



FRANKLIN STATION II PROJECT
DESIGN REVIEW SUBMITTAL
JUNE 23, 2026

FRANKLIN STATION II PROJECT

DESIGN REVIEW
JUNE 23, 2026

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ABBREVIATION LEGEND			
AC	ASPHALT CONCRETE	(N)	NEW
APN	ASSESSORS PARCEL NUMBER	N, (N)	NORTH
AT&T	AMERICAN TELEPHONE & TELEGRAPH	NAVD	NORTH AMERICAN VERTICAL DATUM
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	NCR	NAPA COUNTY RECORDS
BA	BIORETENTION AREA	(NE)	NORTH EAST
BASMAA	BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION	NO	NUMBER
BSL	BOTTOM GRAVEL LAYER	NSD	NAPA SANITATION DISTRICT
BMP	BEST MANAGEMENT PRACTICES	(NW)	NORTH WEST
BSH	BACK OF SIDEWALK	(P)	PROPOSED
C	COMPACT PARKING STALL	PB	FULL BOX
CB	CATCH BASIN	PL, P	PROPERTY LINE
CONC	CONCRETE	POR	PORTION
CONF	CONFORM	PS	PUBLIC SERVING
CS	CURB & GUTTER	PVMT	PAVEMENT
CL, C	CENTERLINE	RCE	REGISTERED CIVIL ENGINEER
CP	CONTROL POINT	RET	RETAINING WALL
DC	DOWNTOWN COMMERCIAL	RM	RECORD MAP
DCV	DOUBLE CHECK VALVE	ROW	RIGHT OF WAY LINE
DI	DROP INLET	RFBP	REVERSE PRESSURE BACKFLOW PREVENTER
DMA	DRAINAGE MANAGEMENT AREA	RS	RECORD OF SURVEY
DMU	DOWNTOWN MIXED USE	RT	RIGHT
E, (E)	EAST	RWL	RAIN WATER LEADER
EG	EXISTING GRADE	S	SLOPE
ELEC	ELECTRIC	(S)	SOUTH
ELEV	ELEVATION	S.A.D.	SEE ARCHITECT DRAWINGS
(E)	EXISTING	SCP	STORMWATER CONTROL PLAN
ESC	EROSION SEDIMENT CONTROL	SD	STORM DRAIN
EXP	EXPANDED	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	(SE)	SOUTH EAST
FD	FLOOR DRAIN	SD	STORM DRAIN
FF	FINISH FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SDCO	STORM DRAIN CLEANOUT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL, F	FLOW LINE	SL	STREET LIGHT
FDG	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FND	FOUND	SSCO	SANITARY SEWER CLEANOUT
GB	GRADE BREAK	SSFH	SANITARY SEWER FLUSH HOLE
GIS	GEOGRAPHIC INFORMATION SYSTEM	SSMH	SANITARY SEWER MANHOLE
GPD	GENERAL PLAN DESIGNATION	SRMP	STORMWATER RUNOFF MANAGEMENT PLAN
G/S	GAS SERVICE	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
INV	INVERT ELEVATION	STD	STANDARD
IRR	IRRIGATION	SH	SIDEWALK
HP	HIGH POINT	TB	TREE BOX
INV	INVERT ELEVATION	TC	TOP OF CURB ELEVATION
JB	JUNCTION BOX	TGL	TOP GRAVEL LAYER
JT	JOINT TRENCH	TSL	TOP SOIL LAYER
LF	LINEAL FEET	TYP	TYPICAL
LLC	LIMITED LIABILITY COMPANY	USD	UNDER SIDEWALK DRAIN
LP	LOW POINT	UCD	UNDERGROUND COMMERCIAL DISTRIBUTION
LT	LEFT	VG	VALLEY GUTTER
MAX	MAXIMUM	W, (W)	WEST
MIN	MINIMUM	W	WATER
		WM	WATER METER
		MV	WATER VALVE

SYMBOL LEGEND			
PROPOSED		EXISTING	
SD	STORM DRAIN LINE	EX SD	EDGE OF PAVEMENT STORM DRAIN LINE
FW	FIRE WATER LINE	EX SG	SANITARY SEWER LINE
DW	DOMESTIC WATER LINE	EX H	WATER MAIN LINE
DI	DROP INLET	GAS	GAS LINE
100'	100-YEAR OVERLAND RELEASE PATH	ELEC	ELECTRICAL
C&G	CURB AND GUTTER	EB	ELECTRICAL BOX
VC	VERTICAL CURB	CB	CABLE BOX
RC	RED CURB	TSB	TRAFFIC SIGNAL BOX
FLC	FLUSH CURB	SDMH	STORM DRAIN MANHOLE
SNW/C	SIDEWALK/WALKWAY/CONCRETE	SSMH	SANITARY SEWER MANHOLE
DV	DRIVENWAY	SSCO	SANITARY SEWER CLEANOUT
PL	PROPERTY LINE	C&G	CURB AND GUTTER
DCV	DOUBLE CHECK VALVE	SD	SIDEWALK
WM	WATER METER	DV	DRIVENWAY
FDG	FIRE DEPARTMENT CONNECTION	FDH	FIRE HYDRANT
USD	UNDER SIDEWALK DRAIN	WV	WATER VALVE
JB	JUNCTION BOX	L	LIGHT
CB	CATCH BASIN	ME	METER
SDMH	STORM DRAIN MANHOLE	SE	SPOT ELEVATION
HR	HANDICAP RAMP	CP	STORM DRAIN CATCH BASIN
		T	TREE
		S	SIGN
		CP	SURVEY CONTROL POINT
		PSV	PS&E VAULT
		SLRB	STREET LIGHT FULL BOX
		DI	DROP INLET
		FDG	FIRE DEPARTMENT CONNECTION
		TM	TELEPHONE MANHOLE
		GS	GAS SERVICE
		GV	GAS VAULT
		GV	GAS VALVE

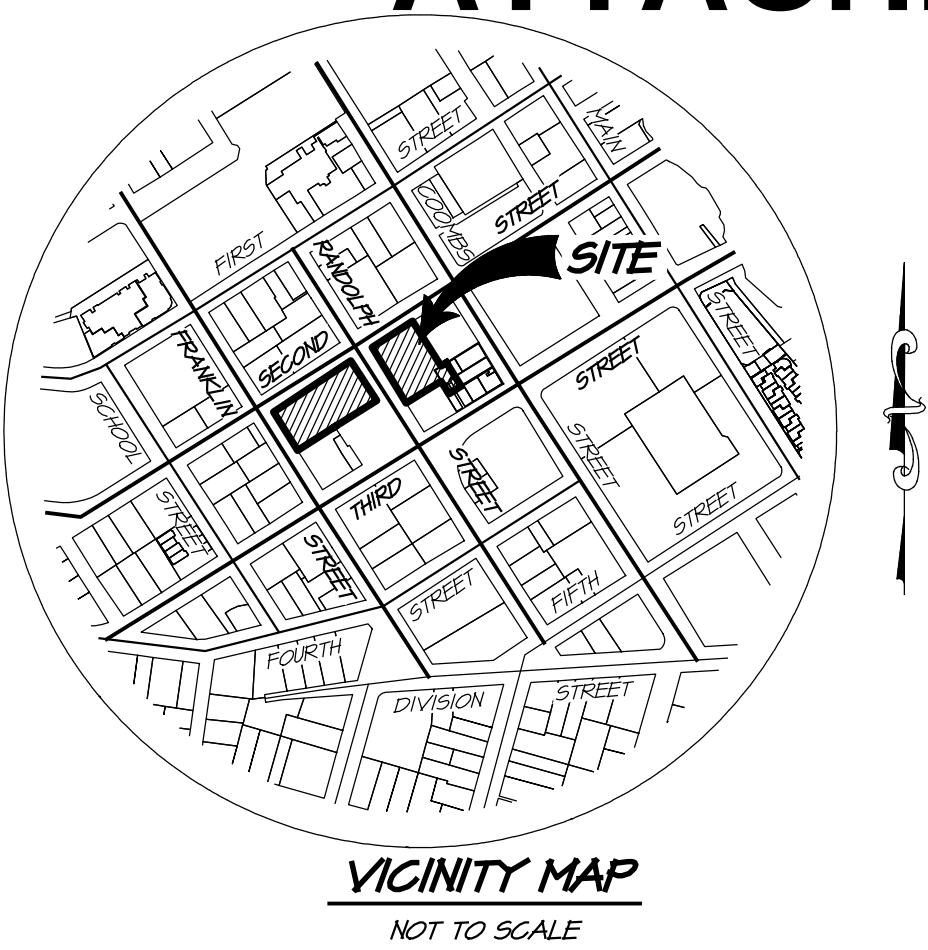
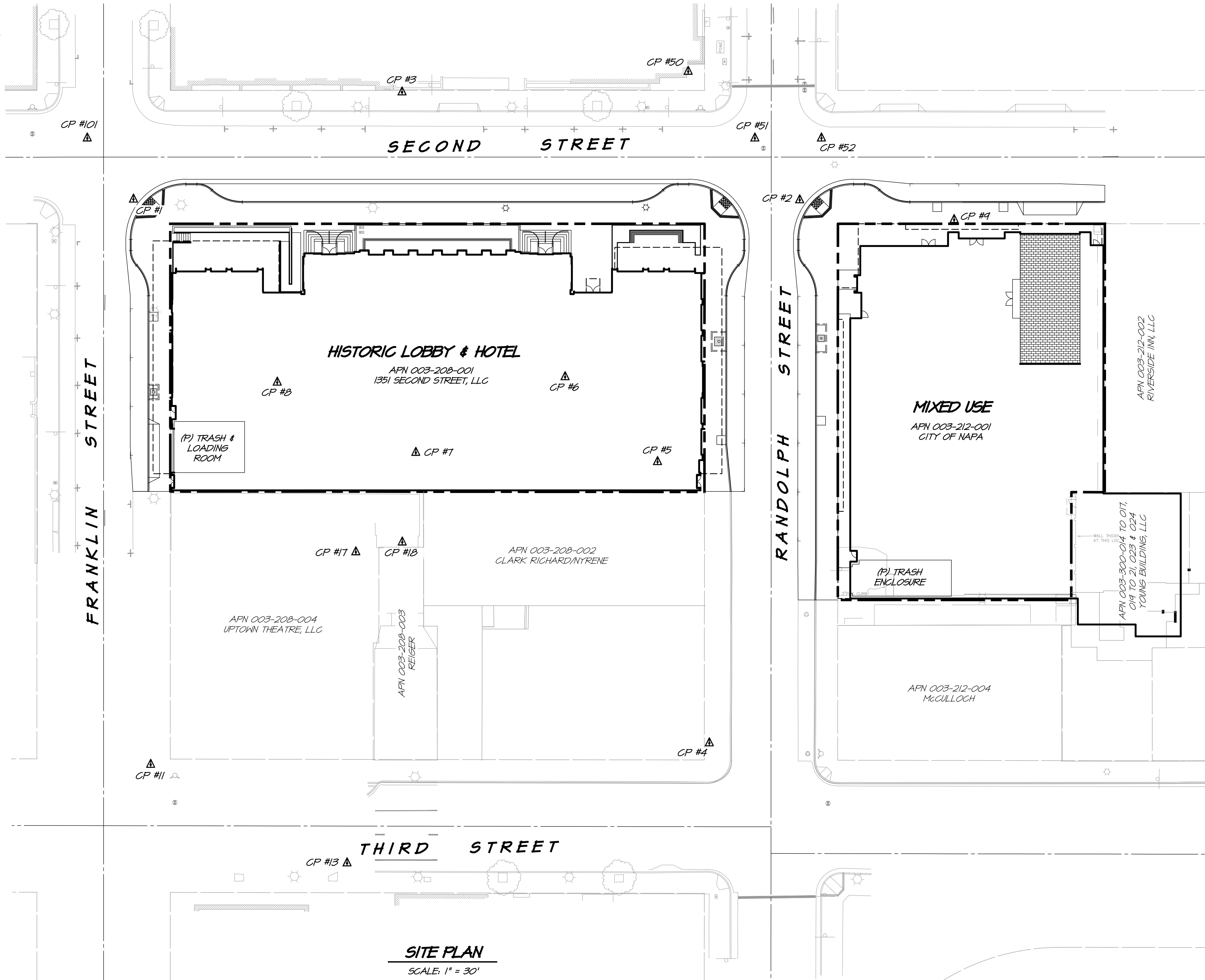
BENCHMARK
CINGUINI & PASSARINO CONTROL POINT NO. 1, BEING A CUT "X" IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF SECOND AND FRANKLIN STREETS AS SHOWN HEREON. ELEVATION = 22.31' (NAVD 88)

BASIS OF BEARINGS
BEING NORTH 57°32'53" EAST, BETWEEN WELL MONUMENTS AT THE CENTERLINE INTERSECTIONS OF SECOND AND SCHOOL STREETS AND SECOND AND FRANKLIN STREETS AS SHOWN ON THE RECORD OF SURVEY OF THE CENTERLINE OF SECOND STREET, RECORDED JULY 6, 2015 IN BOOK 44 OF SURVEYS AT PAGES 80 THROUGH 86 INCLUSIVE AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 8, 2016 AS DOCUMENT NUMBER 2016-0000373, OFFICIAL RECORDS OF NAPA COUNTY.

LOCAL SITE CONTROL

CP #	GROUND NORTHING	GROUND EASTING	ELEVATION	CP #	GROUND NORTHING	GROUND EASTING	ELEVATION	CP #	GROUND NORTHING	GROUND EASTING	ELEVATION
1	1870068.936'	6479013.315'	22.31'	7	1870040.917'	6479181.664'	23.52'	18	1870003.584'	6479198.163'	21.17'
2	1870229.493'	6479266.494'	21.76'	8	1870034.134'	6479112.048'	22.88'	50	1870251.388'	6479193.155'	21.67'
3	1870174.465'	6479284.440'	21.95'	9	1870254.254'	6479329.893'	21.31'	51	1870242.110'	6479234.557'	21.87'
4	1870001.448'	6479363.264'	20.88'	11	1864858.445'	6479156.278'	21.48'	52	1870258.194'	6479254.834'	21.54'
5	1870005.750'	6479275.705'	21.78'	13	1864868.408'	6479254.642'	21.40'	101	1870081.012'	6479491.036'	21.96'
6	1870105.668'	6479220.107'	22.27'	17	1864988.676'	6479182.894'	21.16'				

DESIGN REVIEW PLANS FOR FRANKLIN STATION CITY OF NAPA CALIFORNIA



GENERAL NOTES

OWNER: APN 003-208-001: 1351 SECOND STREET LLC
APN 003-300-014: YOUNG BUILDING, LLC
TO 017, 019 TO 804 COONERS ST, 021, 023 & 024 NAPA CA 94559

ARCHITECT: BAR ARCHITECTS & INTERIORS
77 BEARY STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94108
(415) 293-5700

CIVIL ENGINEER: RSA
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
(707) 252-3301

SURVEYOR: CINGUINI & PASSARINO, INC.
1360 N DUTTON AVE # 150
SANTA ROSA, CALIFORNIA 95401
(707) 542-6268

PARCEL NUMBERS: 003-208-001, 003-212-001, 003-300-014 TO 017, 003-300-019 TO 021, 023 & 024

PARCEL AREA: 1.2+ ACRES

EXISTING USE: EXISTING POST OFFICE BUILDING, PARKING

PROPOSED USE: HOTEL/RESIDENTIAL

WATER: CITY OF NAPA

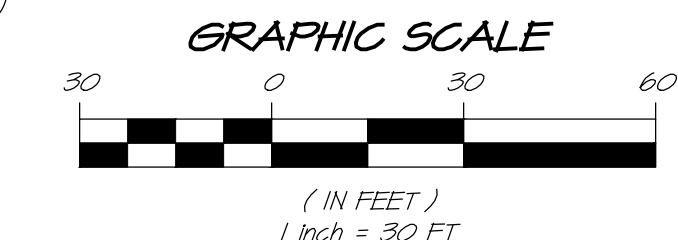
SEWER: NAPA SANITATION DISTRICT

EXISTING ZONING: APN 003-208-001, CP (DOWNTOWN PUBLIC) OTHER PARCELS: DMU (DOWNTOWN MIXED USE)

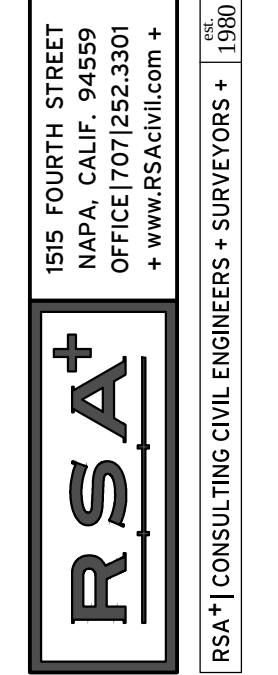
PROPOSED ZONING: ALL PARCELS: DMU (DOWNTOWN MIXED USE)

GENERAL PLAN: DOWNTOWN MIXED USE

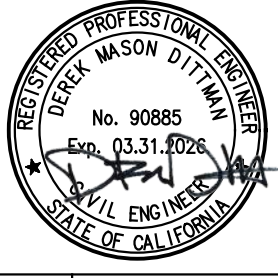
- PROJECT NOTES**
- THE TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED FROM A TOPOGRAPHIC SURVEY BY CINGUINI & PASSARINO, INC. ON MAY 2019.
 - BOUNDARY INFORMATION SHOWN IS RECORD INFORMATION PER 44 RS 80 THRU 86, NCR AS NOTED ON THE TOPOGRAPHIC MAP PREPARED BY CINGUINI & PASSARINO, INC. DATED MAY 7, 2019.
 - BENCHMARK: CINGUINI & PASSARINO CONTROL POINT NO. 1, BEING A CUT "X" IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF SECOND AND FRANKLIN STREETS AS SHOWN HEREON. ELEVATION = 22.31' (NAVD 88)
 - BASIS OF BEARINGS: BEING NORTH 57°32'53" EAST, BETWEEN WELL MONUMENTS AT THE CENTERLINE INTERSECTIONS OF SECOND AND SCHOOL STREETS AND SECOND AND FRANKLIN STREETS AS SHOWN ON THE RECORD OF SURVEY OF THE CENTERLINE OF SECOND STREET, RECORDED JULY 6, 2015 IN BOOK 44 OF SURVEYS AT PAGES 80 THROUGH 86 INCLUSIVE AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 8, 2016 AS DOCUMENT NUMBER 2016-0000373, OFFICIAL RECORDS OF NAPA COUNTY.
 - SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATER AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM).
 - THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNERS.
 - THE FRANKLIN STATION POST OFFICE BUILDING AND PARKING AREA EXISTS ON APN 003-208-001. THIS POST OFFICE BUILDING WILL BE RESTORED AND REVITALIZED AS PART OF THE PROPOSED HOTEL. AN EXISTING PARKING LOT EXISTS ON APN 003-212-001 WHICH WILL BE REMOVED.
 - EXISTING AND PROPOSED UTILITIES ARE SHOWN. EXISTING UNDERGROUND UTILITIES AS SHOWN WERE DRAWN FROM RECORD SOURCES ONLY. BURIED PIPES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.
 - EXISTING STREET LIGHTS ALONG PROJECT FRONTAGE ARE SHOWN. ELECTRIC AND CABLES ARE ALL UNDERGROUND.
 - NO CONTOUR LINES ARE SHOWN. TOPOGRAPHIC SURVEY POINTS ARE SHOWN ON SHEET DR3.0.
 - THERE IS NO PHASING PLANNED FOR THIS PROJECT.
 - THERE ARE NO PUBLIC RECREATION SITES, PUBLIC TRAILS OR PUBLIC PARKS PROPOSED ON THIS PROJECT.



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DR6.0	FIRE ACCESS PLAN



FRANKLIN STATION
COVER SHEET
CITY OF NAPA
CALIFORNIA

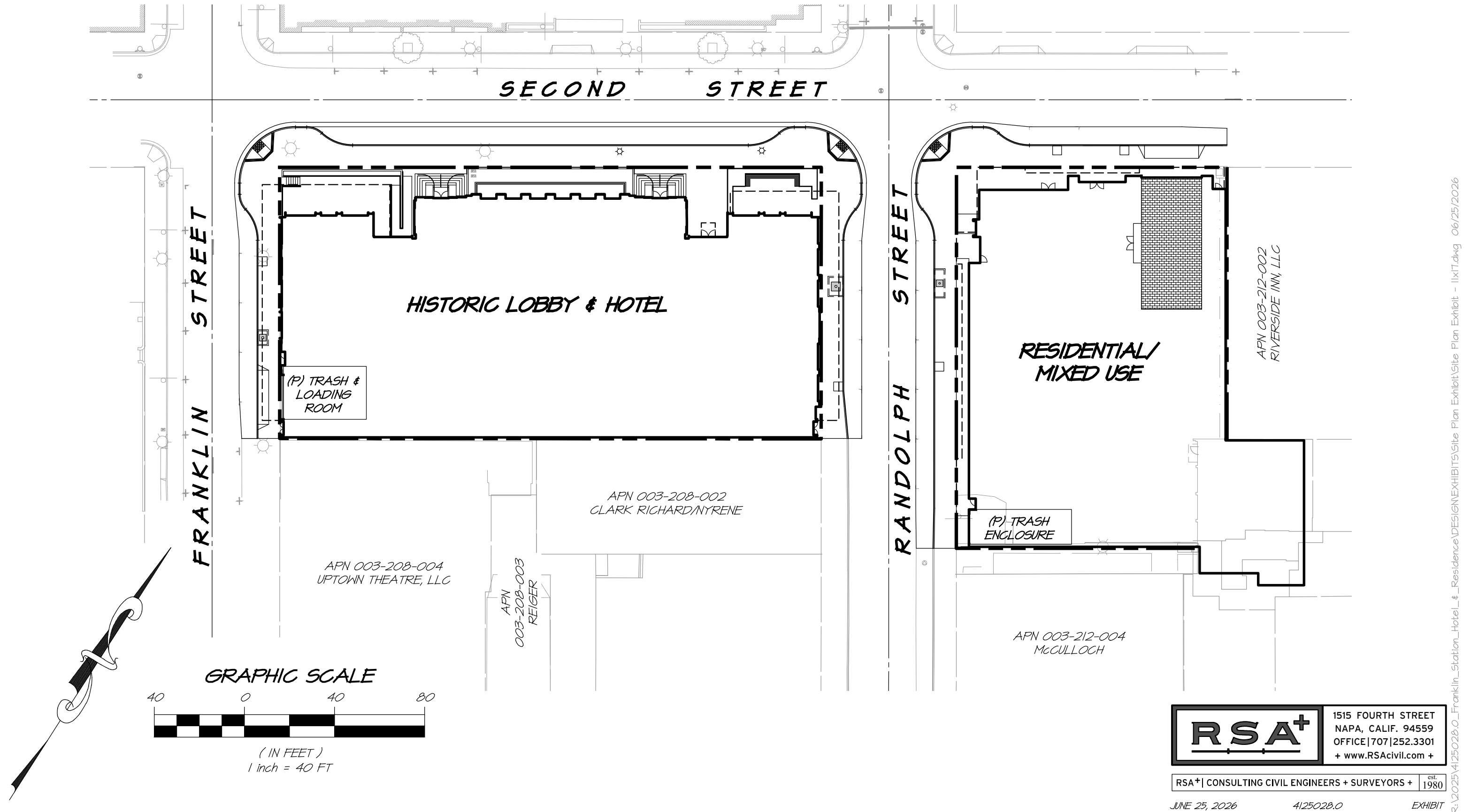


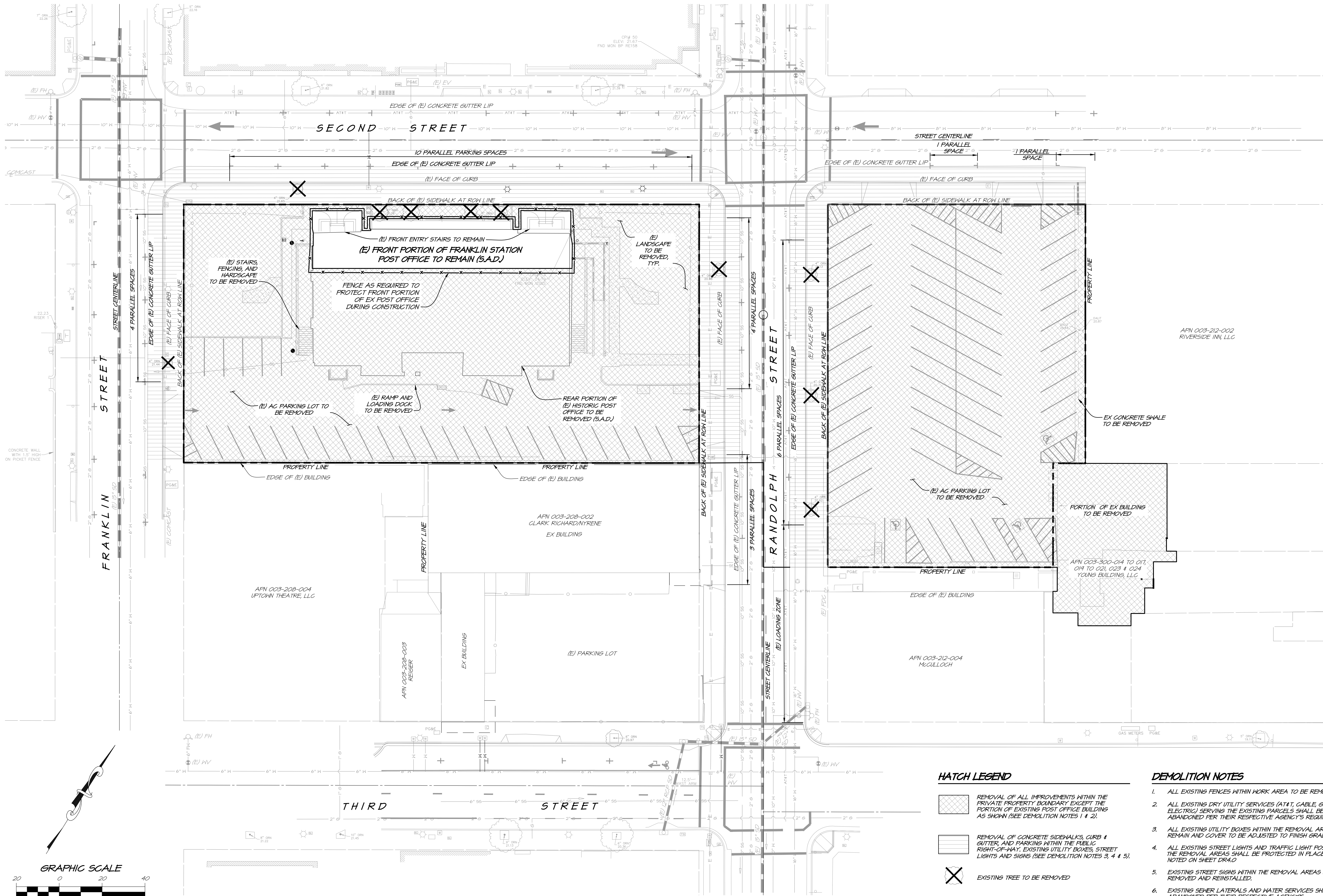
DATE	MAY 16, 2025
DRAWN	FV/M
DESIGNED	RAY
CHECKED	DMO
JOB NO.	41250228.0
SHEET NO.	DR1.0
1 OF 8 SHEETS	

