



AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, NOVEMBER 20, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
<https://www.greenvillesc.gov/1694/Online-Meetings>

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of the Minutes
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
9. New Business (public comment)
 - a. CA 25-924
Application by Kirk Crawford for a Certificate of Appropriateness for a Mixed Use Hotel at 30 and 2 East McBee Avenue
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to
Design Review Board
November 12, 2025**

for the November 20, 2025 Public Meeting

Docket Number:	25-924
Applicant:	Kirk Crawford
Property Owner:	Main at McBee Hospitality, LLC
Property Location:	30 E. McBee Ave and 2 E. McBee Avenue
Tax Map Number:	0059000100100; 0059000100700
Zoning:	MXS-D, Downtown Design Review Boundary
Proposal:	CA for Site Plan, Massing, Detailing, and Demo
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

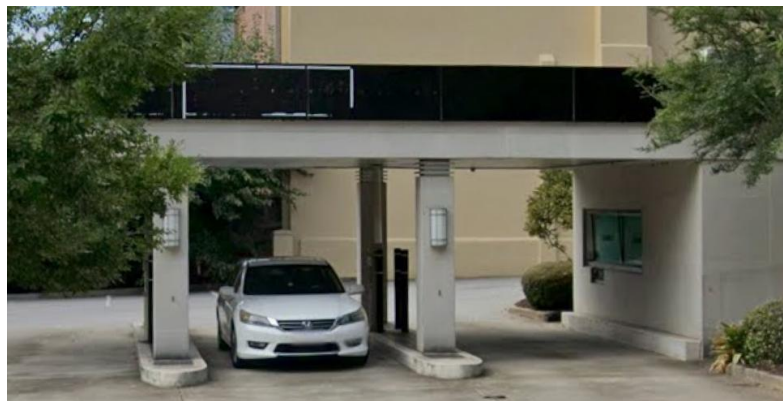
Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant is requesting approval for the site plan, massing, and architectural detailing for a new 7-story hotel with accompanying sidewalk upfits; to include 149 guest rooms; ground level restaurant; and guest amenities including meeting rooms, fitness room, functional space, etc.

This application also requests the demolition of a small bank drive-thru and ATM structure located on site. Neither structure is of historic merit, both having been constructed ca. 1990.

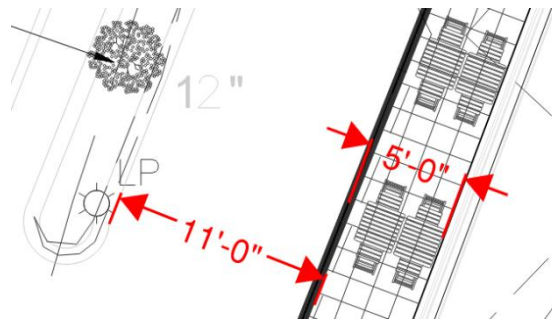
The site is located at the corner of East McBee Avenue and South Main Street. The property is zoned MXS-D and is located within the Downtown Design Review Boundary.



Staff Analysis:

Site Plan

- PUB 1 – Block Pattern
 - The proposed development will create an active structure in place of a parking lot, keeping under the recommended block length, and with a structure conforming with the development code's maximum building length. Per PUB 1.2 the development will tie into existing sidewalks and will improve upon them with new paving, street trees, parking, and furnishings.
 - Vehicle access is occurring at an existing curb-cut located as far away from the Main Street intersection as site-parameters allow, per PUB 1.6 and 1.7. Smaller curb radii are being employed per PUB 1.9, and on-street parking is being converted to drop off spaces.
 - In general, the site plan is in conformance with the underlying zoning and is in accord with the prevailing development pattern of downtown.
- PUB 2 – Pedestrian Realm
 - The Main Street facing building edge is being constructed 5' inside of the property line and is creating an additional 5' of building transition zone which exceeds the minimum recommendation of 4' per PUB 2.1. This will leave intact the 11' pedestrian travel route on Main Street behind the historic Halprin planters.
 - The McBee sidewalk will provide between 14' and 25' of pedestrian space which will allow for an upgraded sidewalk, additional plantings, tree wells, and outdoor furnishings. Per PUB 2.4, the resultant space is enough to absorb the higher pedestrian traffic expected for the hotel entrance and drop-off area.



- PUB 3 – Sidewalk Zone
 - Per PUB 3, all sidewalks are connected and continuous, separated from traffic, made of durable materials, and are ADA compliant.
- PUB 4 – Street Furnishing Zone
 - The street furnishing zone is appropriately placed and scaled, and all street furnishings shall conform with city standards.
- PUB 5 – Planting Zone
 - Planting zones are appropriately spaced around the building envelope and serve as additional buffers between streets and sidewalks. Per PUB 5.7, species shall be of high interest, and tree selections will be in conformance with approved species. Final species selection will be reviewed as a part of the permit process and will be in conformance with city standards.
- PUB 6 – Building Transition Zone
 - Furnishings for the building transition zone are provided per plan and are located against the building edge adjacent to the pedestrian route of travel as recommended. The area is appropriately sized for restaurant service, **although direct access to the bistro tables should be enhanced with additional service doors. Furnishing specifications shall require an additional review by staff and two members of the DRB prior to the issuance of the final Certificate of Appropriateness (“CA”).**
 - Decorative pavers are appropriately indicated at all primary thresholds but are not specified. **Pavers shall require additional review by staff and two members of the DRB prior to issuance of the final CA.**



- PUB 7 – Alleys and Pedestrian Cut-Throughs
 - A single service corridor is located between this project and the adjacent building to the south to provide emergency egress and utility access. The service corridor is not visible from the public right-of-way and must be adequately lit per building code. The corridor is gated and screened from the Main Street sidewalk. Plans indicate a decorative iron gate

treatment and screening, but exact type is not yet specified. **Gate and screening shall require additional review by staff and two members of the DRB prior to issuance of the final CA.**

- PUB 8 – Publicly Accessible Parks & Plazas
 - N/A
- PUB 9 – Lighting
 - Pedestrian lighting will be required per development code and will be evaluated at time of permit review. Any additional pedestrian lighting shall in be conformance with downtown lighting standards.
- PUB 10 – Walls, Fencing & Screening
 - As noted in PUB 7, a fence and gate are incorporated into the service alley and will require additional review.
- PUB 11 – Signage
 - Signage has been deliberately excluded from this package and will be reviewed with a later submittal. All signage in the downtown district requires a separate CA.
- PUB 12 – Utilities
 - Utilities are located in the southeast corner of the site and beyond direct view from the public right-of-way.
- PUB 13 – On-street Parking
 - An on-street drop-off lane is being proposed adjacent to the hotel entrance. This area is currently dedicated to public parking and is within the city's right-of-way. **Staff will review this substitution of a public function with a private function during the permitting phase and in consultation with city traffic engineering and parking services.**
 - Staff recommends a higher-level of paving, planting, signage, and curbing be constructed in this area to highlight the private function and to offset the loss of public space. **Once the private function of this area is approved by the city, the drop-off area shall require additional review by staff and two members of the DRB prior to issuance of the final CA.**



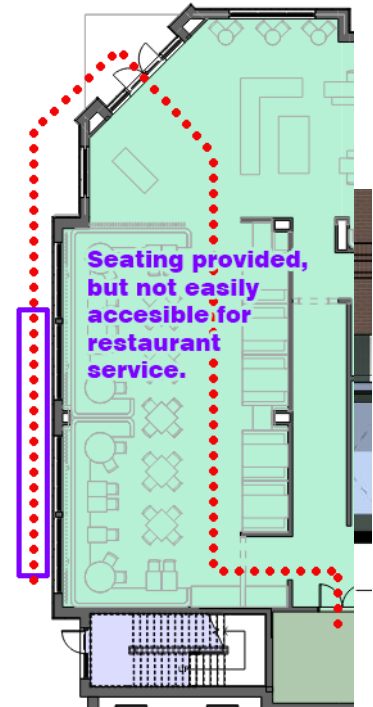
Architectural Massing and Detailing

- PRI 1 – Placement
 - Per PRI 1.1 the building face is aligned with the street, and Per PRI 1.2, the internal uses all contribute toward a publicly activated street including hotel entrance, lobby, restaurant, and restaurant entrance. Bicycle racks are provided per PRI 1.3.
- PRI 2 – Massing
 - The building's height of seven stories is not in stark contrast to the surrounding structures. Within a one-block radius, buildings range between two and twelve stories. The floor-to-floor height is conforming, as is the building's width, per PRI 2.1.
 - A material change at the first and second floors helps to ground the massing to a pedestrian-friendly scale and aligns with the directly adjacent two-story structure on South Main Street per PRI 2.6.
 - Per PRI 2.7, a variety of building heights is encouraged downtown, and the width is proportional to other structures.
- PRI 3 – Entry
 - The McBee Avenue entry is appropriately scaled and located to announce its purpose as a destination per PRI 3.5. **Staff is recommending (but not conditioning) additional glass be added to the doorway sidelights to meet transparency percentage requirements for the MXS-D zoning district.**

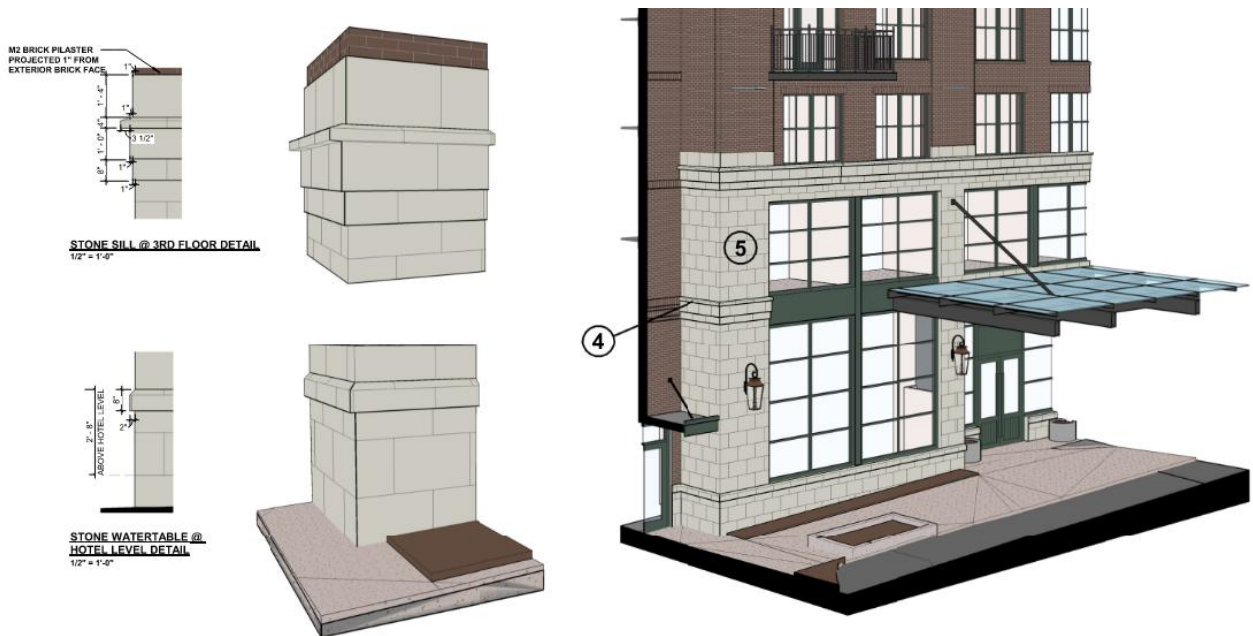


- A chamfered corner entry is required per PRI 3.7 and is met by this application.
- No public entrances are provided directly onto Main Street. This creates a relatively long, unbroken façade along the city’s primary pedestrian corridor. The distance between the restaurant corner entry and a service door is 70’. This is far greater than the prevailing Main Street entry spacing which is generally between twenty and forty feet. **As such, it is recommended that an additional public door be added onto Main Street to improve activation and circulation, or an employee door be added to improve the service of the Main Street tables, which are isolated and not easily accessible for restaurant staff. This new door alignment shall require additional review by staff and two members of the DRB prior to issuance of the final CA.**

- PRI 4 – Activated Ground Floor
 - All windows shall be transparent per PRI 4.2, with no dark tinting or reflectivity being allowed.
 - Further activation by the inclusion of an additional door on Main Street is recommended.



- PRI 5 – Articulation
 - The articulation and fenestration of the building façade, primarily at the pedestrian level, are compatible with PRI 5.1 and 5.2. Balconies are provided per PRI 5.5.
 - Window and door treatments are appropriate for Main Street and the architectural style.
 - Stone watertable, sill, banding, and cornice are appropriately detailed, human scaled, and of a material in contrast to the body of the building per PRI 5.4.



