

HALL EMER

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150

Franklin, TN 37067

ARCHITECT

Duda | Paine Architects, PA 333 Liggett Street Durham, NC 27701

<u>CIVIL ENGINEER</u>
Ragan-Smith Associates, Inc.
315 Woodland Street

Nashville, TN 37206

LANDSCAPE ARCHITECT

Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast

Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless

Charlotte, NC 28206

MEP ENGINEER

Newcomb & Boyd, LLP

303 Peachtree Center Avenue,
Suite 525

1309 Amble Drive

Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE Suite 525 Atlanta, GA 30303

OFFICE AND GARAGE

Ins accument is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA.

© Copyright 2018 Duda/Paine Architects, PA

MARK DATE DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

East Elevation

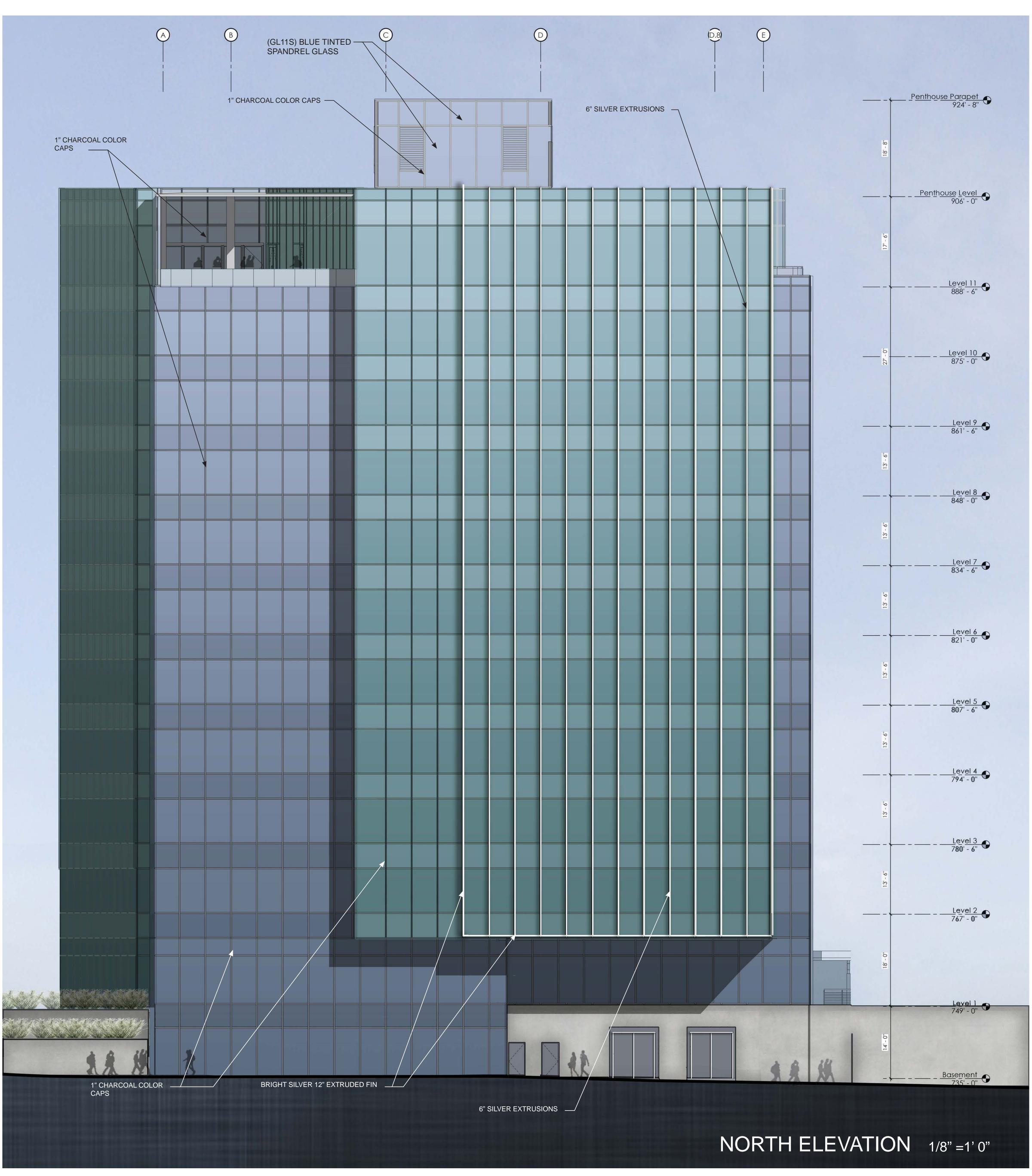
Site Plan Submission

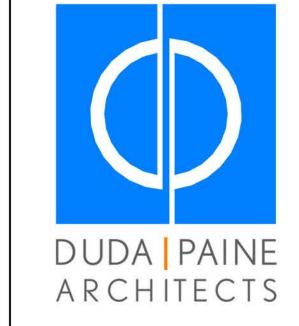
A1.0

NORTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass (GI10s) Green Tinted Spandrel Glass (GL11) Blue Tinted Vision Glass (GL11s) Blue Tinted Spandrel Glass (GL12) Clear Vision Glass (GL12s) Clear Vision Spandrel Glass	7565 4516 5752 2494 0	37.2% 22.2 % 28.2 % 12.2% 0.0 % 0.0 %
Net	20327	0.0 %

Note:

The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.







OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

<u>DEVELOPER</u> Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150

Franklin, TN 37067

ARCHITECT

Duda | Paine Architects, PA 333 Liggett Street

Durham, NC 27701

CIVIL ENGINEER

Ragan-Smith Associates, Inc.

Ragan-Smith Associates, In 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425

Atlanta, GA 30326 STRUCTURAL ENGINEER King/Guinn Associates

King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE

303 Peachtree Center Aver Suite 525 Atlanta, GA 30303

EE FRANKLIN PARI ICE AND GARAG

This document is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA.

© Copyright 2018 Duda/Paine Architects, PA

MARK DATE DESCRIPTION

ISSUE DATE: 04/05/201
PROJECT NUMBER: P2161

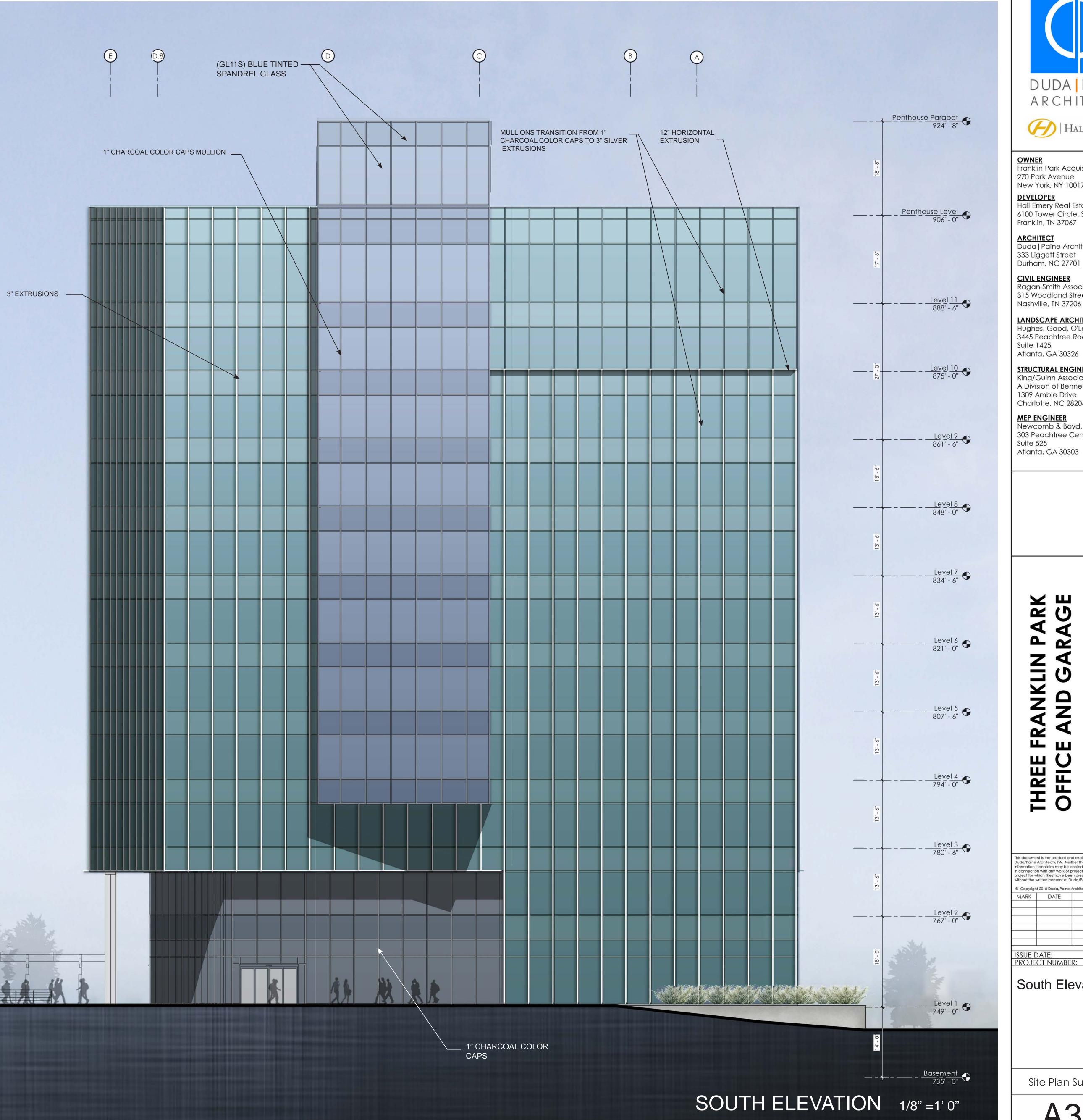
North Elevation

Site Plan Submission

A2.0

SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	2834	13.6 %
(GI10s) Green Tinted Spandrel Glass	1756	8.4 %
(GL11) Blue Tinted Vision Glass	9120	44.0%
(GL11s) Blue Tinted Spandrel Glass	5546	26.7 %
(GL12) Clear Vision Glass	1185	5.7%
(GL12s) Clear Vision Spandrel Glass	275	1.3 %
Net	20716	

The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.







