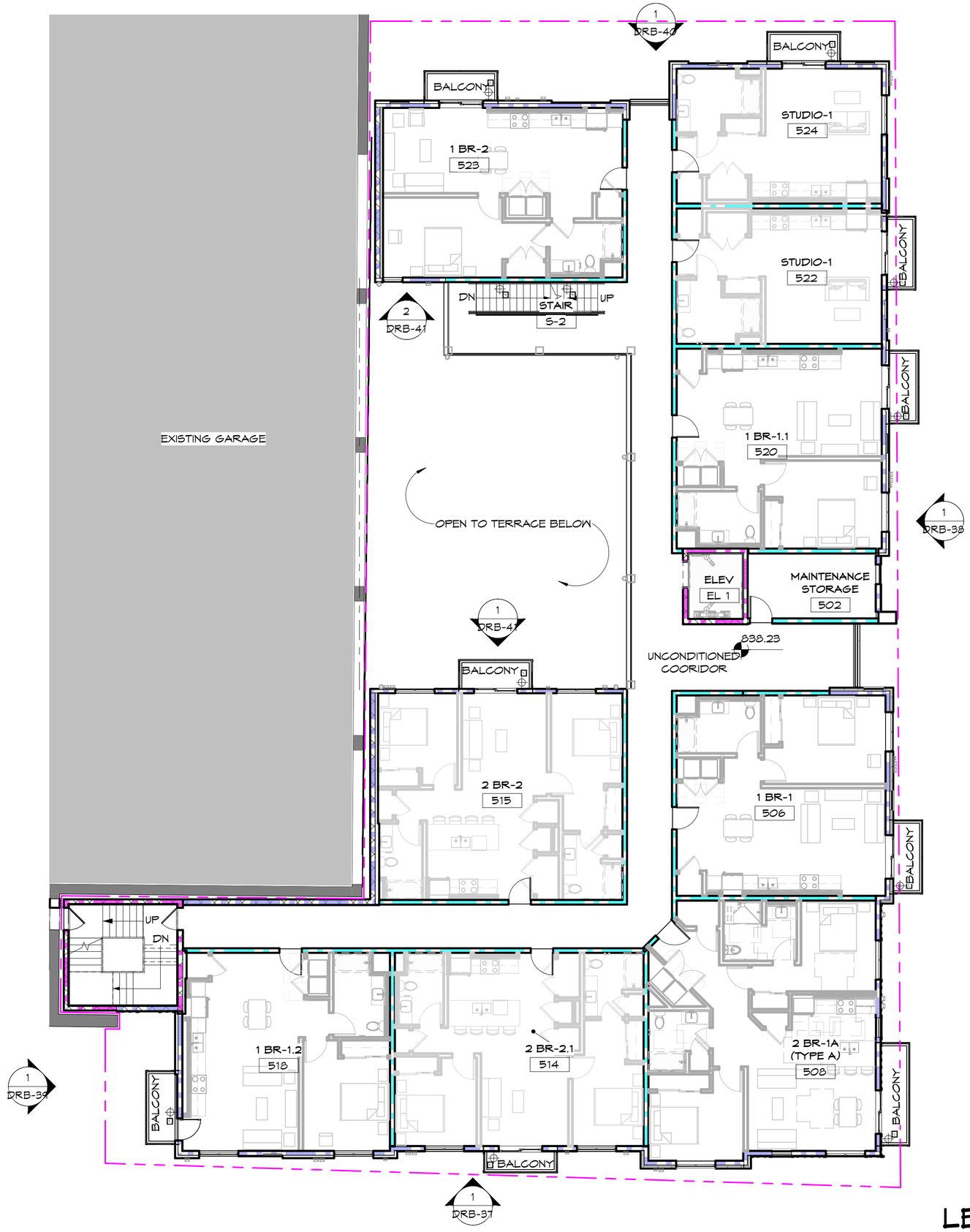
3/32" = 1'-0"