- PRI 6 - Materiality
 - Materials appear to be high-quality and compatible with surrounding structures. **An on-site mock-up of materials shall be reviewed and approved by staff and two members of the DRB prior to construction.**

- PRI 7 – Lighting
 - Lighting is appropriately positioned to accent entry features and architectural features per PRI 7.1 and 7.2, creating interest, depth, and shadow. Shielded housing is incorporated per PRI 7.3. **Final fixtures, specifically the prevalent hanging sconces, shall require additional review by staff and two members of the DRB prior to issuance of the final CA.**

- PRI 8 – Private Outdoor Spaces
 - N/A
- PRI 9 – Parking Lots
 - N/A
- PRI 10 – Parking Structures
 - N/A
- PRI 11 – Existing Architecture
 - N/A



Demolition of Existing

No structures on site are of historic or cultural importance and do not warrant protection per the downtown guidelines or the historic guidelines. All trees on site removed during demo will be subject to the City’s tree mitigation requirements per section 19-5.2.

Summary:

Staff finds the proposed site, massing, architectural detailing, and demo to be in general conformance with the Downtown Design Guidelines, with some exceptions, to be addressed through the following conditions.

Therefore, staff recommends approval of CA 25-924 with the following conditions:

- 1. All outdoor furnishing shall require an additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 2. Decorative pavers shall require additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 3. Service alley decorative iron gate and screening shall require additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 4. McBee Avenue drop-off area shall require additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 5. An additional door on Main Street façade shall be incorporated, and shall require additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 6. An on-site mock-up of materials shall be reviewed and approved by staff and two members of the DRB prior to construction.**
- 7. Outdoor lighting fixtures, specifically the prevalent hanging sconces, shall require additional review and approval by staff and two members of the DRB prior to issuance of the final CA.**
- 8. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 9. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F Lapse of approval/vested rights and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

Traffic Engineer

Comments Reviewed By: Valerie Holmes

Date: 11/7/2025

Recommend: Approve w/ Conditions

Comments: A Traffic Impact Analysis form is required for all proposed developments. It can be found at: <https://greenvillesc.gov/TIAForm>. Please fill out and submit online

Civil Engineer

Comments Reviewed By: Eddie Littleton

Date: 11/7/2025

Recommend: Approve

Comments: Approved with no comments

City Engineer

Comments Reviewed by: Paul Dow

Date: 11/7/2025

Recommend: Approve

Comments: *1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions

Environmental Engineer

Comments Reviewed By: Brooks Dixon

Date: 11/6/2025

Recommend: Approve w/ Comments

Comments: 1) Wastewater – Wastewater service for the development will be subject to the following conditions: a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). <https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb> b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8. c. Each building shall have a separate and direct connection to the City's sanitary sewer main. d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed. e. Each building shall require a new service fee through ReWa. 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-5.3: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions: a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major or minor stormwater plan as appropriate. b. At a minimum, a stormwater plan should include: i. Proposed layout. ii. Appropriate erosion control best management practice standard details. iii. A construction entrance. iv. A concrete washout. v. Silt fence c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite. a. If the proposed development creates a new impervious surface greater than or equal to 0.25

acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event. b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance. c. Water quality treatment is required when either: · The proposed development or Larger Common Plan will disturb more than 10,000 square feet. · The proposed development disturbs 50% or more of the parcel or larger common plan. 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps



city of greenville

APPLICATION FOR **URBAN DESIGN CERTIFICATE OF APPROPRIATENESS**
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:
*Title:
*Address:
*State:
*Zip:
*Phone:
*Email:

PROPERTY INFORMATION

*STREET ADDRESS 30 E. McBee Ave and 2 E. McBee Ave

*TAX MAP #(S) 0059000100100 and 0059000100700

*ZONING CLASSIFICATION Downtown MX5D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

Downtown Review District West End Overlay Pettigru East Park Overbrook
 Hampton-Pinckney Heritage Colonel Elias Earle Local Landmark National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. **Initial:** _____

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? Yes No

DESCRIPTION OF REQUEST

*ORIGINAL APPLICATION # (N/A if new application) _____

To include: scope of project and response to specific guidelines and special conditions.

Project includes removing existing structures on both parcels, including the drive-thru atm, walls on the perimeter of McBee Ave and Main St, and the signage wall for the Saturday Market on the corner of Main at McBee. All trees on the property will also be removed. A seven-story hotel will then be built on the property.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.
 - A. DESIGN REVIEW BOARD \$300.00, *site plan review*
\$300.00, *architectural review*
 - B. SIGNS \$150.00
 - C. MINOR APPLICATION (STAFF REVIEW) \$100.00
 - D. MODIFICATION TO AN APPROVED PROJECT ½ Original Fee
Major (requires review by DRB) \$50.00
Minor (requires review by staff)
 - E. INFORMAL REVIEW \$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

SITE PLAN REVIEW

- a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).
- b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.***

ARCHITECTURAL REVIEW

- a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and

signage).

- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
- e. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed sign location).
- f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
- g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the [Greenville Downtown Design Guidelines](#), adopted May 2017.

Please verify that all required information is reflected on the plan(s).

6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

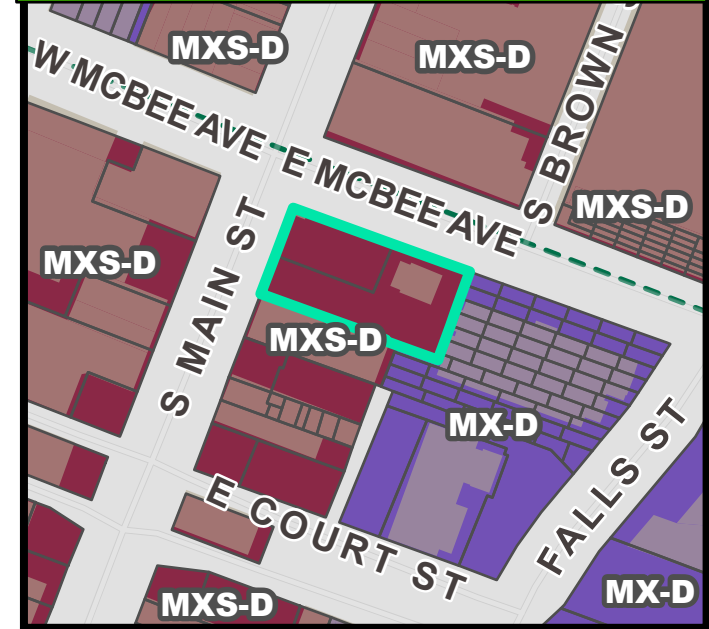
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 25-924 • 30 AND 2 EAST MCBEE AVENUE