TENTATIVE MAP

FRANKLIN STATION SITE PLAN EXHIBIT NAPA CALIFORNIA

ATTACHMENT 7





HATCH LEGEND

- REMOVAL OF ALL IMPROVEMENTS WITHIN THE PRIVATE PROPERTY BOUNDARY EXCEPT THE PORTION OF EXISTING POST OFFICE BUILDING AS SHOWN (SEE DEMOLITION NOTES 1 & 2).
- REMOVAL OF CONCRETE SIDEWALKS, CURB & GUTTER, AND PARKING WITHIN THE PUBLIC RIGHT-OF-WAY. EXISTING UTILITY BOXES, STREET LIGHTS AND SIGNS (SEE DEMOLITION NOTES 3, 4 & 5).
- EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

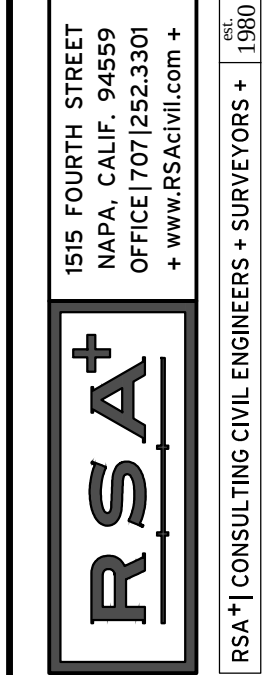
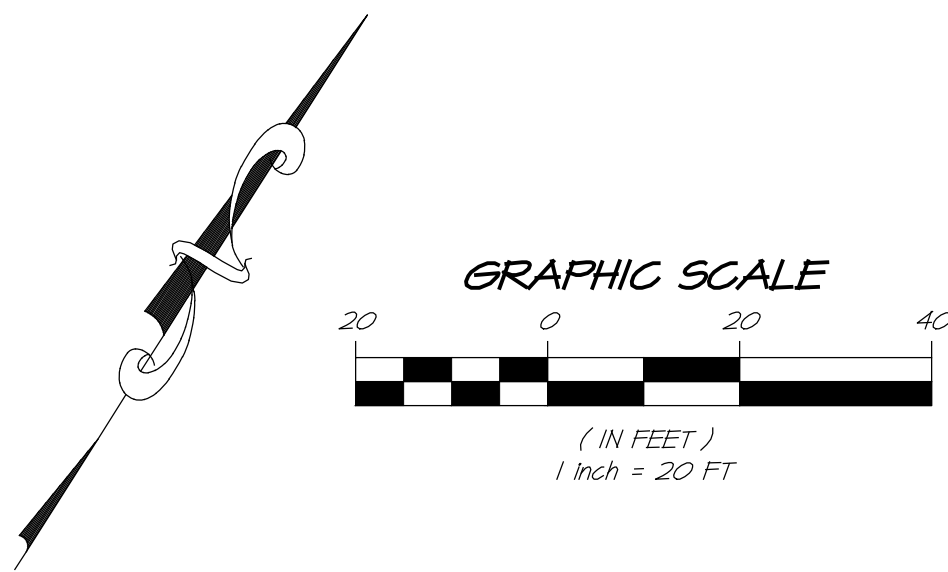
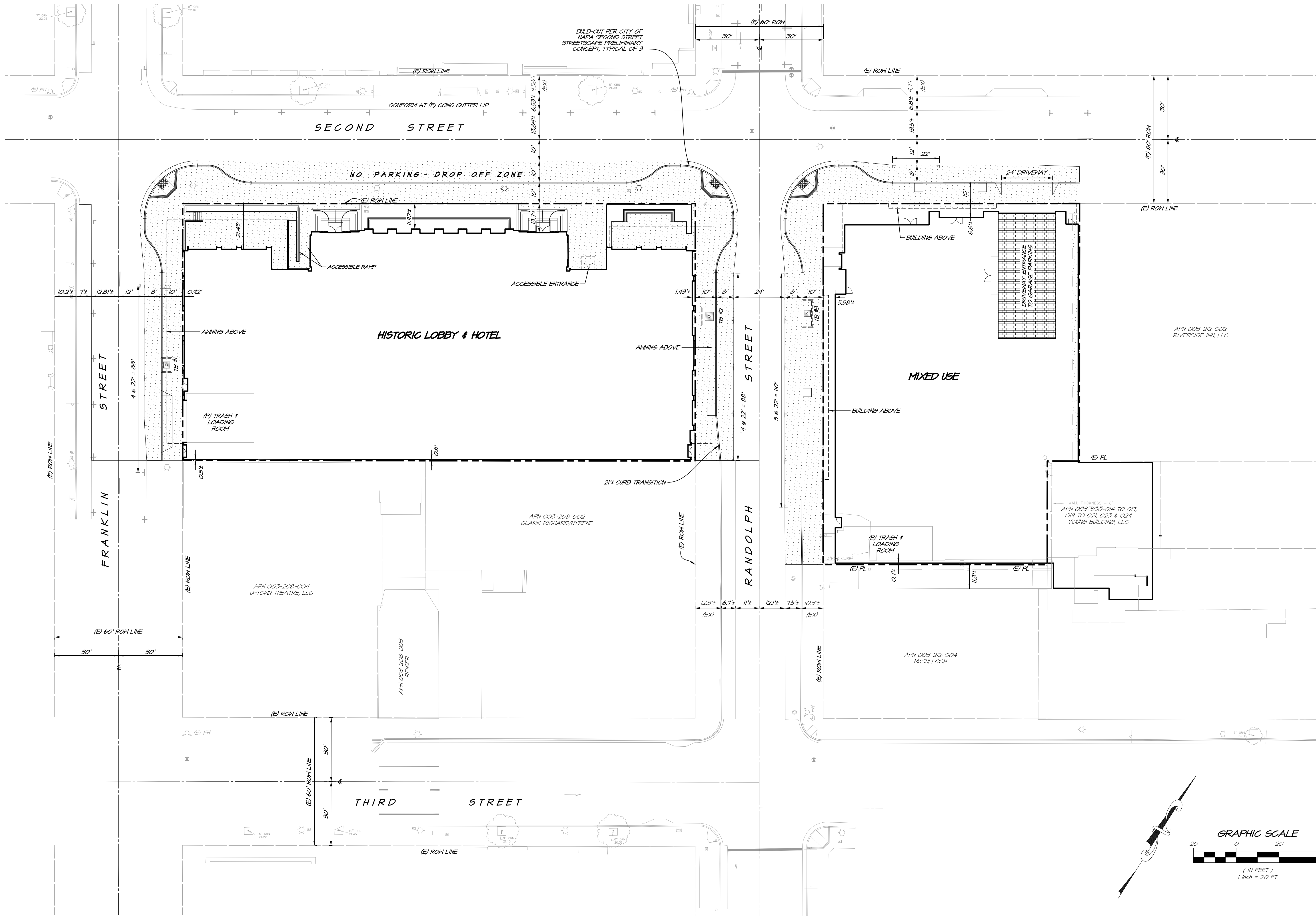
- ALL EXISTING FENCES WITHIN WORK AREA TO BE REMOVED.
- ALL EXISTING DRY UTILITY SERVICES (AT&T, CABLE, GAS & ELECTRIC) SERVING THE EXISTING PARCELS SHALL BE ABANDONED PER THEIR RESPECTIVE AGENCY'S REQUIREMENTS.
- ALL EXISTING UTILITY BOXES WITHIN THE REMOVAL AREAS SHALL REMAIN AND COVER TO BE ADJUSTED TO FINISH GRADE.
- ALL EXISTING STREET LIGHTS AND TRAFFIC LIGHT POSTS WITHIN THE REMOVAL AREAS SHALL BE PROTECTED IN PLACE, EXCEPT NOTED ON SHEET DR4.0
- EXISTING STREET SIGNS WITHIN THE REMOVAL AREAS SHALL BE REMOVED AND REINSTALLED.
- EXISTING SEWER LATERALS AND WATER SERVICES SHALL BE ABANDONED PER THEIR RESPECTIVE AGENCY'S RECOMMENDATIONS.
- TOTAL EXISTING PARALLEL PARKING SPACES = 35.
- TOTAL EXISTING PARALLEL PARKING SPACES THAT DO NOT MEET CURRENT VISIBILITY REQUIREMENTS PER CITY STD. 5-25 = 11.

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1915 FOURTH STREET
NAPA, CALIF. 94559
OFFICE 707/252-3301
+ www.RSACH.com +
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

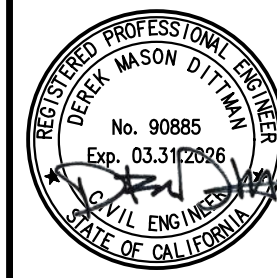
FRANKLIN STATION
DEMOLITION PLAN
CALIFORNIA
CITY OF NAPA



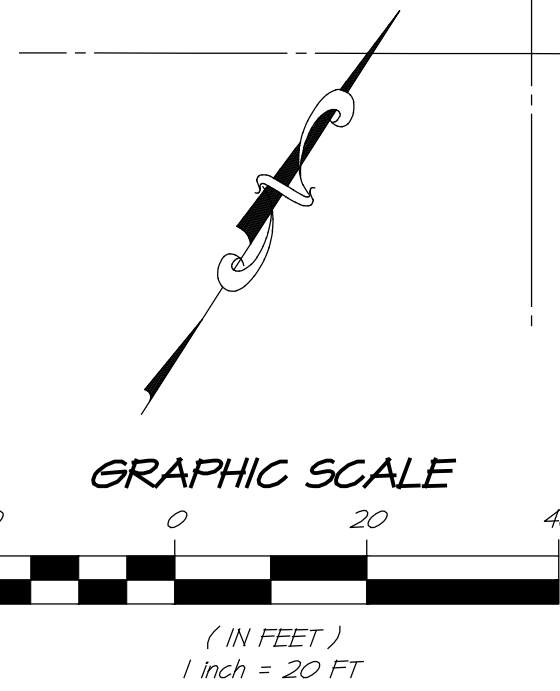
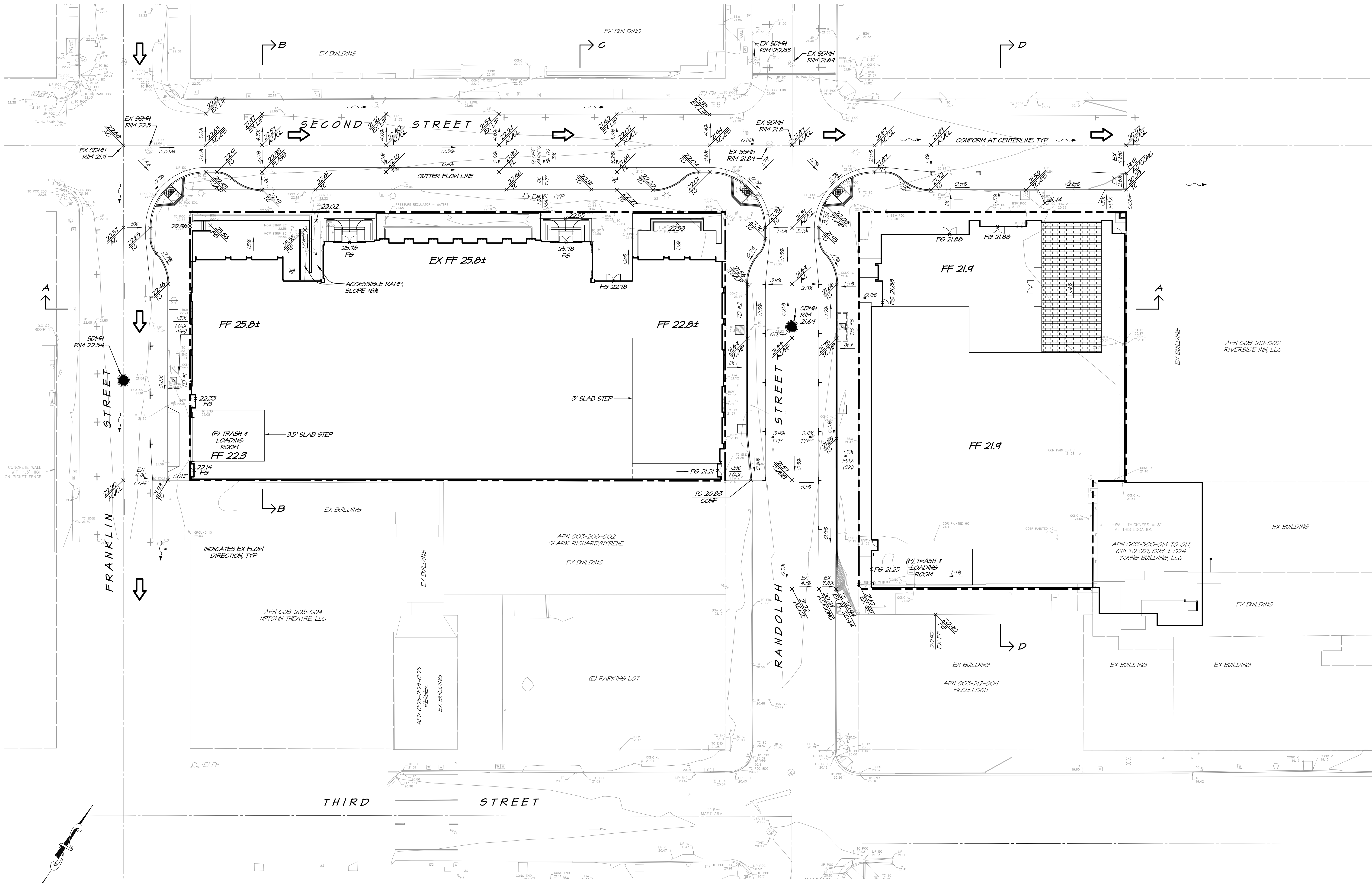
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SHEET NO.	DR2.0
	2 OF 8 SHEETS



**FRANKLIN STATION
LAYOUT PLAN**
CITY OF NAPA
CALIFORNIA



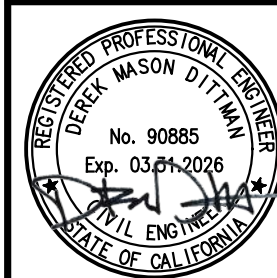
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SHEET NO.	DR2.1
	3 OF 8 SHEETS



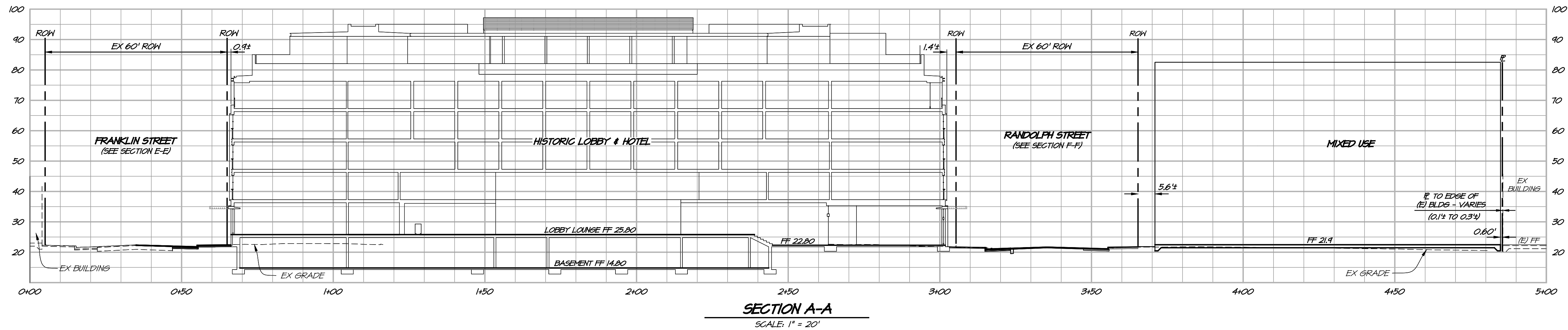
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WWW.RSACIVIL.COM

REVISIONS
NO. DATE
BY

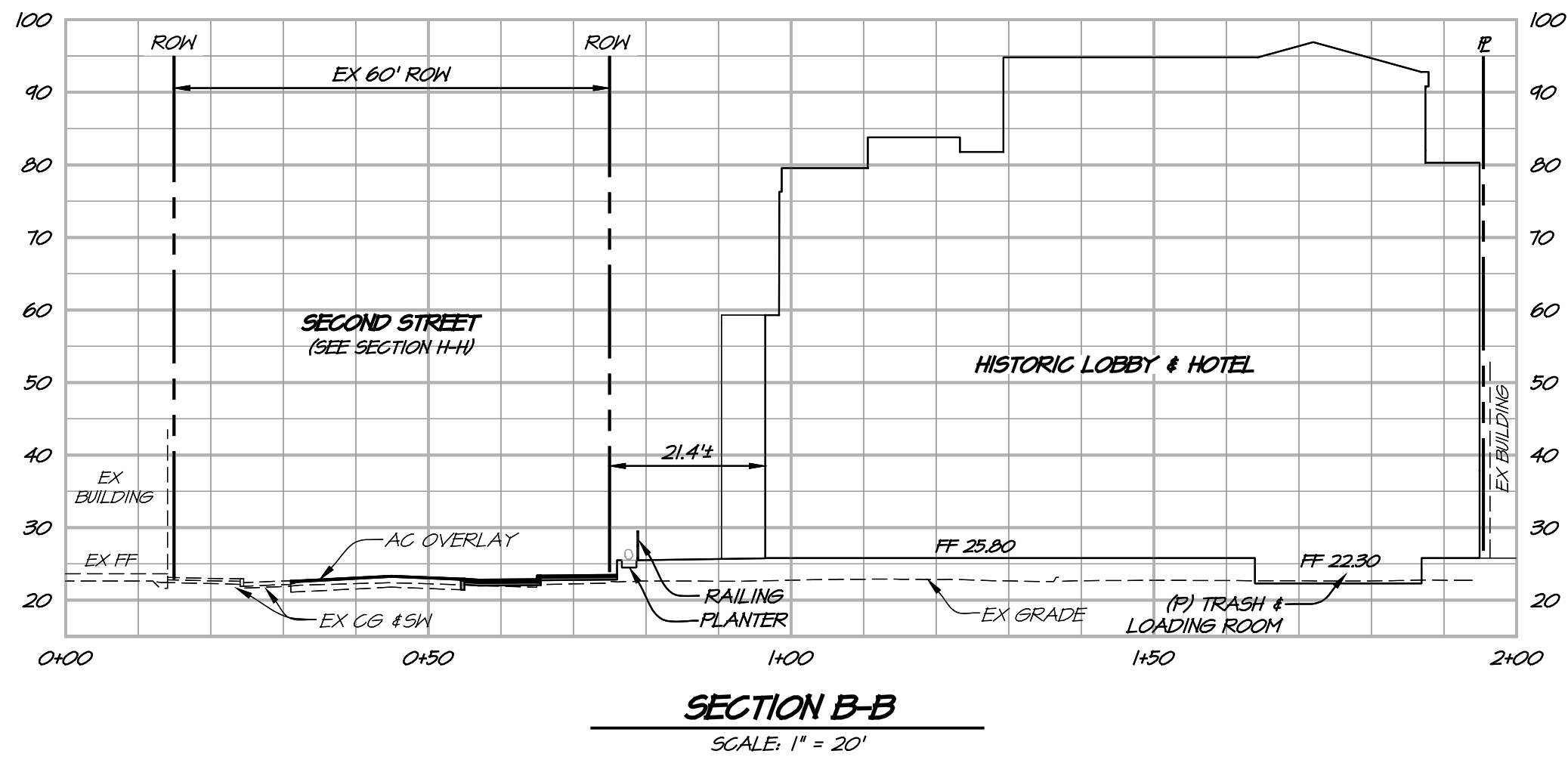
**FRANKLIN STATION
GRADING PLAN**
CITY OF NAPA
CALIFORNIA



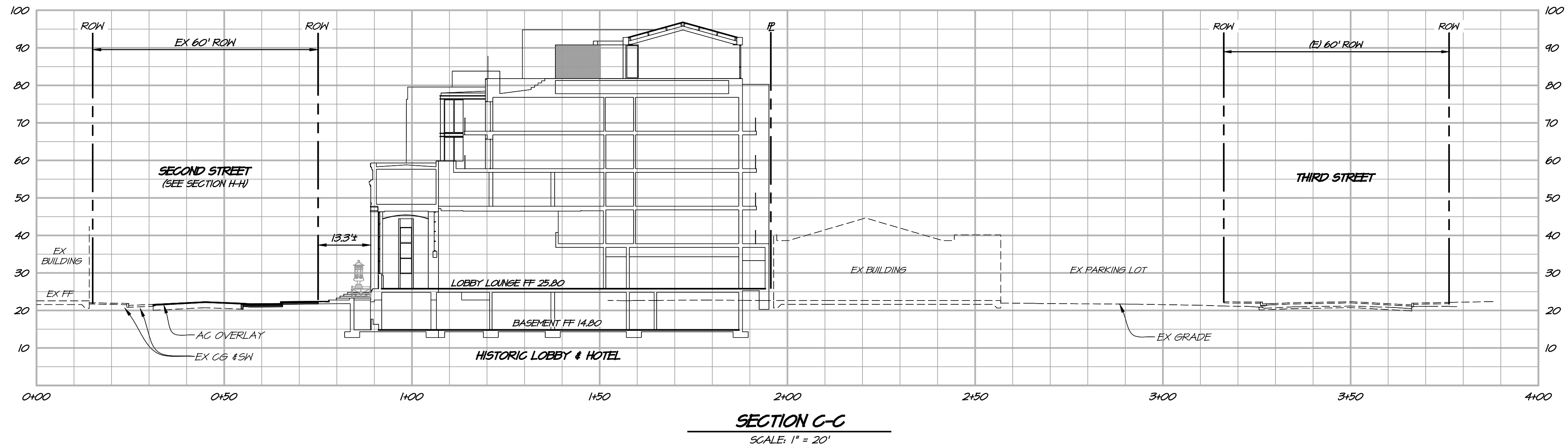
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SHEET NO.	DR3.0
	4 OF 8 SHEETS



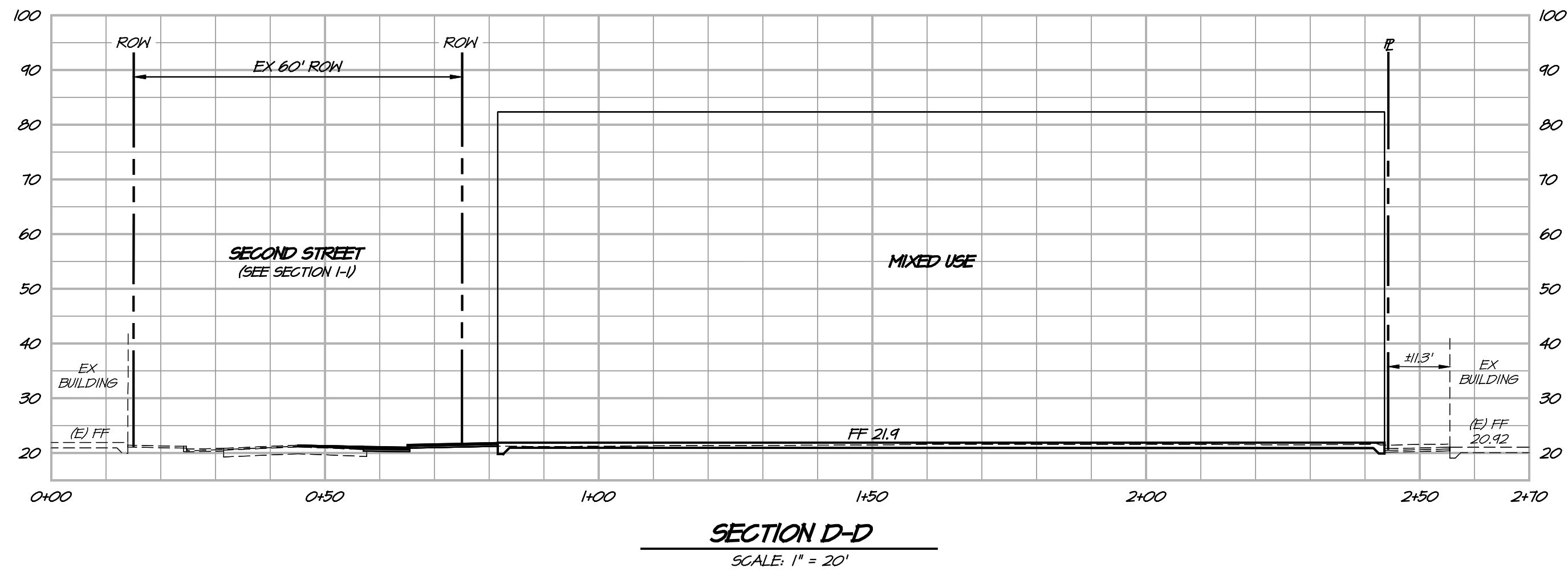
SECTION A-A
SCALE: 1" = 20'



