

Agenda
Design Review Board (DRB)
July 7, 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 May 5, 2026 meeting**
- VI. Old Business:** None
- VII. New Business:**
 - a. DRB-26-020-00002 — The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval of the proposed development, Home2Suites, located at 234 N Church St (Tax Map Sheet: 7-12-17-008.00, 7-12-17-008.01) with a zoning designation of D-T6 (Downtown Urban Core). Owner: Pinnacle Partnership / Applicant: RAD Architecture
- VIII. Staff Announcements**
- IX. Bylaws Item:** Election of 2026-2027 Officers
- X. Adjournment**

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

Attendance

Board Members Present

- Jean Crowther, Vice Chair
- Danny Balon
- Brian Sanders
- Lukas Hauser

Staff Present

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

Others Present

- Anastasia Kastrominova, McMillan Pazdan Smith
- Scott Johnston, 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 p.m. A quorum was established, and public notice and meeting procedures 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 (March 3, 2026)

On a motion by **Mr. Hauser** and seconded by **Mr. Balon**, the minutes of the March 3, 2026 meeting were approved unanimously.

Old Business:

DRB-26-05000001 - Project Wrap Multifamily Development - Full and Final Approval

The Board considered Full and Final Approval for the mixed-use multifamily development on the block bounded by West Broad Street, South Spring Street, West Kennedy Street, and South Church Street. **Mr. Sanders recused himself** from the discussion and vote due to his professional association with the project architect.

Applicant Presentation

- Anastasia Kastrominova of McMillan Pazdan Smith presented the revised project. The overall building design, massing, and architectural character remained substantially unchanged, with the final submission focused on comments from the preliminary review.

Planning Department

- The previously proposed vegetated corner wall was replaced with wood-look and concrete-look Nichiha panels and a decorative corten steel graphic panel intended to provide visual interest with less maintenance.
- The rooftop pool railing was changed from metal to frameless glass to improve transparency, while the acrylic pool wall feature was retained.
- The applicant confirmed that no design variances were requested. Bicycle parking would be provided near the West Broad Street entrances, with additional secure bicycle storage inside the building.
- Electrical transformers would be concealed by decorative metal screening, and rooftop mechanical equipment would be screened from public view.
- The exterior palette remained consistent with the preliminary approval and included multiple brick colors, fiber cement siding, and complementary materials used to reduce the apparent scale of the building.

Board Deliberation and Staff Comments

- Mr. Hauser asked about the alternating vertical and horizontal orientation of the fiber cement siding. The applicant explained that the different orientations distinguish recessed balcony areas from the primary building planes and add visual interest.
- Board members supported the revised corner treatment, material palette, rooftop pool transparency, and use of color, texture, and massing to break down the scale of the building.
- Planning staff stated that the comments from preliminary review had been addressed, the project remained compliant with the applicable Design Review standards, and approval was recommended.

Public Comments

No members of the public spoke in favor of or in opposition to the request. On a motion by Mr. Hauser and seconded by Mr. Balon, the public hearing was closed unanimously.

Motion

On a motion by **Mr. Hauser** and seconded by **Mr. Balon**, the Design Review Board granted Full and Final Approval for the Project Wrap Multifamily Development. The motion passed unanimously, with **Mr. Sanders** recused.

DRB-26-02000001 - Converse Street Apartments - Full and Final Approval

The Board considered Full and Final Approval for the Converse Street Apartments at **120 East Kennedy Street**. The project returned following Preliminary Conceptual Approval to demonstrate how the applicant addressed the Board's and staff's prior comments.

Applicant Presentation

- Scott Johnston of Johnston Design Group presented the revised proposal, focusing on the Kennedy Street streetscape, the Kennedy and Converse Street intersection, the Converse Street facade, privacy for ground-floor units, the stair tower, and final exterior materials.
- The Kennedy Street streetscape and corner grading were revised to improve pedestrian circulation, ADA accessibility, landscaping, sight distance, and residential privacy. Foundation plantings were increased, while street trees remained limited near the intersection because of visibility requirements.
- Along Converse Street, the facade treatment was simplified to a rusticated brick base with regularly spaced brick reveals that follow the site's change in grade.
- Ground-floor entrances along Kennedy Street received additional landscape buffering to create a clearer transition between the public sidewalk and private residential units.

Planning Department

- The enclosed stair tower connecting the apartment building and public parking garage was redesigned to improve security and create a more cohesive relationship between the two structures.
- The applicant presented physical samples of the proposed brick, fiber cement siding and panels, aluminum composite materials, and metal accents. The palette relies primarily on texture and warm, earthy tones, and the materials were selected for durability and long-term performance.

Board Deliberation and Staff Comments

- Board members supported the revised design and material palette. Mr. Hauser asked about the alternating siding orientations and the appearance of the lighter siding color under different lighting conditions. The applicant confirmed that full-scale material mock-ups would be reviewed before installation.
- The Board discussed the revised Kennedy Street entrances and agreed that the added landscaping provided appropriate privacy while maintaining an active streetscape and responding to the site's topography.
- Chair Crowther raised concerns about pedestrian circulation between the parking garage and Converse Street. The applicant explained that the grade difference limited a direct accessible connection, although the proposed route met ADA requirements.
- Mr. Balon suggested evaluating a stair connection, and Mr. Hauser supported further study of a more direct route. The applicant agreed to revise the pedestrian connection before construction while balancing grading and landscape constraints.
- The Board also discussed possible future traffic signal, bicycle, and intersection improvements. Staff noted that Public Works and SCDOT had participated in the review, that coordination remains ongoing, and that future right-of-way changes would be addressed through site plan review.
- Planning staff stated that the revised plans addressed the preliminary review comments and incorporated recommendations related to streetscape design, landscaping, and pedestrian circulation. Staff recommended approval.

Public Comments

No members of the public spoke in favor of or in opposition to the request. On a motion by Mr. Hauser and seconded by Mr. Balon, the public hearing was closed unanimously.

Motion

On a motion by **Mr. Hauser** and seconded by **Mr. Balon**, the Design Review Board granted Full and Final Approval for the Converse Street Apartments, including the required streetscape exception. The Board directed the applicant to revise the pedestrian connection at the parking garage entrance by evaluating modifications to the garage egress and adjacent sidewalk along Converse Street to improve pedestrian circulation while maintaining the project's overall design intent. The motion passed unanimously.

Staff Announcements

- Planning Director Fredalyn Frasier introduced Jenn Cresap, the Planning Department's new Senior Administrative Assistant, who will serve as the primary administrative contact for future Board correspondence and meeting coordination.
- Planner I Dominick Calace presented the selected window tint sample for the previously approved Subaru PDI project. Board members reviewed the sample and noted that outdoor viewing would provide a more accurate representation under natural lighting.

Planning Department

Adjournment

On a motion by **Mr. Balon** and seconded by **Mr. Hauser**, the meeting was adjourned unanimously at **6:35 p.m.**

Jean Crowther, Vice Chair

DATE

June 30, 2026

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX IDHome2Suites / 234 N Church St /
7-12-17-008.00; 7-12-17-008.01**PROJECT NUMBER**

DRB- 26-02000002

REVIEW STATUS – Preliminary Review**COPIES TO**

City Departments/Applicant

STAFFFredalyn M. Frasier, Planning Director
Dominick Calace, Planner I**GENERAL PROJECT OVERVIEW**

The proposed Home2 Suites hotel is located at the corner of North Church Street and Archer Street. The project site currently contains a vacant law office and surface parking lot. The proposed development includes a 107-room hotel, an outdoor patio and dining plaza, 51 surface parking spaces for hotel guests, and additional hotel amenities, including a fitness center, breakfast seating area, and lounge.

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

- **4.2 Required Shopfront Designation**
- **6.4.4.b Ground Level Glazing**

CODE REVIEW

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

A. Use Standards: The proposed use is a Hotel. 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:** Rear Yard – *Compliant*
- **3.3.6 Building Frontage:** Shopfront and Awning – *Compliant*

C. General Standards:

- **4.2 Required Shopfront Designation:** If a site is designated on the Downtown Regulating Plan as located on a block face with “Required Shopfronts,” then all new development on that site must provide one of the following Private Frontages at sidewalk level along the entire length of the frontage in accordance with Table 1 – Shopfront & Awning, Gallery, or Arcade. *Exception Required – Shopfront & Awning not provided along entire length of façade.*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space – *Compliant*
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner – *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 – examined at site plan review*
- **5.2.2 Solid Waste Storage Areas:** *Compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant – examined at site plan review*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **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:** *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:** *Compliant*
 - **6.2.6 Building Entrances:** *Not Applicable*
- **6.4 Specific Building Design Standards: Mixed-Use and Commercial Buildings in D-T5 & D-T6**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:**
 - a. **Minimize Blank Walls:** *Compliant*
 - b. **Ground Level Glazing:** *Exception Required – all ground level windows must provide direct views to the building’s interior extending a minimum of 6 feet behind the window.*
 - c. **Shopfront Frontage Transparency Zone:** *Compliant*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1.1 General Design Standards:** *Compliant*
- **7.1.2 On-Street Parking:** *Not Applicable*
- **7.1.3 Interconnected Parking Lots:** *Not Applicable*
- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliant*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Compliant*
- **8.2 Parking Area Landscaping:**
 - **8.2.1 Required Plantings:** *Compliant*
 - **8.2.2 Parking Area Screening:** *Shrubs to be maintained at 3ft minimum – Compliant*
- **8.3 Streetscreens:** *Not Applicable*
- **8.4 Fences:** *Not Applicable*