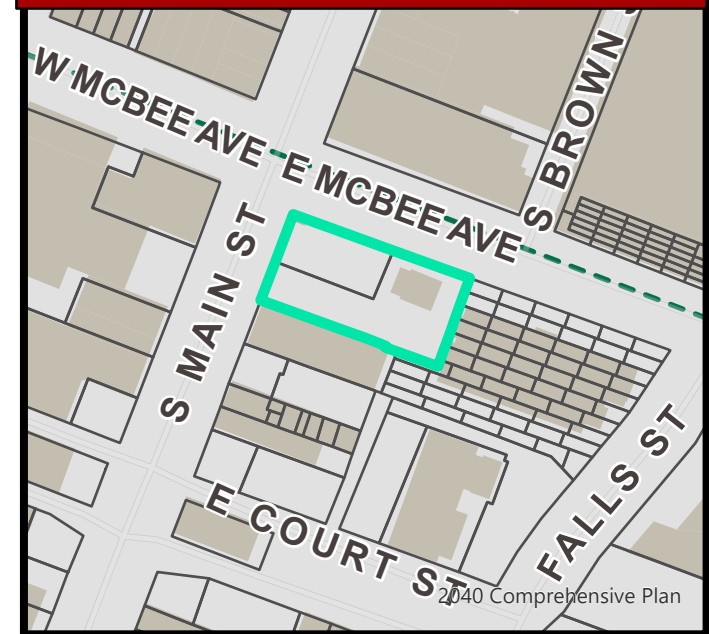
AERIAL VIEW



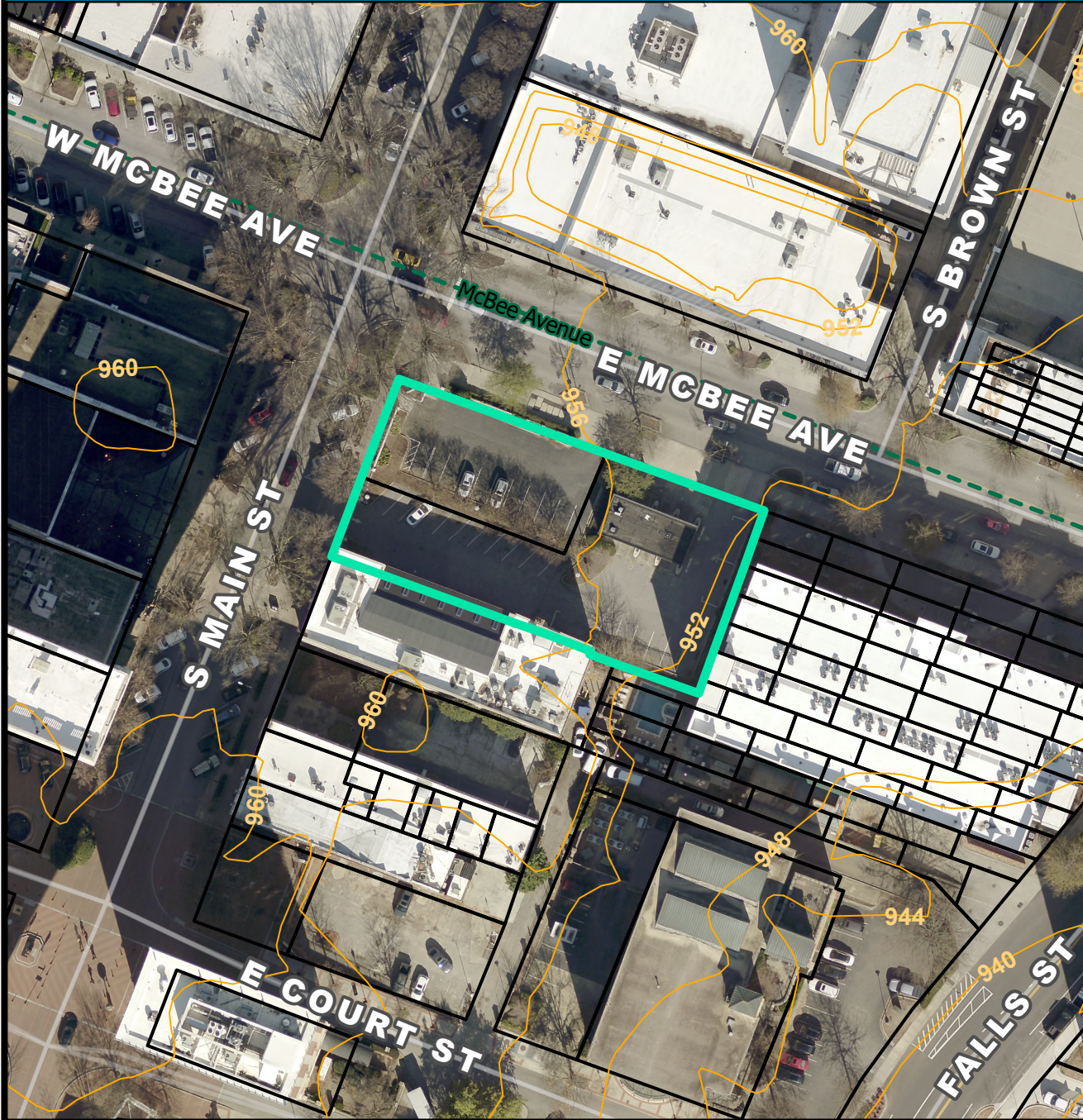
CURRENT ZONING



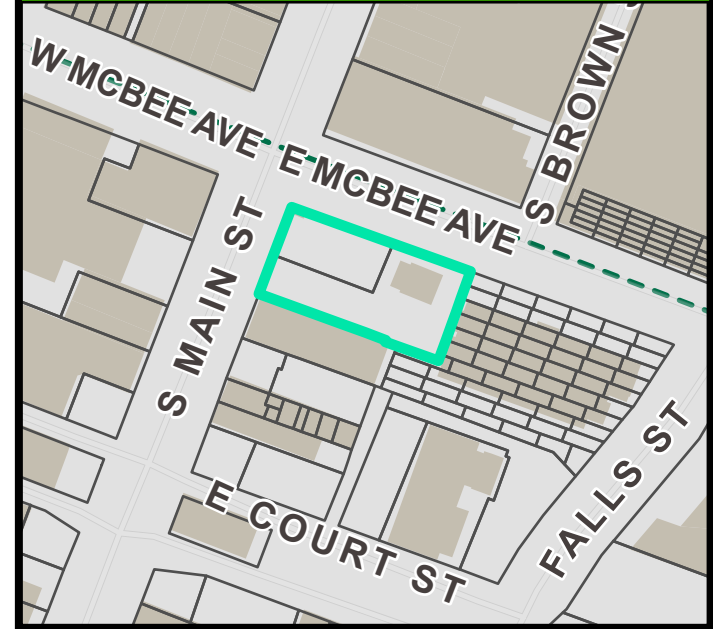
FUTURE LAND USE



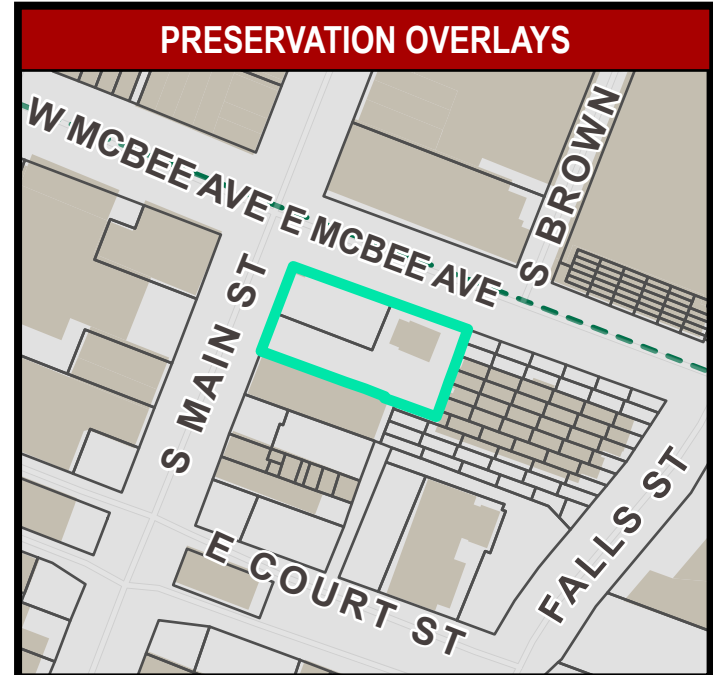
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



M. HELLER

Tapestry Collection by Hilton

DRB Submittal

November 2025



Renaissance
Group



blueWATER
civil design
www.bluewatercivil.com



SEXTON
Design + Development



**PROJECT SITE @ THE
CORNER OF EAST
McBEE AVE. AND
SOUTH MAIN ST.**

SCHEMATIC DESIGN

11-03-2025

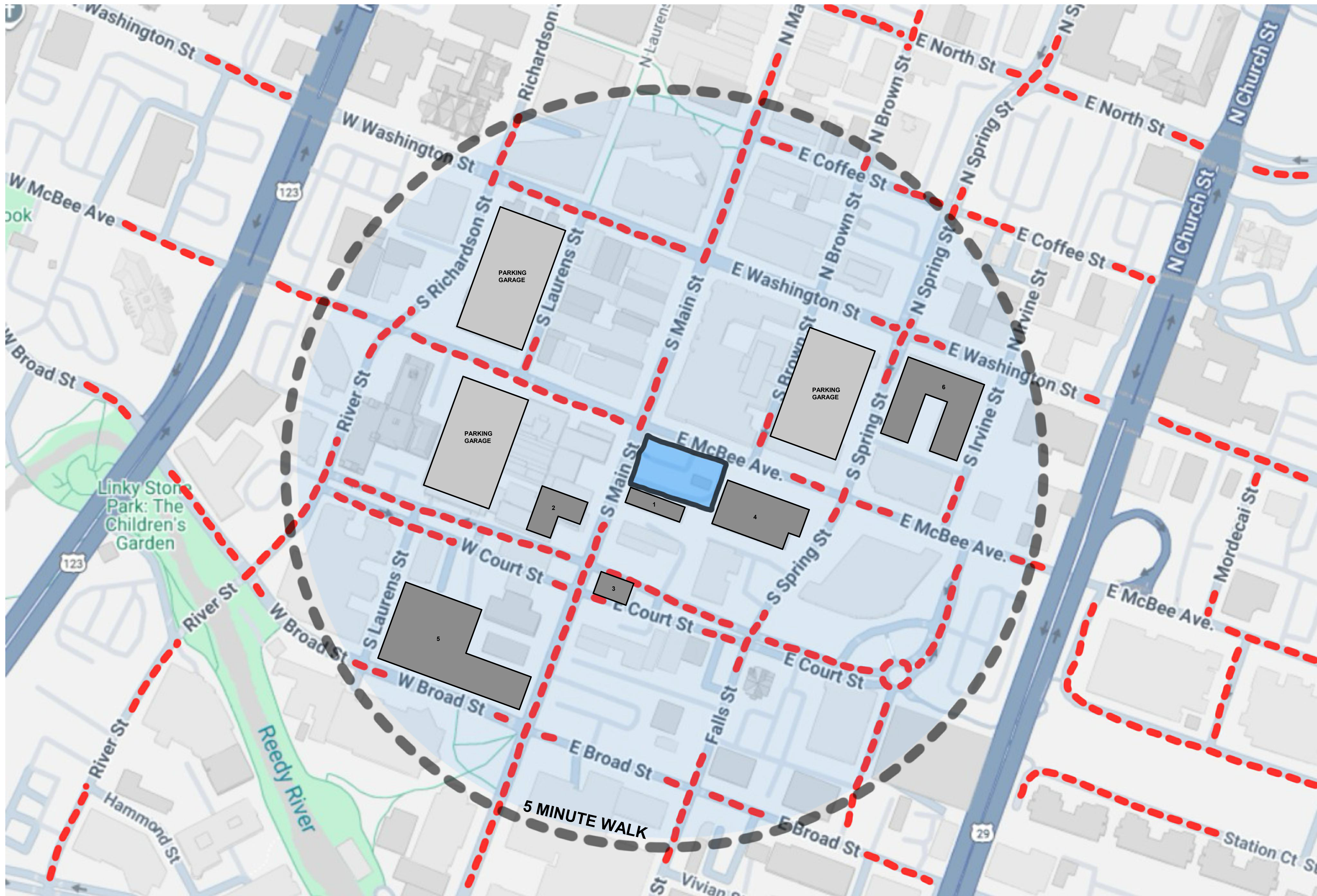
M. HELLER - TAPESTRY COLLECTION by HILTON

SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



**Renaissance
Group**

9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533



CITY MAP LEGEND

THIS MAP SHOWS THE ADJACENT CITY CONTEXT AROUND THE PROJECT LOCATION.

1. CAROLINA ALE HOUSE



2. THE WESTIN POINSETT



3. COURT SQUARE



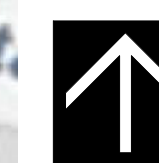
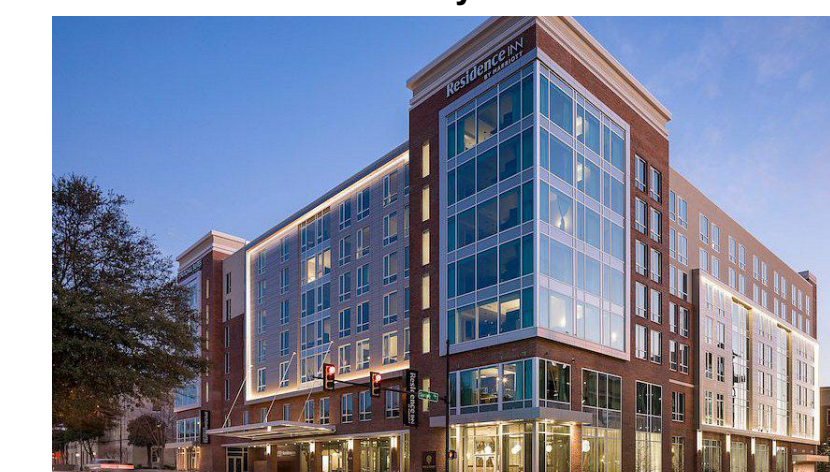
4. 98 E. McBEE APARTMENTS



5. COURTYARD by MARRIOTT



6. SPRINGHILL SUITES by MARRIOTT



SCHEMATIC DESIGN

11-03-2025

M. HELLER - TAPESTRY COLLECTION by HILTON

SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



Renaissance Group

9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533



SCHEMATIC DESIGN

11-03-2025

M. HELLER - TAPESTRY COLLECTION by HILTON

SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533

M. HELLER - A TAPESTRY COLLECTION BY HILTON

preliminary precedent imagery









CANOPY TREES



QUPH

Kingpin Willow Oak
Quercus phellos 'Greenenvy'
 deciduous + yellow fall color
 | native
 height: 30-60' spread: 25-45'



ULAP

Princeton American Elm
Ulmus americana 'Princeton'
 deciduous + yellow fall color
 | native
 height: 40-50' spread: 20-50'



QUNU

Nuttall Oak
Quercus nuttallii
 deciduous + red-orange fall color
 | native
 height: 80' spread: 50-60'

EVERGREEN SCREEN TREES + SHRUBS



MAGL

**Little Gem Dwarf
 Southern Magnolia**
Magnolia grandiflora 'Little Gem'
 evergreen + white summer bloom
 | native
 height: 15-20' spread: 7-10'



ILOS

**Select Elegance
 American Holly**
Ilex opaca 'Select Elegance'
 evergreen + red berries | native
 height: 25-35' spread: 15-20'



JVTR

Taylor Juniper
Juniperus virginiana 'Taylor'
 evergreen + columnar form
 height: 15-20' spread: 3-4'



ILNE

Nellie R. Stevens Holly
Ilex x 'Nellie R. Stevens'
 evergreen
 height: 15-25' spread: 8-12'



POMA

Maki Podocarpus
Podocarpus macrophyllus 'Maki'
 evergreen
 height: 8-10' spread: 3-5'



SHRUBS



DIPI

Blue Cascade Distylium
Distylium x 'PIIDIST-II'
 evergreen + blue-green foliage
 height: 3-4' spread: 4-5'



GAJA

Frostproof Gardenia
Gardenia jasminoides 'Frostproof'
 evergreen + white summer blooms
 height 5' spread: 4'



ILVN

Dwarf Yaupon Holly
Ilex vomitoria 'Nana'
 evergreen
 | **native**
 height: 3-5' spread: 3-6'



ILGS

Green Box Inkberry Holly
Ilex glabra 'SMNIGAB17'
 evergreen | **native**
 height: 2-3' spread: 2-3'



FATJ

Japanese Fatsia
Fatsia japonica
 evergreen + small creamy fall
 blooms
 height: 6-16' spread: 6-16'



GAJK

Kleim's Hardy Gardenia
Gardenia jasminoides 'Kleim's Hardy'
 evergreen | white spring-summer
 blooms
 height: 2-3' spread: 2-3'



HYPJ

Little Lime Hydrangea
Hydrangea paniculata 'Jane'
 deciduous | white summer blooms
 height: 3-5' spread: 3-5'



OSFR

Sweet Tea Olive
Osmanthus fragrans
 evergreen + white spring blooms
 height: 10-20' spread: 10-14'



POMA

Maki Podocarpus
Podocarpus macrophyllus 'Maki'
 evergreen
 height: 8-10' spread: 3-5'



POMP

Pringles Dwarf Podocarpus
Podocarpus macrophyllus 'Pringles'
 evergreen
 height: 3-5' spread: 2.5'



ROME

Red Drift Groundcover Rose
Rosa x 'Meigalpio'
 deciduous | red summer blooms
 height: 1-2' spread: 2-3'



ILGL

Shamrock Inkberry Holly
Ilex glabra 'Shamrock'
 evergreen
 | **native**
 height: 3-4' spread: 3-4'



GRASSES



MUCA
Pink Muhly
Muhlenbergia capillaris
 perennial grass | pink fall plumes
native
 height: 3-4' spread: 2-3'



MUWC
White Cloud Muhly Grass
Muhlenbergia capillaris 'White Cloud'
 deciduous perennial + white fall
 blooms
native
 height: 3-4' spread: 2-3'