LEVEL 4 EXTERIOR LIGHTING PLAN

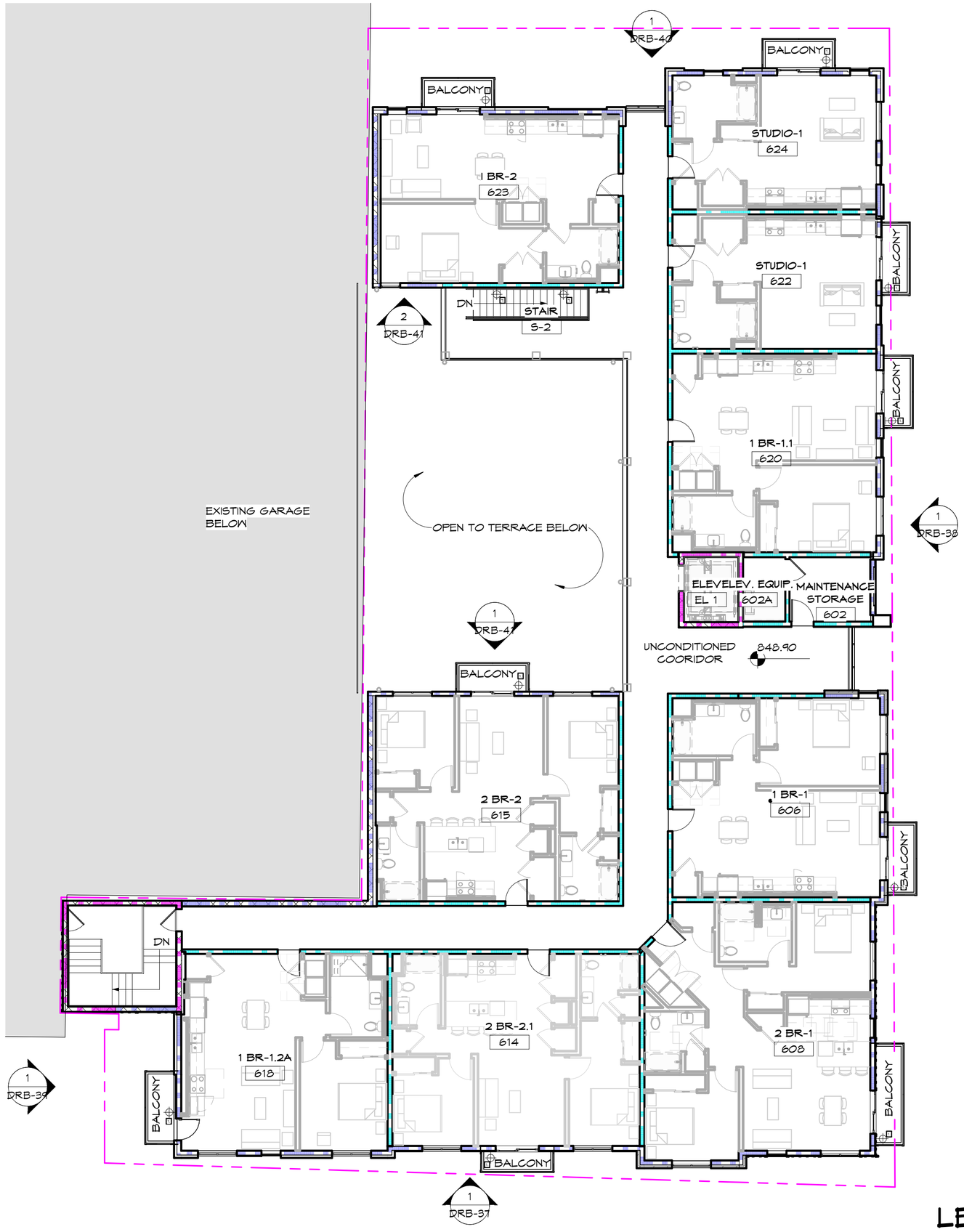
3/32" = 1'-0"

JOHNSTON DESIGN GROUP



LEVEL 5 EXTERIOR LIGHTING PLAN

3/32" = 1'-0"



LEVEL 6 EXTERIOR LIGHTING PLAN

3/32" = 1'-0"



KENNEDY STREET ELEVATION

1/8" = 1'-0"



CONVERSE STREET ELEVATION

1/8" = 1'-0"