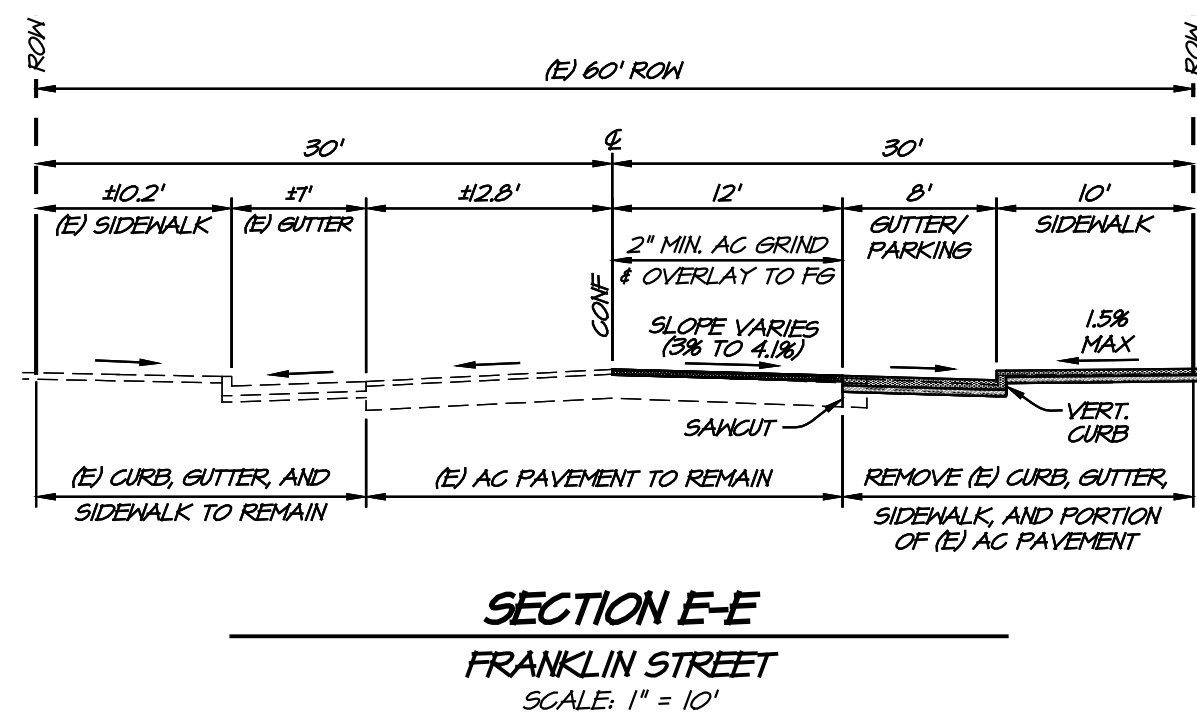
SECTION B-B
SCALE: 1" = 20'



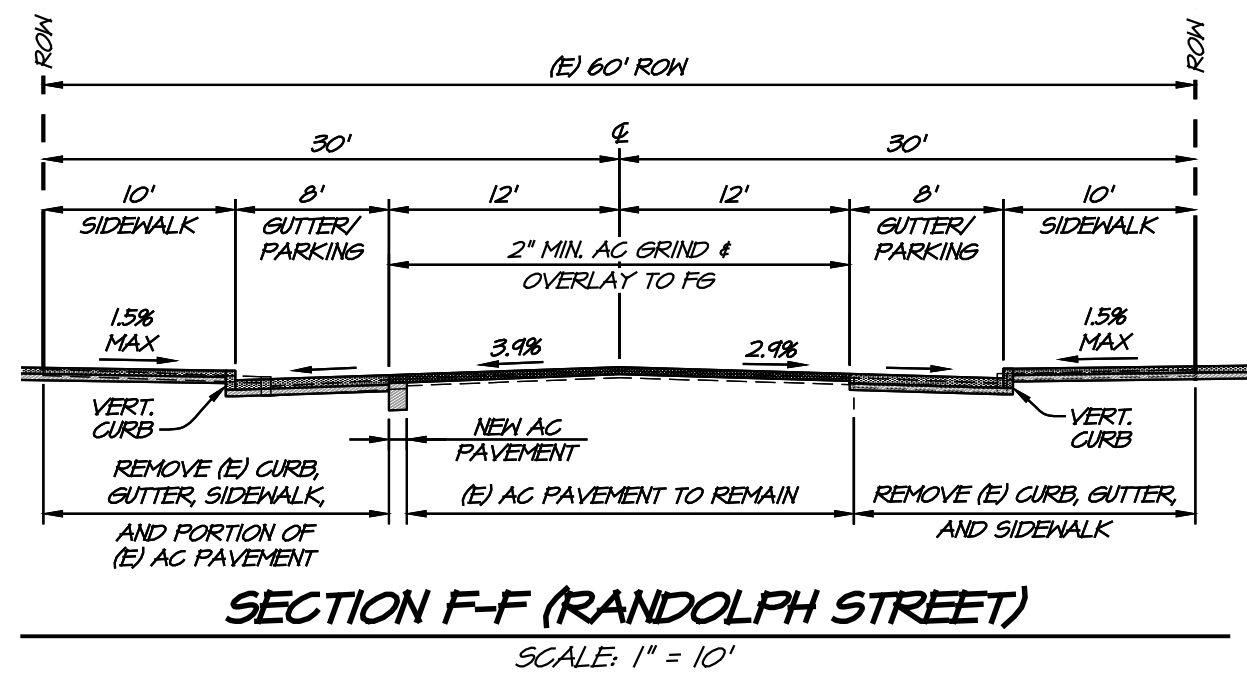
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SCALE: 1" = 20'



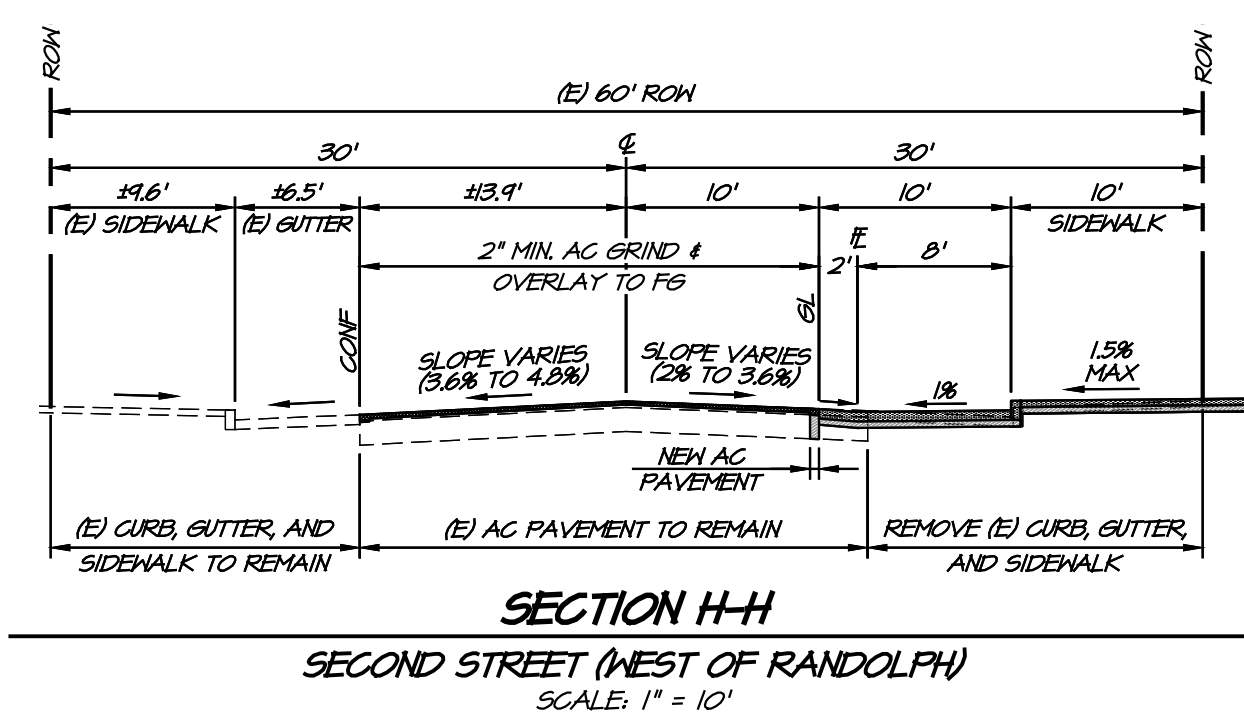
SECTION D-D
SCALE: 1" = 20'



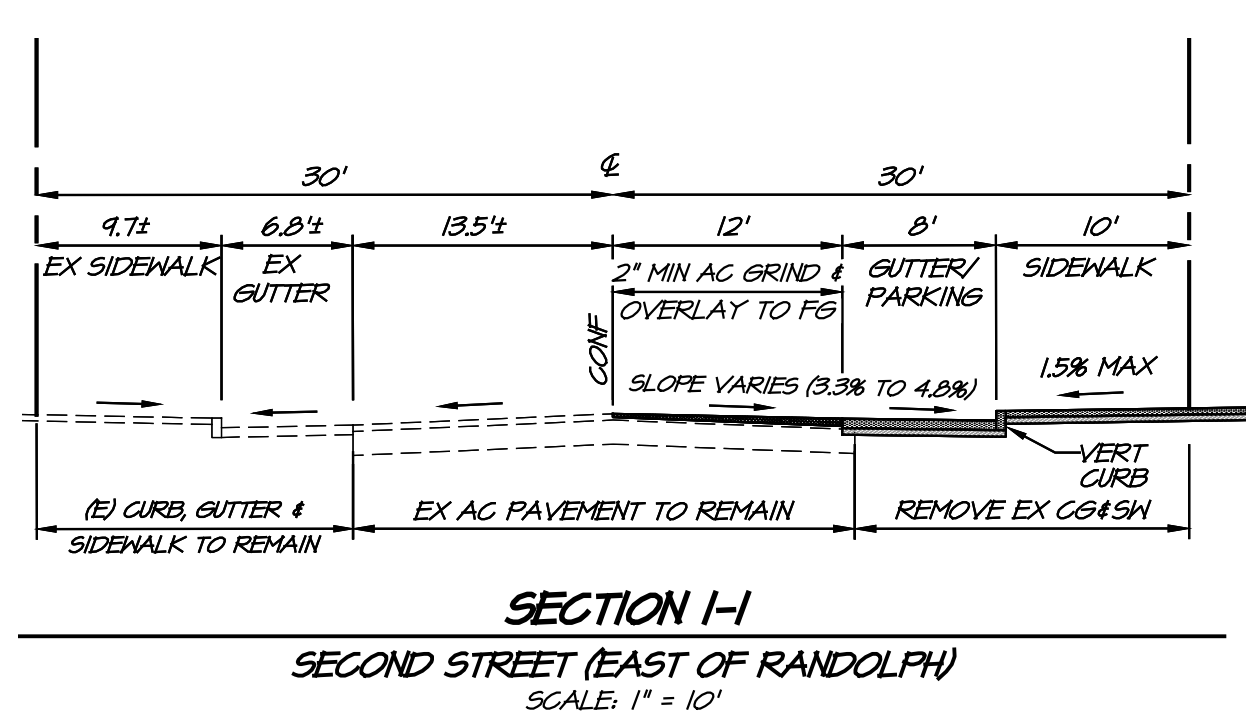
SECTION E-E
FRANKLIN STREET
SCALE: 1" = 10'



SECTION F-F (RANDOLPH STREET)
SCALE: 1" = 10'



SECTION H-H
SECOND STREET (WEST OF RANDOLPH)
SCALE: 1" = 10'



SECTION I-I
SECOND STREET (EAST OF RANDOLPH)
SCALE: 1" = 10'

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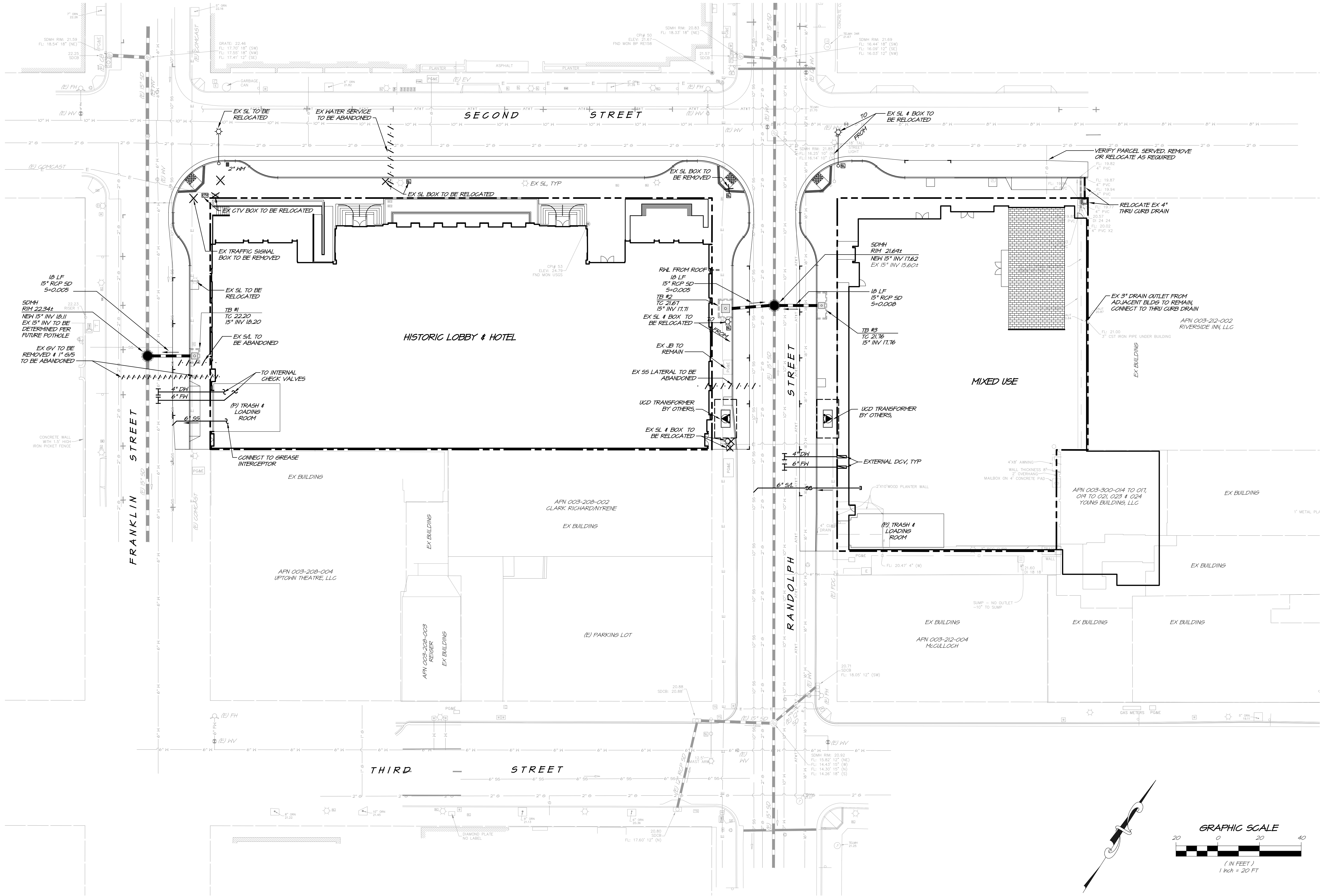
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RSAC+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

FRANKLIN STATION
GRADING SECTIONS
CITY OF NAPA
CALIFORNIA



DATE	MAY 16, 2025
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	5 OF 8 SHEETS

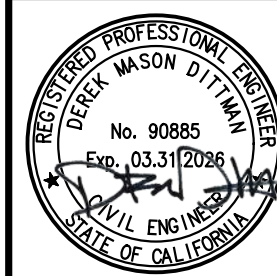


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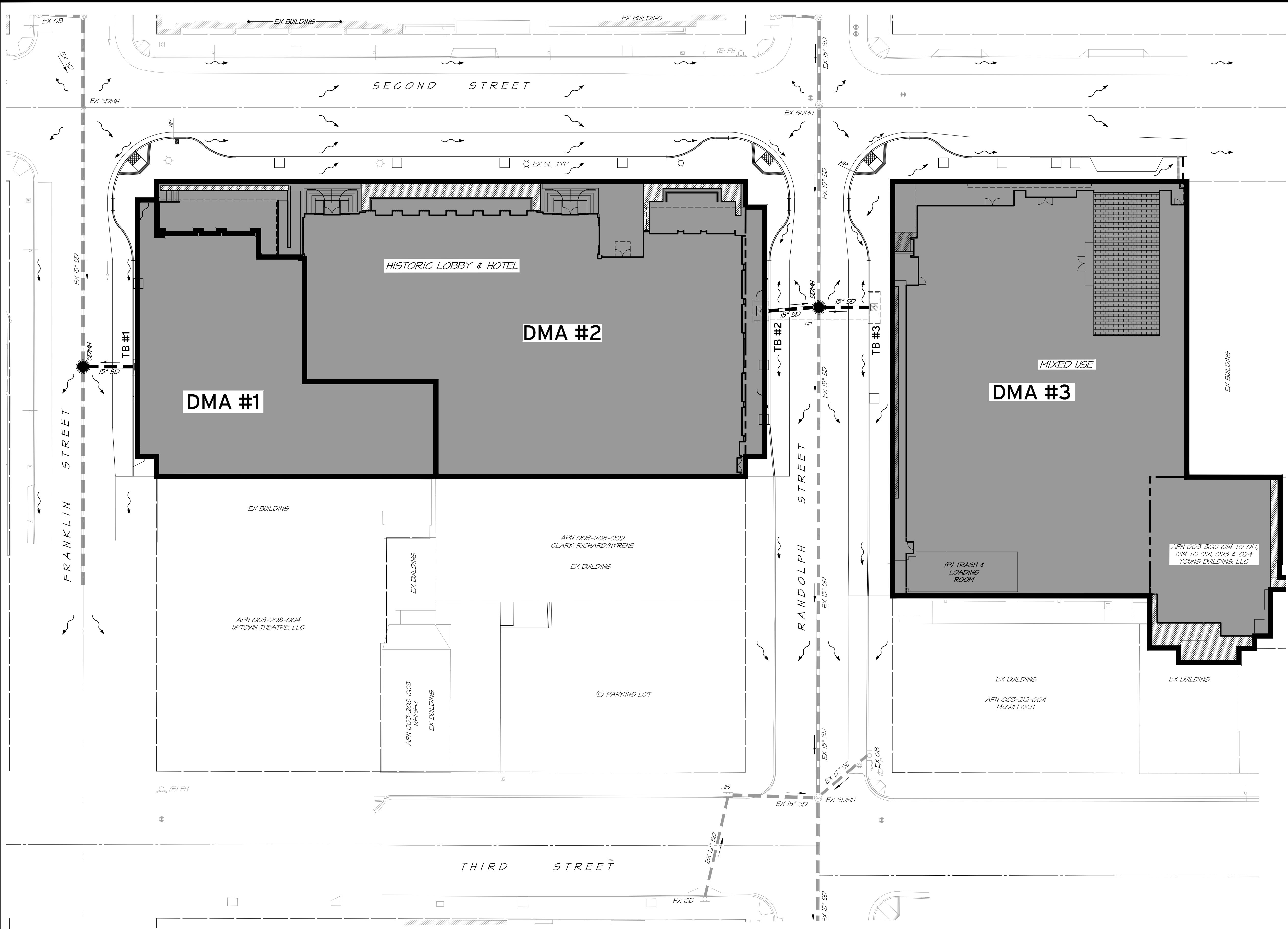
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RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + [1990]

FRANKLIN STATION
UTILITY PLAN
CITY OF NAPA
CALIFORNIA



DATE	MAY 16, 2025
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SHEET NO.	DR4.0
	6 OF 8 SHEETS



SCP NOTE

HYDROLOGIC SOIL GROUP FOR THE SITE: *
MAP UNIT SYMBOL: 116 AND 104
MAP UNIT NAME: COLE SILT LOAM AND BALE CLAY LOAM
RATING: GROUP C AND B
* SEE SCP ATTACHMENT 2

LEGEND

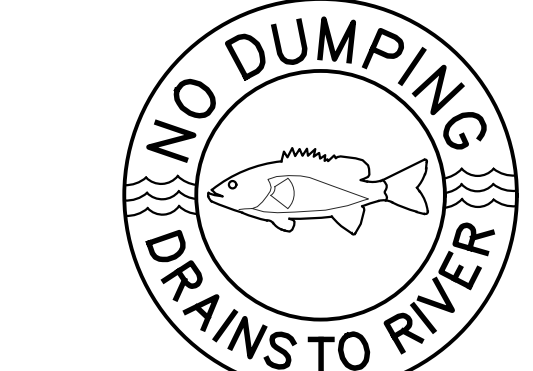
- IMPERVIOUS AREAS
- PERVIOUS AREAS
- DRAINAGE MANAGEMENT AREA (DMA BOUNDARY)
- FLOW DIRECTION

NOTES

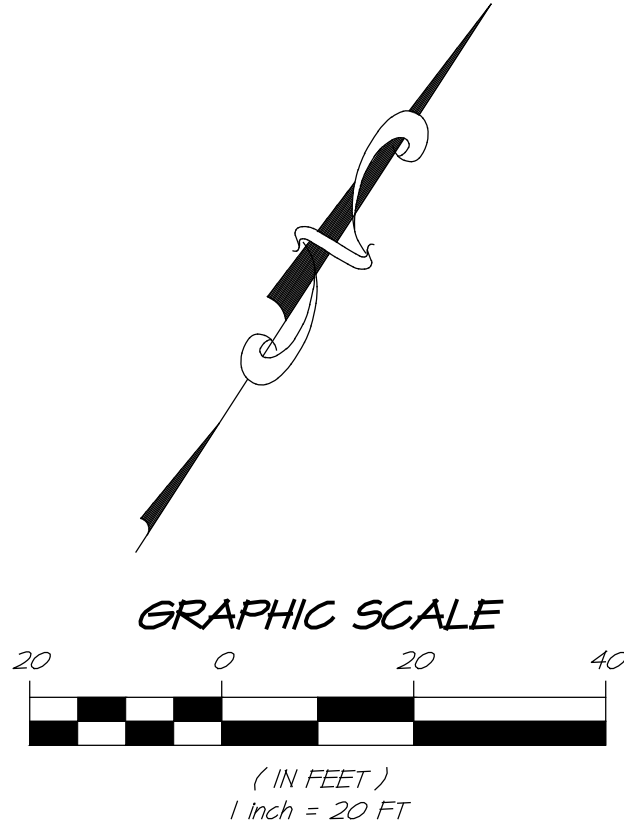
- EACH TREE BOX WITHIN THE CITY LIMITS SHALL BE MARKED WITH A "WATER QUALITY FEATURE ON SITE - DO NOT ALTER OR REMOVE" MARKER.
- CONTRACTOR IS TO PURCHASE THESE MARKERS FROM THE PUBLIC WORKS DEPARTMENT LOCATED AT 1600 FIRST STREET.



1 TREATMENT FACILITY MARKER
RSA SD0000-51 NOT TO SCALE



2 INLET MARKER
NOT TO SCALE



PROPOSED STORMWATER CONTROL PLAN CALCULATIONS							
DMA#	TOTAL AREA (SF)	PROPOSED IMPERVIOUS AREA (SF)	IMPERVIOUS RUN-OFF FACTOR	PROPOSED PERVIOUS AREA (SF)	PERVIOUS RUN-OFF FACTOR	REQUIRED BIORETENTION TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
1*	0,642	0,642	1	-	0.1	6'x4' TREE BOX (INTERNAL BYPASS CURB)	
2*	21,001	21,000	1	773	0.1	8'x6' TREE BOX (INTERNAL BYPASS CURB)	
3*	23,341	22,245	1	1,092	0.1	12'x4' TREE BOX (INTERNAL BYPASS CURB)	

* THIS DMA IS TREATED BY A TREE BOX PER BASHMAA EXCEPTION TO BIO-RETENTION WHERE THE PROJECT IS LOCATED IN A LOCALLY DESIGNATED PEDESTRIAN-ORIENTED COMMERCIAL DISTRICT AND HAS AT LEAST 25% OF THE ENTIRE PROJECT SITE COVERED BY PERMANENT STRUCTURES.