PAVI
**Heavy Metal
 Switch Grass**
Panicum virgatum 'Heavy Metal'
 perennial grass + pink summer-winter
 blooms
native
 height: 4-5' spread: 1-2'

GROUNDCOVERS / PERENNIALS



ASCV
**Vision in Pink
 Chinese Astilbe**
Astilbe chinensis 'Vision in Pink'
 deciduous perennial + pink summer
 blooms
 H: 1-2' S: 1-2'



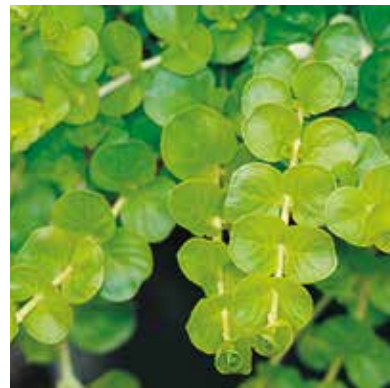
LIMU
Big Blue Lilyturf
Liriope muscari 'Big Blue'
 evergreen perennial | purple
 summer blooms
 height: 1-2' spread: 1-2'



AJRB
**Bronze Beauty
 Carpet Bugle**
Ajuga reptans 'Bronze Beauty'
 evergreen perennial + blue spring
 blooms
 height: 2-5' spread: 1'



ASEL
Cast Iron Plant
Aspidistra elatior
 evergreen perennial
 height: 1-3' spread: 1-3'



LYNU
Creeping Jenny
Lysimachia nummularia
 evergreen perennial + bright green
 foliage
 height: 2-4" spread: 1.5-2'



CHRV
Green-and-Gold
Chrysogonum virginianum
 herbaceous perennial + yellow
 spring-fall blooms | **native**
 height: 1-2' spread: 1-2'



HEMP
**Palace Purple
 Coral Bells**
Heuchera micrantha 'Palace Purple'
 herbaceous + deep purple foliage
 with cream-pink blooms
 height: 1-2' spread: 1-1.5'



GROUNDCOVERS / PERENNIALS



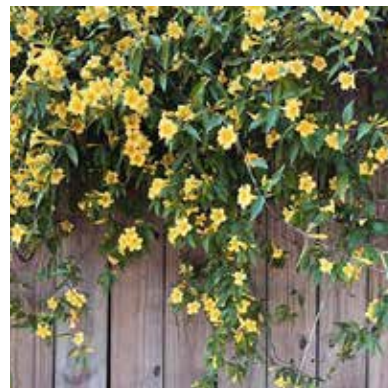
RUFU
Black-Eyed Susan
Rudbeckia fulgida sultivantii
 'Goldsturm'
 herbaceous perennial + golden
 summer blooms | **native**
 height: 2-3' spread: 1-2'

STAS
Stokes Aster
Stokesia laevis
 deciduous perennial + purple
 summer blooms | **native**
 height: 1-2' spread: 1-1.5'

COLA
Tickseed
Coreopsis tripteris
 herbaceous perennial | gold spring-
 summer blooms
native
 height: 6-16' spread: 6-16'

PHSU
Creeping Phlox
Phlox subulata
 semi-evergreen perennial + varying
 color spring blooms
 | **Native: U.S.**
 H: 4-6" S: 2-3'

VINES



TRJM
**Madison Confederate
 Jasmine**
Trachelospermum jasminoides
 'Madison'
 evergreen + white summer blooms
 height: 12'+ spread: 2-4'

GSCJ
Carolina Jessamine
Gelsemium sempervirens
 semi-evergreen perennial + yellow
 spring-fall blooms
native
 height: 10-20' spread: 20-30'

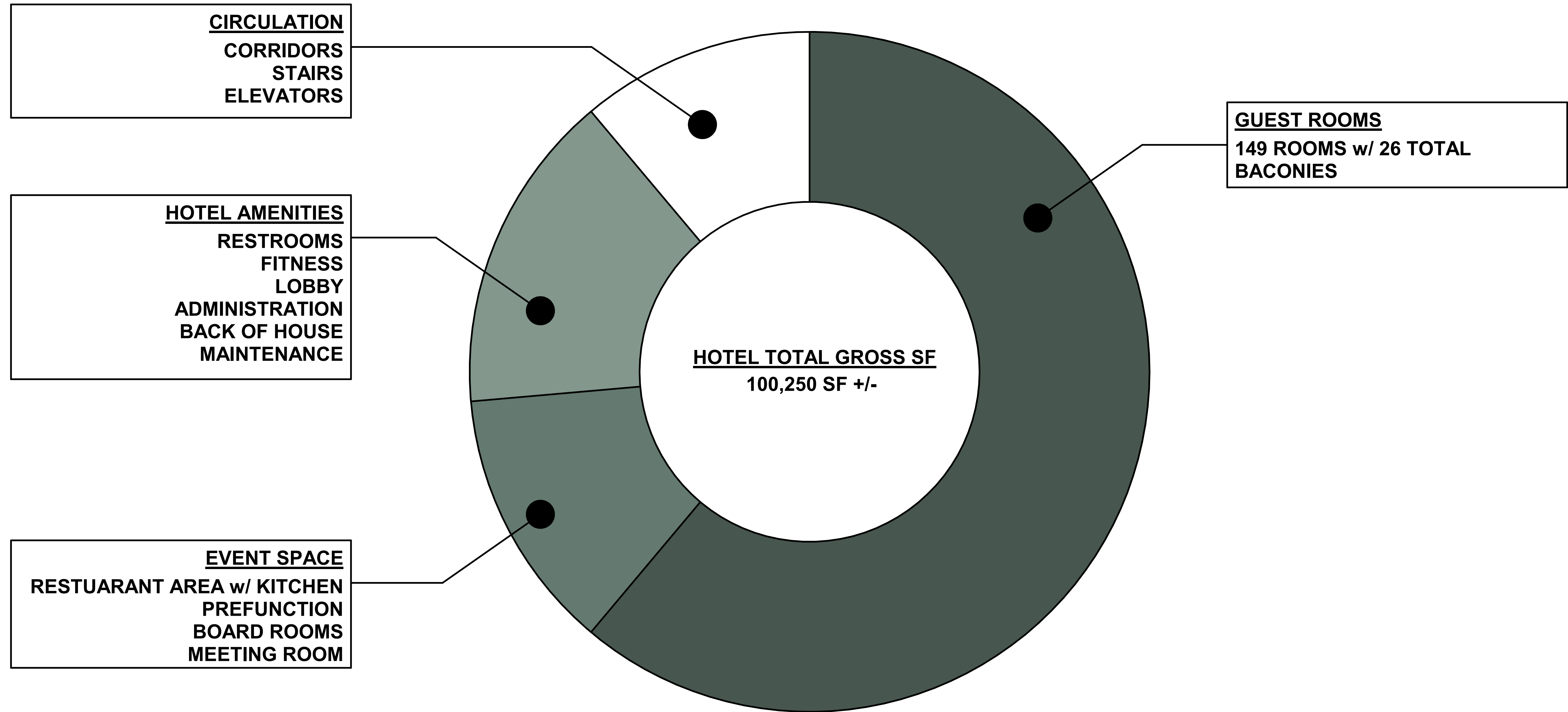
PAQU
Virginia Creeper
Parthenocissus quinquefolia
 deciduous + red fall color
native
 height: 30-50' spread: 5-10'

CARA
Trumpet Vine
Campsis radicans
 deciduous | yellow fall foliage +
 trumpet-shaped orange, red summer
 blooms | **native**
 height: 8-15' spread: 3-6'

BICA
Cross Vine
Bigonia capreolata
 semi-evergreen | red fall foliage +
 tubular orange, red spring blooms
native
 spread: 30-50'



HOTEL PROGRAM INFORMATION

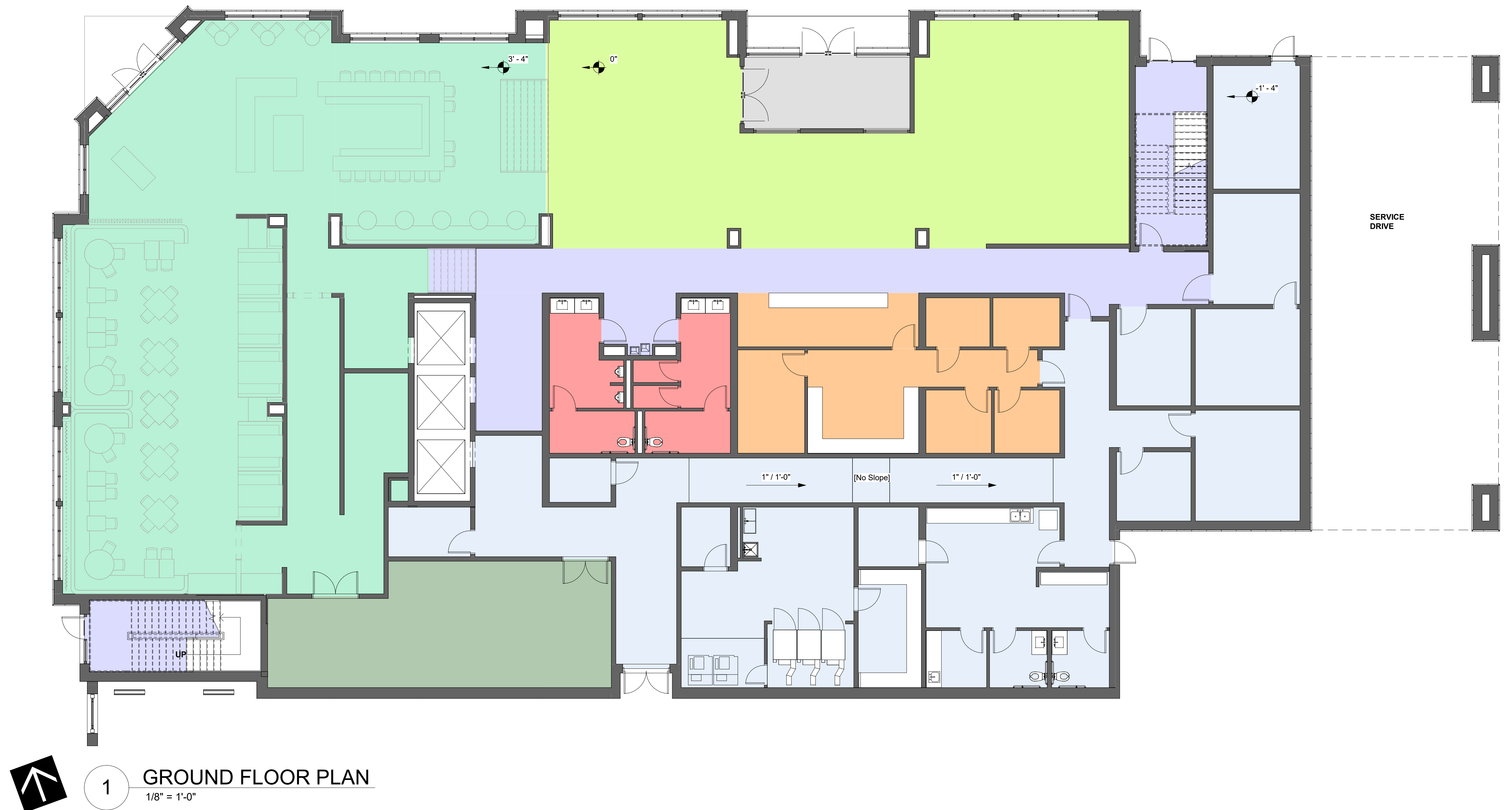
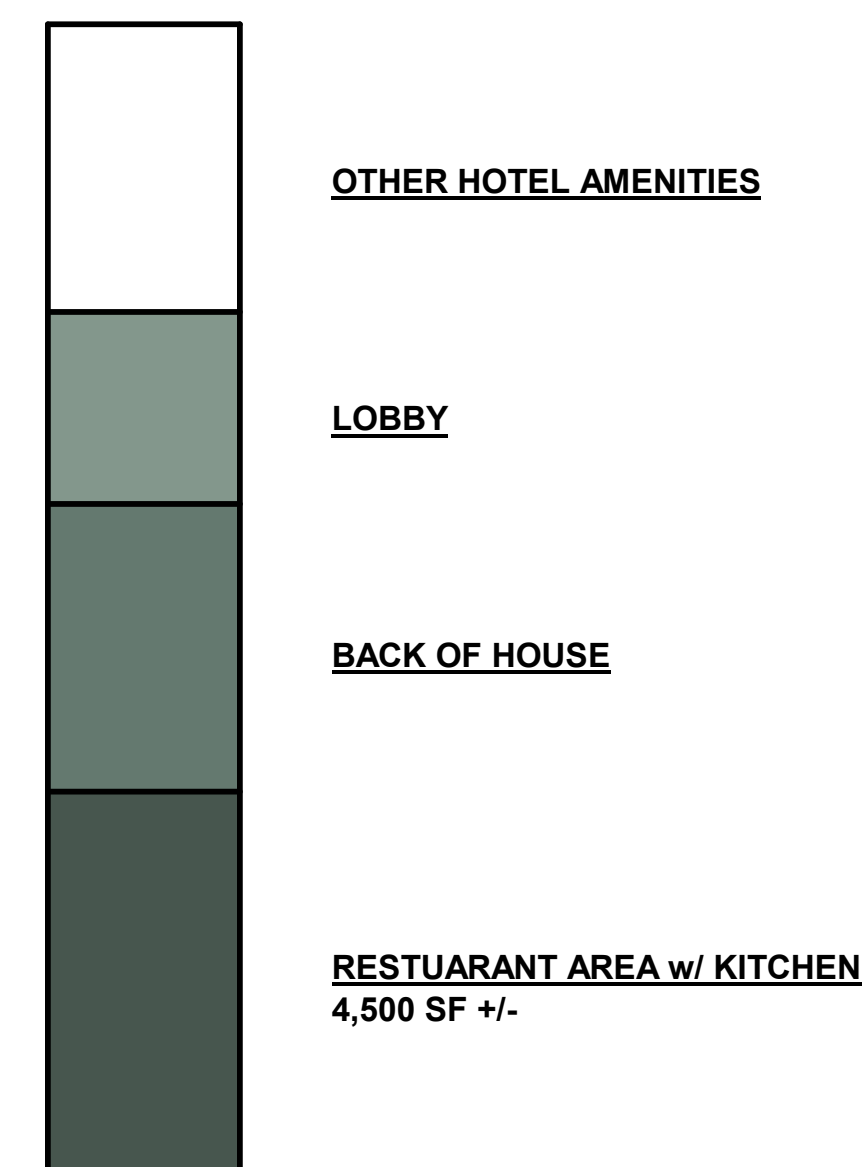