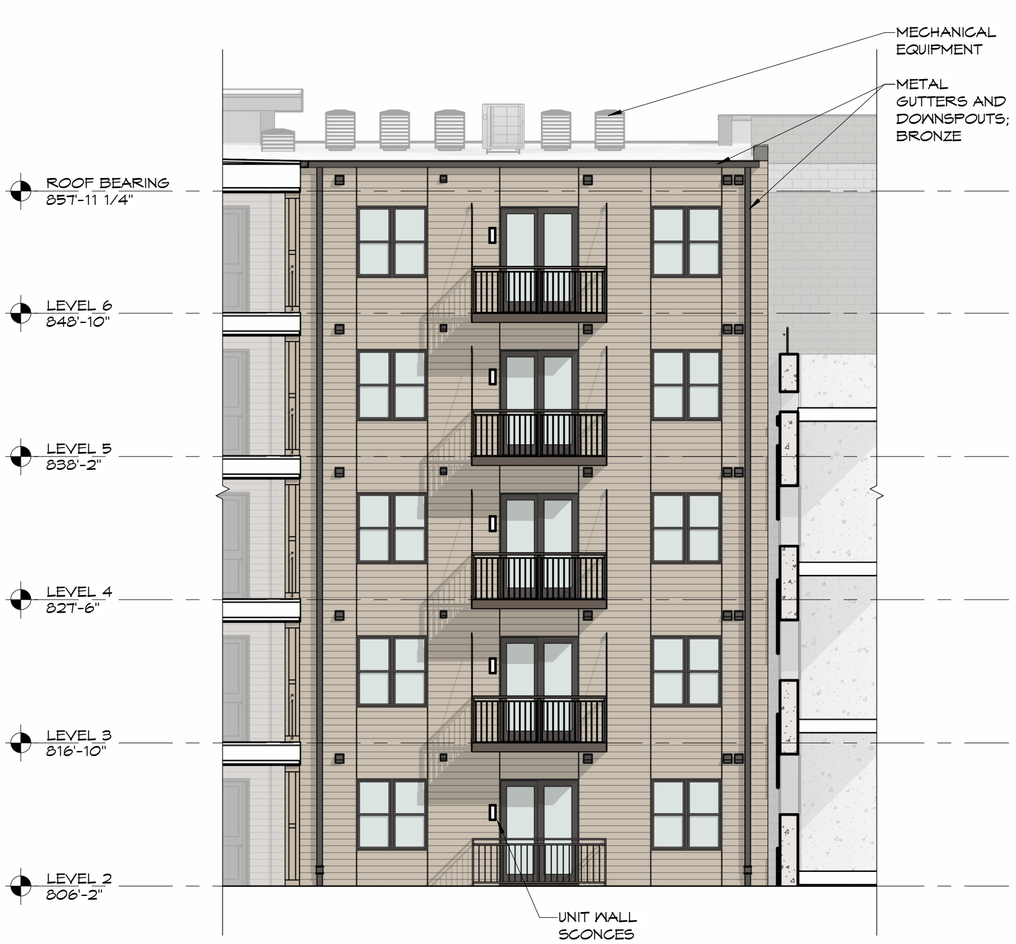
WEST ELEVATION

1/8" = 1'-0"