PROPOSED POST CONSTRUCTION BMP'S	
BMP	TREATMENT AREA
1. TREATMENT FACILITY MARKER ON TREE BOX, SEE DETAIL (1/DR5.0)	TREE BOXES
2. "NO DUMPING, DRAINS TO RIVER" STAMPING ON ALL INLETS, SEE DETAIL (2/DR5.0)	ALL INLETS
4. ROOF AND PAVED AREAS DRAINING TO TREE BOXES, BY CONTECH FILTERRA OR APPROVED EQUAL	FRANKLIN STATION HOTEL & RESIDENTIAL
5. OWNER EDUCATION: COPY OF SHCP TO BE PROVIDED TO OWNER	ENTIRE PROJECT

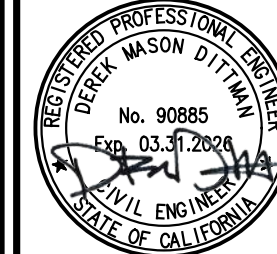
SCP PAGE #5	SOURCE CONTROL OR TREATMENT CONTROL MEASURE	SEE PLAN SHEET #5
2 TO 6 AND ATTACHMENT 3	FILTERRA TREE BOX	DR4.0 & DR5.0

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE 707.252.3301
+ www.RSACivil.com +

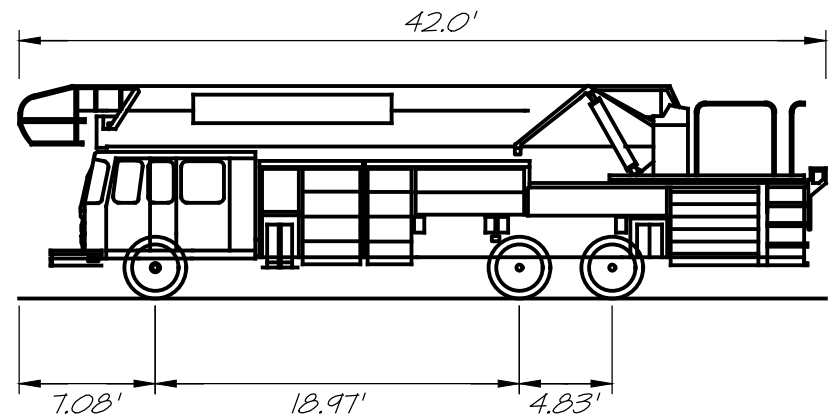
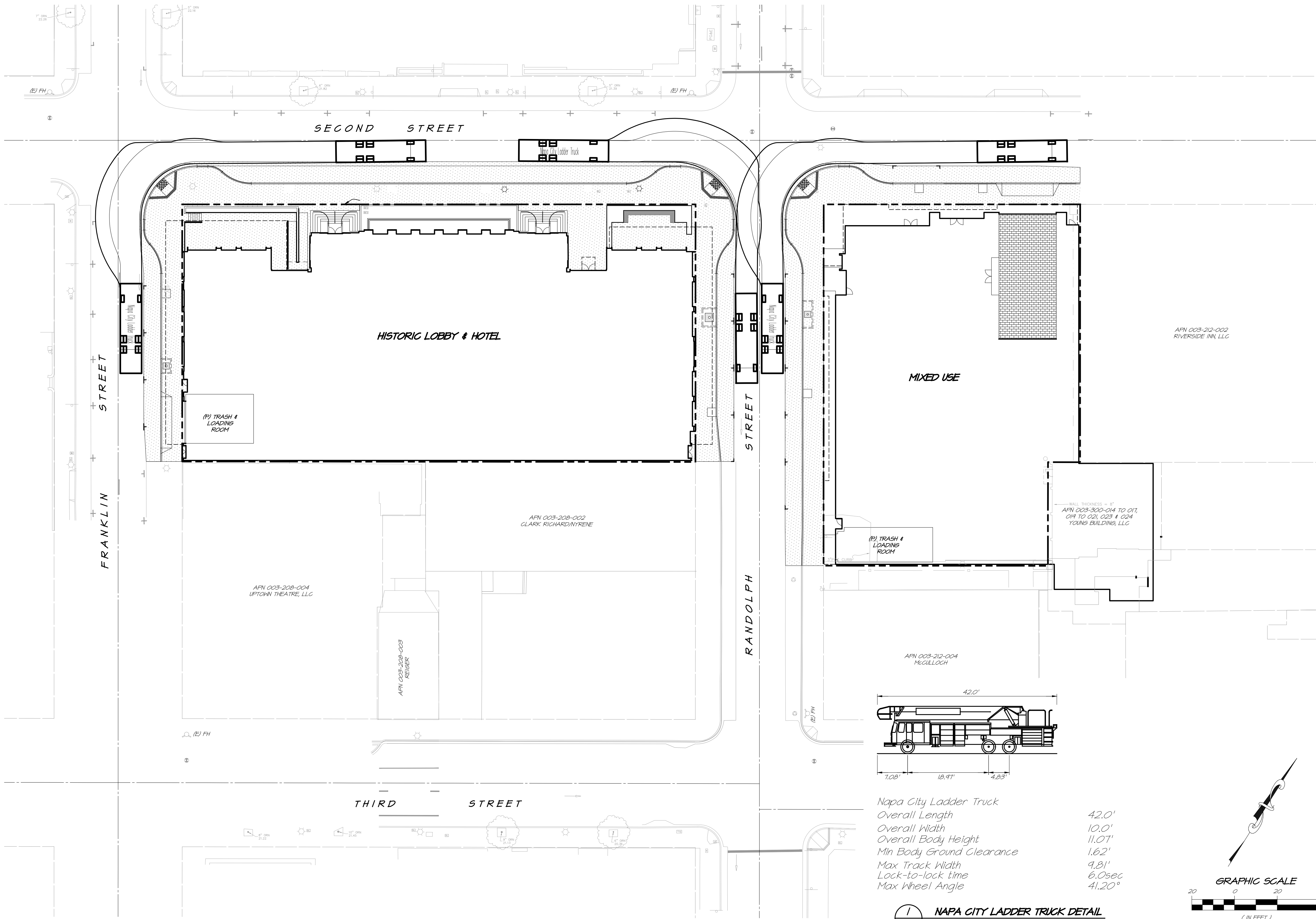
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FRANKLIN STATION
STORMWATER CONTROL PLAN
CITY OF NAPA
CALIFORNIA

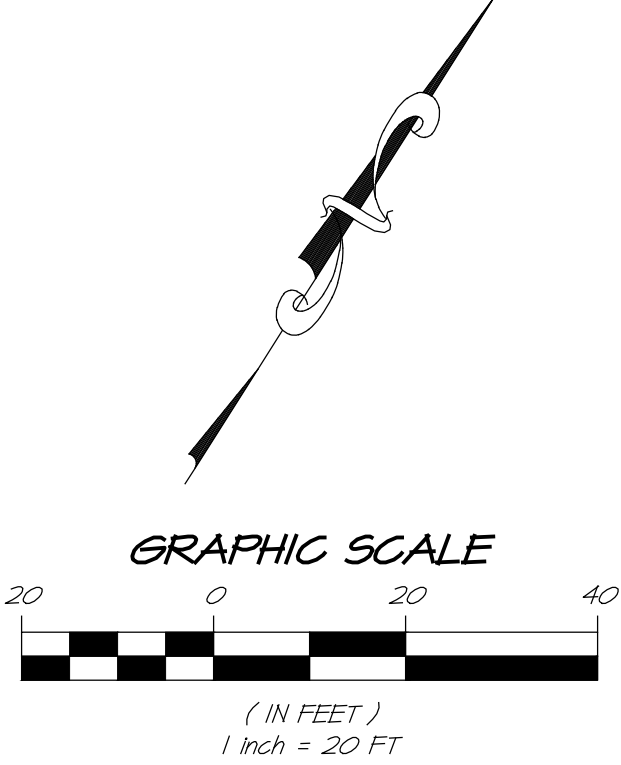


DATE	MAY 16, 2025
DRAWN	FV/M
DESIGNED	RAY
CHECKED	DMD
JOB NO.	41250228.0
SHEET NO.	DR5.0
7 OF 8 SHEETS	



Napa City Ladder Truck
Overall Length 42.0'
Overall Width 10.0'
Overall Body Height 11.07'
Min Body Ground Clearance 1.62'
Max Track Width 9.81'
Lock-to-lock time 6.05sec
Max Wheel Angle 41.20°

1 NAPA CITY LADDER TRUCK DETAIL
SCALE: 1"=10'



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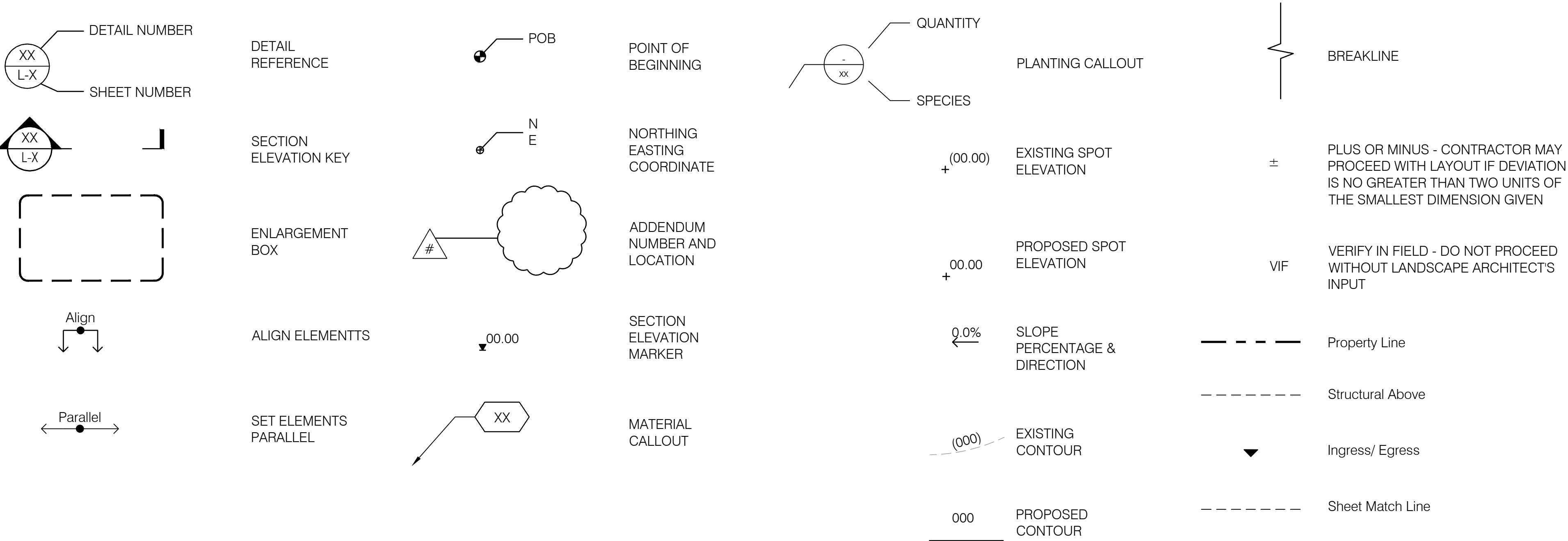
**FRANKLIN STATION
FIRE ACCESS PLAN**
CITY OF NAPA
CALIFORNIA



DATE	MAY 16, 2025
DRAWN	FVMM
DESIGNED	RAY
CHECKED	DMD
JOB NO.	4125028.0

SHEET NO.
DR6.0
8 OF 8 SHEETS

Landscape Architectural Symbols



Landscape Architectural General Notes

- Limit of Work (LOW): The contract limit line represents the limit of work. The contract limit line shall be at the limit necessary for improvements as shown on the drawings. The contractor shall not do any work beyond the limit of work line as defined on the drawings and authorized by the respective authority. In some areas, the contract limit line is graphically located to allow for the drawings to clearly and legibly describe work to be performed. The contractor shall utilize only that space which is required to perform the work as approved by the owner. The contractor shall take sole responsibility for the cost incurred due to replacement of work done beyond the contract limit line and replacement of work done without permission of the owner.
- Utilities: The contractor shall familiarize him/herself with all utilities above grade, at grade and underground, including utility pipes and structures. The contractor shall verify with the owner and utility companies the locations of all utilities prior to the start of construction. The contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities on the site.
- Contractor to review all subgrade conditions prior to commencing work. Contractor to notify the owner of areas of concern including, but not limited to: standing water and evidence of soil impermeability, deleterious substances, obstructions, construction waste from other trades, or other conditions that exist and will impact construction activities. contractor to assist the owner in seeking resolution of condition noted and to implement measures to rectify areas of concerns as part of their scope of work.
- The contractor is advised that additional notes will be found on subsequent sheets of the contract documents and that such notes, while pertaining to the specific drawings they are placed on, supplement the general notes listed herein. All notes shall be applicable to all drawings.
- All notes are provided for the contractor's convenience only. In all cases, refer to the specifications.
- Dimensions and details shown of existing structures have been taken from available record drawings and reports, and may not reflect current as-built conditions. Although every effort has been made to accurately locate all conditions, actual conditions, may vary from those shown, the contractor shall assume responsibility for actual conditions as they exist on the site.
- The contractor must assess actual dimensions, conditions and materials for demolition and disposal. Upon obtaining all additional information required for the demolition and removal work, the contractor shall notify the landscape architect and engineer of all field changes.
- The contractor shall not be allowed to drop waste concrete, debris and other material to areas outside the limit of work. If the owner determines that adequate protective devices are not being employed, the work shall be suspended until adequate protection is provided. The contractor shall submit information for all protective devices for acceptance by the owner and landscape architect prior to starting work.
- The term "Contractor" within these notes shall mean the site contractor(s) performing the site work.

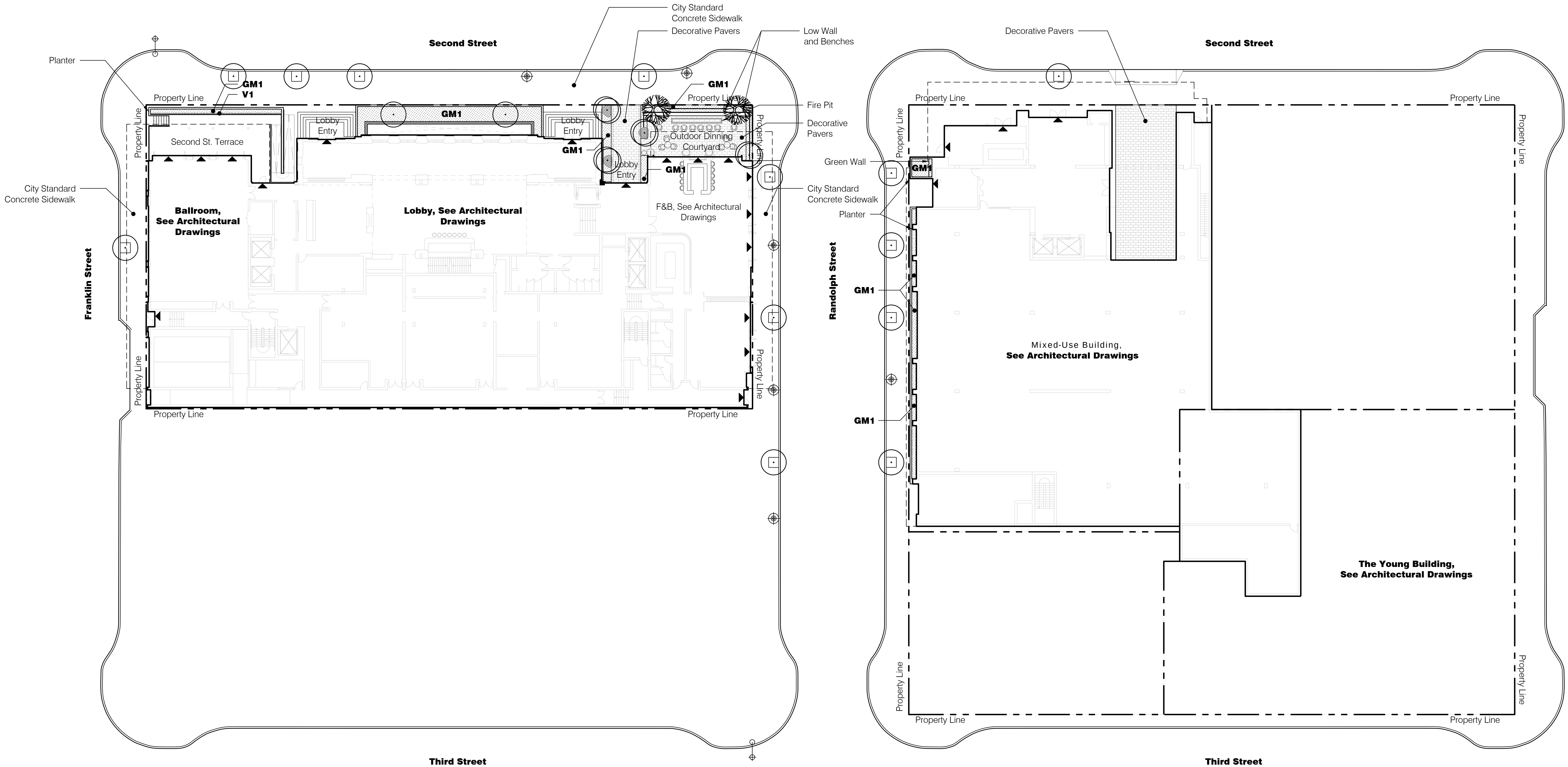
Landscape Architectural Abbreviations

AG	Aggregate	DEG	Degree	HDG	Hot Dip Galvanized	NIC	Not in Contract	RECD	Received	TBR	To Be Removed
ALLOW	Allowance	DET	Detail	HORIZ	Horizontal	NO	Number	REF	Reference	TEMP	Temporary
ALT	Alternate	DI	Drain Inlet	HT	Height	NOM	Nominal	REBAR	Reinforcing Bar	THK	Thick
ARCH	Architect	DIM	Dimension	ID	Inside Diameter	NTS	Not to Scale	REINF	Reinforced	THRU	Through
AVG	Average	DN	Down	IN	Inch			REQD	Required	TR	Top of Ramp
BET	Between	DR	Drain	INCL	Include			RET	Retaining	TS	Top of Step
BLDG	Building	DWG	Drawing	INFO	Information	OC	On Center	RGS	Rigid Galvanized Electrical Conduit	TW	Top of Wall
BO	By Others	E	East	INT	Interior	OD	Outside Diameter	RM	Room	TYP	Typical
BPP	Builder's Pavement Plan	EJ	Expansion Joint	INV	Invert	OPNG	Opening	SCH	Schedule	U'DRAIN	Underdrain
BR	Bottom of Ramp	EL, ELEV	Elevation	JB	Junction Box	OPP	Opposite	SECT	Section	ULI	Underwriters' Laboratories, Inc.
BS	Bottom of Step	ELEC	Electric	JT	Joint	PAR	Paragraph	SHT	Sheet	VERT	Vertical
BW	Bottom of Wall	ENG	Engineer	L	Length	PBC	Proposed Bottom of Curb	SIM	Similar	VIF	Verify in Field, Do Not Proceed without Landscape Architect's Acceptance
CB	Catch Basin	EQ	Equal	LA	Landscape Architect	PC	Point of Curvature	SK	Sketch	W	Width
C-C	Center to Center	EQUIP	Equipment	LB	Pound	PCC	Point of Compound Curvature	SO	South	W/	With
CF	Cubic feet	EXISTG	Existing	LIN	Linear	PERP	Perpendicular	SPEC	Specification	W/O	Without
CIR	Circle	EXT	Exterior	LT	Light	PI	Point of Intersection	S	Square	WP	Waterproofing
CJ	Control Joint	FFE	Finish Floor Elevation	MATL	Material	PL	Planted Area	SS	Stainless Steel	YD	Yard
CL	Centerline	FG	Finish Grade	MAX	Maximum	PLMB	Plumbing	STD	Standard	Ø	Diameter
CLR	Clear	FIN	Finish	MECH	Mechanical	PR	Pair	STL	Steel	@	At
COL	Column	FT	Feet	MET	Metal	PRT	Point of Reverse Tangency	STRUC	Structural	±	Plus or Minus Dimension. Contractor May Proceed If Actual Dimension Is within Two Units of Smallest Units Given
CONC	Concrete	FTG	Footing	M/H	Manhole	PSI	Pounds per Square Inch	S/W	Stormwater		
CONST	Construction	GALV	Galvanize	MIN	Minimum	PREFAB	Prefabricated	SWPPP	Stormwater Pollution Prevention Plan		
CONT	Continue	GFI	Ground Fault Indicator	MISC	Miscellaneous	PROJ	Project	T	Tread		
DIA	Diameter	GH	Ground Hydrant	N	North	PT	Point of Tangency	T & B	Top and Bottom		
DBL	Double	HCR	Handicap Ramp	N/A	Not Applicable	PTC	Proposed Top of Curb				

Landscape Architecture Drawing List	
Sheet Number	Sheet Title
L0.01	Sheet Index, Notes, Symbols, and Abbreviations
L1.01	Landscape Site Plan - Ground Level
L1.02	Landscape Site Plan - Level 2
L1.03	Landscape Site Plan - Amenity Level
L6.00	Planting Schedule
L9.51	Landscape Design Imagery



Sheet Index, Notes,
Symbols, and
Abbreviations
L0.01



Landscape Architecture Site Plan Notes

1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect prior to ordering materials or starting work.
2. All lines and dimensions are parallel or perpendicular to the lines from which they are measure unless otherwise shown.
3. Contractor shall take accurate field measurements before preparation of shop drawings and fabrication. Do not delay job progress.
4. Expansion and control joints locations shall be verified in field by Landscape Architect.
5. The Landscape Architect may make reasonable adjustments to the layout without incurring additional costs to the project. The Contractor shall stake out proposed tree locations to aid in the review of the final layout of site elements.
6. Locations of all site furnishings and wayfinding signage shall be verified in the field by landscape architect prior to installation.

Landscape Architecture Site Plan Notes

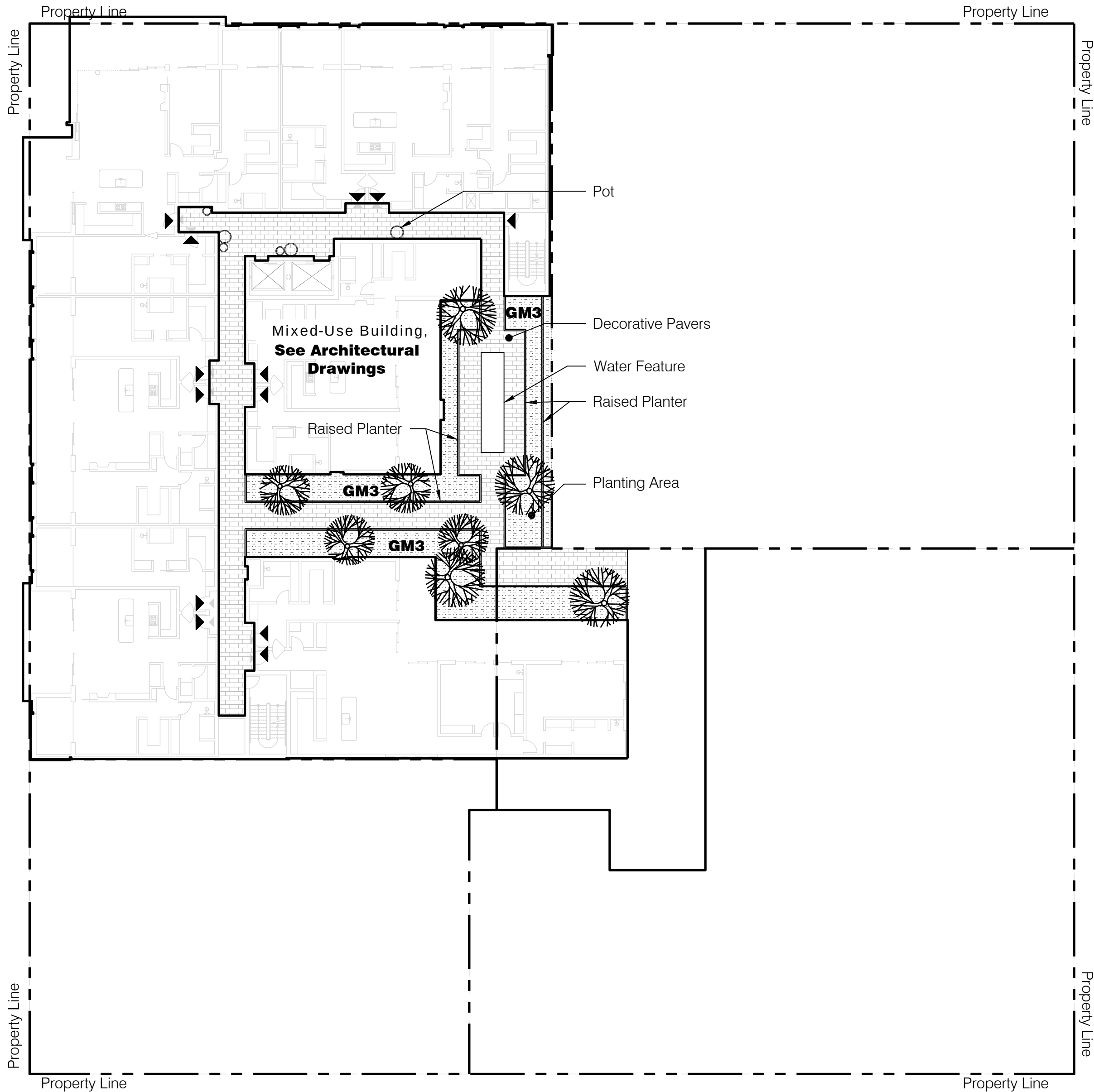
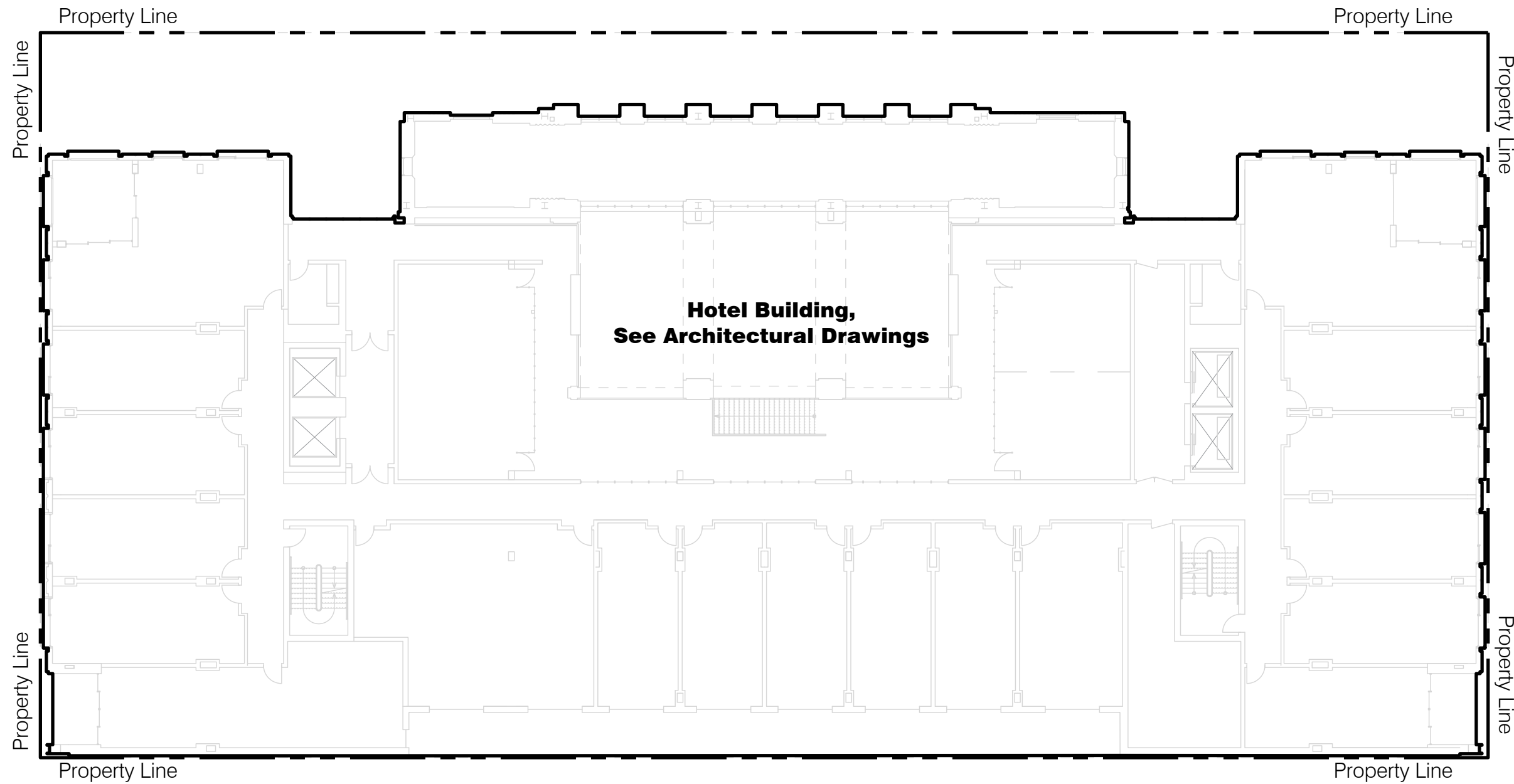
	Property Line
	Structure Above
	Egress/ Ingress
	Street Light

Landscape Architectural Planting Notes

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
2. Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
6. Mass planting to use triangular spacing. Refer to planting details.
7. 1 year landscape maintenance and warranty period.
8. Mycorrhizal Fungi Inoculant (MFI) application shall occur at the time of planting and seasonally thereafter during plants establishment.
9. Liquid Biological Amendment (LBA) including compost tea shall be applied at the time of planting installation and seasonally thereafter during plant establishment.