I. Signage: *Not Applicable***ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

1. Due to the intended use of the ground-floor rooms, the requirement for storefront and all ground-level windows to provide direct views at least 6 feet into the building has not been achieved at all locations. The Applicant has proposed a tiered landscape treatment that maintains the general intent of the ground-floor transparency requirement given the functional use. The Board may consider this design as an alternative measure that provides flexibility while supporting the objectives of the standard.
 2. The Applicant also proposes a warmer color temperature for the architectural and accent lighting to complement the building's architectural character. The selected lighting is intended to provide a timeless, high-quality appearance that enhances the building's design rather than relying on trend-driven lighting effects.
-

RECOMMENDATION

The following exceptions are required for Preliminary Approval:

1. **4.2 Required Shopfront Designation**
2. **6.4.4.b Ground Level Glazing**

HOME2 SUITES
SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
#	Date	Description

FOR REVIEW
NOT FOR
CONSTRUCTION

Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
3D PERSPECTIVE
FROM PARKING LOT

SHEET NUMBER

G200



1 3D PERSPECTIVE FROM PARKING LOT
SCALE:



1 3D PERSPECTIVE N CHURCH ST & ARCHER ST
SCALE:

**HOME2 SUITES
SPARTANBURG**

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
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**FOR REVIEW
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CONSTRUCTION**

Project Number: 23168
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Issue Date: 2026-06-23

DRAWING TITLE
**3D PERSPECTIVE N
CHURCH ST &
ARCHER ST**

SHEET NUMBER
G201



1 3D PERSPECTIVE N CHURCH ST
SCALE:

**HOME2 SUITES
SPARTANBURG**

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

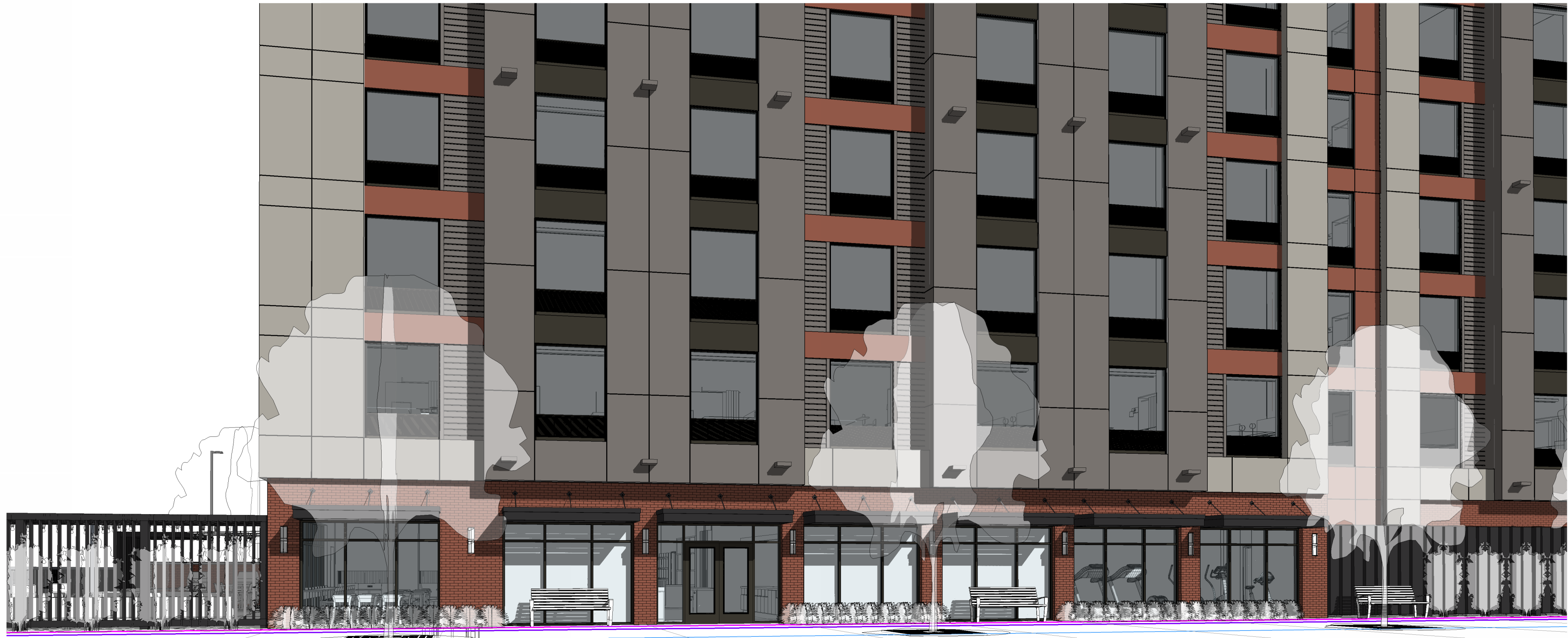
Revisions		
#	Date	Description

**FOR REVIEW
NOT FOR
CONSTRUCTION**

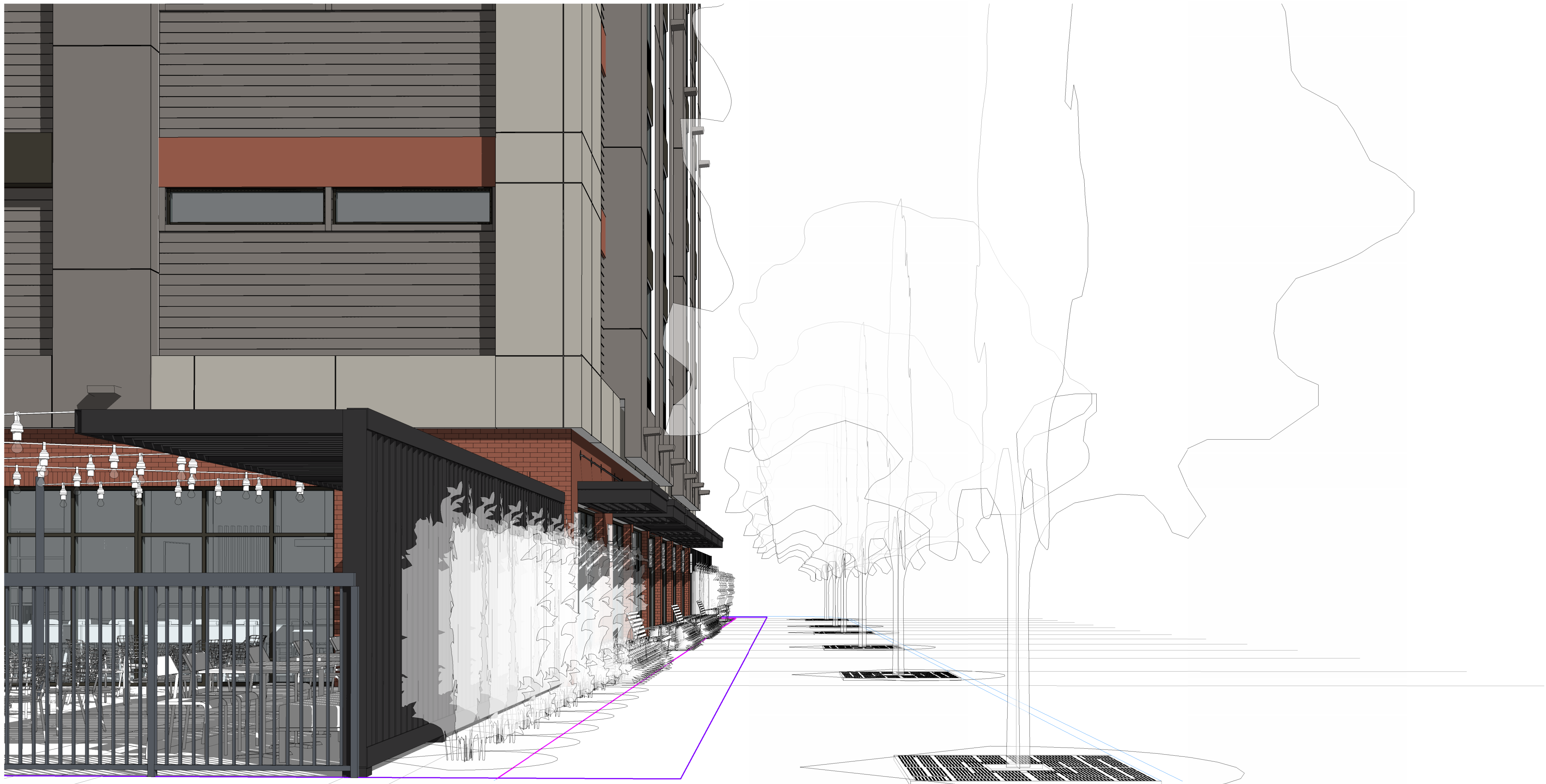
Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
**3D PERSPECTIVE N
CHURCH ST.**

SHEET NUMBER
G202



1 3D PERSPECTIVE ON SIDEWALK ACROSS N CHURCH ST
SCALE:



2 3D PERSPECTIVE ON SIDEWALK ALONG N CHURCH ST
SCALE:

**HOME2 SUITES
SPARTANBURG**

234 N CHURCH ST
SPARTANBURG, SC 29306

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**FOR REVIEW
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Project Number: 23168
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DRAWING TITLE
**3D PERSPECTIVE
VIEWS**

SHEET NUMBER
G203

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
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FOR REVIEW
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CONSTRUCTION

Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
3D AXON VIEW

SHEET NUMBER

G210



1 3D AXON SW
SCALE:



1 3D AXON NE
SCALE:

**HOME2 SUITES
SPARTANBURG**

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
#	Date	Description

**FOR REVIEW
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CONSTRUCTION**

Project Number: 23168
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DRAWING TITLE
3D AXON VIEW

SHEET NUMBER

G211

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
#	Date	Description

**FOR REVIEW
NOT FOR
CONSTRUCTION**

Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

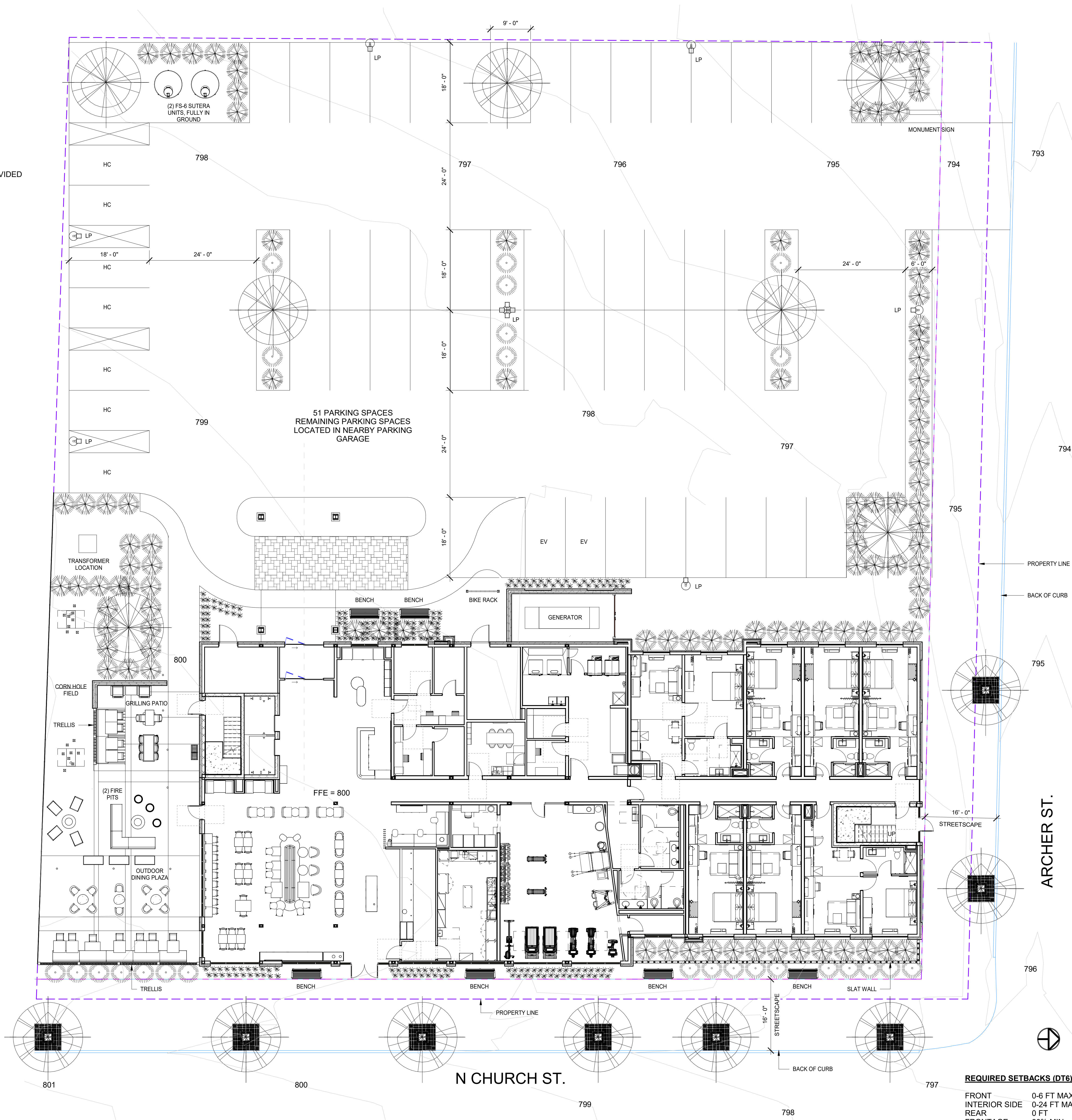
AS101

REQUIRED CANOPY TREES (DT6):

1 PER 10 SPACES
51/10 = 5.1, 6 TREES PROVIDED

REQUIRED SHRUBS (DT6):

8 PER 10 SPACES
(51/10)*8 = 40.8, >42 SHRUBS PROVIDED



1 SITE PLAN

SCALE: 1" = 10'-0"

REQUIRED SETBACKS (DT6):

FRONT 0-6 FT MAX.
INTERIOR SIDE 0-24 FT MAX.
REAR 0 FT
FRONTAGE 80% MIN.

REQUIRED STREETScape (DT6):

STREETSCAPE ZONE 16 FT
SIDEWALK 16 FT
TREE WELLS AND TREES

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

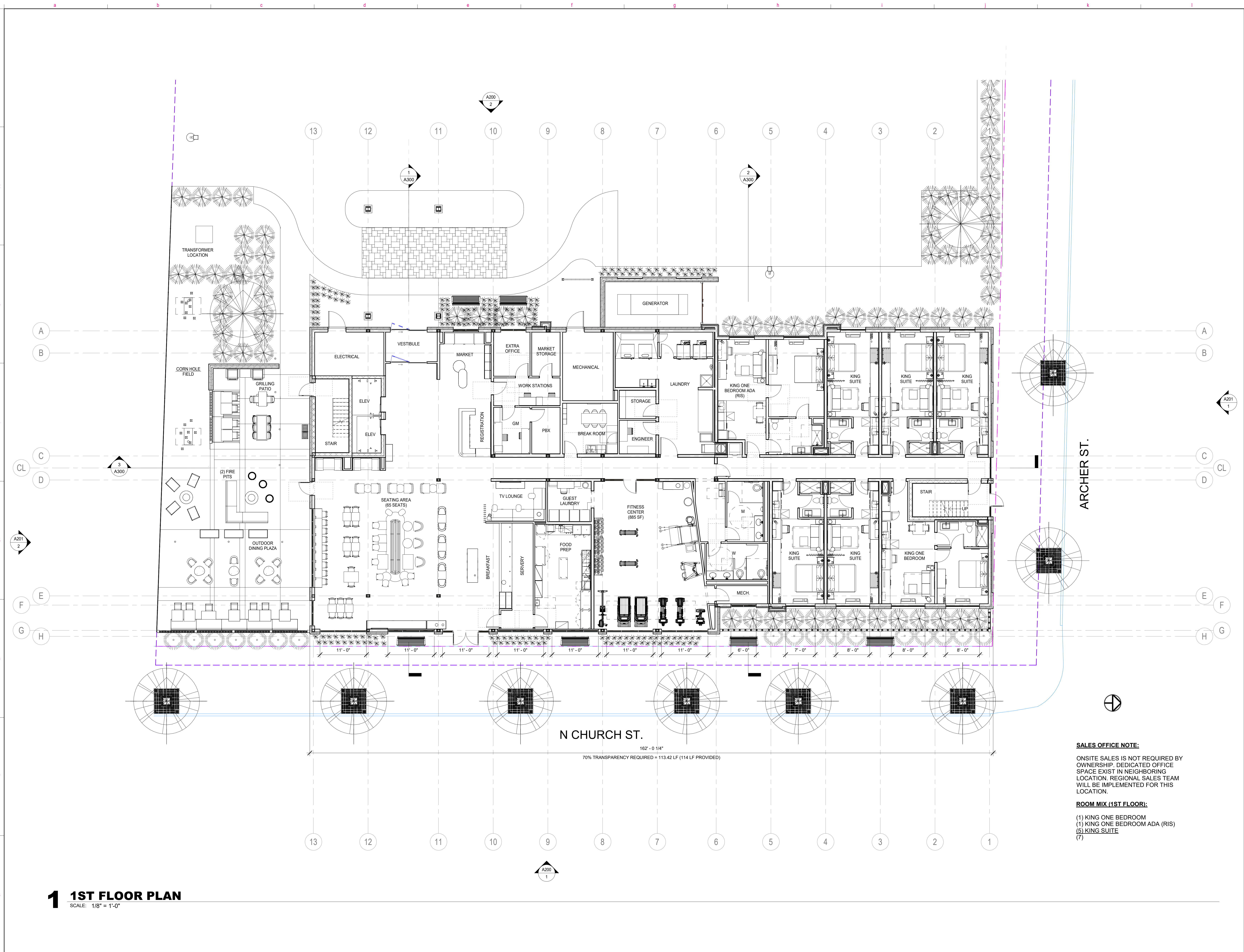
Revisions		
#	Date	Description

**FOR REVIEW
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CONSTRUCTION**

Project Number: 23168
Issued for: PRELIMINARY DESIGN
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DRAWING TITLE
1ST FLOOR PLAN

SHEET NUMBER
A101



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

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Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
**TYPICAL UPPER
FLOORS**

SHEET NUMBER

A102



1 TYPICAL UPPER FLOORS
SCALE: 1/8" = 1'-0"

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
PARTANBURG, SC 29306

KEY PLAN

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FOR REVIEW
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CONSTRUCTION

Project Number: 23168
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DRAWING TITLE
ROOF PLAN