Department Legend

- BACK OF HOUSE
- CIRCULATION
- ENTRY AREAS
- KITCHEN
- LOBBY & SEATING
- RESTROOMS
- RESTURANT AREA
- SERVICE AREA

FIRST FLOOR PROGRAM

14,380 SF +/-



M. HELLER - TAPESTRY COLLECTION by HILTON

SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



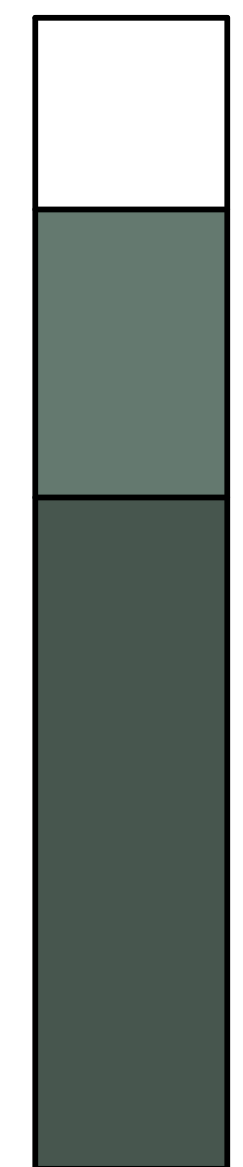
9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533

Department Legend

- CIRCULATION
- GUEST ROOM BALCONY
- GUEST ROOMS
- SERVICE AREA

GUEST ROOM FLOOR PROGRAM

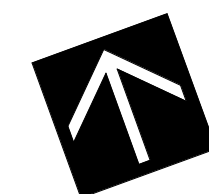
14,300 SF +/-



OTHER HOTEL AMENITIES

CIRCULATION

GUEST ROOMS - 28 ROOMS
8100 SF +/-



1 2ND & 3RD FLOOR PLAN
1/8" = 1'-0"

M. HELLER - TAPESTRY COLLECTION by HILTON

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Department Legend

- CIRCULATION
- GUEST ROOM BALCONY
- GUEST ROOMS
- SERVICE AREA

GUEST ROOM FLOOR PROGRAM

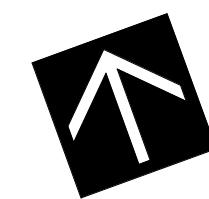
14,300 SF +/-



OTHER HOTEL AMENITIES

CIRCULATION

GUEST ROOMS - 28 ROOMS
8100 SF +/-



1 4TH, 5TH, & 6TH FLOOR PLAN
1/8" = 1'-0"

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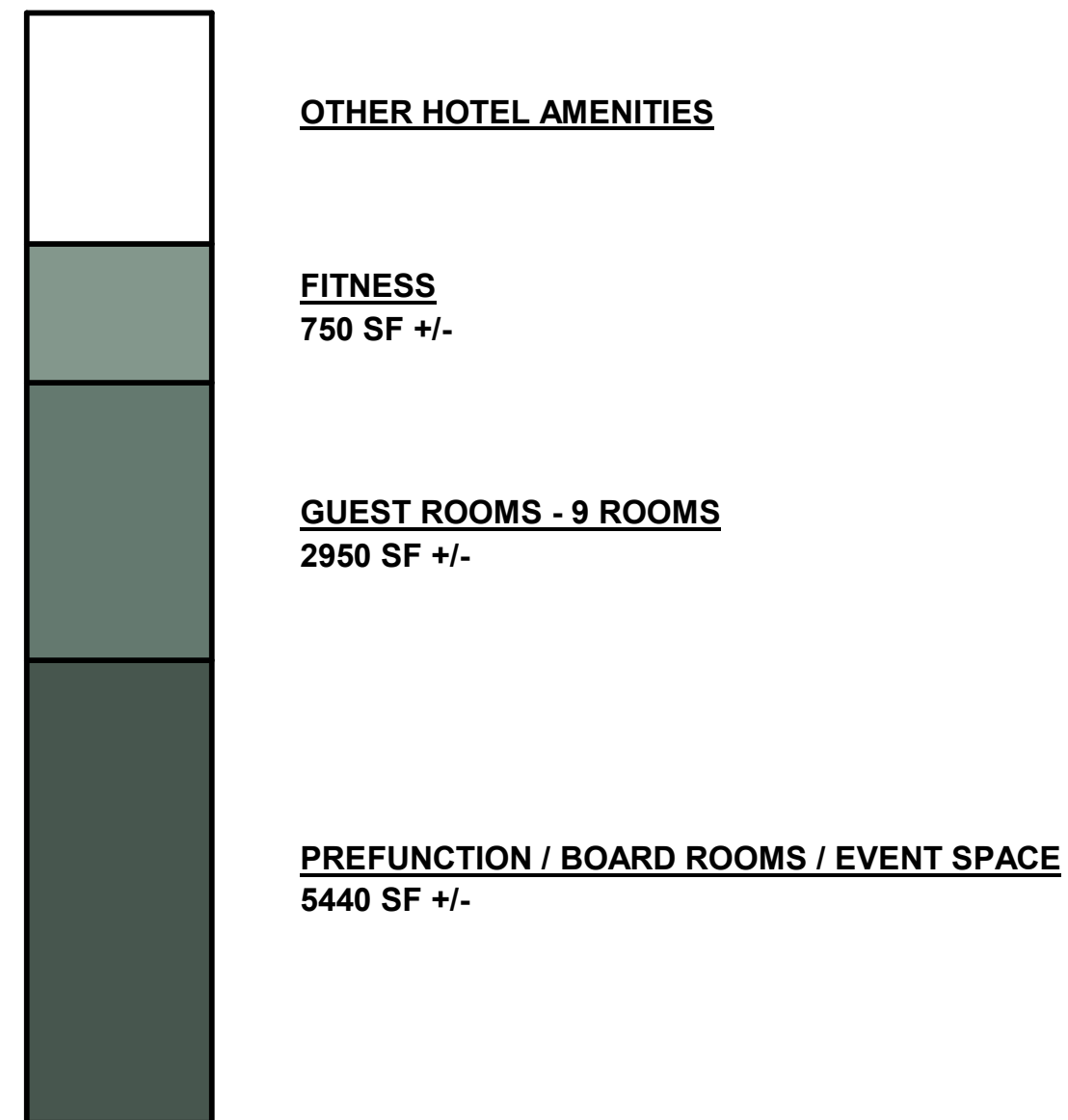


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Department Legend

- CIRCULATION
- FITNESS AREA
- GUEST ROOM BALCONY
- GUEST ROOMS
- MEETING ROOM
- PREFUNCTION
- RESTROOMS
- SERVICE AREA

7TH ROOM FLOOR PROGRAM
14,300 SF +/-



1 SEVENTH FLOOR PLAN
1/8" = 1'-0"

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1 EAST McBEE AVENUE ELEVATION
1/8" = 1'-0"

SCHEMATIC DESIGN

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2 CORNER INTERSECTION
1/8" = 1'-0"



1 S MAIN STREET ELEVATION
1/8" = 1'-0"

SCHEMATIC DESIGN

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**Renaissance
Group**

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1 SOUTH ELEVATION
1/8" = 1'-0"

SCHEMATIC DESIGN

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1 EAST ELEVATION
1/8" = 1'-0"

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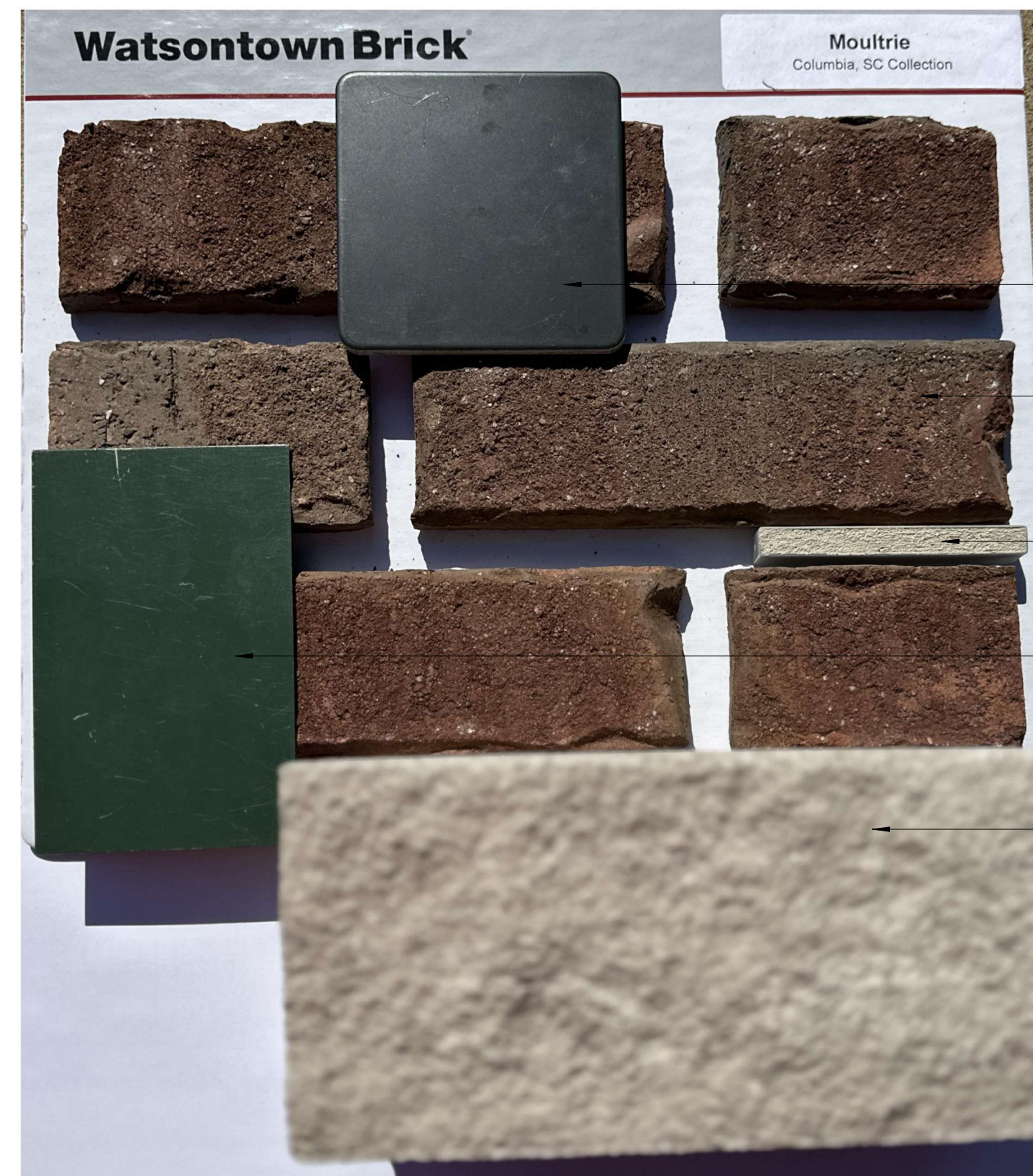
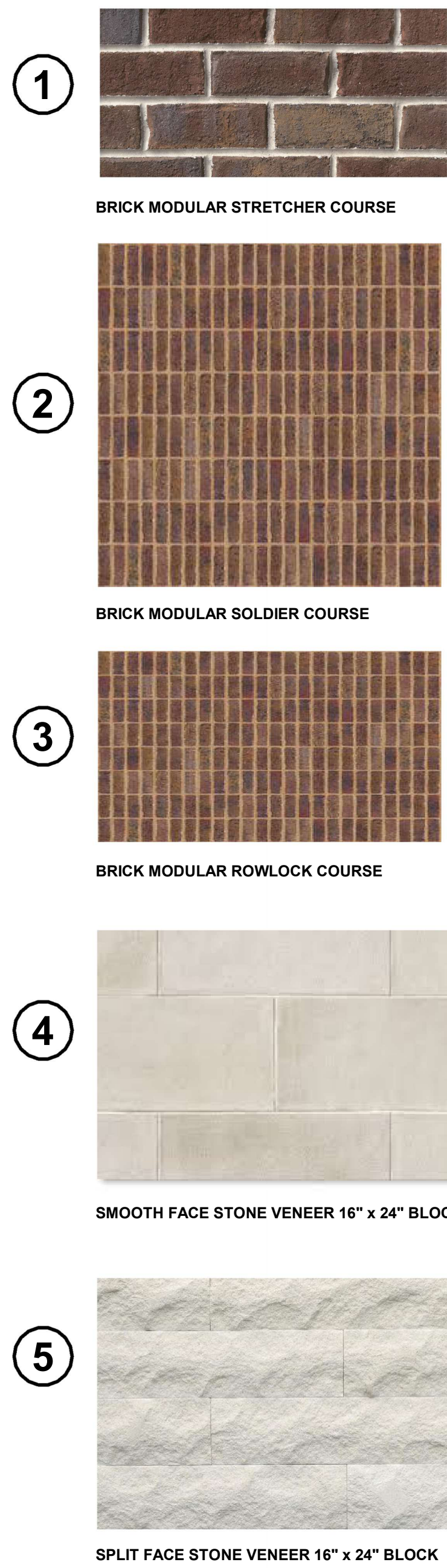