Landscape Architectural Planting Legend

	<i>Carpinus betulus fastigata</i> European Hornbeam		<i>Chionanthus retus</i> Chinese Fringetree
	<i>Cornus nuttallii</i> Pacific Dogwood		<i>Ulmus glabra 'Camperdownii'</i> Weeping Elm
	Garden Mix I		Garden Mix III
	Garden Mix II		Vine



Landscape Architecture Site Plan Notes

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Landscape Architecture Site Plan Notes

Property Line	Property Line
-----	Structure Above
▼	Egress/ Ingress

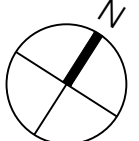
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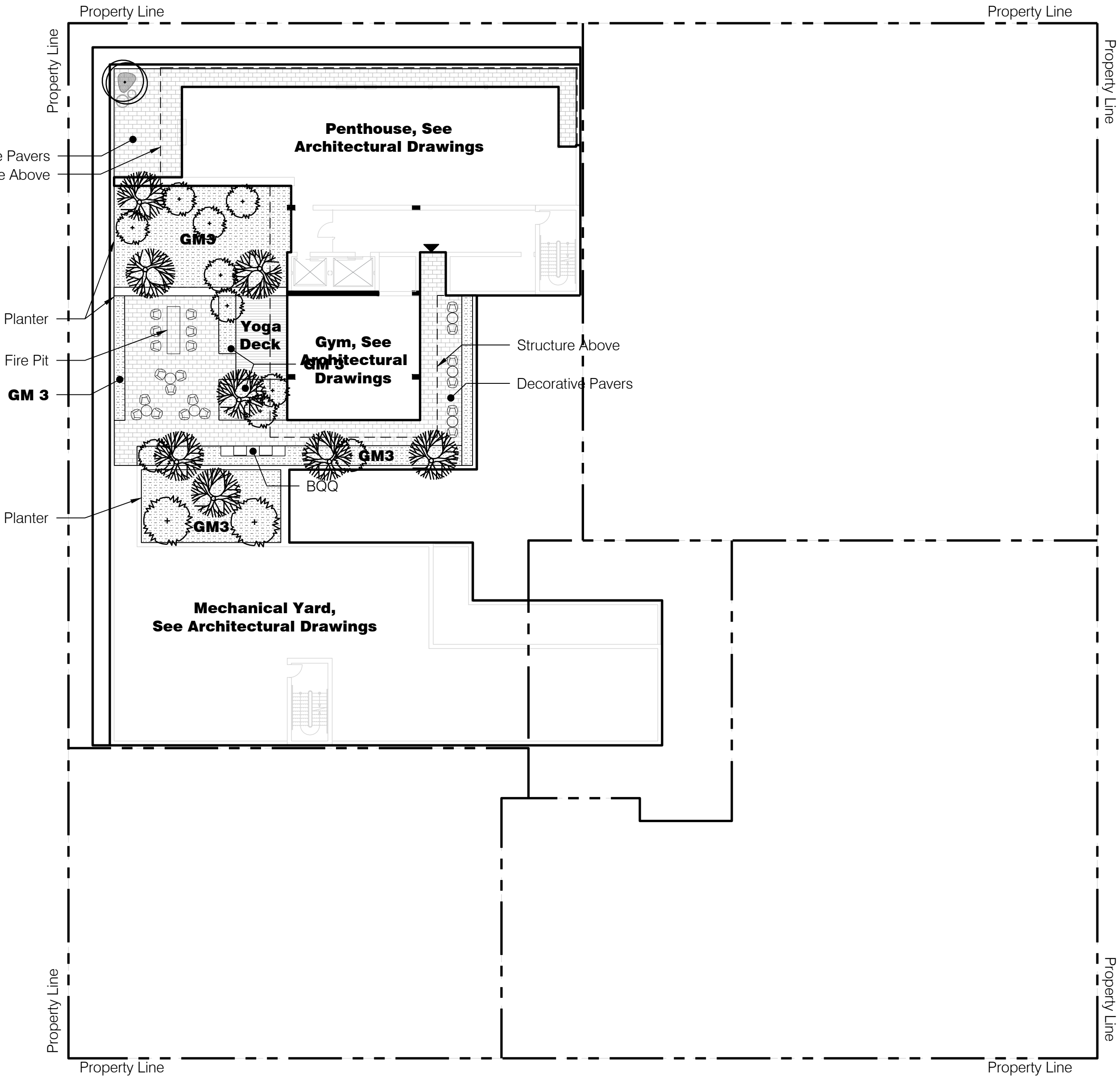
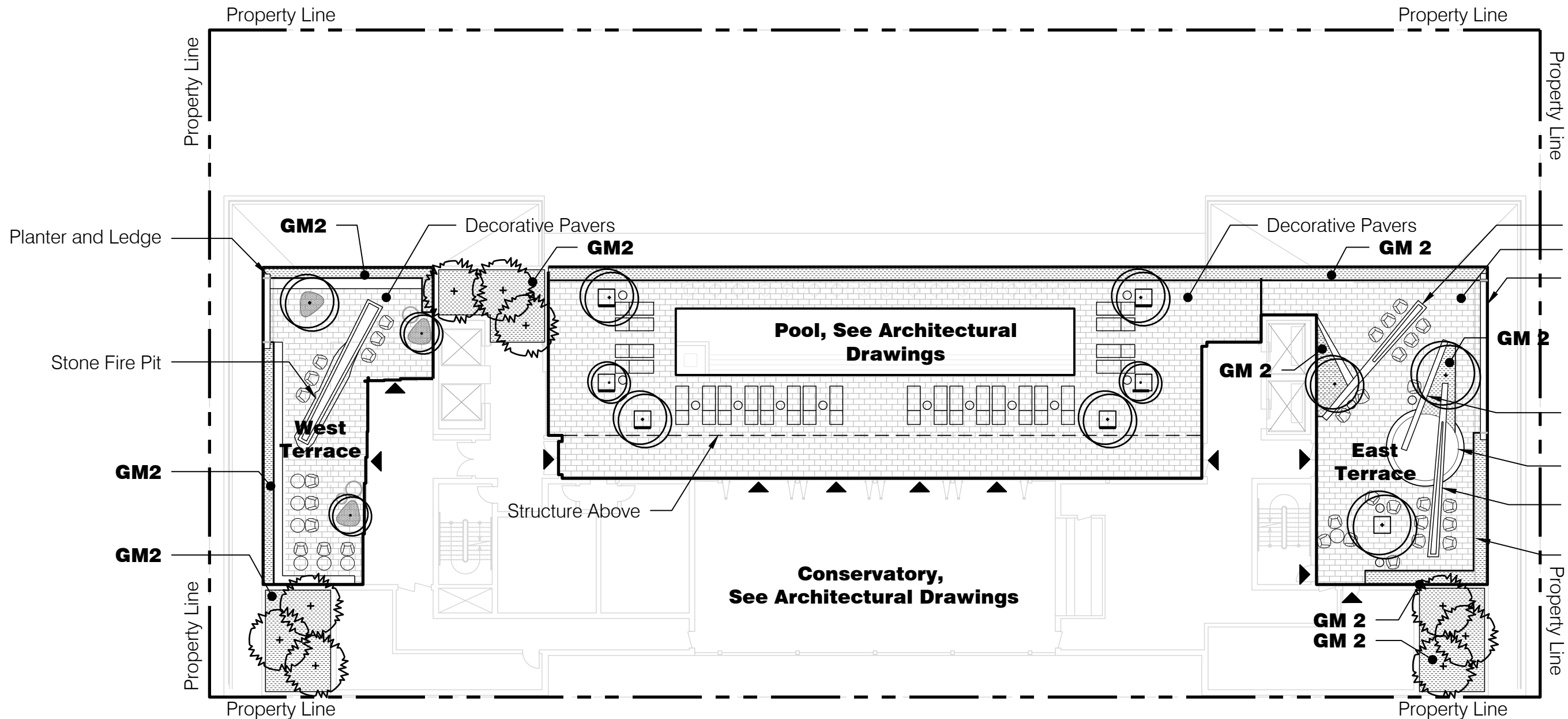
Landscape Architectural Planting Legend

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	<i>Cornus nuttallii</i> Pacific Dogwood		<i>Ulmus glabra 'Camperdownii'</i> Weeping Elm
	Garden Mix I		Garden Mix III
	Garden Mix II		Vine

0 10' 20' 40'



Landscape Site Plan -
Level 2
L1.02



Landscape Architecture Site Plan Notes

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Landscape Architecture Site Plan Notes

Property Line	Property Line
-----	Structure Above
▼	Egress/ Ingress

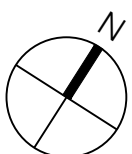
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Landscape Architectural Planting Legend

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	<i>Cornus nuttallii</i> Pacific Dogwood		<i>Ulmus glabra 'Camperdownii'</i> Weeping Elm
	Garden Mix I		Garden Mix III
	Garden Mix II		Vine

0 10' 20' 40'



Landscape Site Plan -
Amenity Level
L1.03

Trees								
Key	Quantity	Botanical Name	Common Name	Size	Root	Notes	Nursery Source	WUCOLS
CB	15	<i>Carpinus betulus fastigata</i>	European Hornbeam	60" Box				
CN	17	<i>Cornus nuttallii</i>	Pacific Dogwood	48" Box				
CR	17	<i>Chionanthus retusus</i>	Chinese Fringetree	48" Box				
UG	21	<i>Ulmus glabra 'Camperdownii'</i>	Weeping Elm	48" Box				
Garden Mix I - Ground Level								
Key	Quantity	Botanical Name	Common Name	Size	Spacing	Root	Notes	WUCOLS
GM1		<i>Acacia cognata 'Cousin Itt'</i>	Little River Wattle	5 Gal.	cont.			
		<i>Artemisia 'Powis Castle'</i>	Wormwood	5 Gal.	cont.			
		<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Mock Orange Wheeler's Dwarf	5 Gal.	cont.			
		<i>Salvia x sylvestris 'snow hill'</i>	Schneehugel's Sage	5 Gal.	cont.			
		<i>Santolina chamaecyparissu</i>	Lavender Cotton	1 Gal.	cont.			
		<i>Stachys byzantina 'Big Ear'</i>	Lamb's Ears	1 Gal.	cont.			
Garden Mix II - Amenity Level								
Key	Quantity	Botanical Name	Common Name	Size	Spacing	Root	Notes	WUCOLS
GM2		<i>Acacia cognata 'Cousin Itt'</i>	Little River Wattle	5 Gal.	cont.			
		<i>Artemisia 'Powis Castle'</i>	Wormwood	5 Gal.	cont.			
		<i>Baptisia australis</i>	False Indigo	1 Gal.	cont.			
		<i>Carex divulsa</i>	Berkeley Sage	1 Gal.	cont.			
		<i>Consolida ajaca</i>	Katy's Picotee	1 Gal.	cont.			
		<i>Helleborus orientalis</i>	Lenten Rose	1 Gal.	cont.			
		<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5 Gal.	cont.			
		<i>Mentha x piperita f. citrata</i>	Lemon Mint	1 Gal.	cont.			
		<i>Origanum vulgare</i>	Oregano	1 Gal.	cont.			
		<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	1 Gal.	cont.			
		<i>Salvia x sylvestris 'snow hill'</i>	Schneehugel's Sage	5 Gal.	cont.			
		<i>Thymus serpyllum</i>	Creeping Thyme	1 Gal.	cont.			
Garden Mix III - Resi Upper Level								
Key	Quantity	Botanical Name	Common Name	Size	Spacing	Root	Notes	WUCOLS
GM3		<i>Acacia cognata 'Cousin Itt'</i>	Little River Wattle	5 Gal.	cont.			
		<i>Artemisia 'Powis Castle'</i>	Wormwood	5 Gal.	cont.			
		<i>Baptisia australis</i>	False Indigo	1 Gal.	cont.			
		<i>Carex divulsa</i>	Berkeley Sage	1 Gal.	cont.			
		<i>Consolida ajaca</i>	Katy's Picotee	1 Gal.	cont.			
		<i>Helleborus orientalis</i>	Lenten Rose	1 Gal.	cont.			
		<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5 Gal.	cont.			
		<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Mock Orange Wheeler's Dwarf	5 Gal.	cont.			
		<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	1 Gal.	cont.			
		<i>Salvia x sylvestris 'snow hill'</i>	Schneehugel's Sage	5 Gal.	cont.			
Vine Mix I - Ground Level								
Key	Quantity	Botanical Name	Common Name	Size	Spacing	Root	Notes	WUCOLS
V1	30%	<i>Clematis 'Pixie'</i>	Pixie Clematis	5 Gal.	cont.			
	70%	<i>Vitis californica x 'Roger's Red'</i>	Roger's Red grapevine's	5 Gal.	cont.			
Vine Mix II - Upper Level								
Key	Quantity	Botanical Name	Common Name	Size	Spacing	Root	Notes	WUCOLS
V2	30%	<i>Clematis 'Pixie'</i>	Pixie Clematis	5 Gal.	cont.			
	70%	<i>Jadminum sambac</i>	Arabian Jasmine	5 Gal.	cont.			

STREET TREES



Carpinus betulus fastigata
European Hornbeam



Pistacia chinensis
Chinese Pistache

ORNAMENTAL TREES



Chionanthus retusus
Chinese Fringetree



Cornus nuttallii
Pacific Dogwood



Ulmus glabra 'Camperdownii'
Weeping Elm

SHRUBS AND GROUNDCOVERS



Acacia cognata 'Cousin Itt'
Cousin Itt



Acacia cognata 'Cousin Itt'
Cousin Itt



Pittosporum tobira 'Wheeler's Dwarf'
Mock Orange Wheeler Dwarf



Artemisia 'Powis Castle'
Wormwood



Verbascum bombyciferum
Giant Silver Mullein



Stachys byzantina 'Big Ear'
Lamb's Ear



Santolina chamaecypariss
Lavender Cotton



Salvia x sylvestris 'snow hill'
Schneehugel's Sage



Rosmarinus officinalis 'Prostratus'
Creeping Rosemary



Acacia cognata 'Cousin Itt'
Cousin Itt



Clematis 'Pixie'
Pixie Clematis



Vitis californica x 'Roger Red'
Roger's Red Grapevine

SITE FURNISHINGS



HOTEL FRONTAGE PAVING AND LOWER WALL PRECEDENT IMAGERY



LANDSCAPE PRECEDENT IMAGERY



Landscape Design
Imagery
L9.51

The lighting design for the Franklin Station Hotel & Mixed-Use project in Napa, CA, aims to enhance the property's architectural identity while supporting a safe, pedestrian-oriented environment that aligns with the City of Napa's lighting regulations.

All exterior lighting will be carefully shielded and directed to ensure illumination is confined to the subject property, minimizing glare and light spill into neighboring areas. Building-mounted and site lighting will be prioritized for pedestrian pathways and highly visible zones, including hotel entries, mixed-use access points, and outdoor gathering spaces, providing both functional and aesthetic benefits.

Architectural features of the building will be thoughtfully accented through integrated lighting approaches that emphasize material transitions, façade articulation, and key vertical elements, helping to define the building's character at night. Lighting solutions will be subtle yet intentional, contributing to the visual identity of the development without overwhelming the context.

All lighting will be designed in accordance with the City of Napa's exterior lighting standards, incorporating energy-efficient sources, reduced light pollution strategies, and a clear emphasis on dark-sky principles. The result will be a lighting environment that supports the project's architectural vision while contributing to a welcoming and responsible nighttime streetscape.