SHEET NUMBER

A105

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

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#	Date	Description

**FOR REVIEW
NOT FOR
CONSTRUCTION**

Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

DRAWING TITLE
**BUILDING
ELEVATIONS**

SHEET NUMBER

A200

EXTERIOR MATERIALS		
TAG	POCHE SYMBOL	BASIS-OF-DESIGN DESCRIPTION
B1		BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: RUNNING BOND COLOR: GLEN-GERY "MONTICELLO" MORTAR COLOR: HOLCOM MORTARMAX "TYPE S" SEALANT COLOR: BASF NP1195F "GRAY"
		BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: SOLDIER/ROWLOCK/HEADER COURSE (SEE DETAILS) COLOR, MORTAR COLOR, AND SEALANT COLOR: SAME AS B1M
M1		KAWNEER MEDIUM-STYLE ALUMINUM STOREFRONT WITH "440 DARK BRONZE" FINISH PER AA-M10C21A44 - OR - EXPOSED METAL/STEEL: PRIMER SHERWIN WILLIAMS KEM KROMIK UNIVERSAL METAL PRIMER 850WZ1 WITH 2 COATS SHERWIN WILLIAMS PRO INDUSTRIAL WATERBASED ACRYL URETHANE SEMI-GLOSS 853-1150, COLOR "SW6901 BLACK MAGIC" - OR- ALUCOBOND METAL PANEL TO MATCH "BLACK MAGIC"
F1		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 7019 GAUNTLET GRAY
F2		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 7017 DORIAN GRAY
F3		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 6062 RUGGED BROWN
L1		FIBER CEMENT LAP SIDING, JAMES HARDIE, PAINTED SW 7019 GAUNTLET GRAY

1 EAST (N CHURCH ST)

SCALE: 1/8" = 1'-0"



2 WEST (PARKING LOT)

SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS		
TAG	POCHE SYMBOL	BASIS-OF-DESIGN DESCRIPTION
B1		BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: RUNNING BOND COLOR: GLEN-GERY "MONTICELLO" MORTAR COLOR: HOLCOM MORTAR MIX "TYPE S" SEALANT COLOR: BASF NP1100F "GRAY"
		BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: SOLDIER/ROWLOCK/HEADER COURSE (SEE DETAILS) COLOR, MORTAR COLOR, AND SEALANT COLOR: SAME AS B1M
M1		KAWNEER MEDIUM-STYLE ALUMINUM STOREFRONT WITH "40 DARK BRONZE" FINISH PER AA-M10C21A44 - OR - EXPOSED METAL/STEEL: PRIMER SHERWIN WILLIAMS KEM KROMIK UNIVERSAL METAL PRIMER 650WZ1 WITH 2 COATS SHERWIN WILLIAMS PRO INDUSTRIAL WATERBASED ALKYD URETHANE SEMI-GLOSS BSS-1150, COLOR "SW6091 BLACK MAGIC" - OR- ALUCOBOND METAL PANEL TO MATCH "BLACK MAGIC"
F1		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 7019 GAUNTLET GRAY
F2		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 7017 DORIAN GRAY
F3		FIBER CEMENT PANEL, JAMES HARDIE, REVEAL PANEL SYSTEM, SMOOTH, PAINTED SW 6062 RUGGED BROWN
L1		FIBER CEMENT LAP SIDING, JAMES HARDIE, PAINTED SW 7019 GAUNTLET GRAY



1 NORTH (ARCHER ST)
SCALE: 1/8" = 1'-0"

2 SOUTH (PLAZA SIDE)
SCALE: 1/8" = 1'-0"

Revisions		
#	Date	Description

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

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**FOR REVIEW
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Project Number: 23168
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DRAWING TITLE
**BUILDING
SECTIONS**