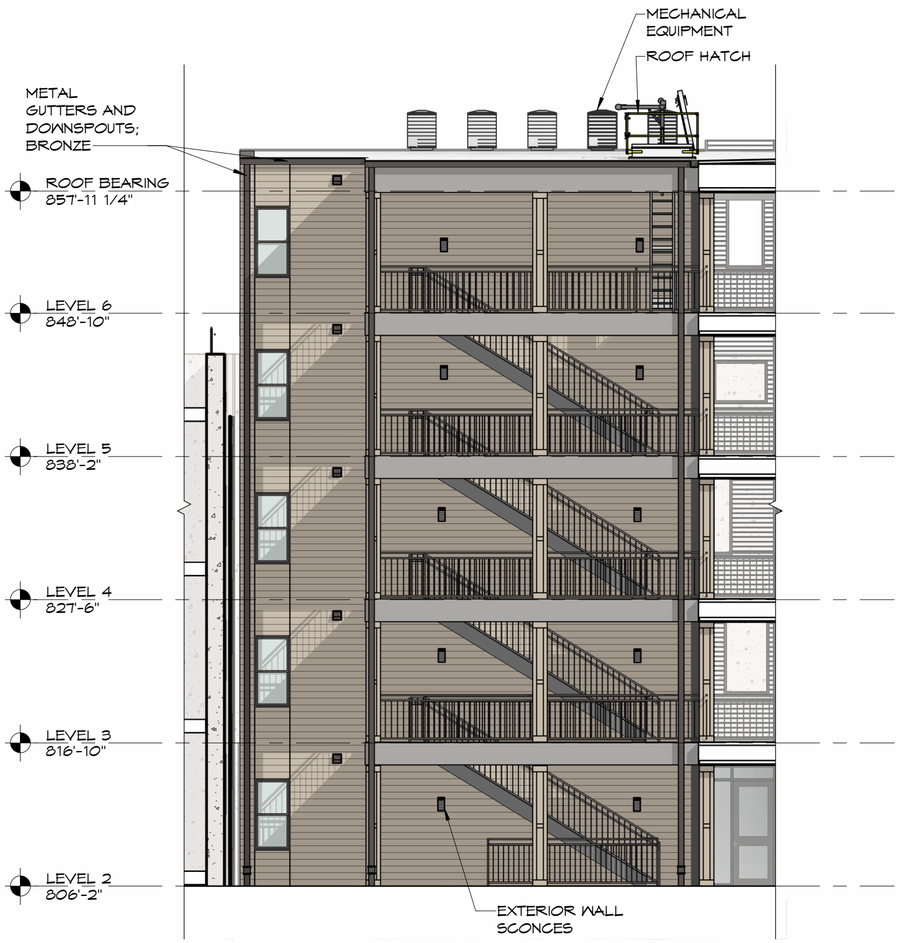
NORTH ELEVATION

1/8" = 1'-0"