OWNER
Franklin Park Acquisition Co, LLC. 270 Park Avenue New York, NY 10017

DEVELOPER Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT Duda | Paine Architects, PA

333 Liggett Street Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc. 3445 Peachtree Road, Northeast Suite 1425

STRUCTURAL ENGINEER
King/Guinn Associates A Division of Bennett & Pless 1309 Amble Drive Charlotte, NC 28206

MEP ENGINEER Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE Suite 525

This document is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA. © Copyright 2018 Duda/Paine Architects, PA

ISSUE DATE: PROJECT NUMBER:

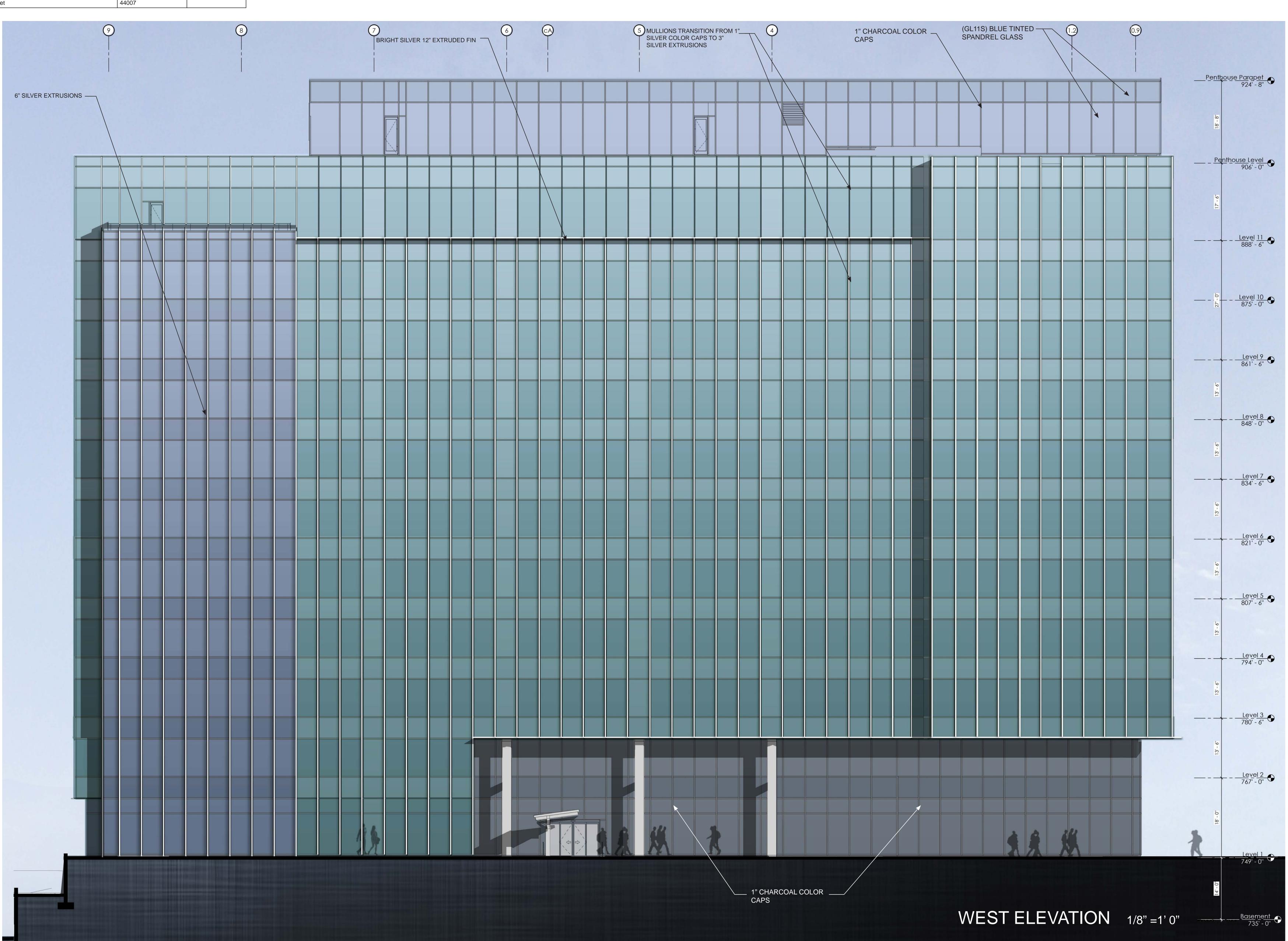
South Elevation

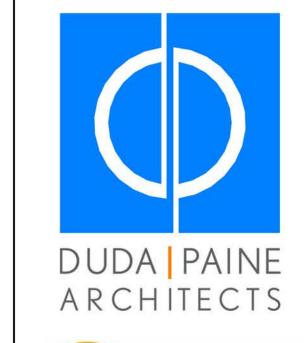
Site Plan Submission

A3.0

WEST ELEVATION PERCENT OF NET SURFACE AREA (Sq Ft) (GL10) Green Tinted Vision Glass (Gl10s) Green Tinted Spandrel Glass 18693 10927 42.4 % 24.8% (GL11) Blue Tinted Vision Glass 15.3% 6772 (GL11s) Blue Tinted Spandrel Glass 3820 8.6 % (GL12) Clear Vision Glass 3088 7.0 % (GL12s) Clear Vision Spandrel Glass 1.6 % 44007 6" SILVER EXTRUSIONS —

The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.