SHEET NUMBER

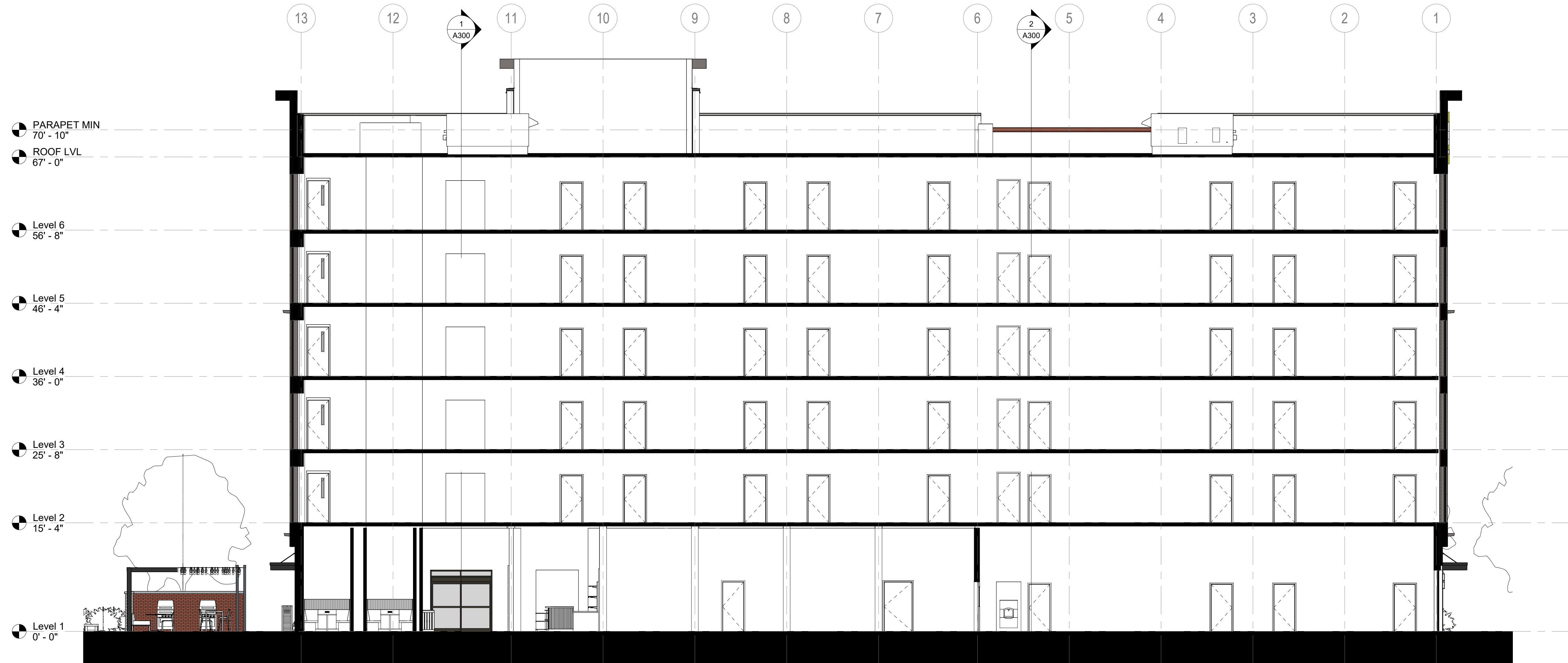
A300



1 SECTION 1
SCALE: 1/8" = 1'-0"



2 SECTION 2
SCALE: 1/8" = 1'-0"



3 SECTION 3
SCALE: 1/8" = 1'-0"

HOME2 SUITES SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

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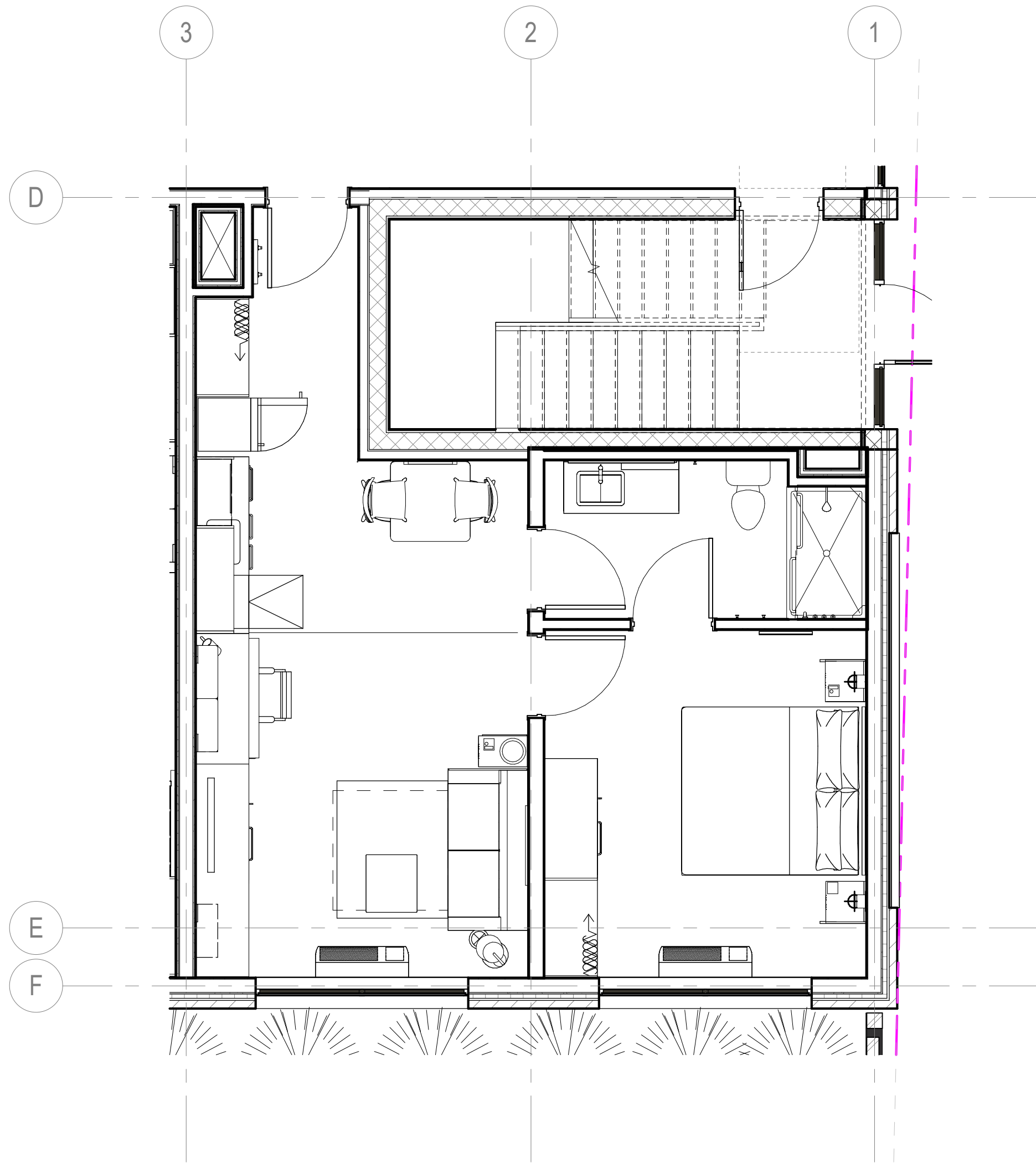
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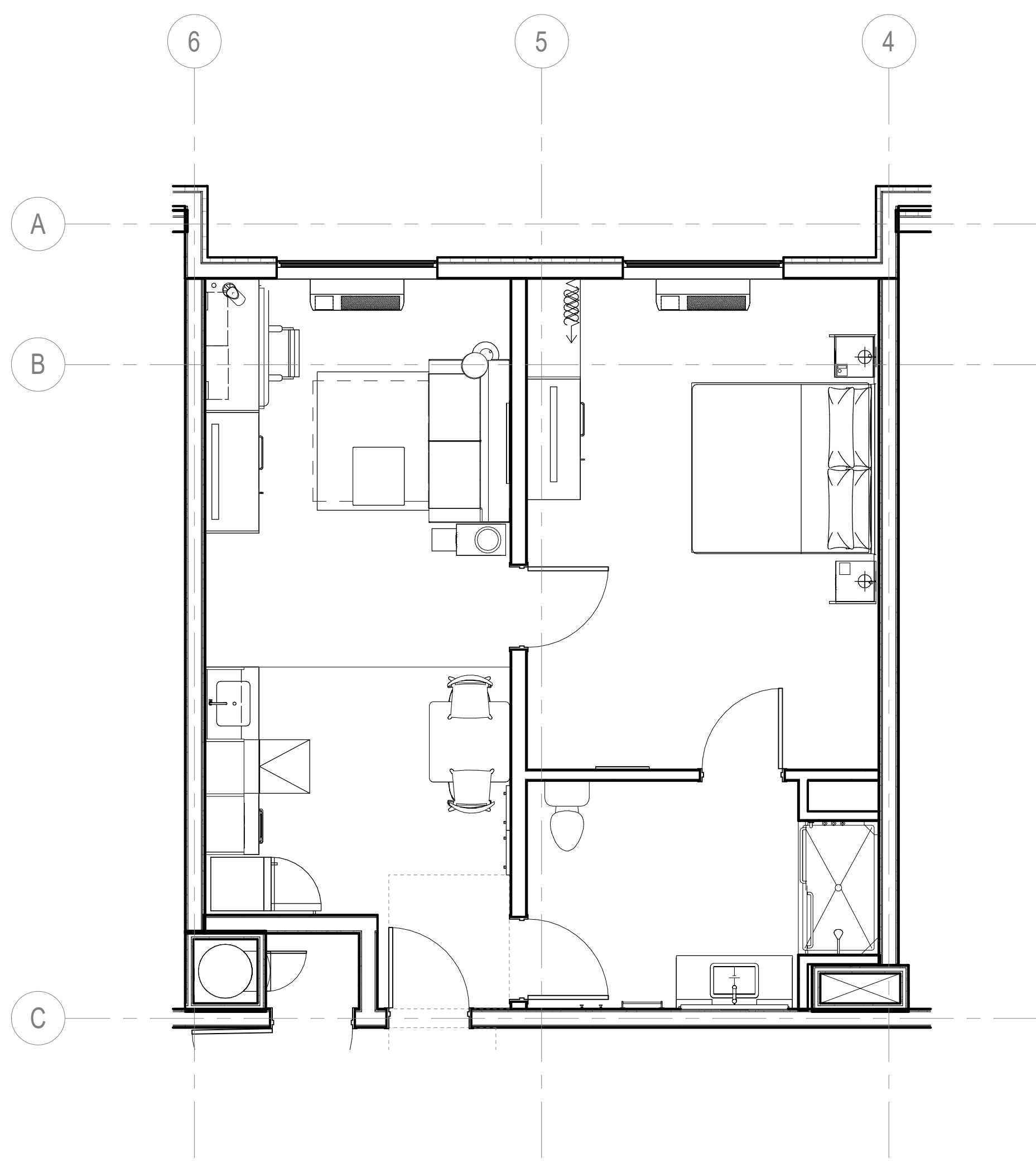
DRAWING TITLE
**ENLARGED
GUESTROOM KING
TYPES**