**Renaissance
Group**

9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533

BRICK PATTERNS

MATERIAL PALLET



THIS IMAGE REPRESENTS THE COMBINATION OF THE BRICK WITH THE STONE BASE. IT ALSO SHOWS WHAT THE COLOR OF THE STOREFRONT AND WINDOW FRAME WOULD LOOK LIKE NEXT TO THE BRICK

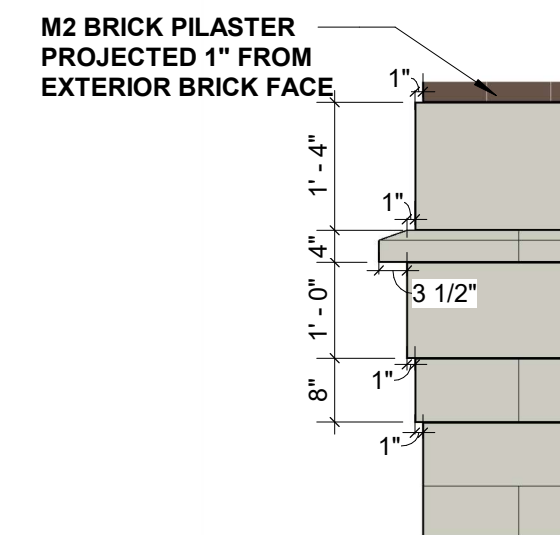
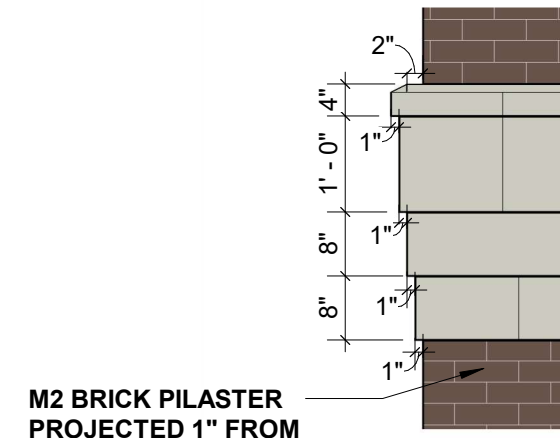
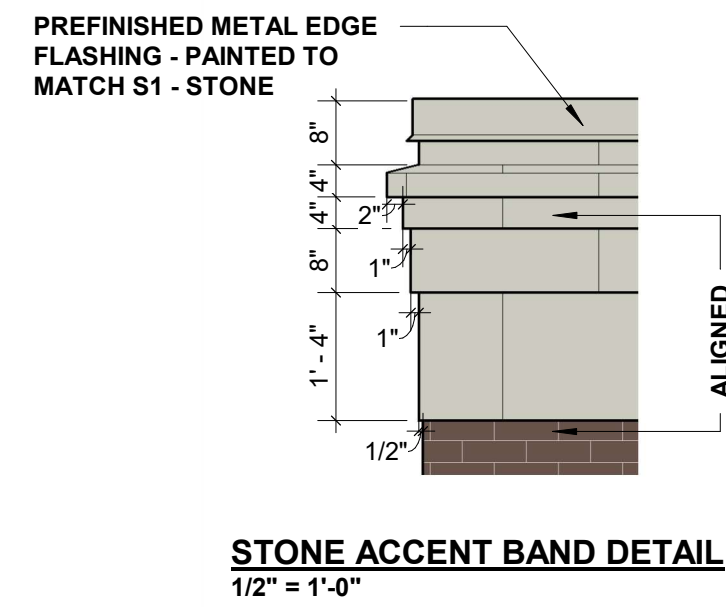
CHARCOAL (MP2 ON THE EXTERIOR FINISH LEGEND)

MODULAR BRICK (IN ALL THREE BRICK PATTERNS SHOWN TO THE RIGHT) (M2 ON THE EXTERIOR FINISH LEGEND)

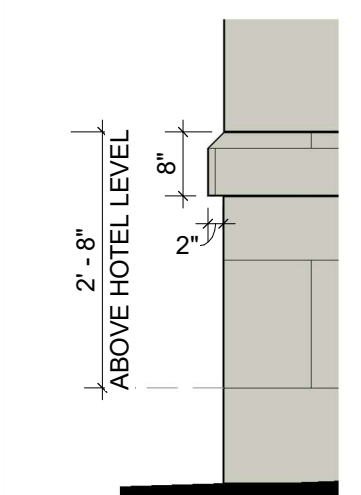
BRICK MORTAR COLOR TO MATCH THE STONE

FOREST GREEN (SF1, MP1 ON THE EXTERIOR FINISH LEGEND)

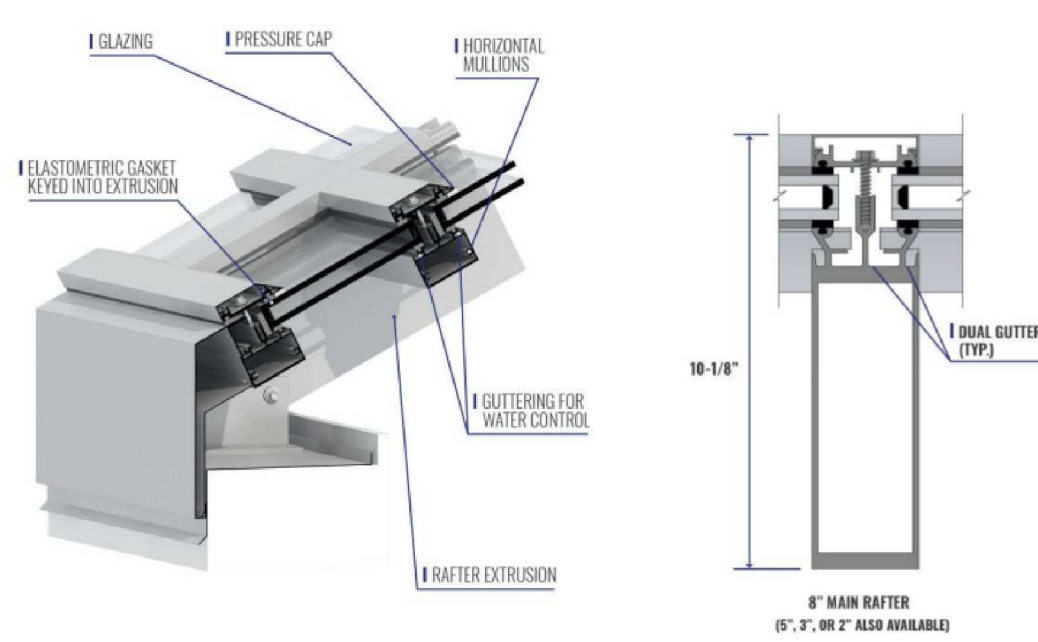
STONE VENEER (BOTH SMOOTH AND SPLIT FACE DEPENDING ON THE AREA) (S1 & S2)- ON EXTERIOR FINISH LEGEND)



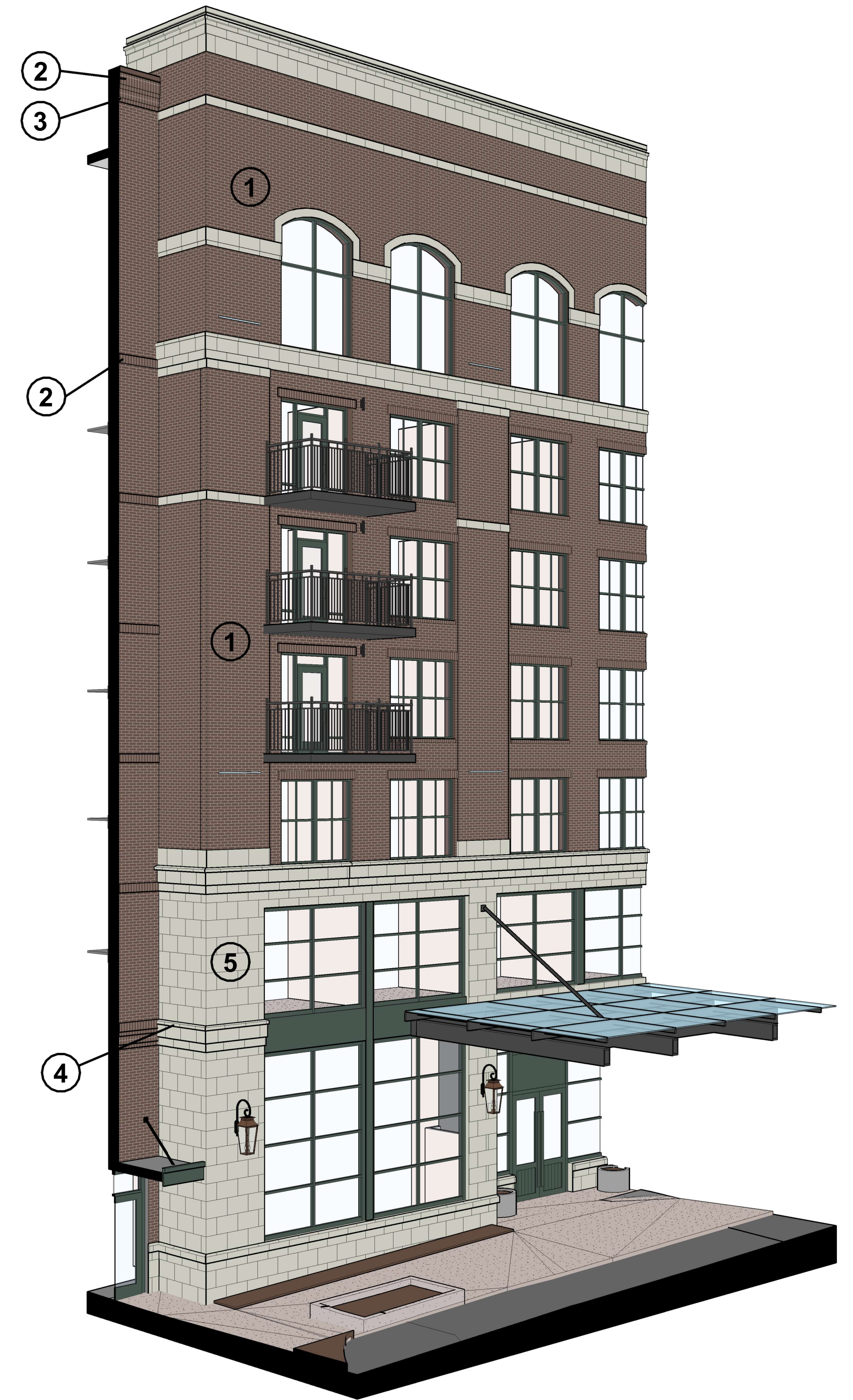
STONE SILL @ 3RD FLOOR DETAIL
1/2" = 1'-0"