Concept Imagery



Lighting Features

BOLD

Concept Imagery



Lighting Features

BOLD

Concept Imagery



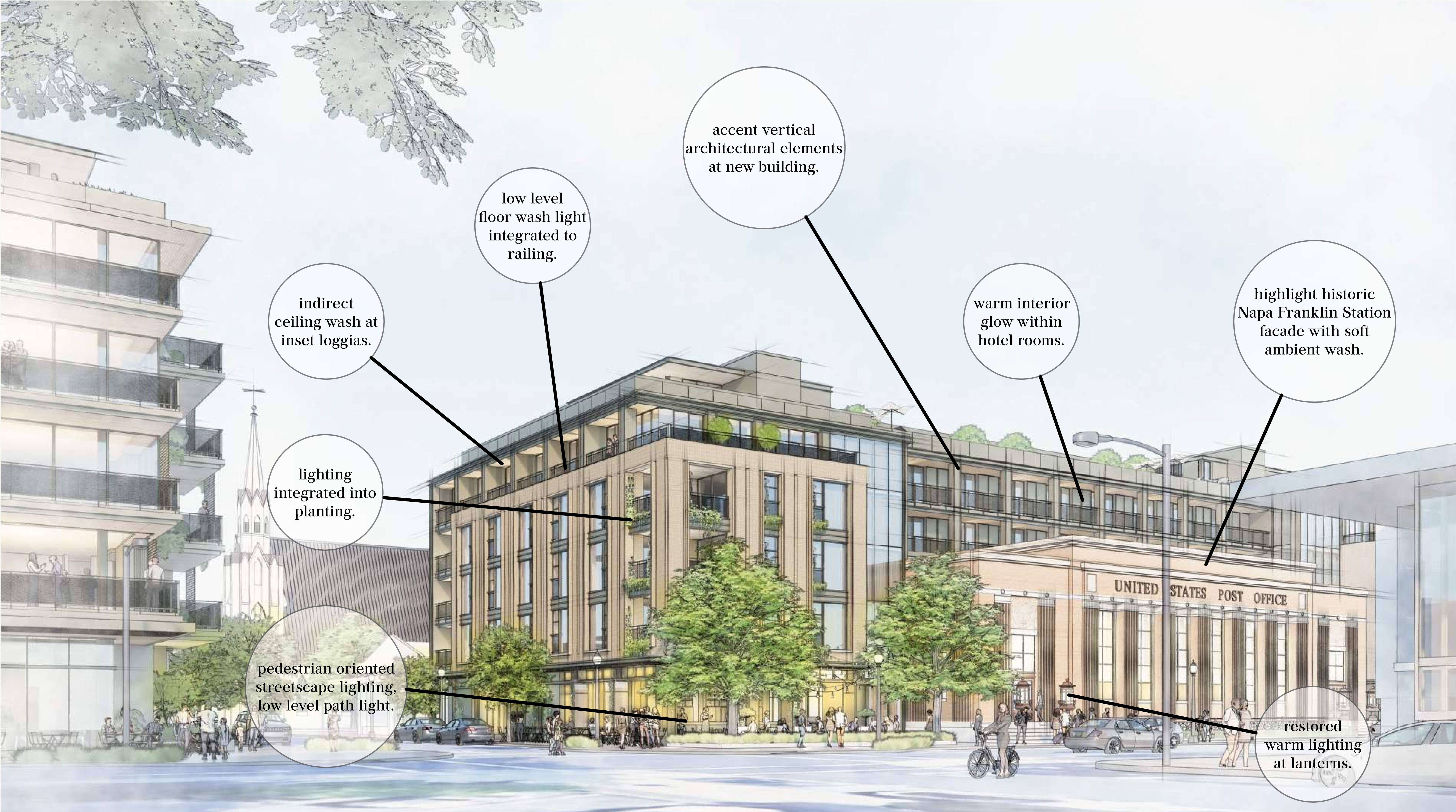
Lighting Features

Concept Imagery



Lighting Features

Design Sketch



Lighting Diagrams | Hotel

Design Sketch



Lighting Diagrams | Mixed-Use Building

Fixture Selection



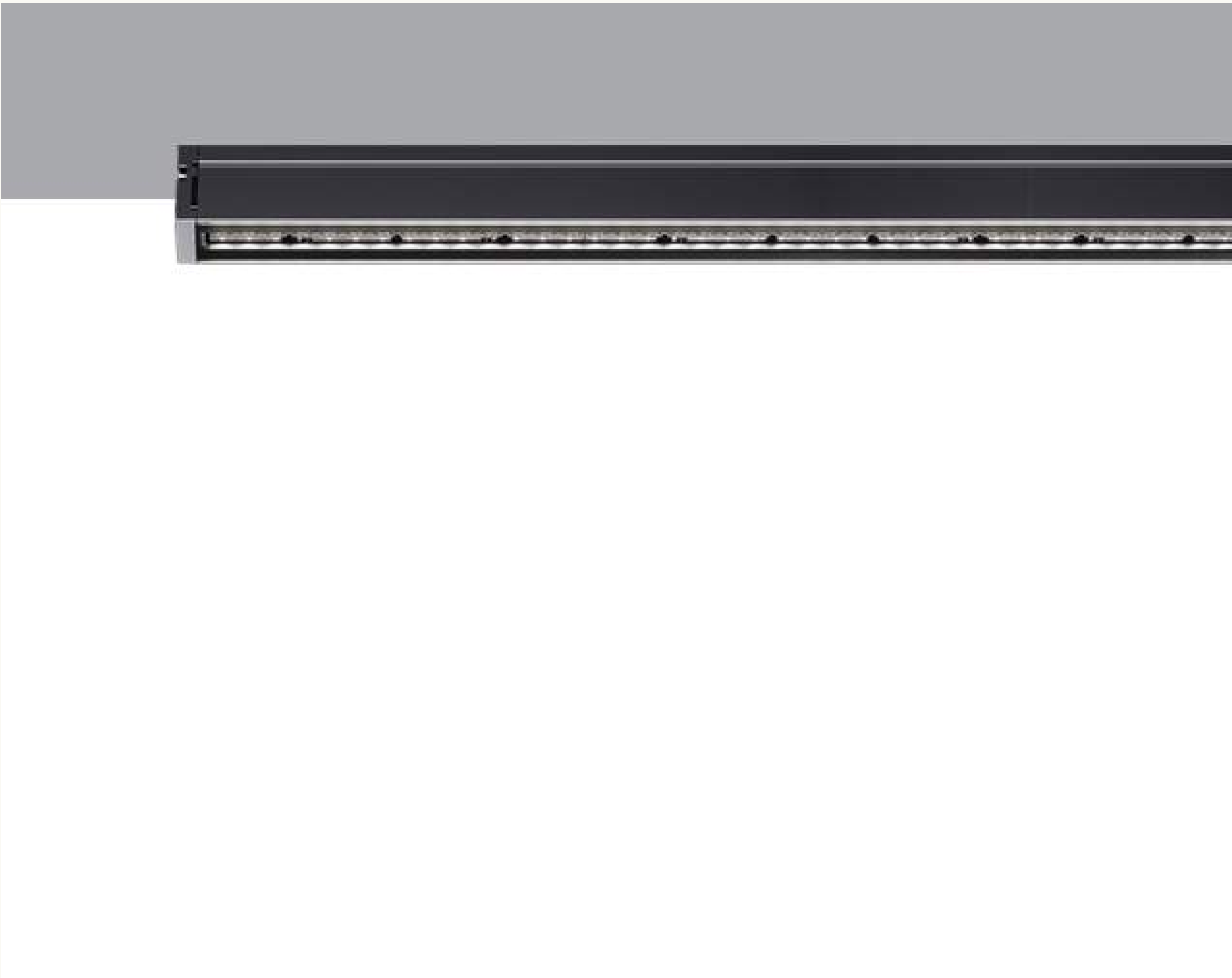
Wall Mounted Accent Light



Ceiling Mounted “Super Comfort” Downlight



Ingrade Uplight Deep Regress



Linear LED Wash-graze Light with Micro Louver



Catenary Mounted Decostring with Uplight Shield



Low Level Pedestrian Pathway Light

Lighting Palette

Design Sketch



Illustrative Light Renderings | Hotel

BOLD

Design Sketch



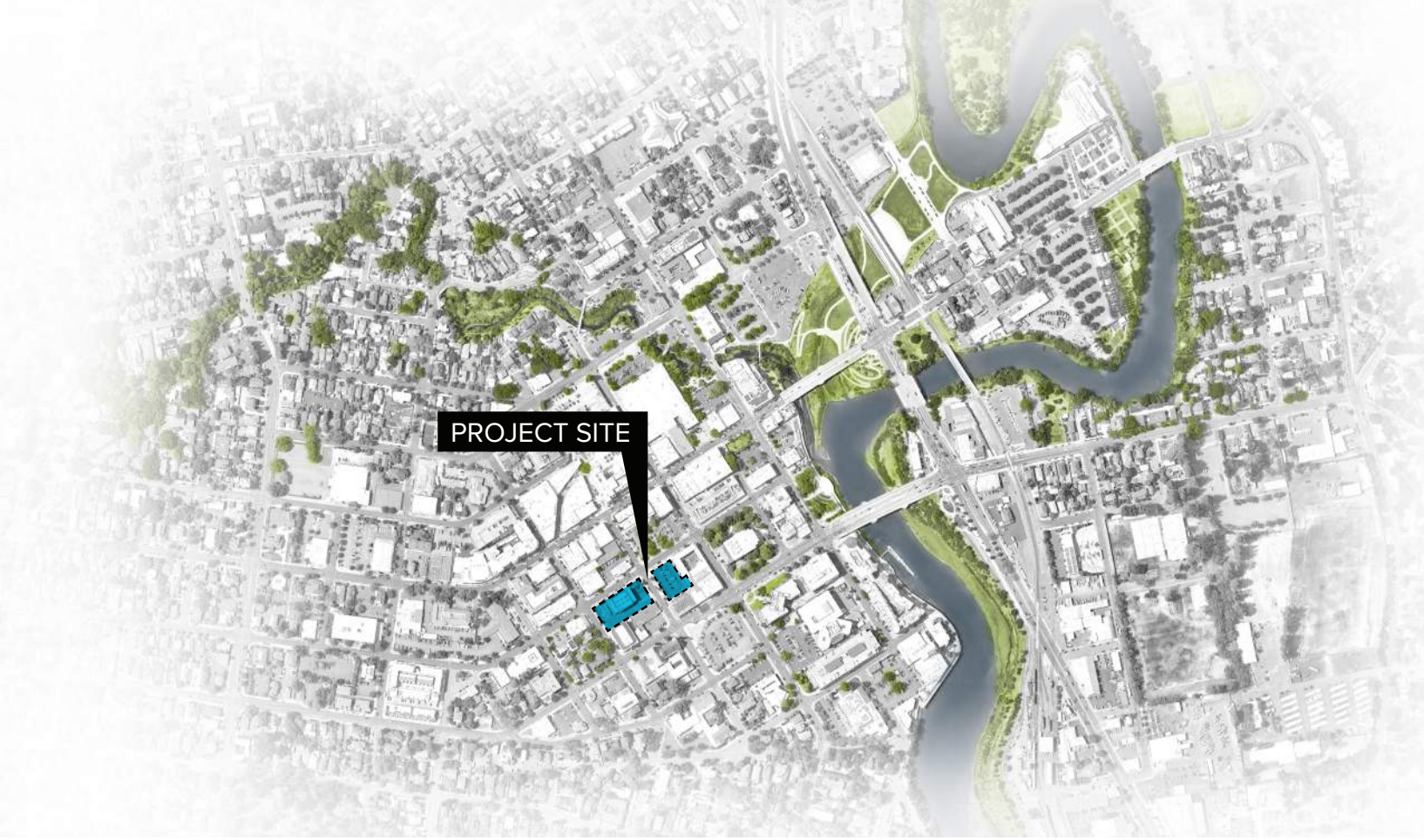
Illustrative Light Renderings | Mixed-Use Building

FRANKLIN STATION II PROJECT

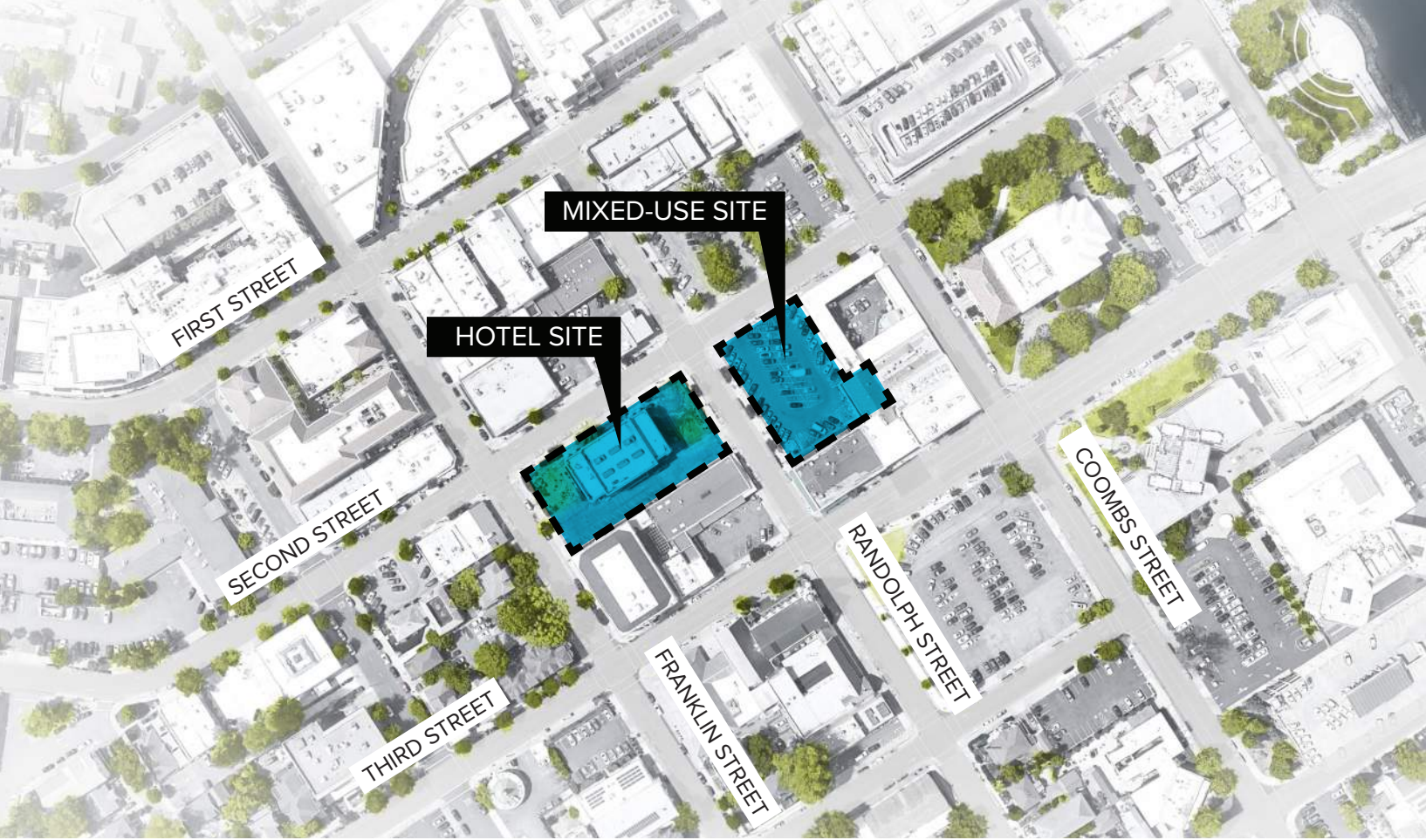
DESIGN REVIEW - JUNE 23, 2026



AREA MAP



VICINITY MAP



SHEET INDEX

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G0.01	DEVELOPMENT AREA SUMMARY
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A1.11	PLAN - LEVEL 01
A1.12	PLAN - LEVEL 02
A1.13	PLAN - LEVEL 03
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A1.14	PLAN - LEVEL 05
A1.15	PLAN - LEVEL ROOFTOP
A1.16	PLAN - ROOF
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A4.04	RENDERING - THIRD & RANDOLPH
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A4.06	RENDERING - HOTEL & MIXED-USE OVERALL
A4.07	RENDERING - MIXED-USE FRONTAGE DETAILS

PROJECT INFORMATION

PROJECT ADDRESS:	POST OFFICE PARCEL - 1351 Second Street, Napa CA 94559 PARKING LOT PARCEL - 1251 Second Street, Napa CA 94559 WINE VALLEY BOX UNIT PARCEL - 820 Randolph Street, Napa CA 94559 YOUNG BUILDING PARCEL - 809 Coombs Street, Napa CA 94559	CALIFORNIA HISTORICAL RESOURCE STATUS CODES (CHRS):	1S, 5S1
		OCCUPANCY:	R-1, R-2,B, S-2, A-2
		CONSTRUCTION TYPE:	IB
APN:	POST OFFICE PARCEL: 003-208-001 PARKING LOT PARCEL: 003-212-001 WINE VALLEY BOX UNIT PARCEL: 003-300-014 YOUNG BUILDING PARCEL: 003-300-019	APPLICABLE CODES:	2022 EDITION OF TITLE 24, THE CALIFORNIA CODE OF REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA ENERGY CODE - TITLE 24 2022 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODES (2025 CODE CYCLE IF SUBMITTED FOR BUILDING PERMIT AFTER JANUARY 1ST, 2026)
SITE AREA:	POST OFFICE PARCEL: .66 ACRE +/- PARKING LOT PARCEL: .47 ACRE +/- WINE VALLEY BOX UNIT PARCEL: .06 ACRE +/-		CITY OF NAPA MUNICIPAL CODE, CURRENT THROUGH ORD, 02020-003 AND THE JUNE 2019 CODE SUPPLEMENT.
	TOTAL HOTEL SITE = .66 ACRE TOTAL MIXED-USE SITE = .53 ACRE		SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION
		HIGH PERFORMANCE BUILDING REGULATIONS:	THE PROJECT WILL COMPLY WITH THE AMENDMENTS TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE IN THE CITY OF NAPA MUNICIPAL CODE, SECTION 15.04.090 FOR RESIDENTIAL AND NON-RESIDENTIAL WATER EFFICIENCY AND CONSERVATION

DEVELOPMENT AREA SUMMARY

HOTEL DEVELOPMENT AREA

SUITE MIX

1a. Guestrooms	QTY. KEYS	% Keys	Interior Unit Area (sf)	Exterior Unit Area (sf)	Total Unit Area (sf)
Standard King Module Size:	14.0x	32	440		
Studio King	3	3%	410	0	410
Standard King	38	40%	440	0	440
Upper Standard King w/ Balcony	5	5%	380	80	460
Standard King w/ Balcony	21	22%	440	60	500
Standard Double Queen	9	10%	440	0	440
Standard Double Queen w/ Balcony	2	2%	380	80	460
Junior Suite	4	4%	460	80	540
1 Bedroom Suite A	4	4%	890	80	970
1 Bedroom Suite B	7	7%	940	200	1140
3 Bedroom VIP Suite	1	1%	1390	560	1950
Total	94	100%			

DESCRIPTION	
1a. Guestrooms	94 Keys
2. Hotel & Mixed-Use Unit Support	
3. Public Areas	
4. Food & beverage	
5. Meeting / Banquet	
6. Spa	
7. Fitness	
8. Recreation	
9. Front Offices	
10. Executive Offices	
11. Administrative Offices	
12. Accounting & IT Offices	
13. Human Resources	
14. Associate Facilities/ Cafeteria	
15. Food Service	
16. Housekeeping/ Laundry	
17. Security, Purchasing & Receiving	
18. Engineering & Maintenance	
19. Mechanical, Electrical, & Special Systems	
20. Parking	

Total Hotel Bldg Floor Area (Without Historic Post Office)
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EXISTING HISTORIC POST OFFICE

Total Hotel Bldg Floor Area

Interior Area	Exterior Area
48,290 sf	7,250 sf
24,320 sf	0 sf
5,400 sf	0 sf
7,870 sf	800 sf
8,440 sf	1,900 sf
6,220 sf	0 sf
1,000 sf	5,000 sf
390 sf	0 sf
110 sf	0 sf
430 sf	0 sf
0 sf	0 sf
940 sf	0 sf
740 sf	0 sf
2,630 sf	0 sf
6,460 sf	0 sf
1,550 sf	0 sf
1,700 sf	0 sf
1,070 sf	0 sf
3,920 sf	0 sf
sf	sf

121,480 sf	14,950 sf
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4,650 sf	
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126,130 sf	14,950 sf
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MIXED-USE DEVELOPMENT AREA

UNIT MIX

1c. Mixed-Use	QTY. UNITS	% Units	Interior Unit Area (sf)	Exterior Unit Area (sf)	Total Unit Area (sf)
Type A - 2Br	4	14%	1830	320	2150
Type B - 2Br	4	14%	1850	330	2180
Type C - 2Br	4	14%	1700	330	2030
Type D - 3Br	4	14%	2210	660	2870
Type E - 3Br	4	14%	2090	380	2470
Type F - 3Br	4	14%	2580	330	2910
Penthouse	1	4%	2900	2490	5390
Young Bldg Unit 1	1	4%	2150	0	2150
Young Bldg Unit 2	1	4%	2022	0	2022
Young Bldg Unit 3	1	4%	2135	0	2135
Total	28	100%			

DESCRIPTION	
1c. Mixed-Use	28 Units
2. Hotel & Mixed-Use Unit Support	
3. Public Areas	
4. Food & beverage	
5. Meeting / Banquet	
6. Spa	
7. Fitness	
8. Recreation	
9. Front Offices	
10. Executive Offices	
11. Administrative Offices	
12. Accounting & IT Offices	
13. Human Resources	
14. Associate Facilities/ Cafeteria	
15. Food Service	
16. Housekeeping/ Laundry	
17. Security, Purchasing & Receiving	
18. Engineering & Maintenance	
19. Mechanical, Electrical, & Special Systems	
20. Parking	31 Stalls

Total Mixed-Use Bldg Floor Area (Not including Parking)

Interior Area	Exterior Area
58,767 sf	11,890 sf
11,036 sf	0 sf
1,500 sf	0 sf
560 sf	620 sf
0 sf	0 sf
0 sf	0 sf
0 sf	0 sf
0 sf	9,670 sf
0 sf	0 sf
0 sf	0 sf
820 sf	0 sf
0 sf	0 sf
0 sf	0 sf
0 sf	0 sf
0 sf	0 sf
800 sf	0 sf
0 sf	0 sf
1,211 sf	0 sf
14,940 sf	0 sf

74,694 sf	22,180 sf
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Combined Total Project Floor Area (Not Including parking or Historic Post Office)

196,174 sf	37,130 sf
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Combined Total Project Floor Area, Hotel & Mixed-Use (Not Including Parking)
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200,824 sf

Combined Total Project Area, Hotel & Mixed-Use, Interior and Exterior (Not Including Parking)

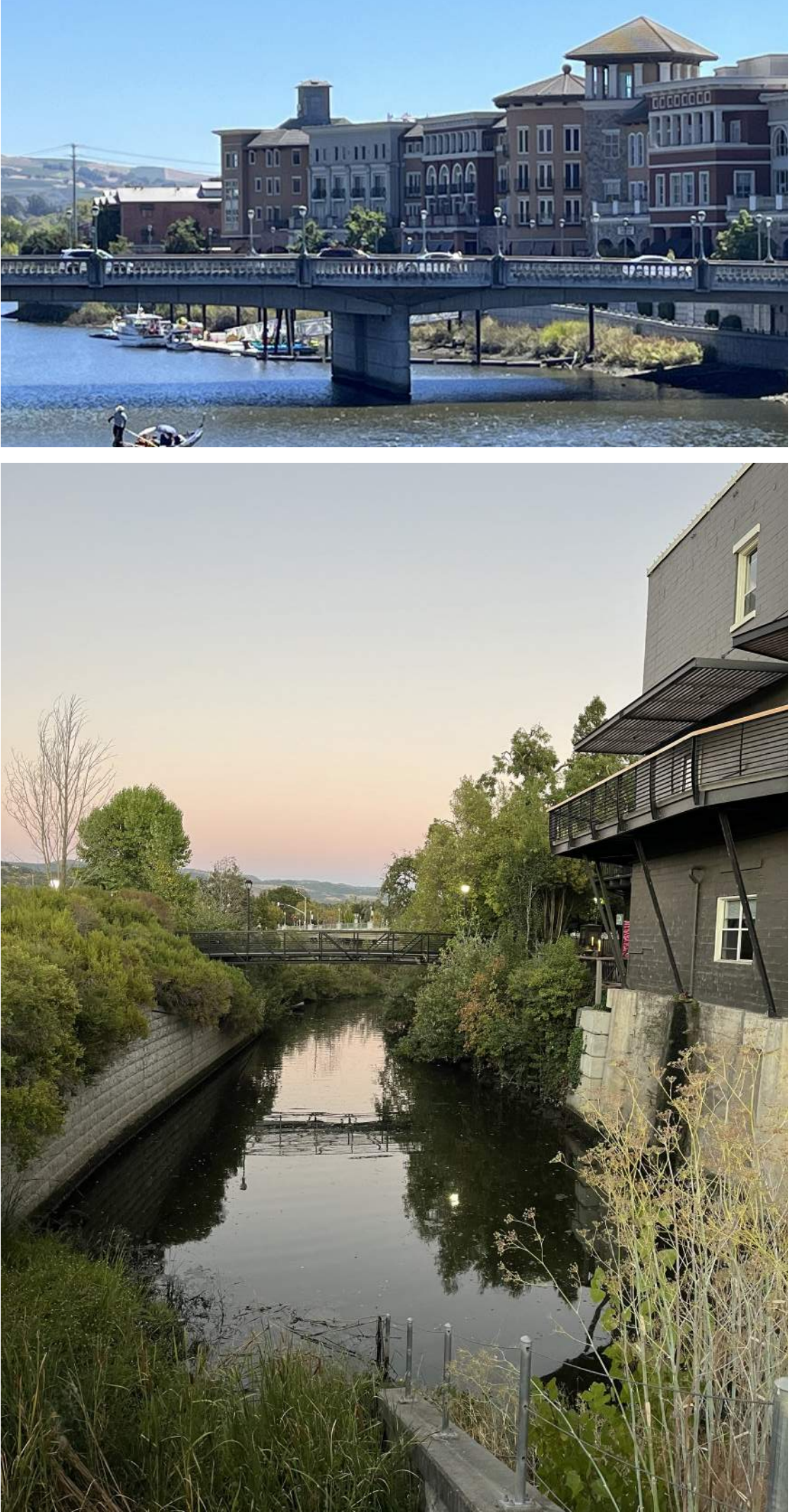
237,954 sf



0 30' 60' 120'
SCALE: 1/30" = 1'-0"