SHEET NUMBER

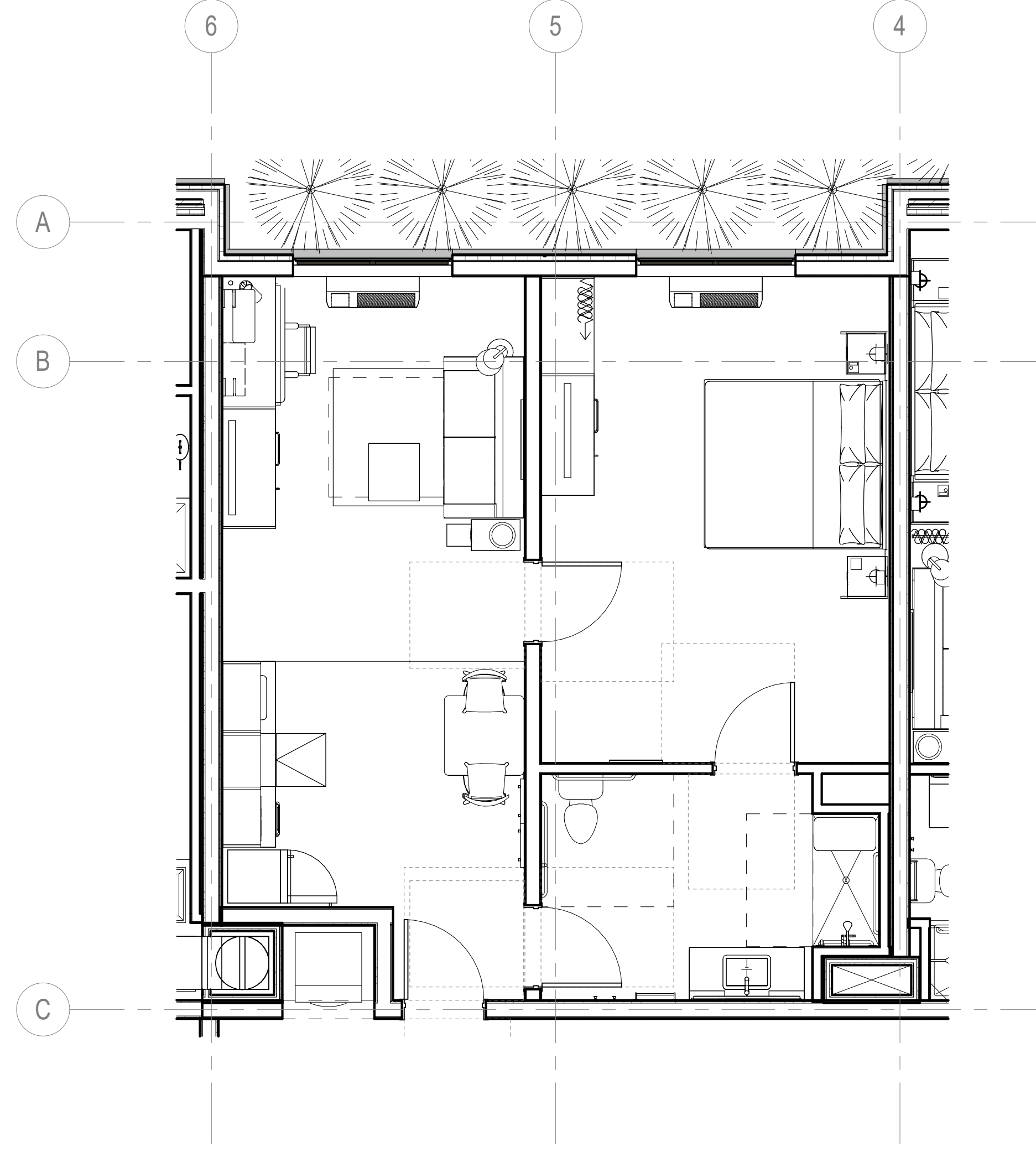
A600



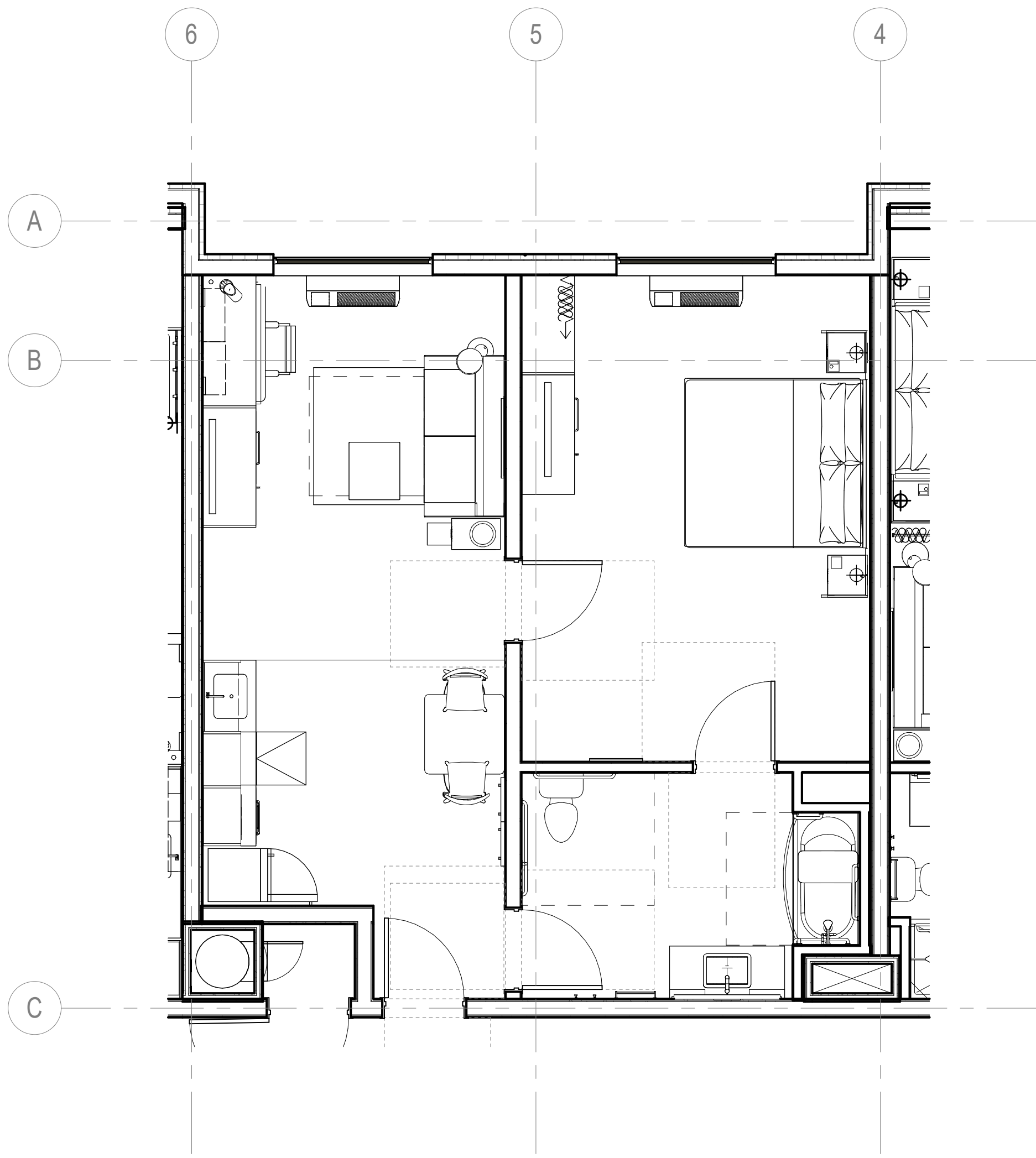
1 GUESTROOM - KING ONE BEDROOM 1
SCALE: 1/4" = 1'-0"



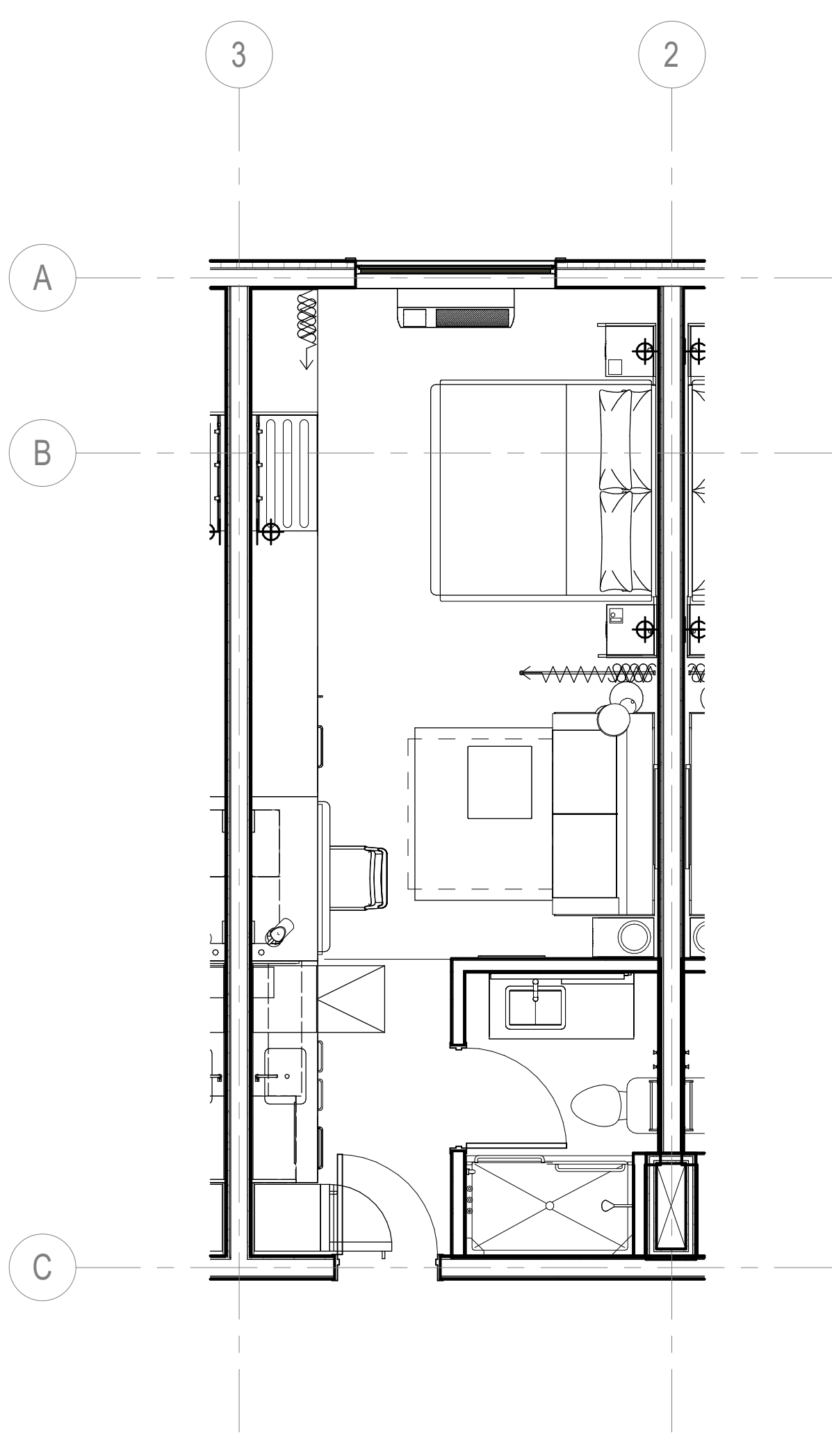
2 GUESTROOM - KING ONE BEDROOM 2
SCALE: 1/4" = 1'-0"