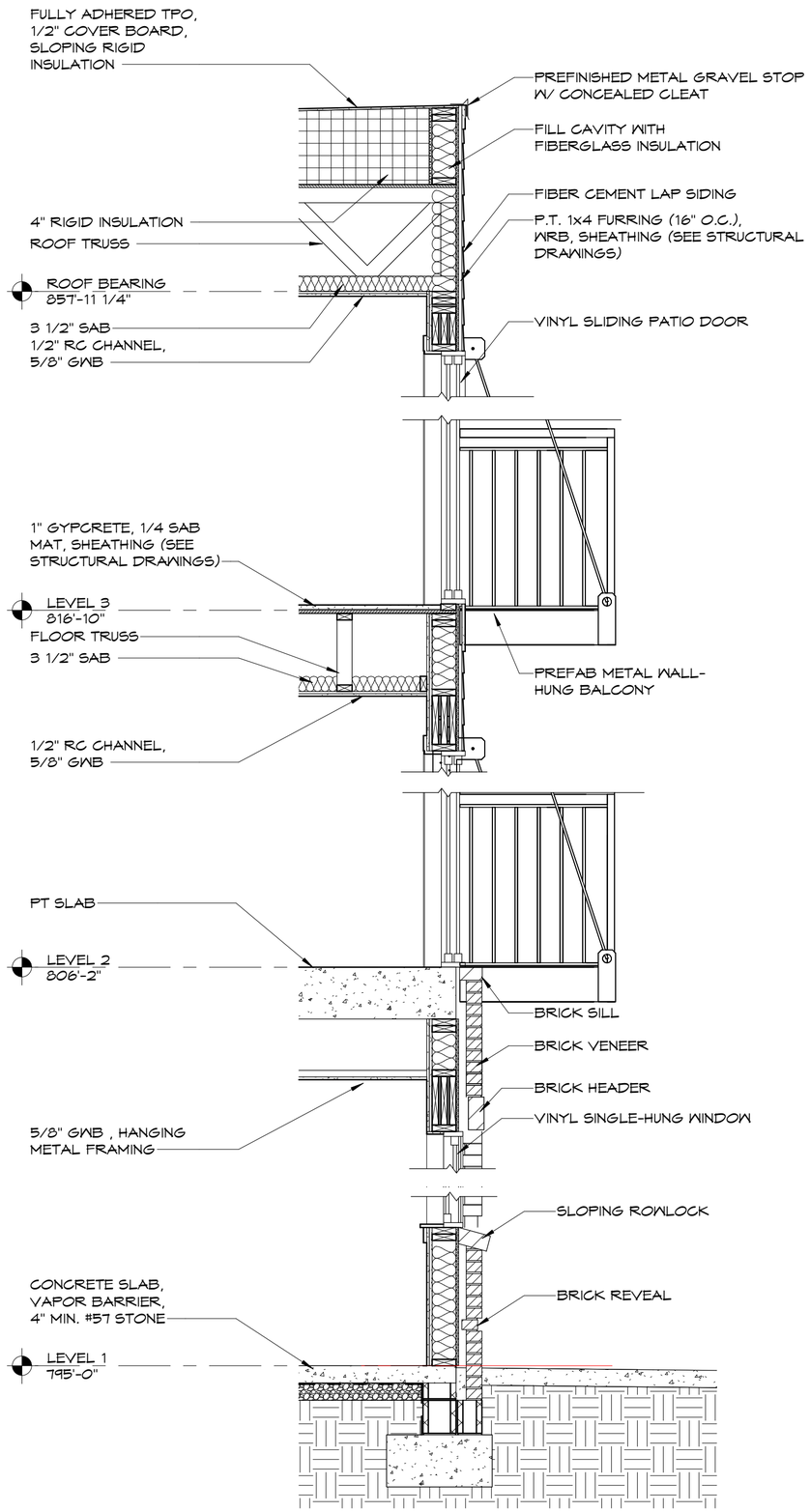
NORTH COURTYARD ELEVATION

1/8" = 1'-0"



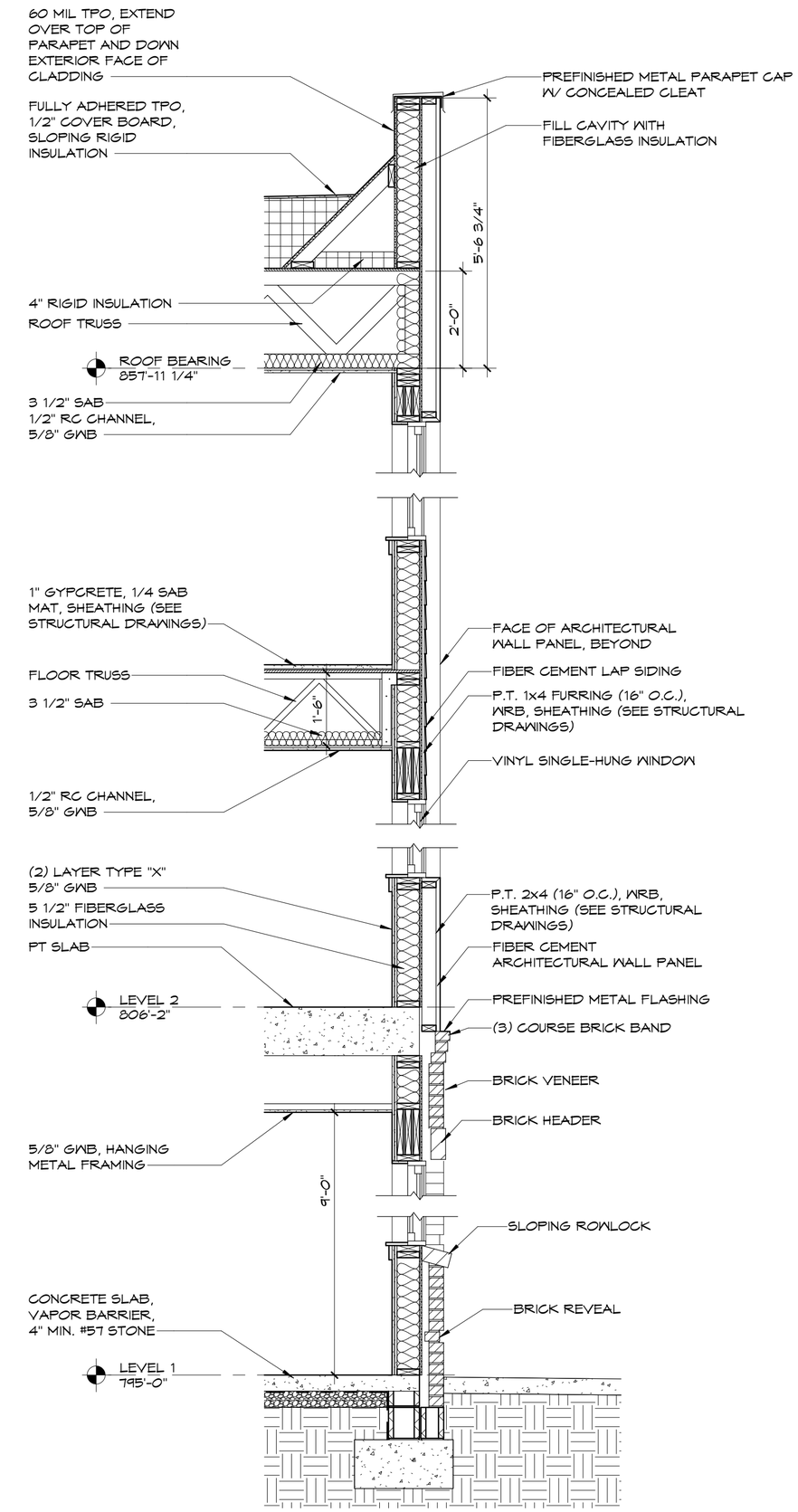
SOUTH COURTYARD ELEVATION

1/8" = 1'-0"