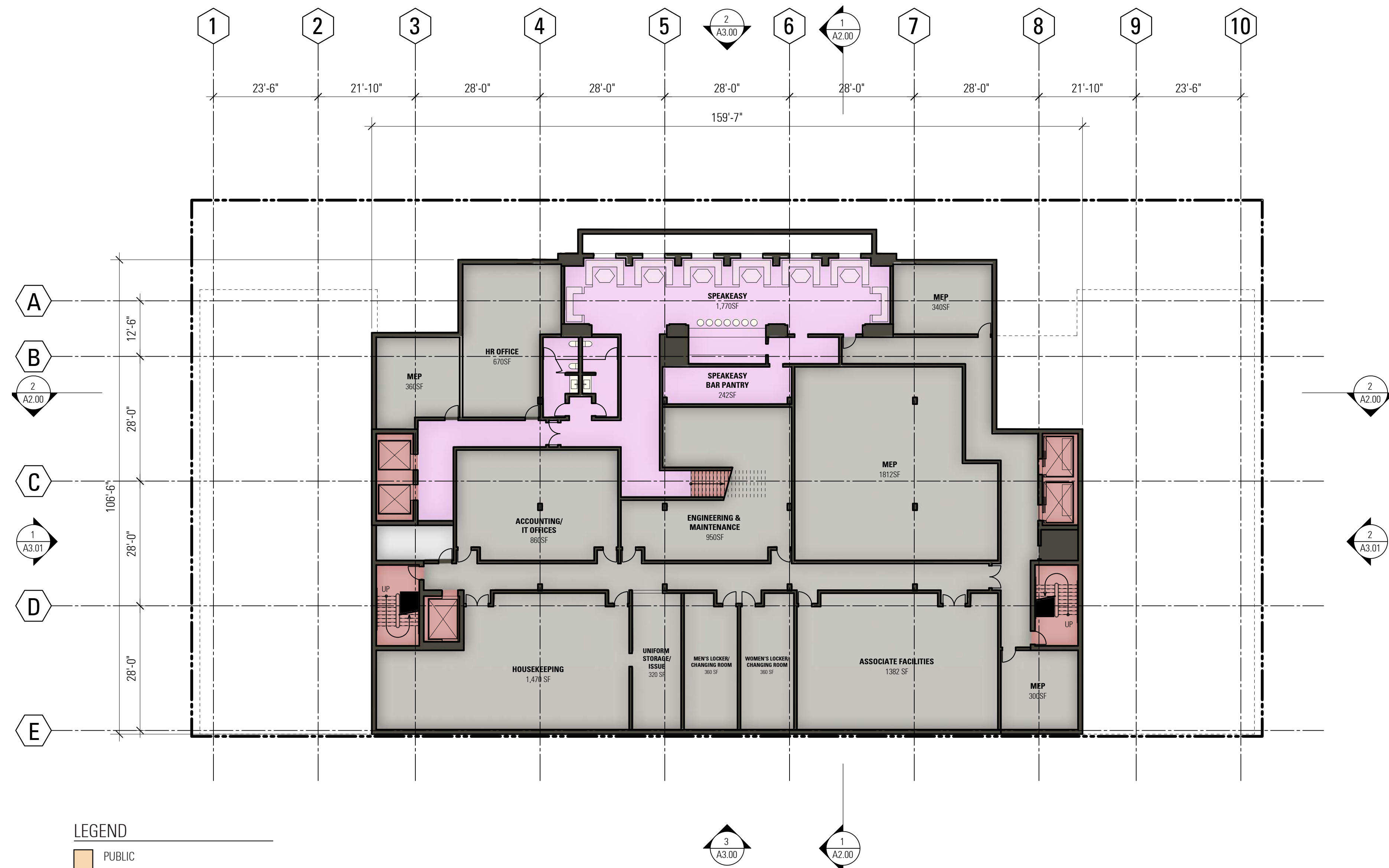
SITE PLAN



EXISTING POST OFFICE

DOWNTOWN NAPA

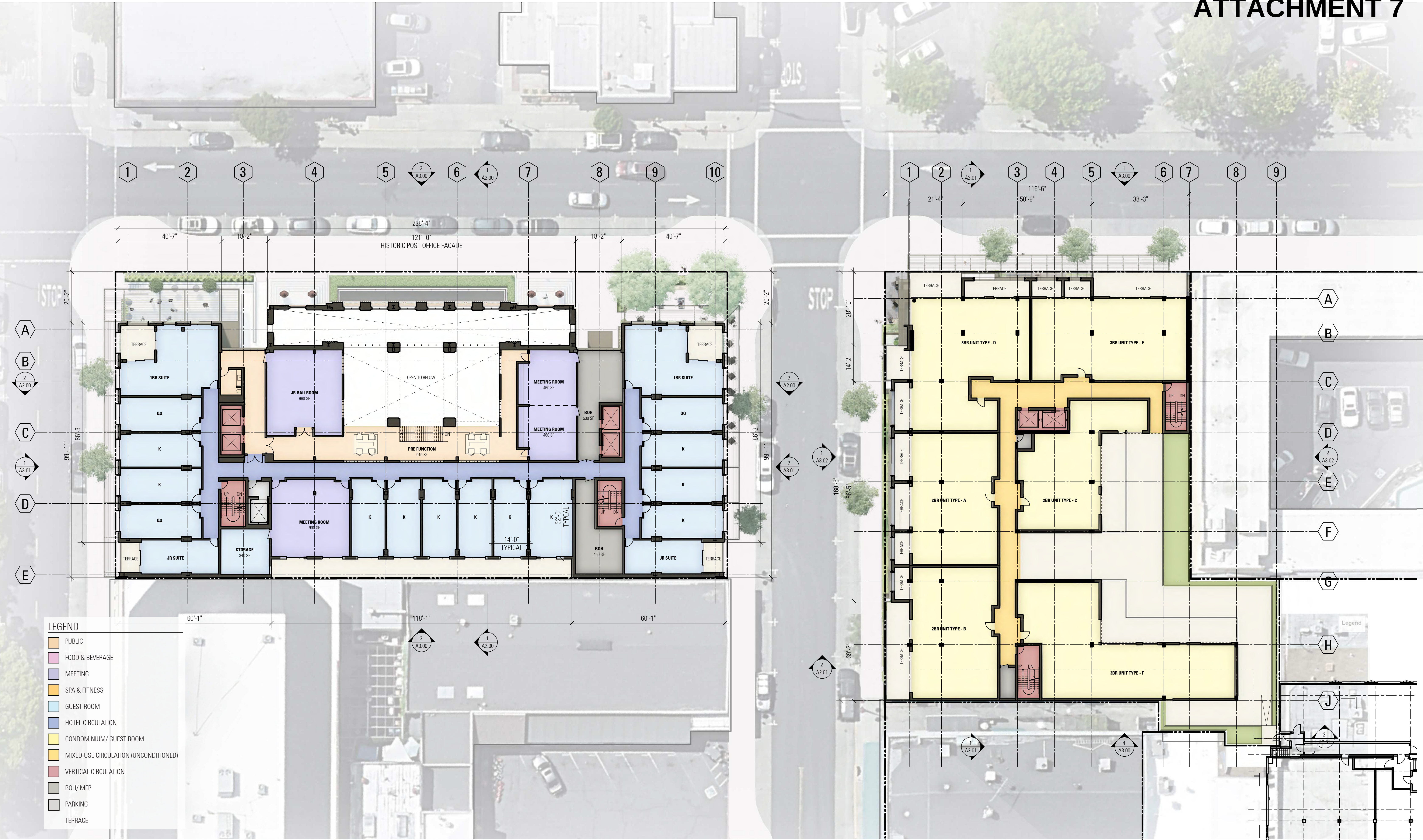
SITE PHOTOS

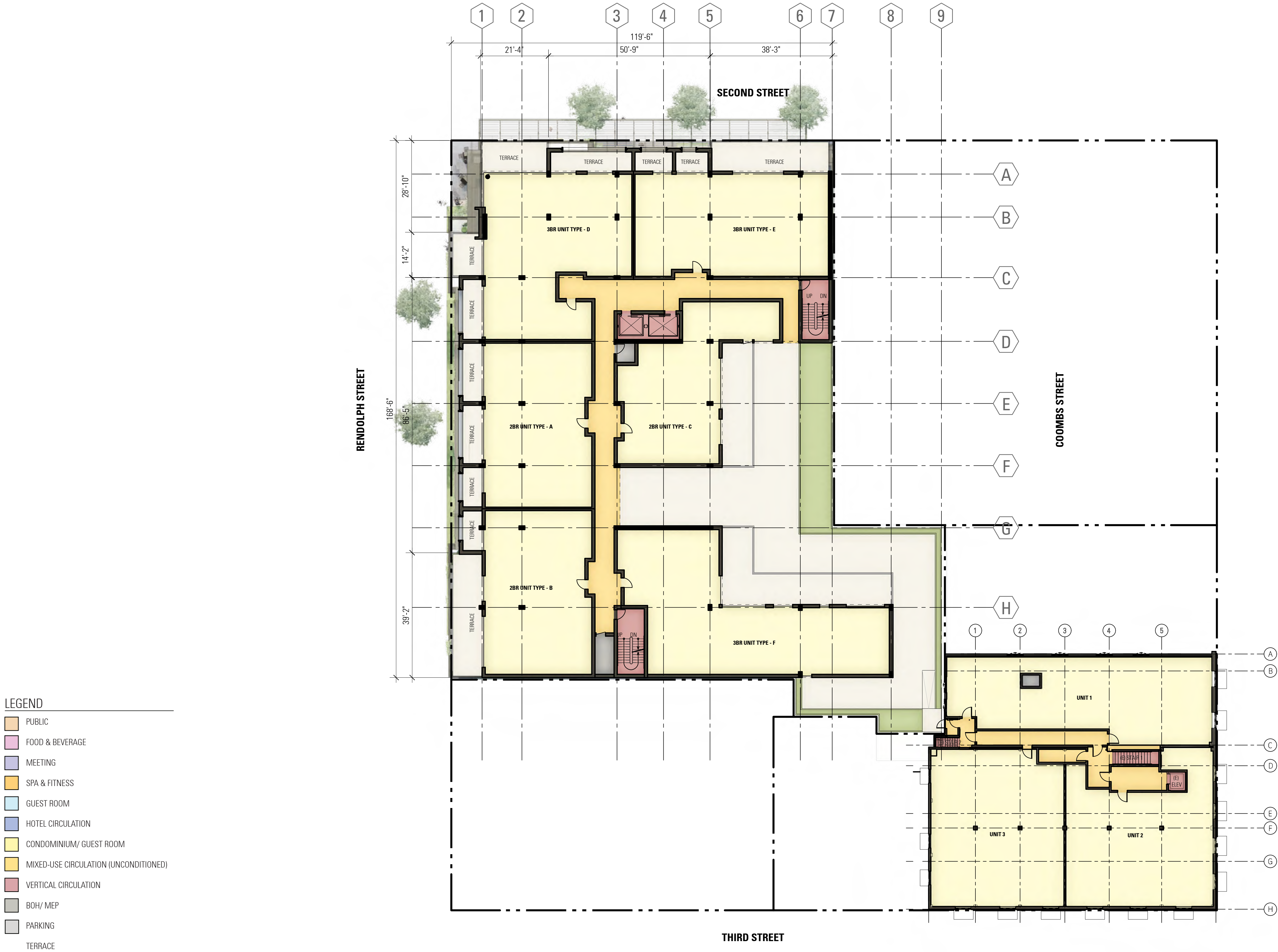


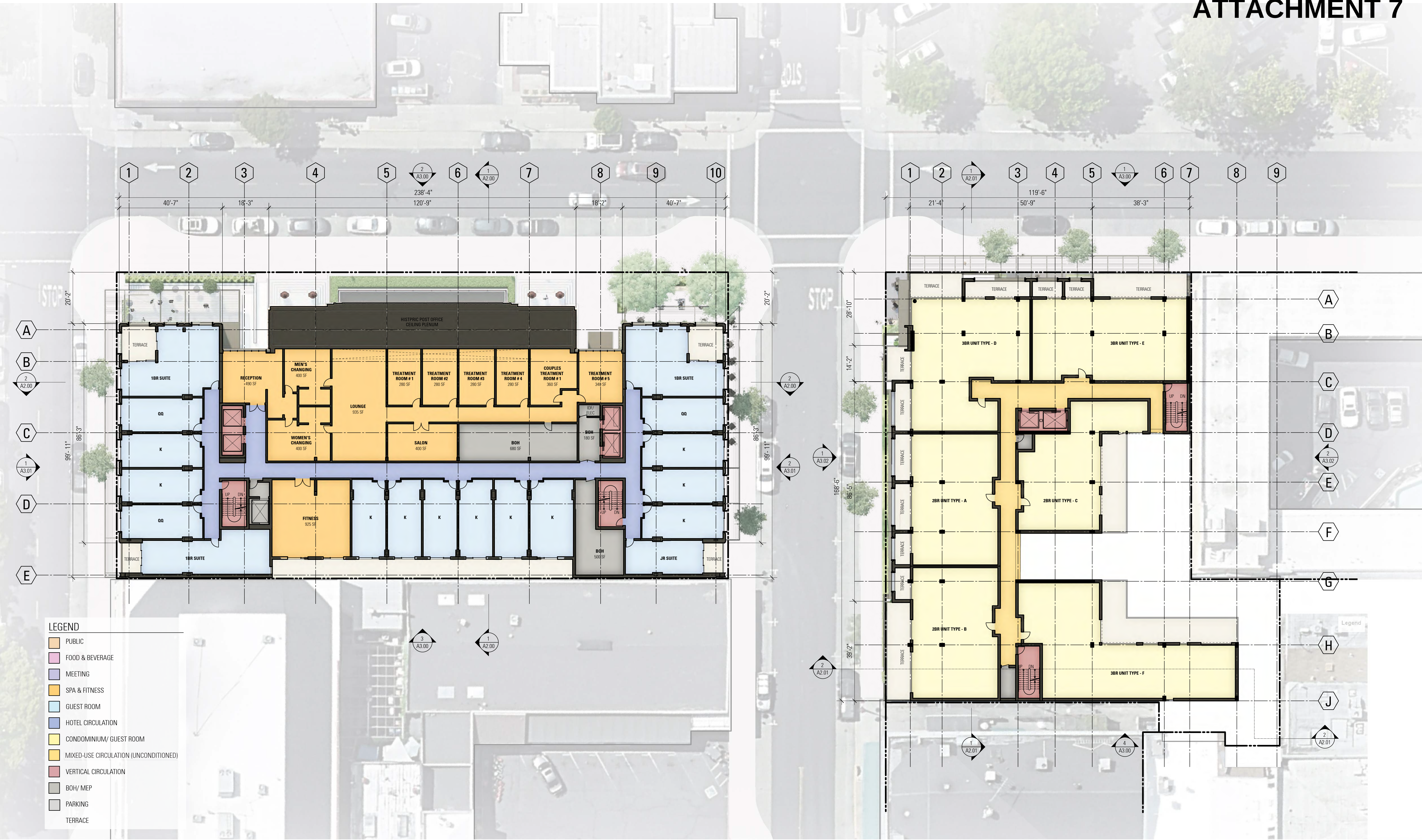
PLAN - BASEMENT



PLAN - GROUND LEVEL

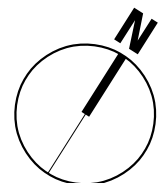




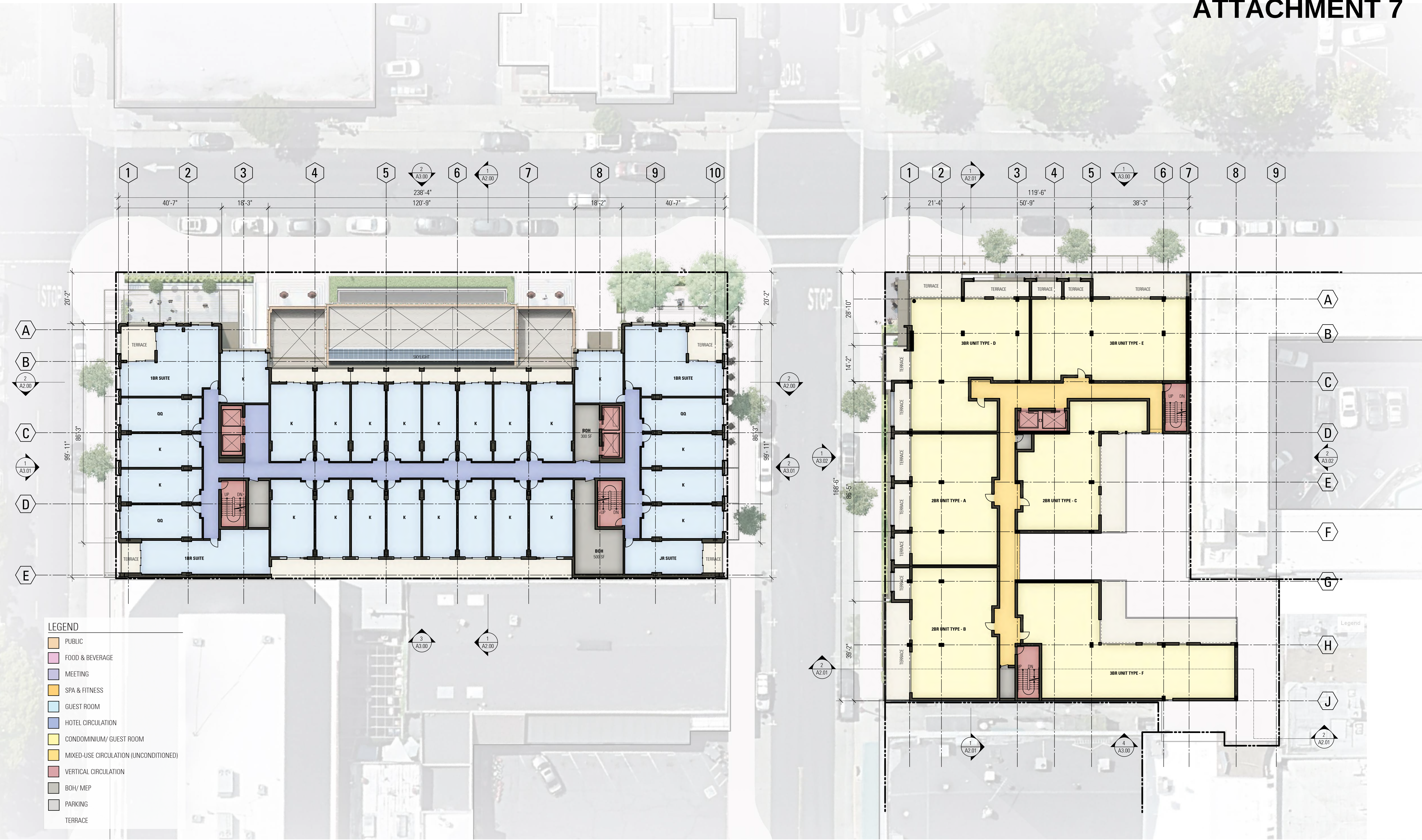


0 16' 32' 64'

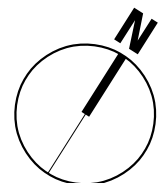
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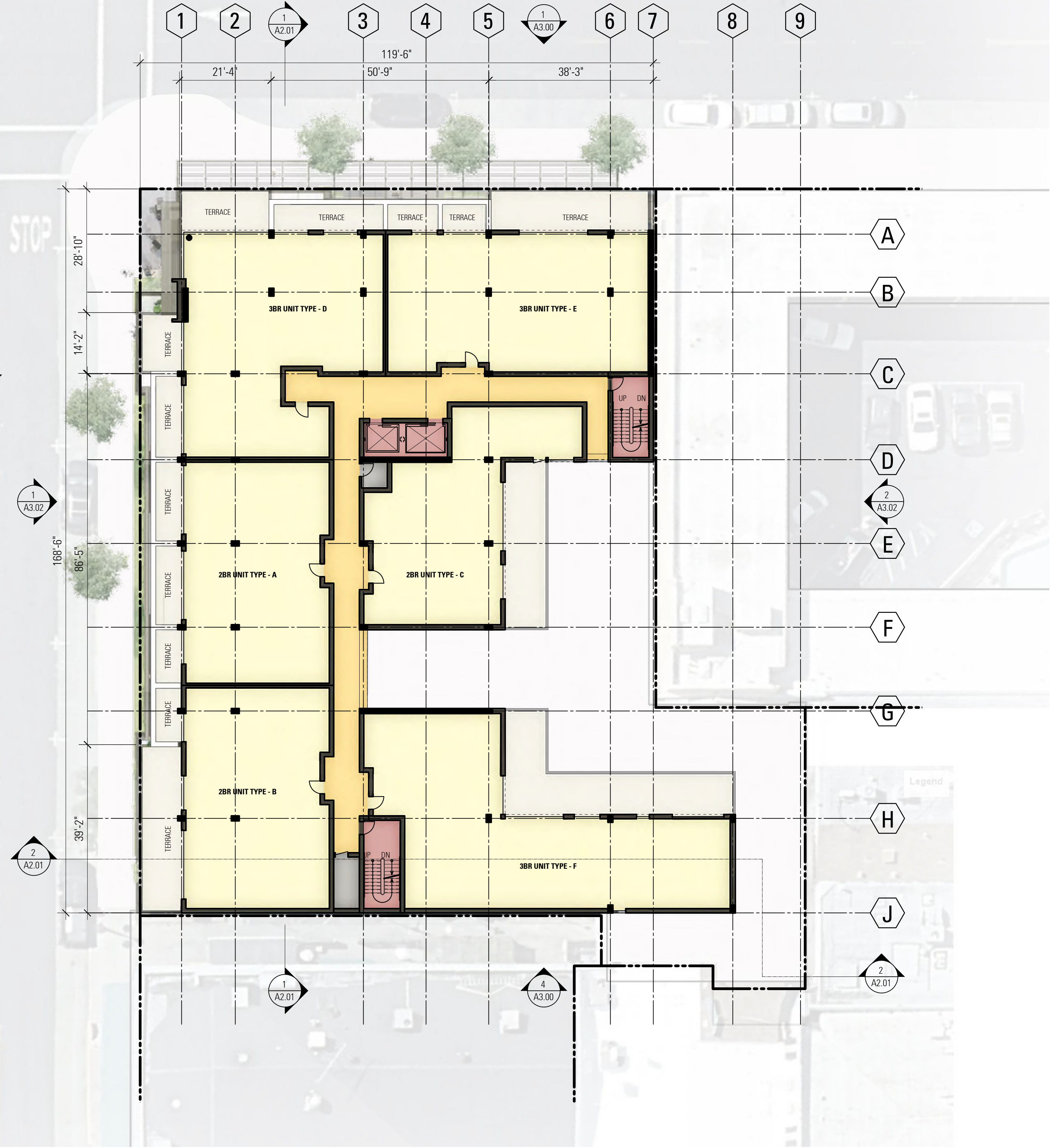
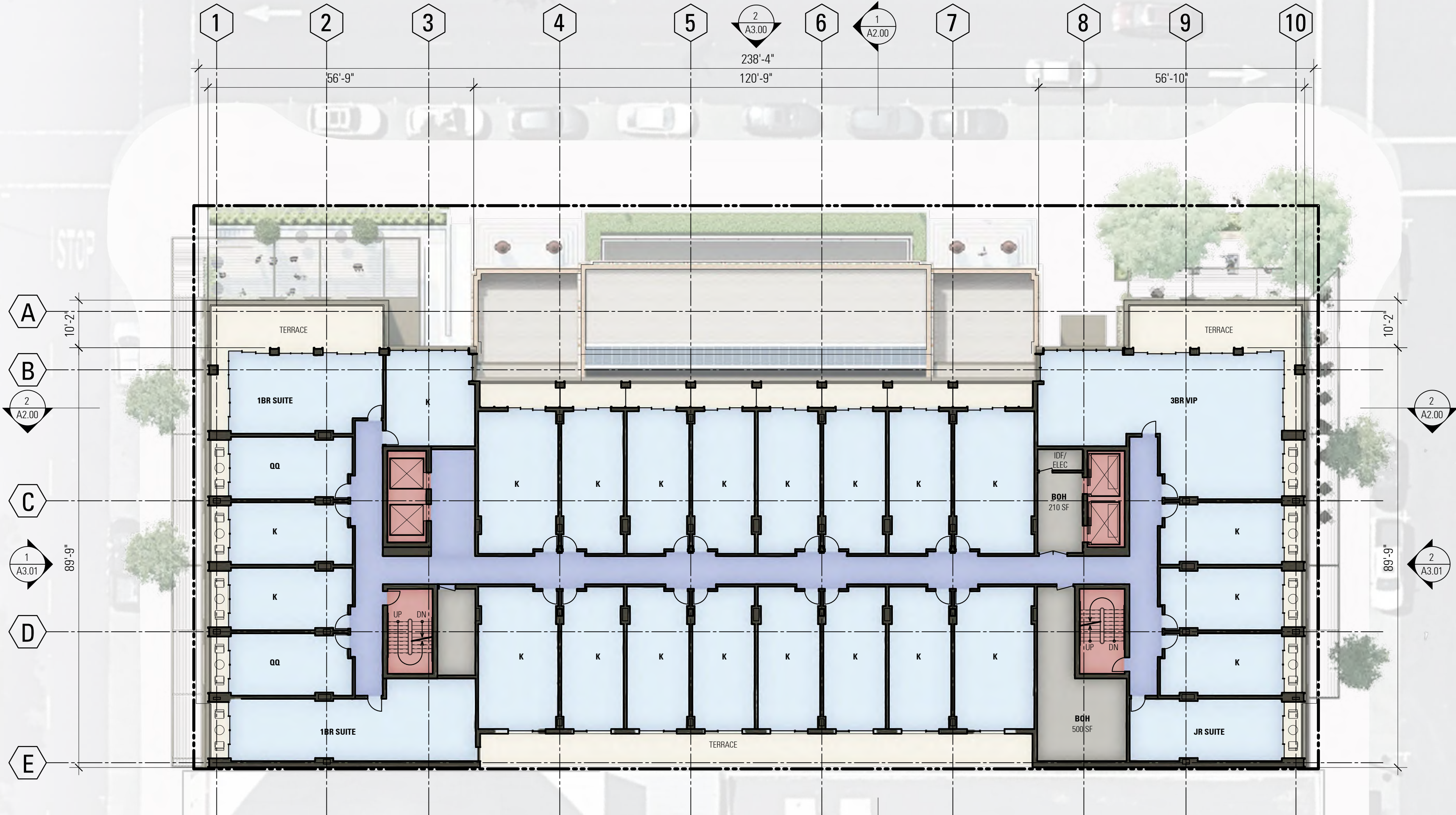
PLAN - LEVEL 3



0 16' 32' 64'
SCALE: 1/16" = 1'-0"



PLAN - LEVEL 4



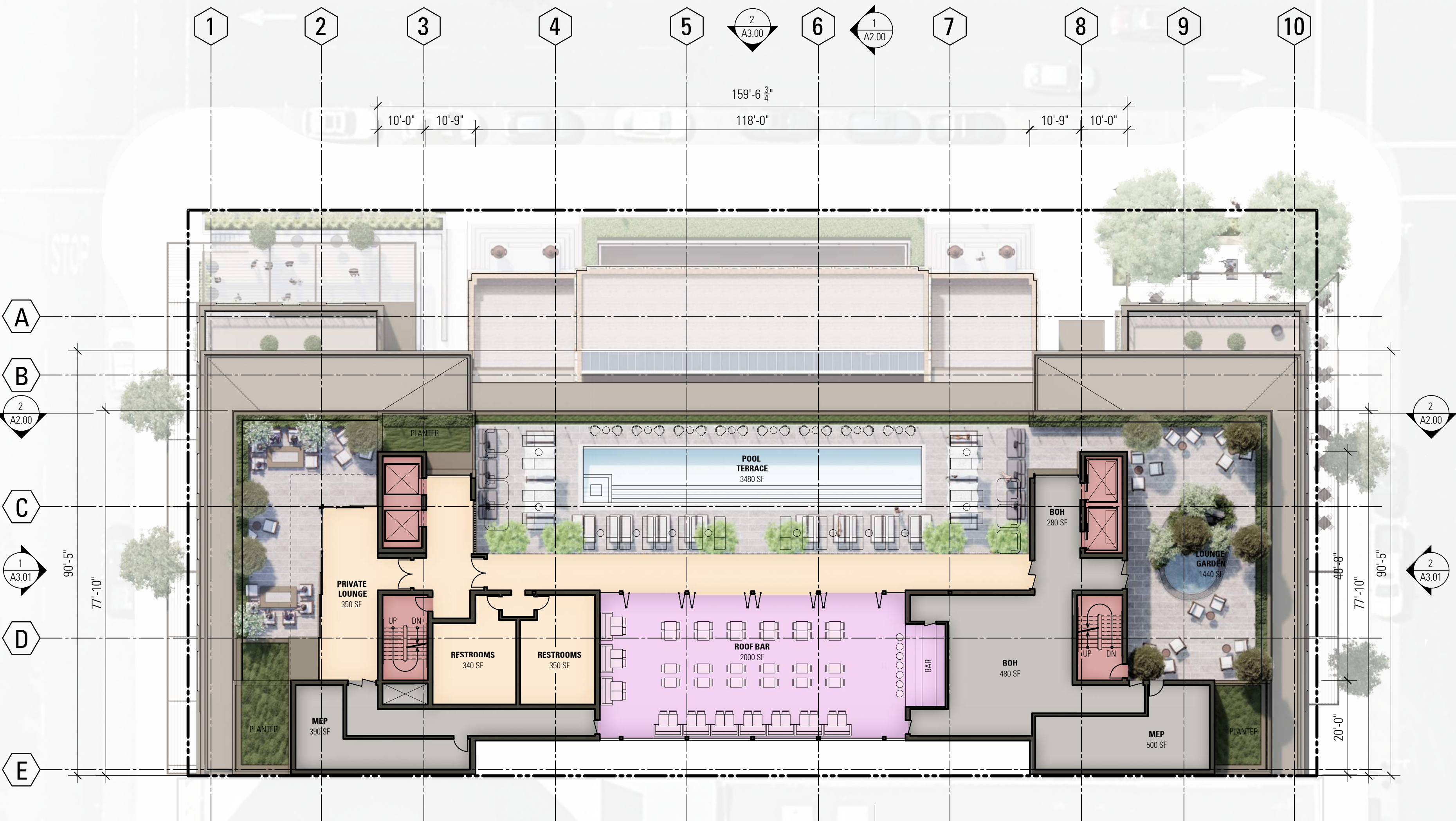
- LEGEND
- PUBLIC
 - FOOD & BEVERAGE
 - MEETING
 - SPA & FITNESS
 - GUEST ROOM
 - HOTEL CIRCULATION
 - CONDOMINIUM/ GUEST ROOM
 - MIXED-USE CIRCULATION (UNCONDITIONED)
 - VERTICAL CIRCULATION
 - BOH/ MEP
 - PARKING
 - TERRACE

0 16' 32' 64'