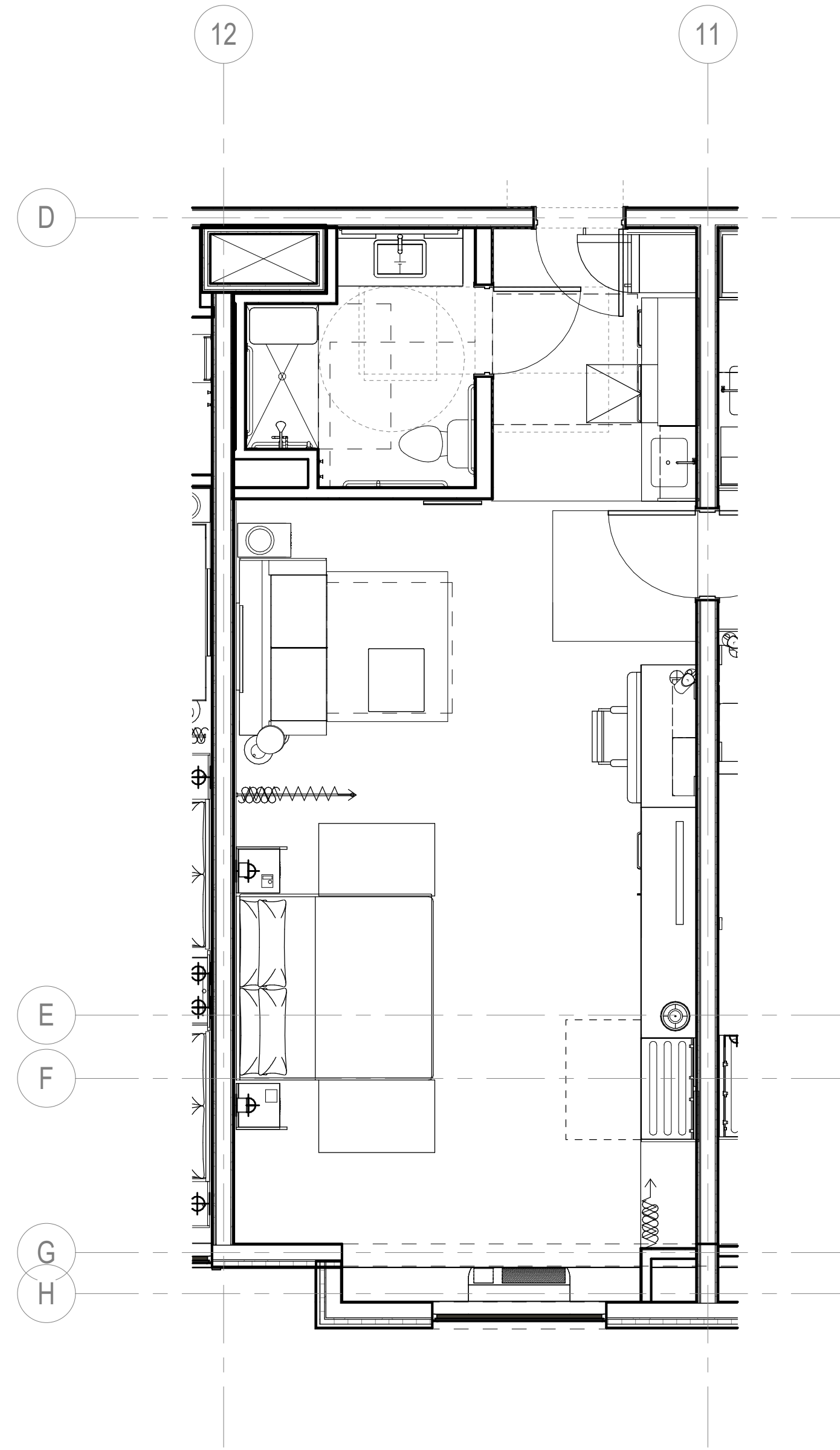
3 GUESTROOM - KING ONE BEDROOM ADA (RIS)
SCALE: 1/4" = 1'-0"



4 GUESTROOM - KING ONE BEDROOM ADA (TUB)
SCALE: 1/4" = 1'-0"



5 GUESTROOM - KING SUITE
SCALE: 1/4" = 1'-0"



6 GUESTROOM - KING SUITE ADA (RIS)
SCALE: 1/4" = 1'-0"

HOME2 SUITES
SPARTANBURG

234 N CHURCH ST
SPARTANBURG, SC 29306

KEY PLAN

Revisions		
#	Date	Description

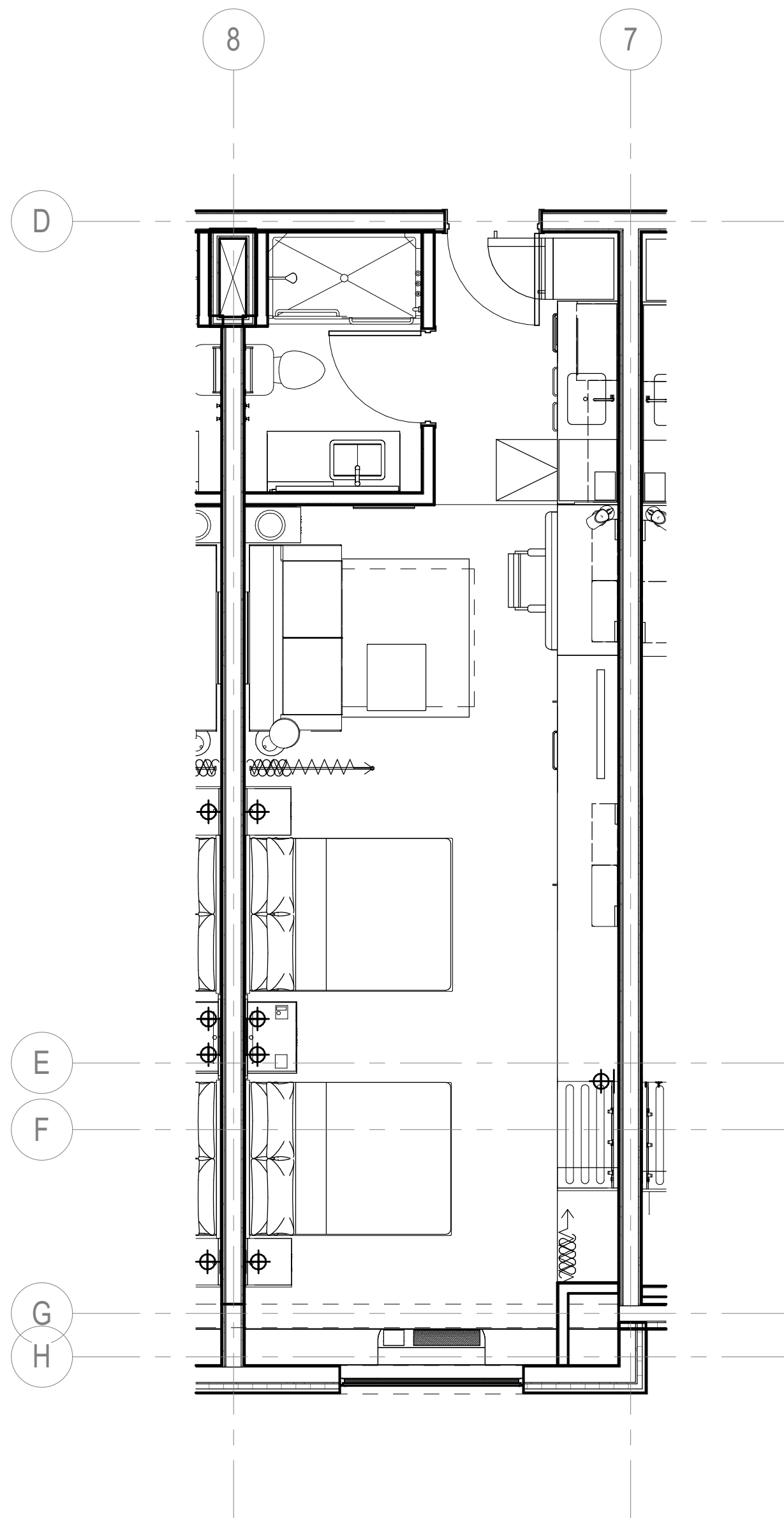
FOR REVIEW
NOT FOR
CONSTRUCTION

Project Number: 23168
Issued for: PRELIMINARY DESIGN
Issue Date: 2026-06-23

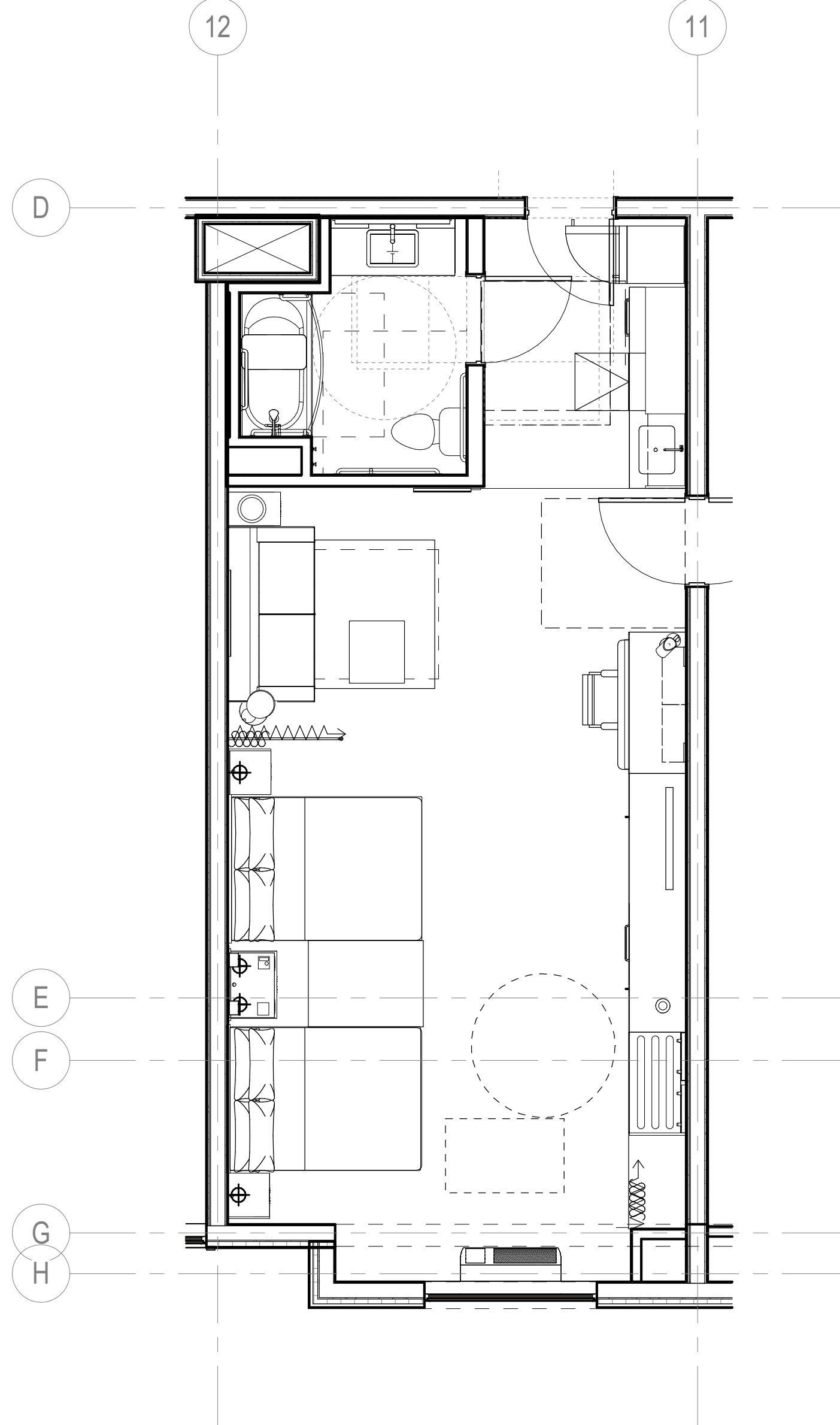
DRAWING TITLE
ENLARGED
GUESTROOM
QUEEN QUEEN
TYPES