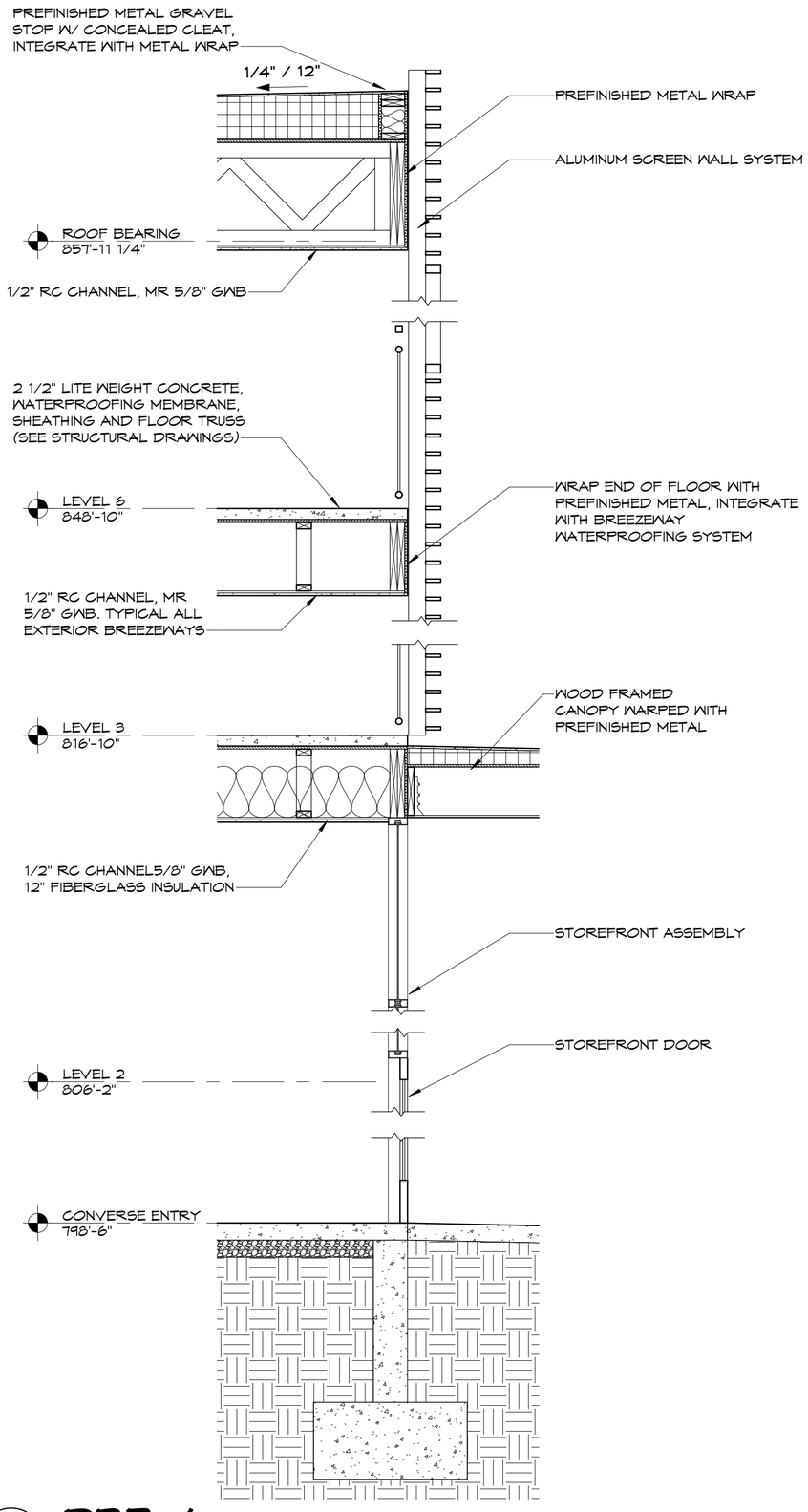
2 DRB-42 **DRB-2**

1/2" = 1'-0"