HALL EMERY

Franklin Park Acquisition Co, LLC. 270 Park Avenue New York, NY 10017

DEVELOPER Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT Duda | Paine Architects, PA

333 Liggett Street Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT Hughes, Good, O'Leary & Ryan, Inc. 3445 Peachtree Road, Northeast

Suite 1425 Atlanta, GA 30326 STRUCTURAL ENGINEER
King/Guinn Associates A Division of Bennett & Pless

Charlotte, NC 28206 MEP ENGINEER Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE Suite 525

1309 Amble Drive

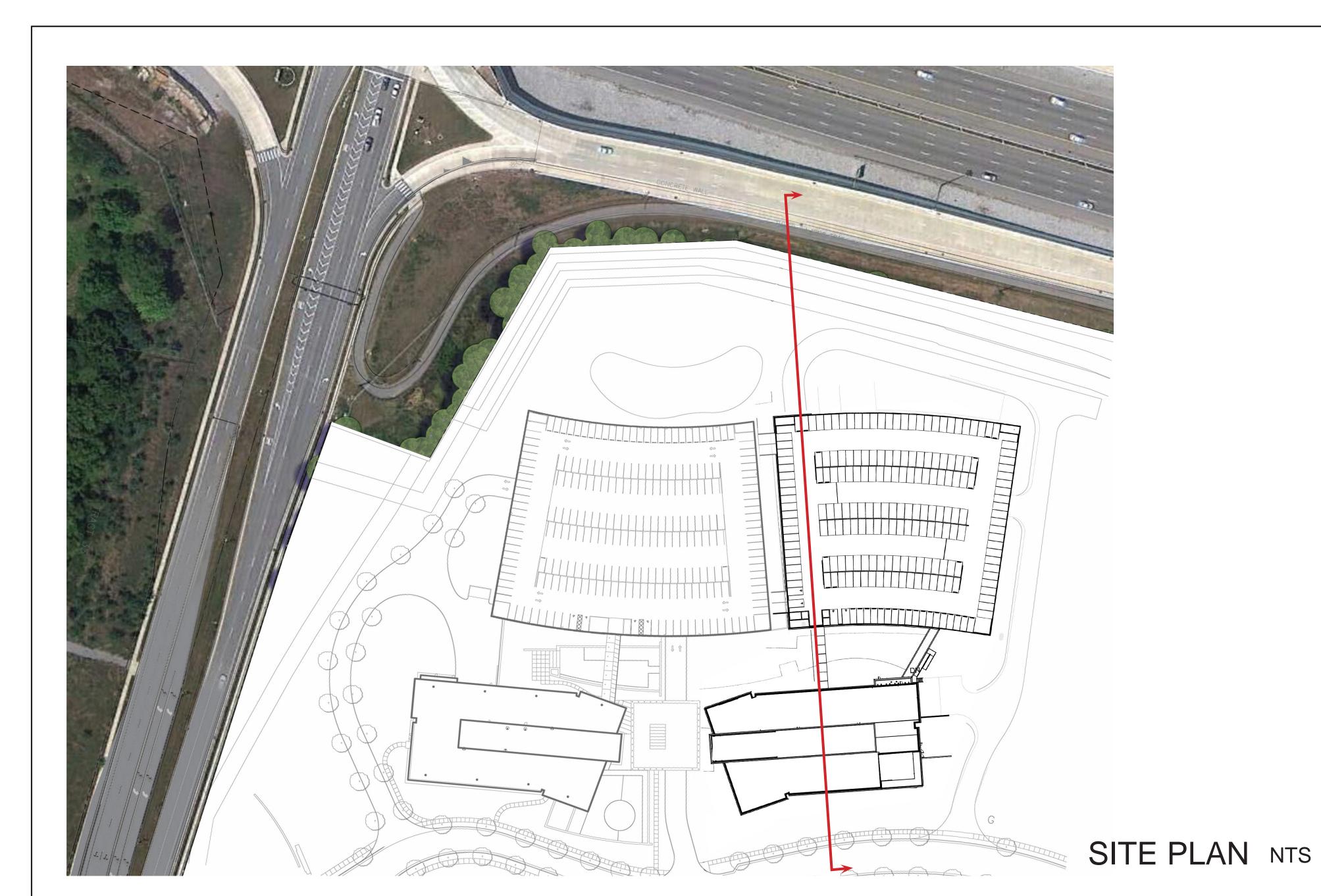
Atlanta, GA 30303

This document is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA. © Copyright 2018 Duda/Paine Architects, PA ISSUE DATE: PROJECT NUMBER:

West Elevation

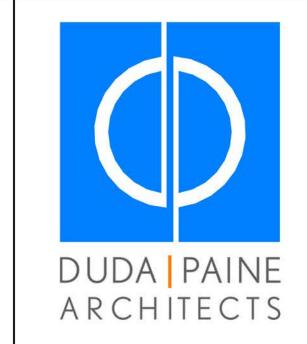
Site Plan Submission

A4.0



Ν

The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.





OWNER
Franklin Park Acquisition Co, LLC.

270 Park Avenue New York, NY 10017

DEVELOPER

Hall Emery Real Estate, LLC.

6100 Tower Circle Suite 150

6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT

Duda | Paine Architects, PA

333 Liggett Street

Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.

Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425

Suite 1425 Atlanta, GA 30326

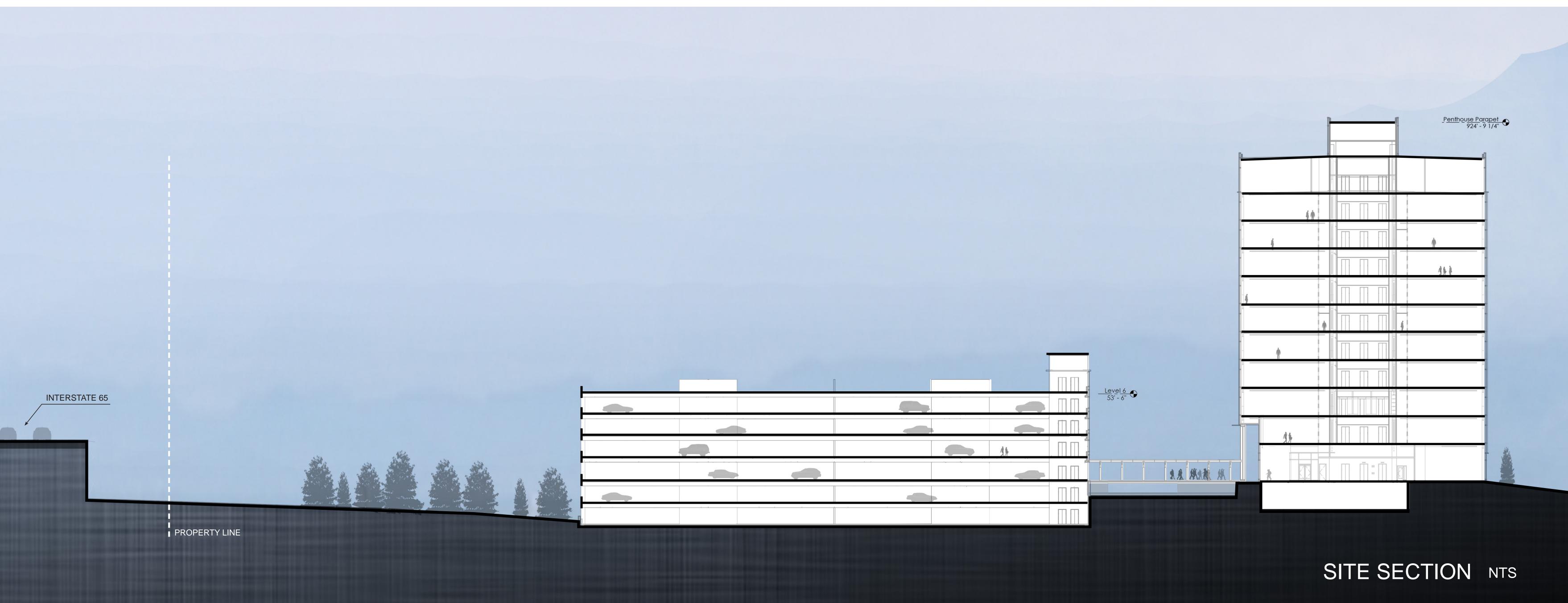
STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER

Newcomb & Boyd, LLP

303 Peachtree Center Avenue, NE

Suite 525 Atlanta, GA 30303



THREE FRANKLIN PARK OFFICE AND GARAGE

This document is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA.

© Copyright 2018 Duda/Paine Architects, PA

MARK DATE DESCRIPTION

ISSUE DATE: PROJECT NUMBER:

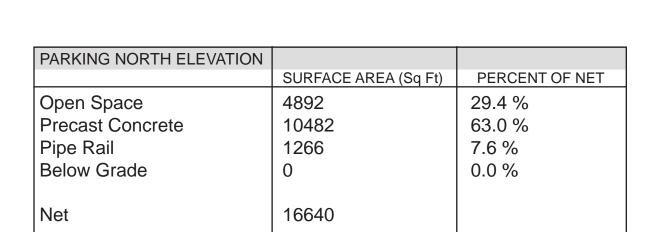
Site Section

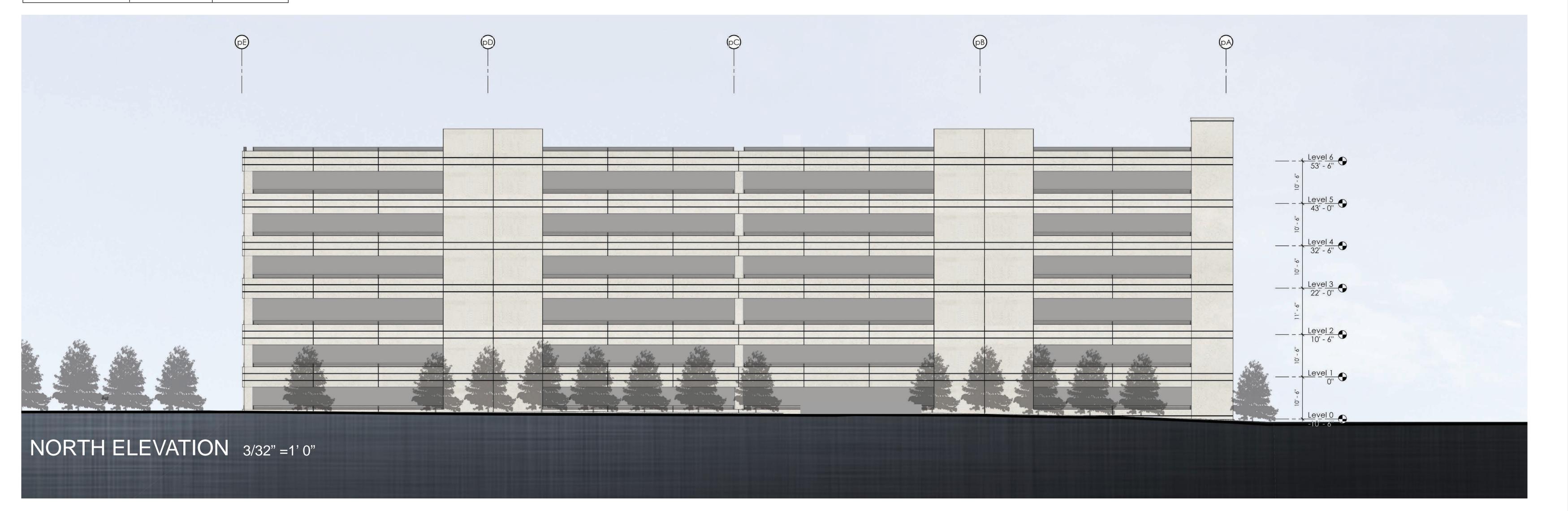
Site Plan Submission

A5.0

PARKING WEST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	6908	34.0%
Precast Concrete	10433	51.4 %
Pipe Rail	1670	8.2 %
Below Grade	1268	6.2 %
Net	20279	











OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue

New York, NY 10017

<u>DEVELOPER</u>
Hall Emery Real Estate, LLC.

Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT

Duda | Paine Architects, PA

333 Liggett Street

Durham, NC 27701

CIVIL ENGINEER

Ragan-Smith Associates, Inc.

Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

Atlanta, GA 30326

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

HREE FRANKLIN PARK DFFICE AND GARAGE

Duda/Paine A information it in connection project for wh without the w	architects, PA. Neithe contains may be co with any work or pro ich they have been	er the document nor the pied, disclosed to others or used oject other than the specific prepared and developed da/Paine Architects, PA.
MARK	DATE	DESCRIPTION

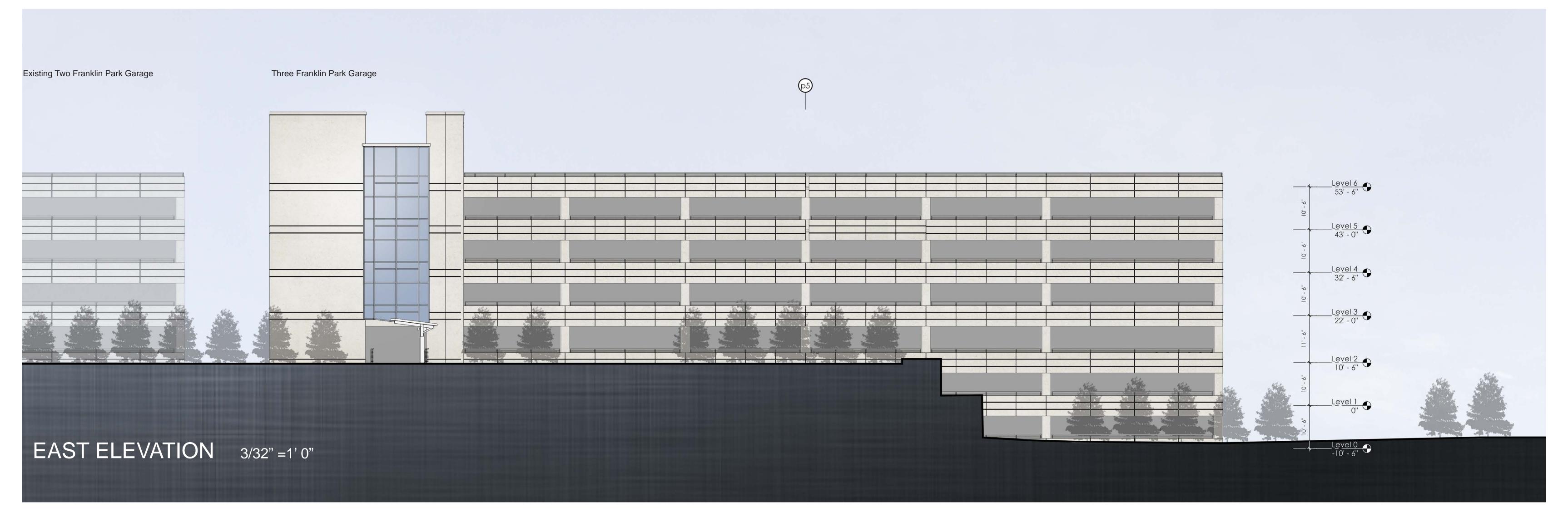
ISSUE DATE: 04/05
PROJECT NUMBER: P2

West and North Elevation

Site Plan Submission

AP1.0

PARKING EAST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4051	24.7 %
Precast Concrete	7048	43.0 %
Pipe Rail	1001	6.1 %
Below Grade	3569	21.7 %
(GL20) Clear Vision Glass	424	2.5 %
(GL20s) Clear Vision Spandrel Glass	283	1.7 %
Net	16376	



	_	_
PARKING SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	3730	25.0 %
Precast Concrete	9791	65.5 %
Pipe Rail	978	6.5 %
Below Grade	448	2.9 %
Net	14947	







OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT Duda | Paine Architects, PA

333 Liggett Street Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT Hughes, Good, O'Leary & Ryan, Inc. 3445 Peachtree Road, Northeast Suite 1425 Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER Newcomb & Boyd, LLP

303 Peachtree Center Avenue, NE Suite 525 Atlanta, GA 30303

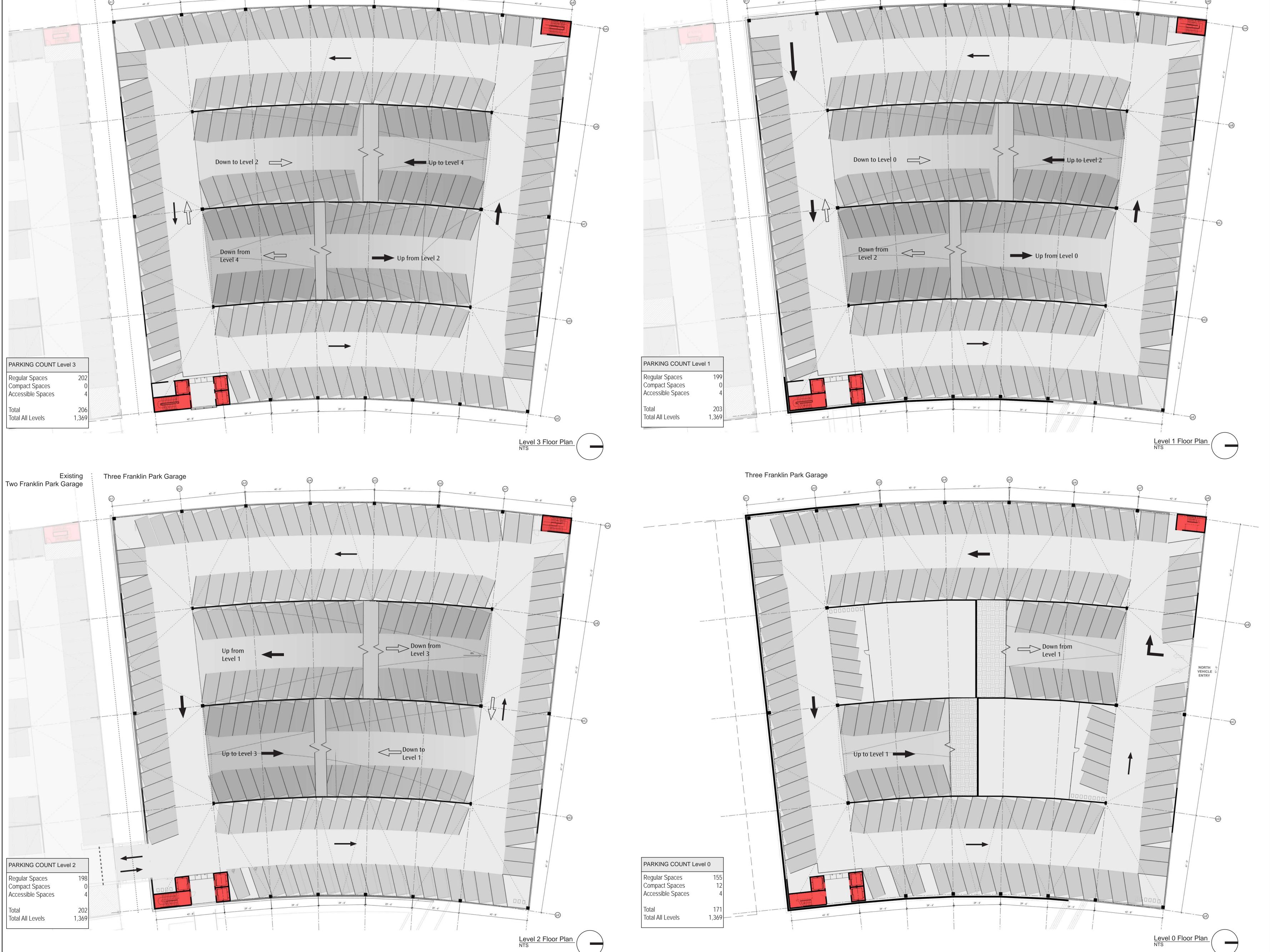
This document is the product and exclusive property of Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used n connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA.

ISSUE DATE: PROJECT NUMBER:

East and South Elevation

Site Plan Submission

AP2.0



Three Franklin Park Garage

Two Franklin Park Garage

Three Franklin Park Garage

Two Franklin Park Garage





OWNER
Franklin Park Acquisition Co, LLC.