STONE WATERTABLE @ HOTEL LEVEL DETAIL
1/2" = 1'-0"



GLASS CANOPY



M. HELLER - TAPESTRY COLLECTION by HILTON

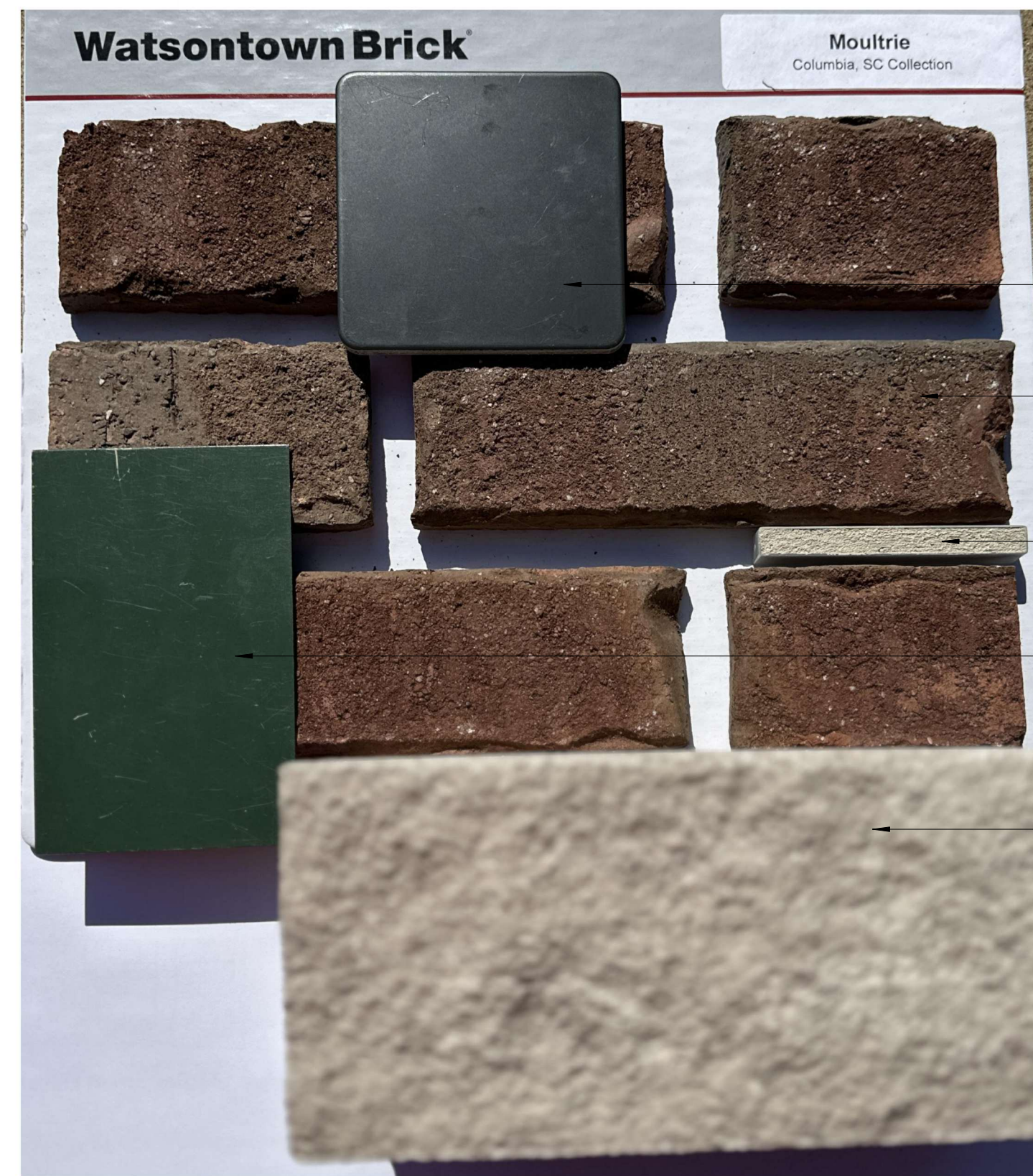
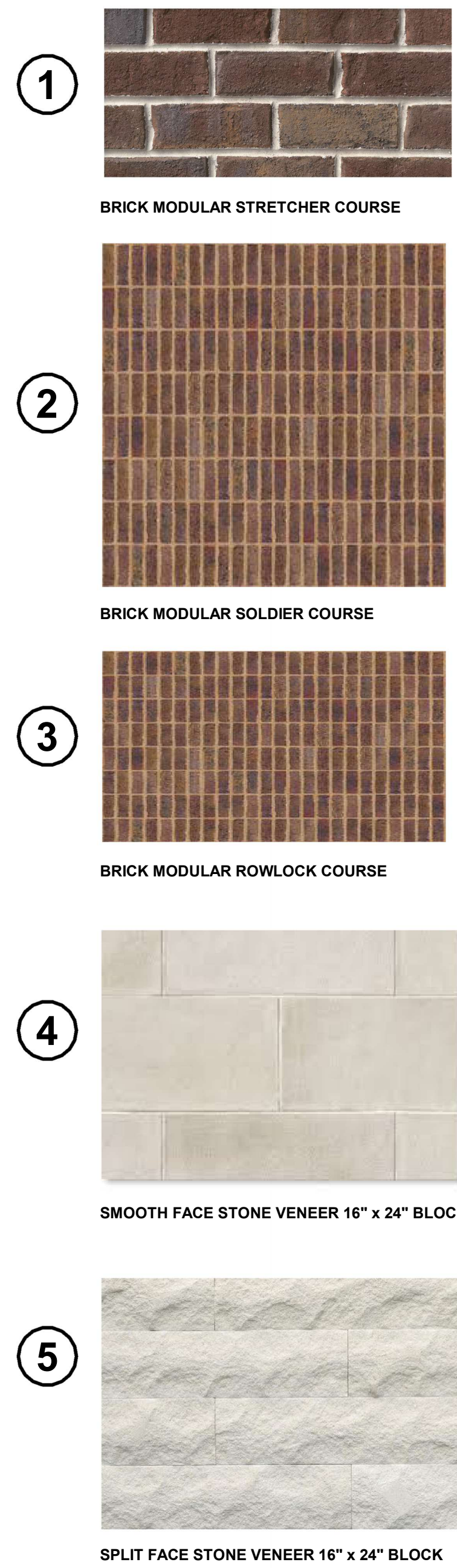
SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



9700 Village Circle, Ste 100
Lakeland, TN 38002
901.332.5533

BRICK PATTERNS

MATERIAL PALLET



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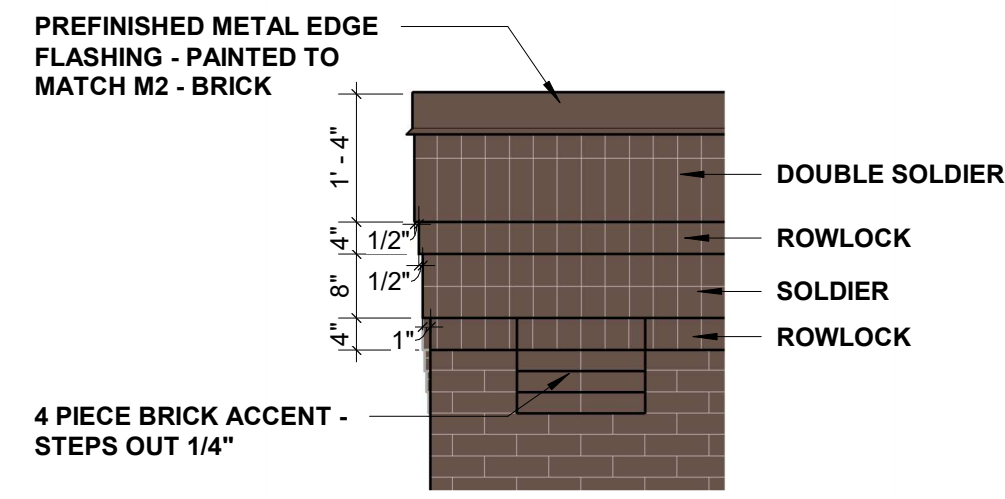
CHARCOAL (MP2 ON THE EXTERIOR FINISH LEGEND)

MODULAR BRICK (IN ALL THREE BRICK PATTERNS SHOWN TO THE RIGHT) (M2 ON THE EXTERIOR FINISH LEGEND)

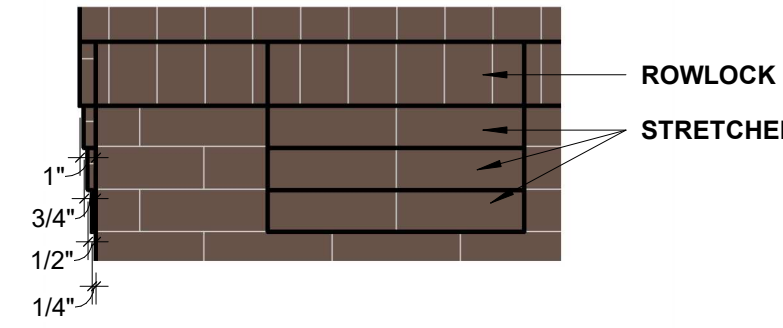
BRICK MORTAR COLOR TO MATCH THE STONE

FOREST GREEN (SF1, MP1 ON THE EXTERIOR FINISH LEGEND)

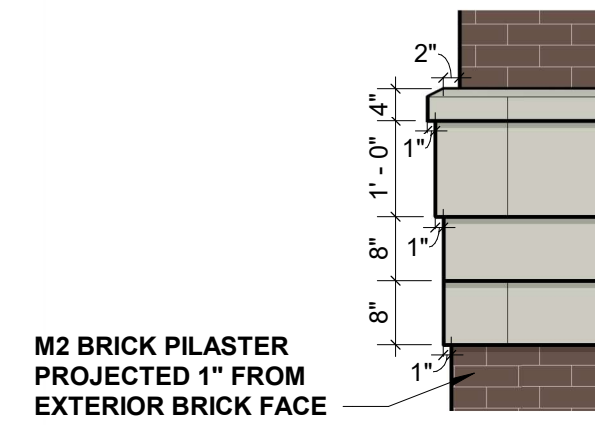
STONE VENEER (BOTH SMOOTH AND SPLIT FACE DEPENDING ON THE AREA) (S1 & S2)- ON EXTERIOR FINISH LEGEND)



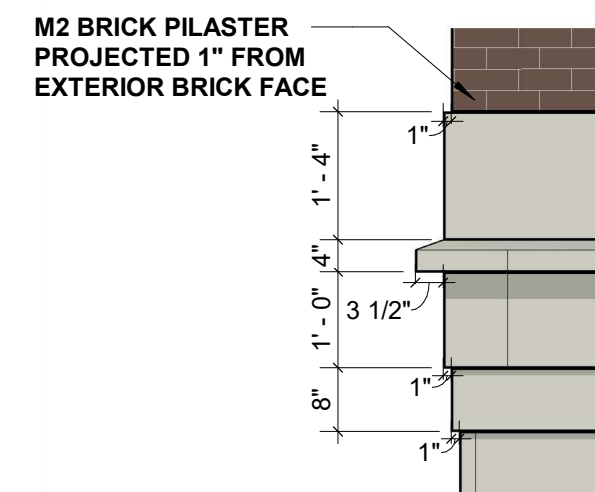
BRICK ACCENT BAND DETAIL
1/2" = 1'-0"