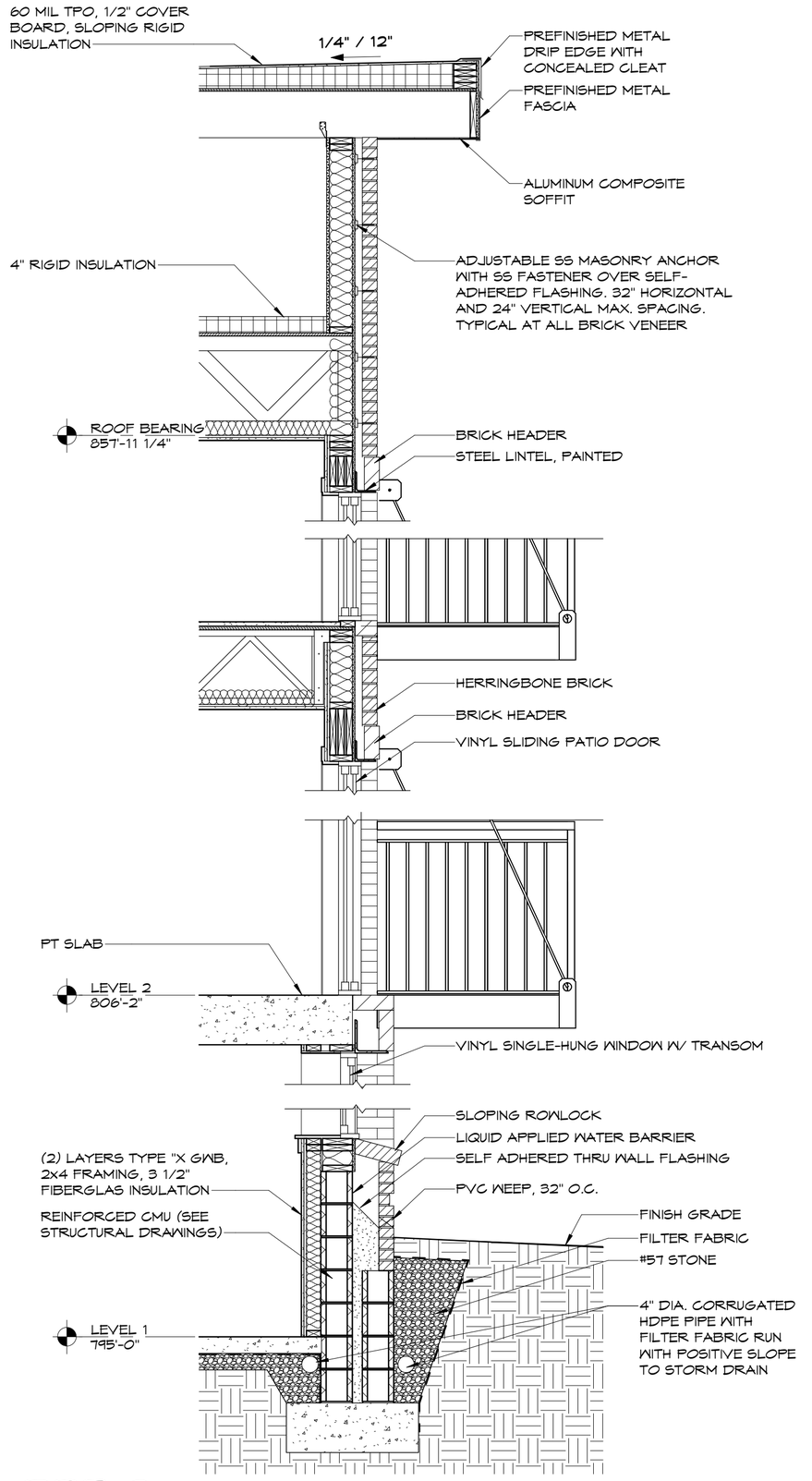


1 DRB-42 **DRB-1**

1/2" = 1'-0"



2 DRB-43 **DRB-4**
1/2" = 1'-0"



1 DRB-43 **DRB-3**
1/2" = 1'-0"



CONVERSE ST. APARTMENTS

RENDERINGS

DRB DATE: MAY 5, 2026

DRB-44

JOHNSTON DESIGN GROUP


CONVERSE ST. APTS


CONVERSE ST APTS


CONVERSE ST APTS