270 Park Avenue New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT Duda | Paine Architects, PA

333 Liggett Street Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc. 315 Woodland Street

Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc. 3445 Peachtree Road, Northeast Suite 1425 Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates A Division of Bennett & Pless 1309 Amble Drive

Charlotte, NC 28206 MEP ENGINEER Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE

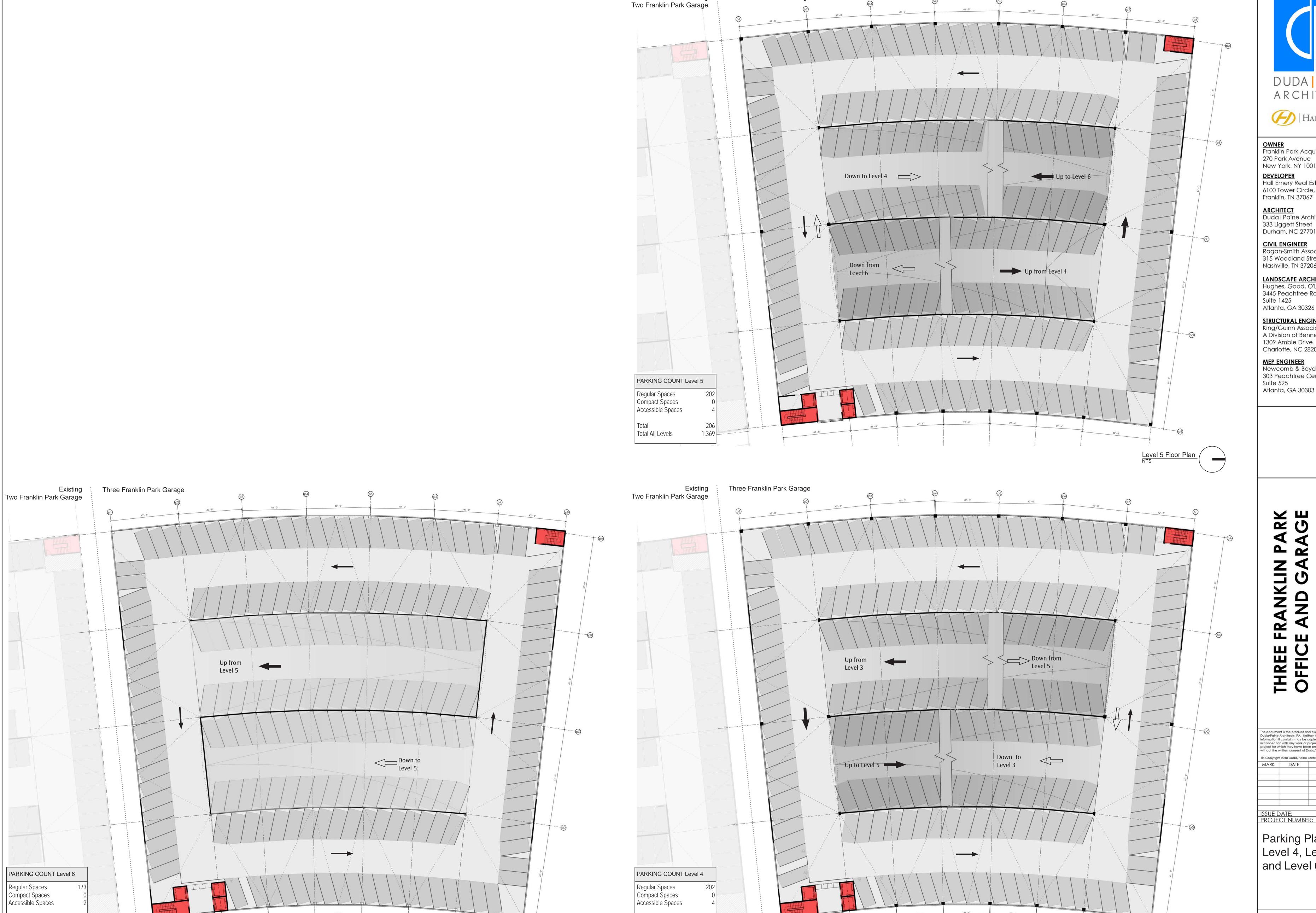
Suite 525 Atlanta, GA 30303

Duda/Paine Architects, PA. Neither the document nor the information it contains may be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Duda/Paine Architects, PA. © Copyright 2018 Duda/Paine Architects, PA

ISSUE DATE: PROJECT NUMBER: Parking Plan Level 0, Level 1, Level 2 and Level 3

Site Plan Submission

AP3.0



Total All Levels

Level 6 Floor Plan

Total All Levels

Existing

Three Franklin Park Garage





Franklin Park Acquisition Co, LLC. 270 Park Avenue New York, NY 10017

DEVELOPER Hall Emery Real Estate, LLC. 6100 Tower Circle, Suite 150 Franklin, TN 37067

ARCHITECT Duda | Paine Architects, PA

Durham, NC 27701 **CIVIL ENGINEER**

Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206

LANDSCAPE ARCHITECT Hughes, Good, O'Leary & Ryan, Inc. 3445 Peachtree Road, Northeast Suite 1425

STRUCTURAL ENGINEER
King/Guinn Associates A Division of Bennett & Pless 1309 Amble Drive

Charlotte, NC 28206 MEP ENGINEER Newcomb & Boyd, LLP 303 Peachtree Center Avenue, NE

Suite 525 Atlanta, GA 30303

This documen	t is the product and exclusive property of
Duda/Paine A	rchitects, PA. Neither the document nor the
information it	contains may be copied, disclosed to others or used
in connection	with any work or project other than the specific
project for wh	ich they have been prepared and developed
without the wr	ritten consent of Duda/Paine Architects, PA.

Ocopyright 2018 Duda/Paine Architects, PA

ISSUE DATE: PROJECT NUMBER:

Parking Plan Level 4, Level 5, and Level 6

Site Plan Submission

FOR REFERENCE ONLY

APA.0

Level 4 Floor Plan