SHEET NUMBER

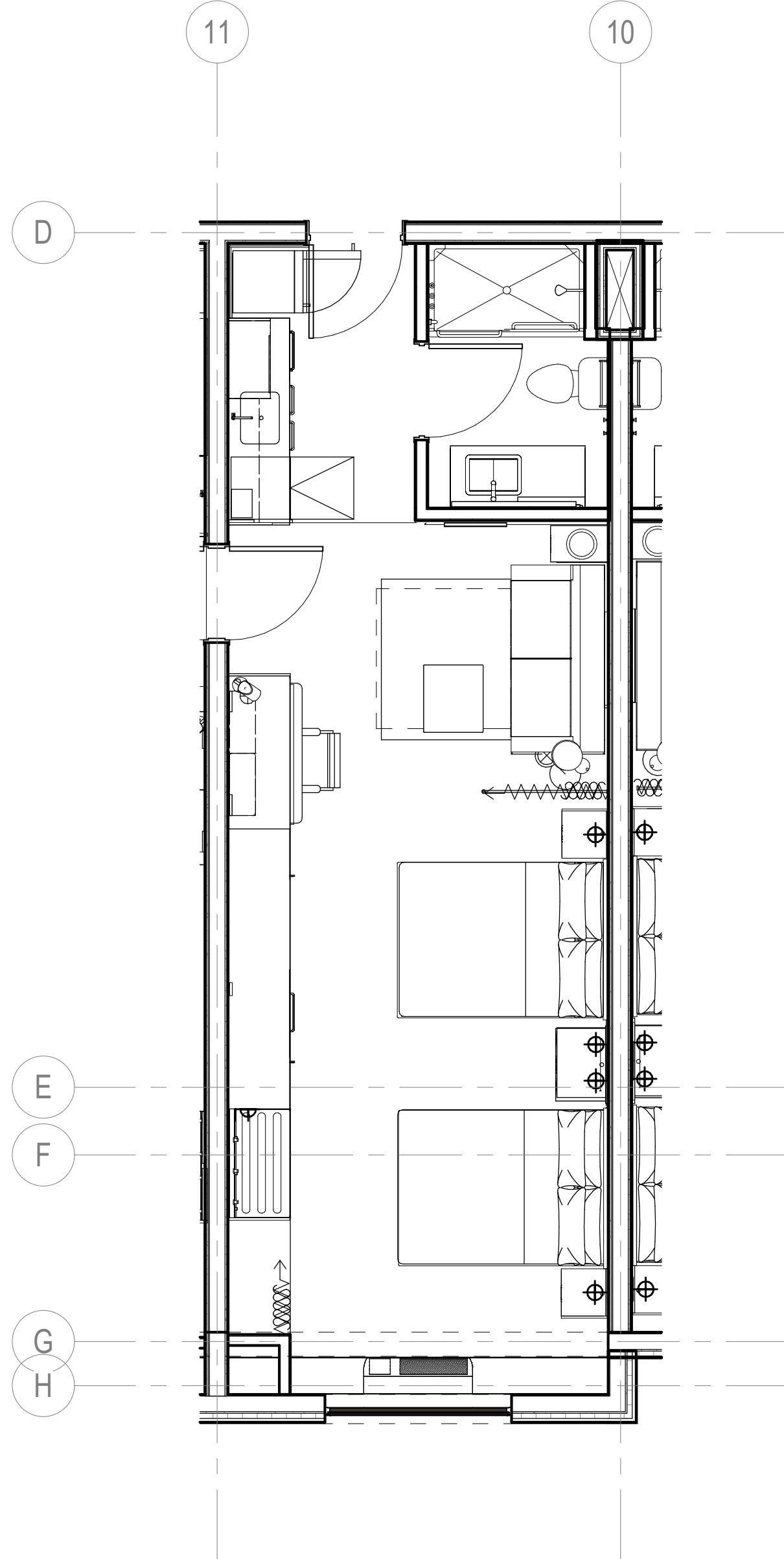
A601



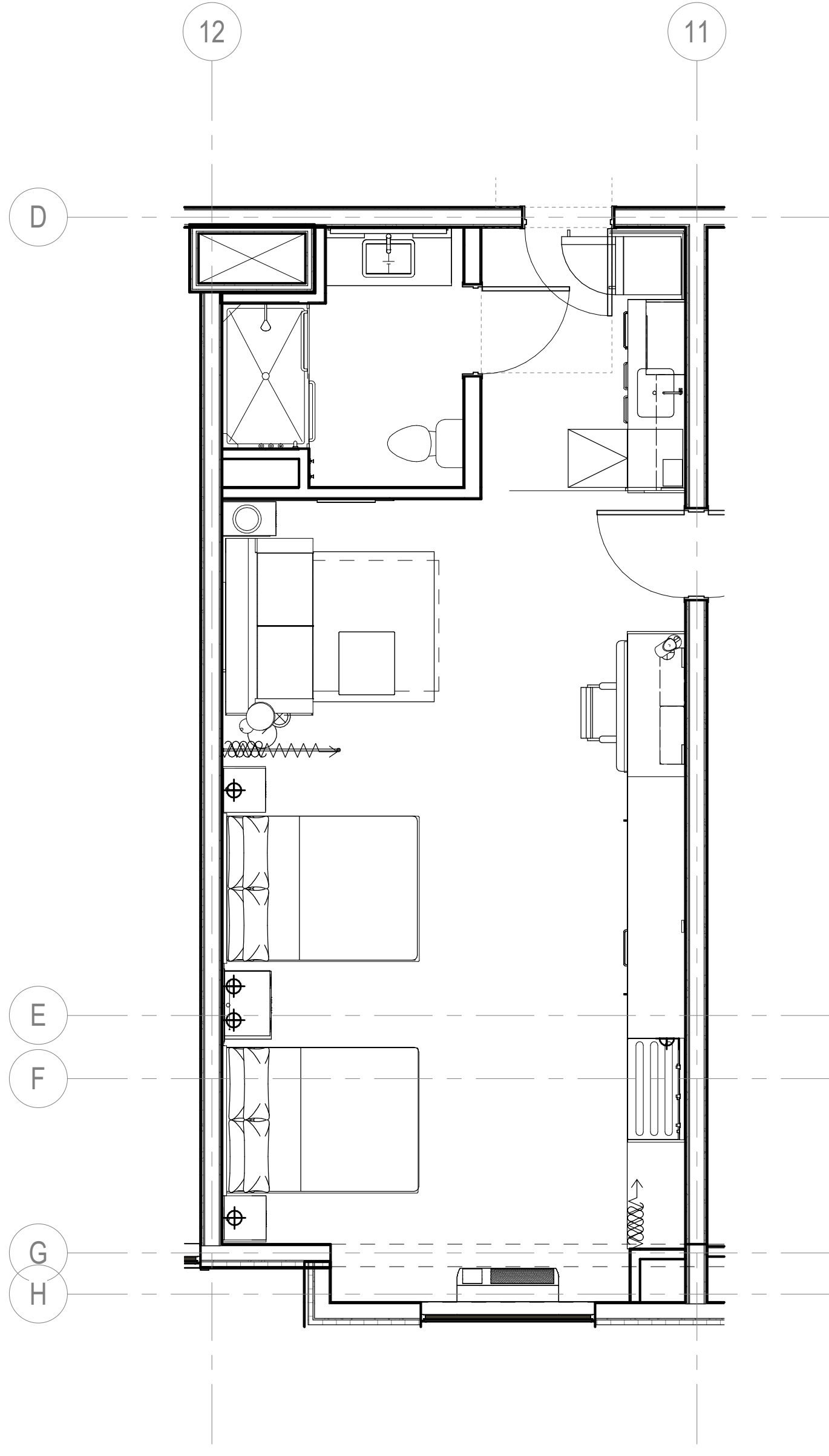
1 GUESTROOM - QUEEN QUEEN SUITE
SCALE: 1/4" = 1'-0"



2 GUESTROOM - QUEEN QUEEN SUITE ADA (TUB)
SCALE: 1/4" = 1'-0"



3 GUESTROOM - QUEEN QUEEN SUITE CONNECTING
SCALE: 1/4" = 1'-0"



4 GUESTROOM - QUEEN QUEEN SUITE CONNECTING WIDE
SCALE: 1/4" = 1'-0"