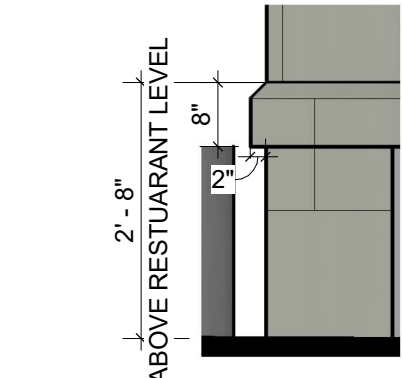
BRICK ACCENT 4 PIECE DETAIL
1" = 1'-0"



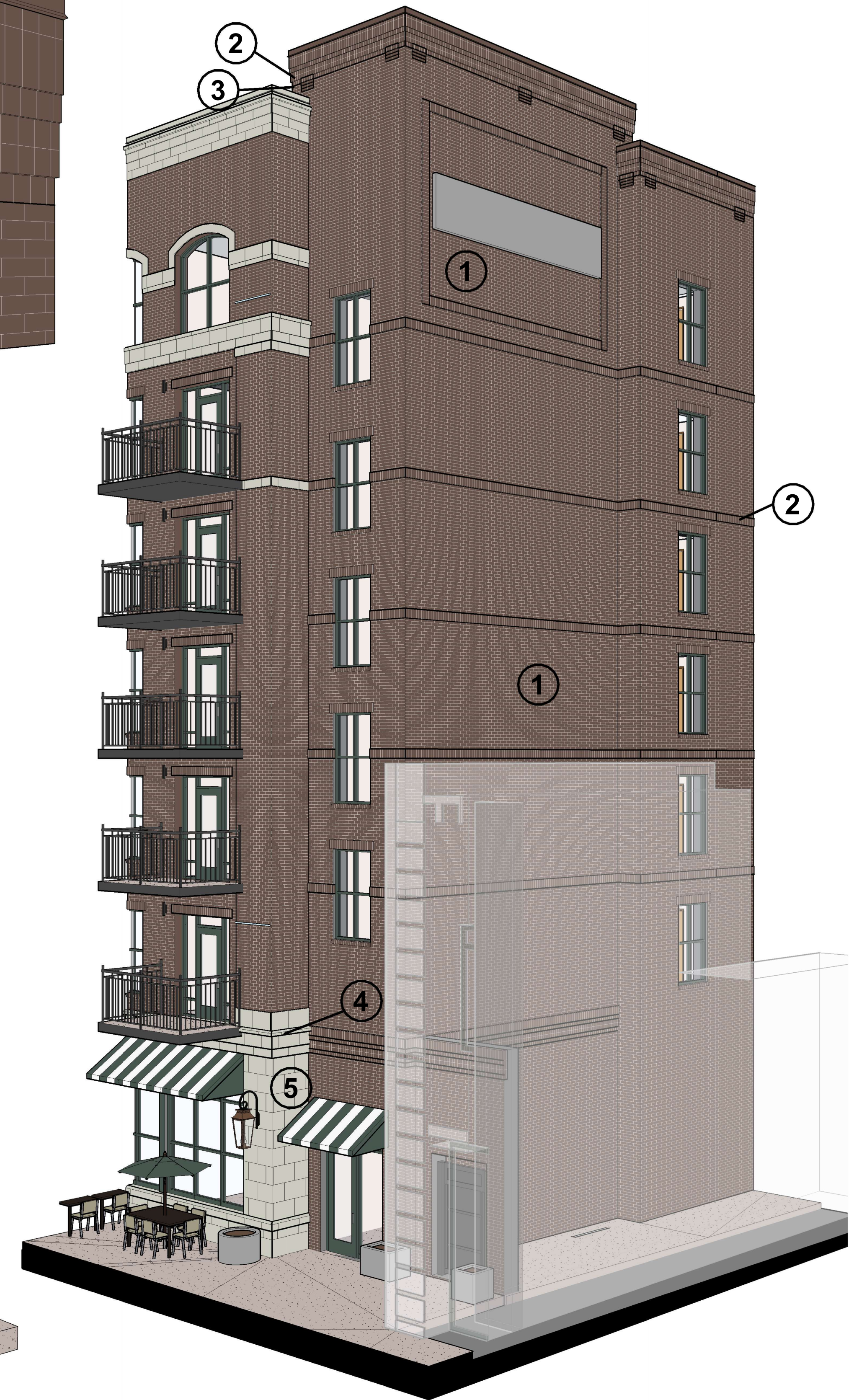
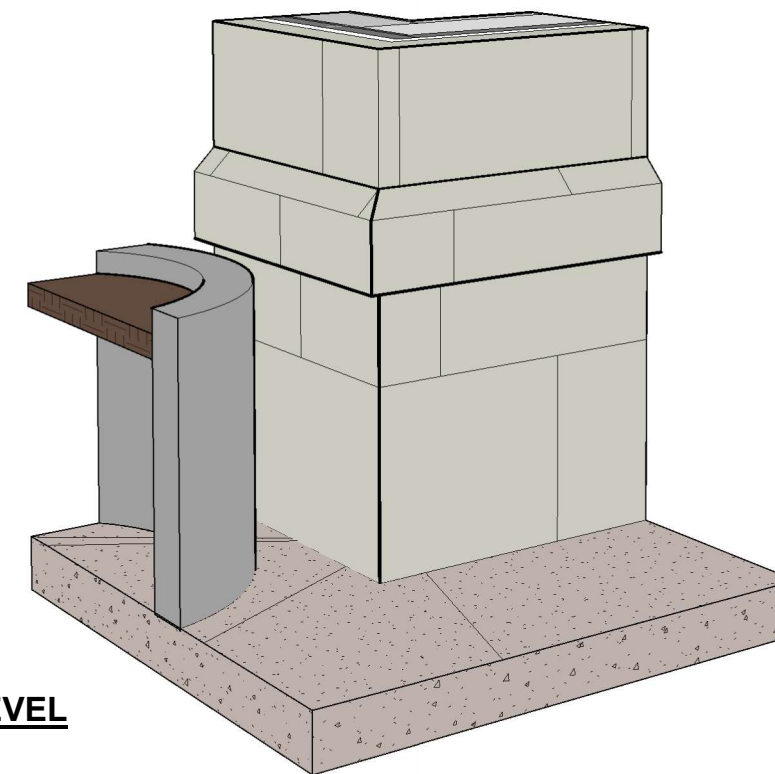
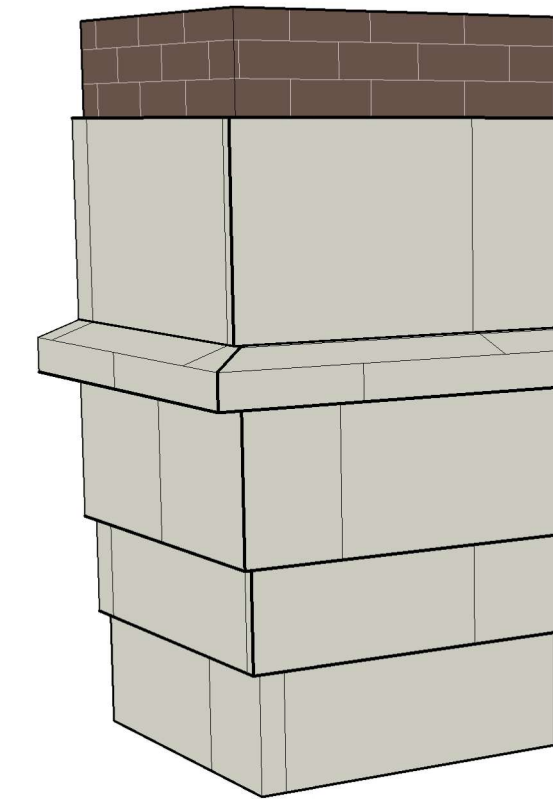
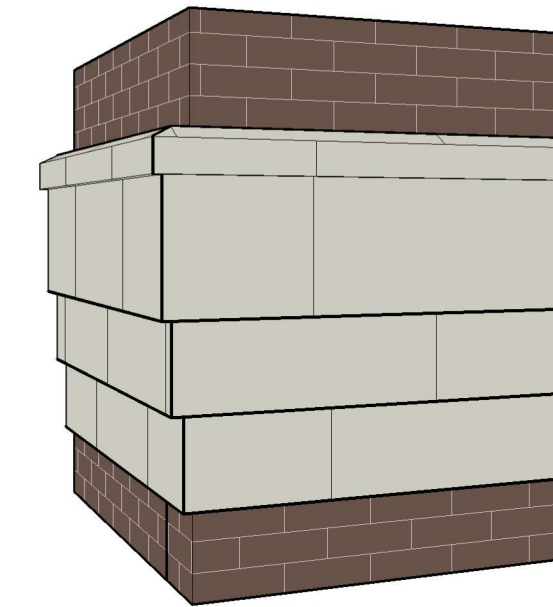
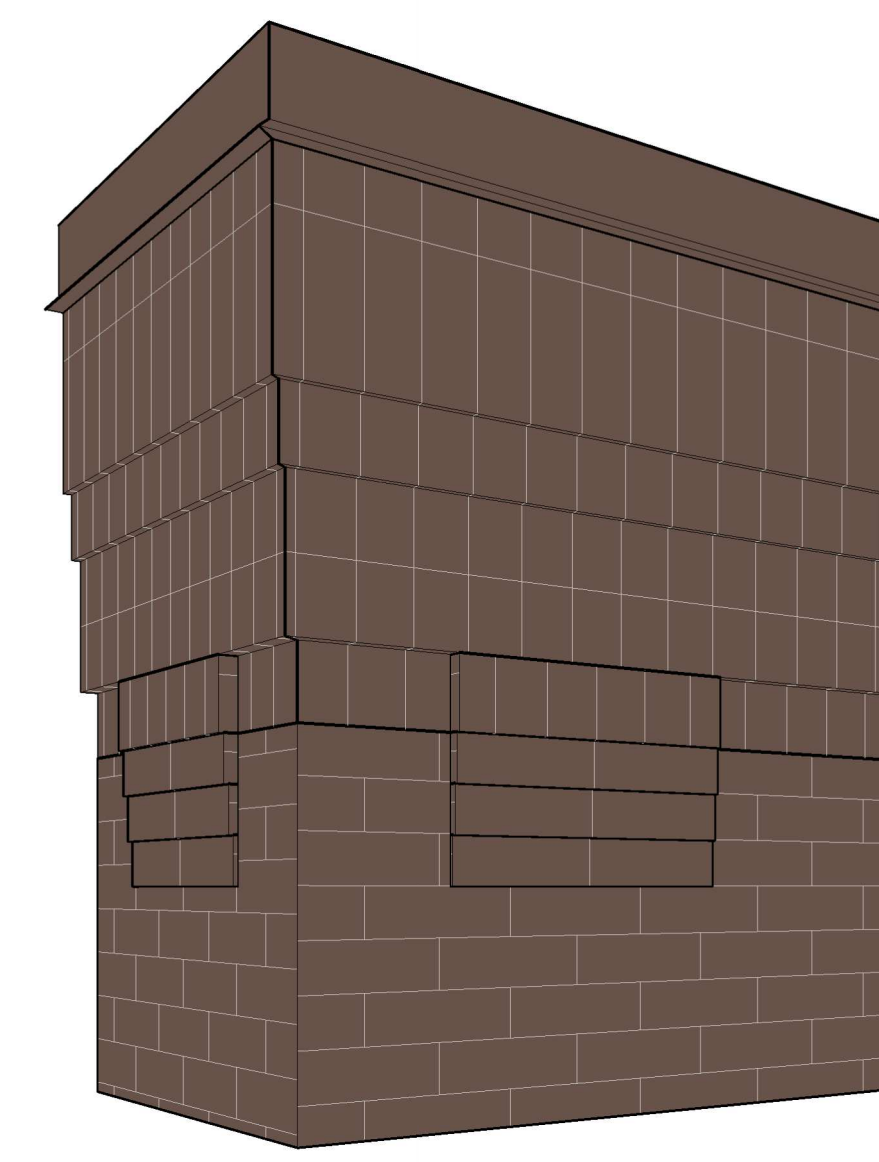
STONE SILL @ 7TH FLOOR DETAIL
1/2" = 1'-0"
SIDE VIEW



STONE SILL @ 2ND FLOOR DETAIL
1/2" = 1'-0"



STONE WATERTABLE @ RESTUARANT LEVEL
1/2" = 1'-0"



M. HELLER - TAPESTRY COLLECTION by HILTON

SOUTH MAIN ST. & EAST McBEE AVE.
GREENVILLE, SC 29601



Renaissance Group

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SCHEMATIC DESIGN

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