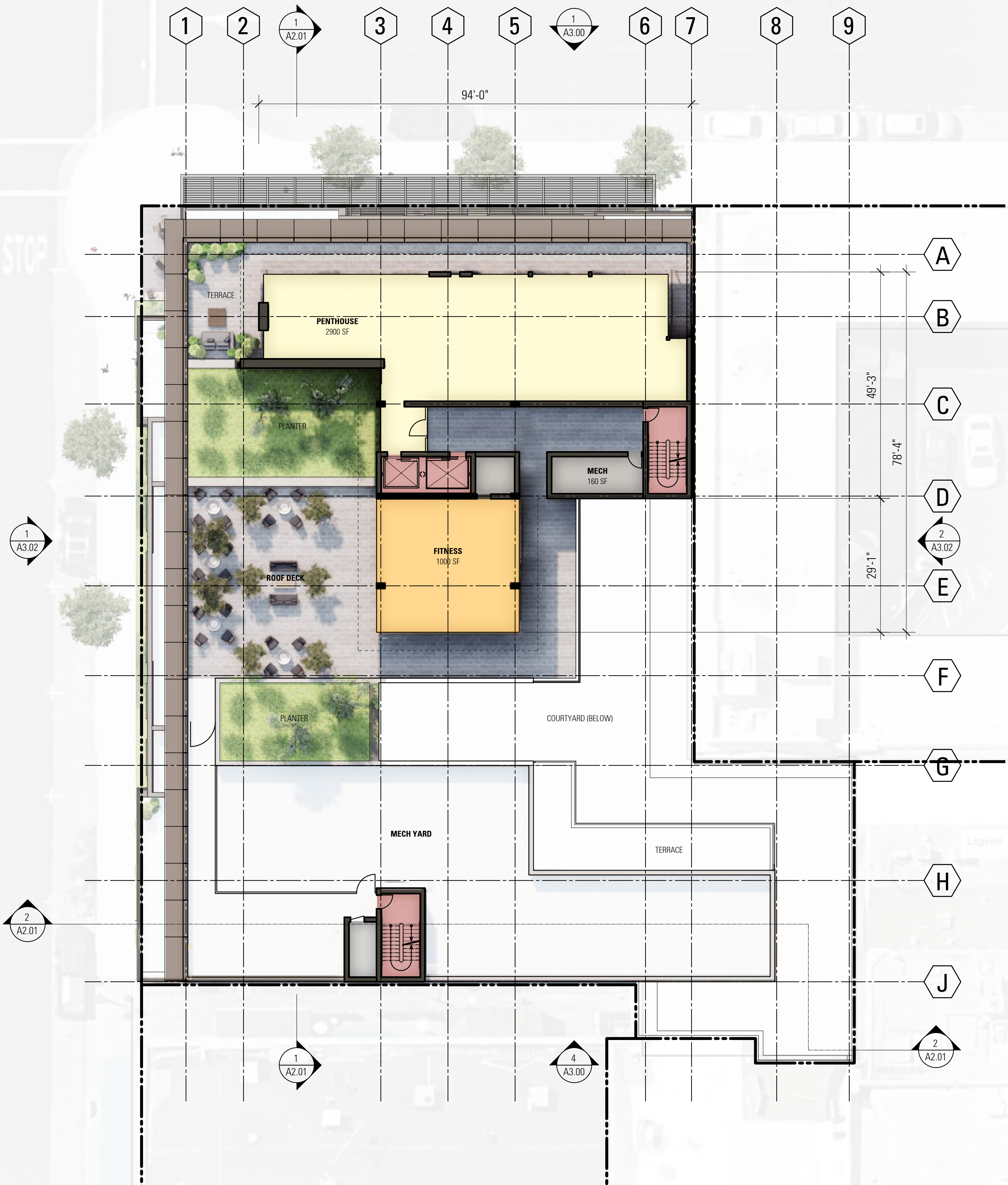
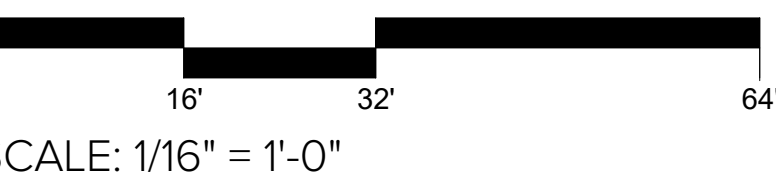
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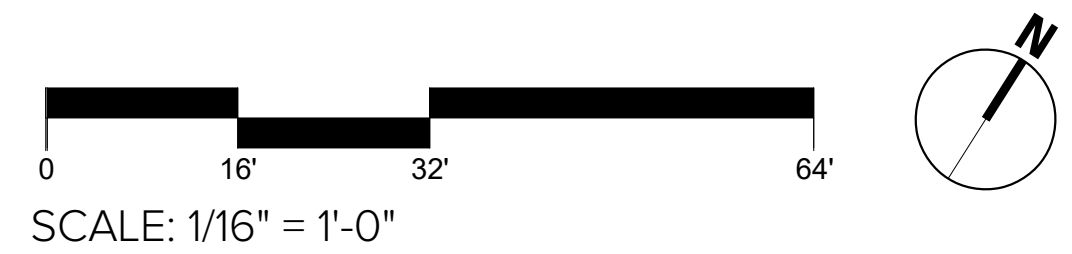
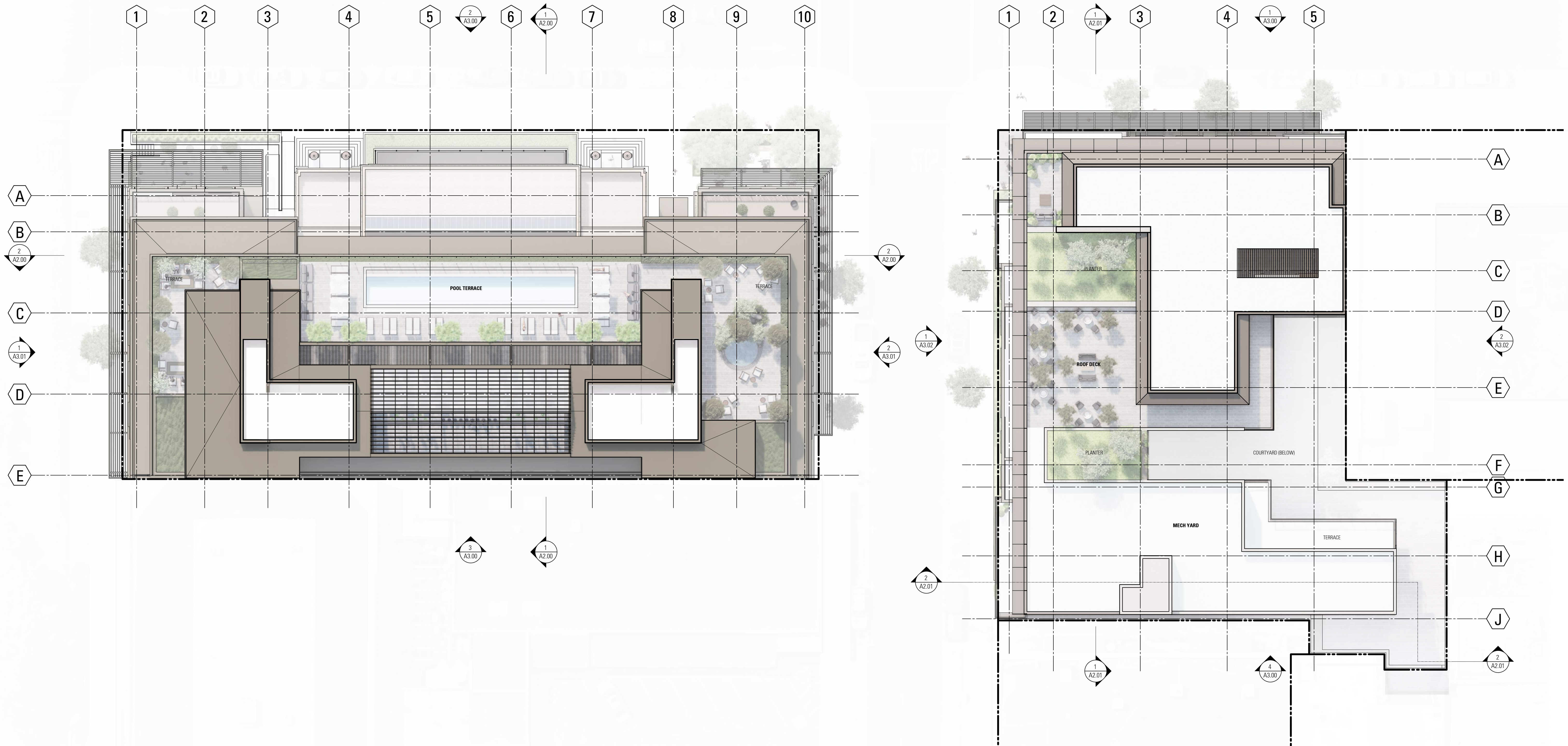
PLAN - LEVEL 5



- LEGEND**
- PUBLIC
 - FOOD & BEVERAGE
 - MEETING
 - SPA & FITNESS
 - GUEST ROOM
 - HOTEL CIRCULATION
 - CONDOMINIUM/ GUEST ROOM
 - MIXED-USE CIRCULATION (UNCONDITIONED)
 - VERTICAL CIRCULATION
 - BOH/ MEP
 - PARKING
 - TERRACE

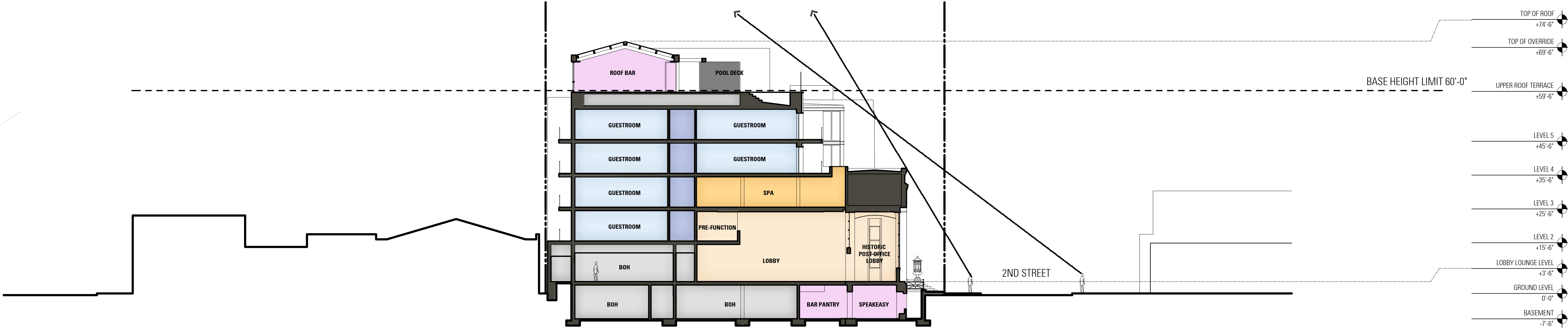


PLAN - ROOF AMENITY



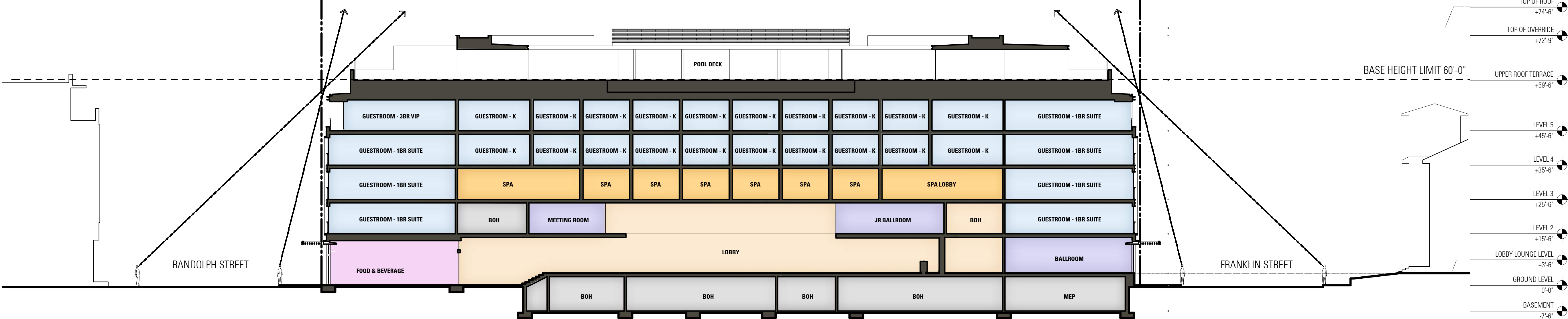
PLAN -ROOF

KEY PLAN



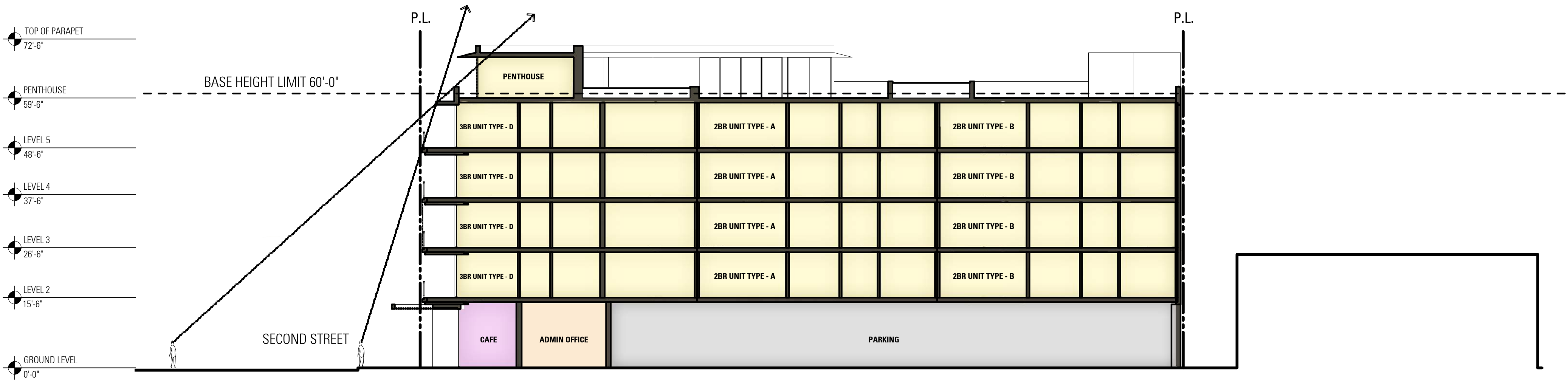
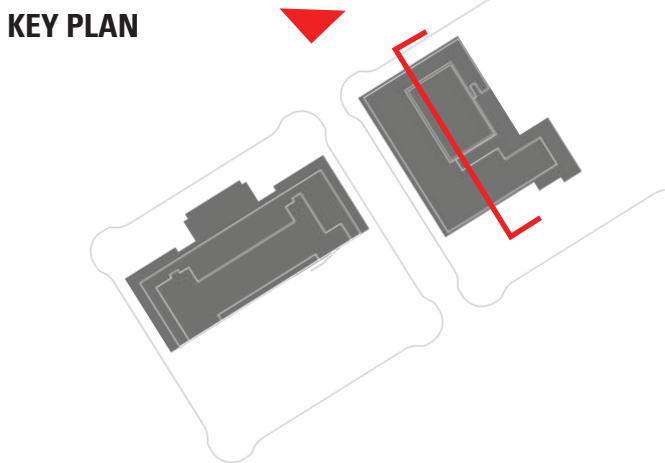
1 HOTEL - SECTION 1
SCALE: 1/16" = 1'-0"

KEY PLAN

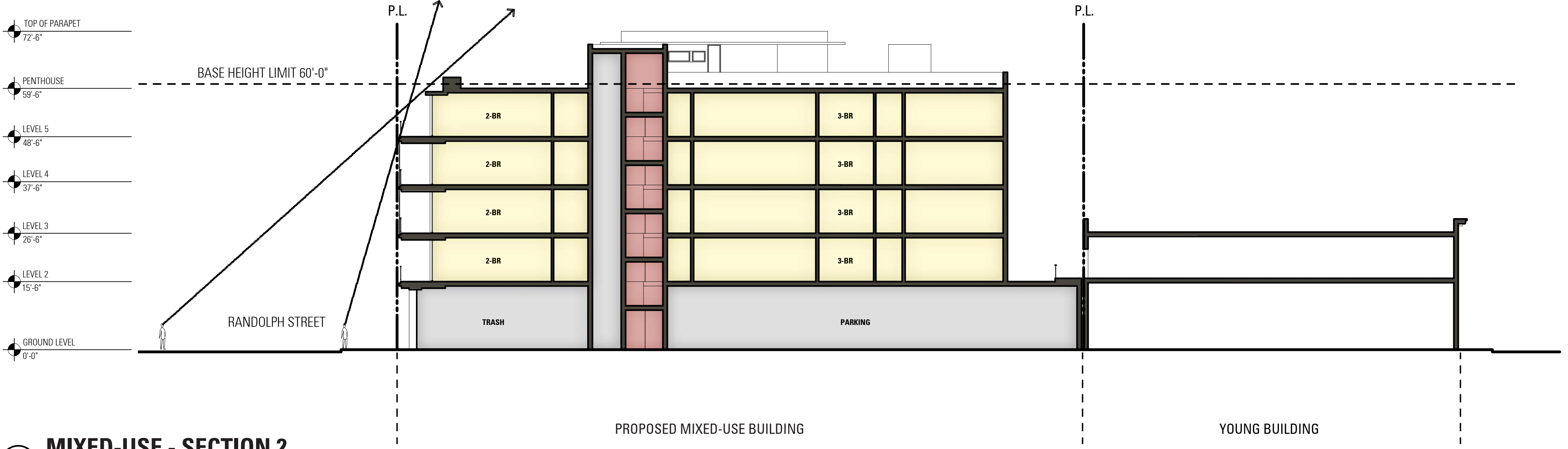
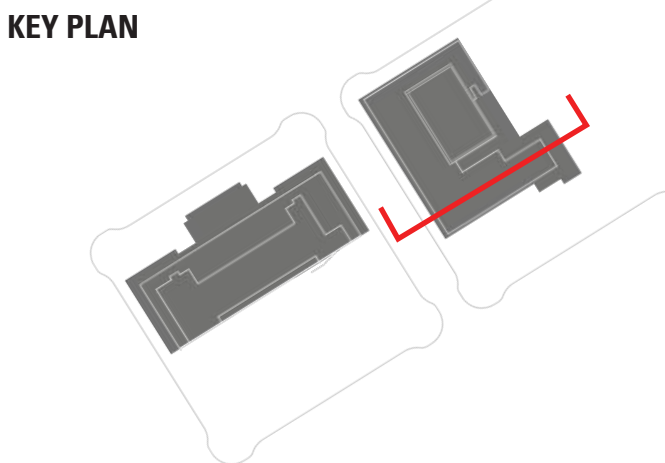


2 HOTEL - SECTION 2
SCALE: 1/16" = 1'-0"

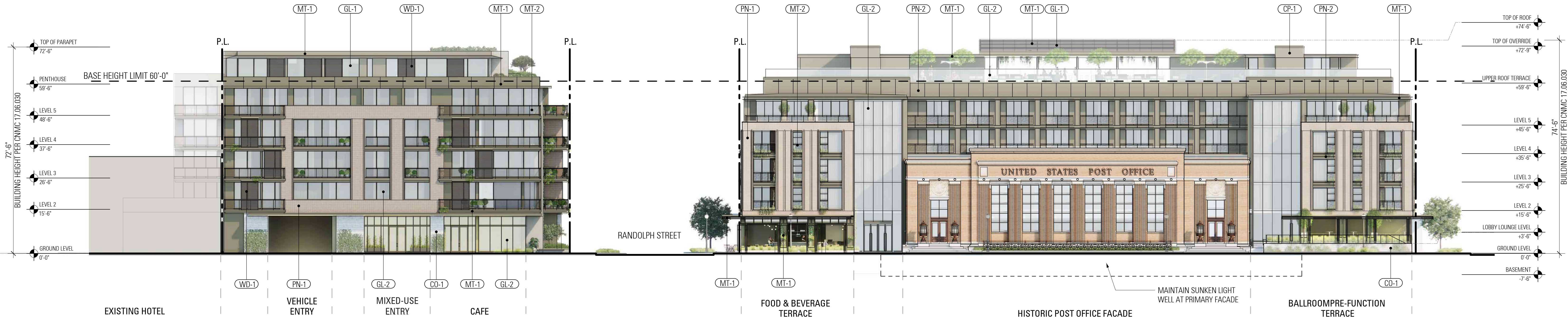
SECTIONS - HOTEL



1 MIXED-USE - SECTION 1
SCALE: 1/16" = 1'-0"

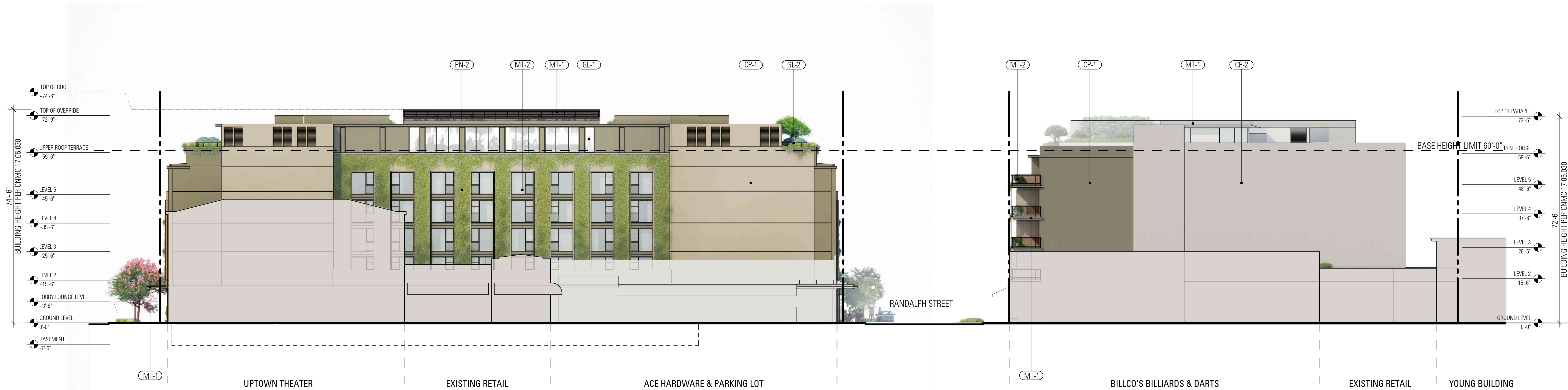


2 MIXED-USE - SECTION 2
SCALE: 1/16" = 1'-0"



1 MIXED-USE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

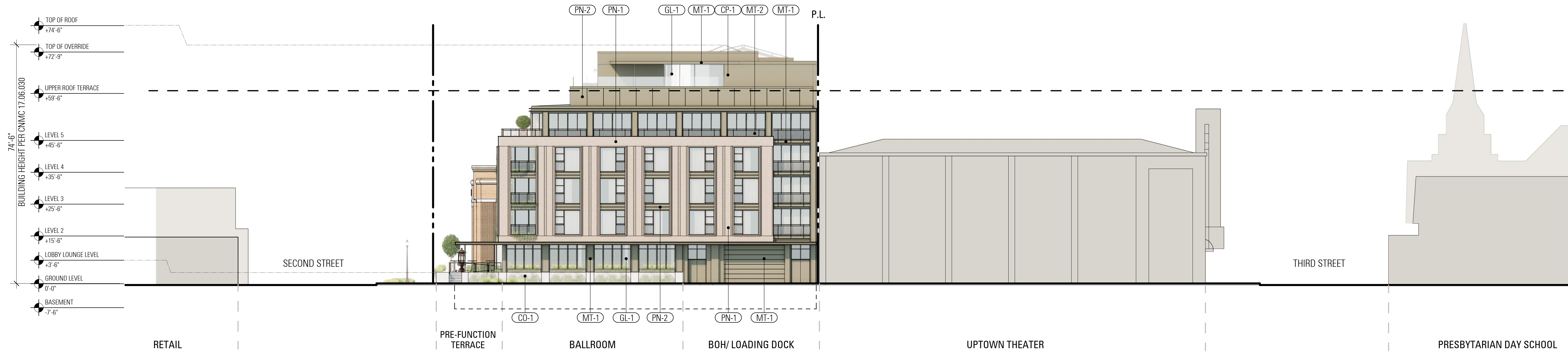
2 HOTEL ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



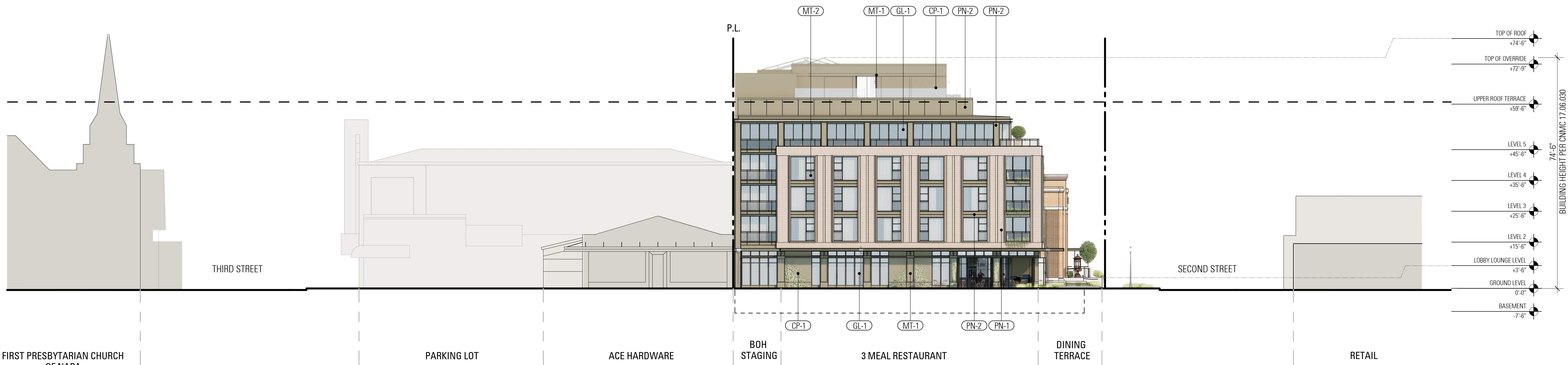
3 HOTEL ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

4 MIXED-USE ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

ELEVATIONS - HOTEL & MIXED-USE



1 HOTEL ELEVATION - WEST
SCALE: 1/16" = 1'-0"

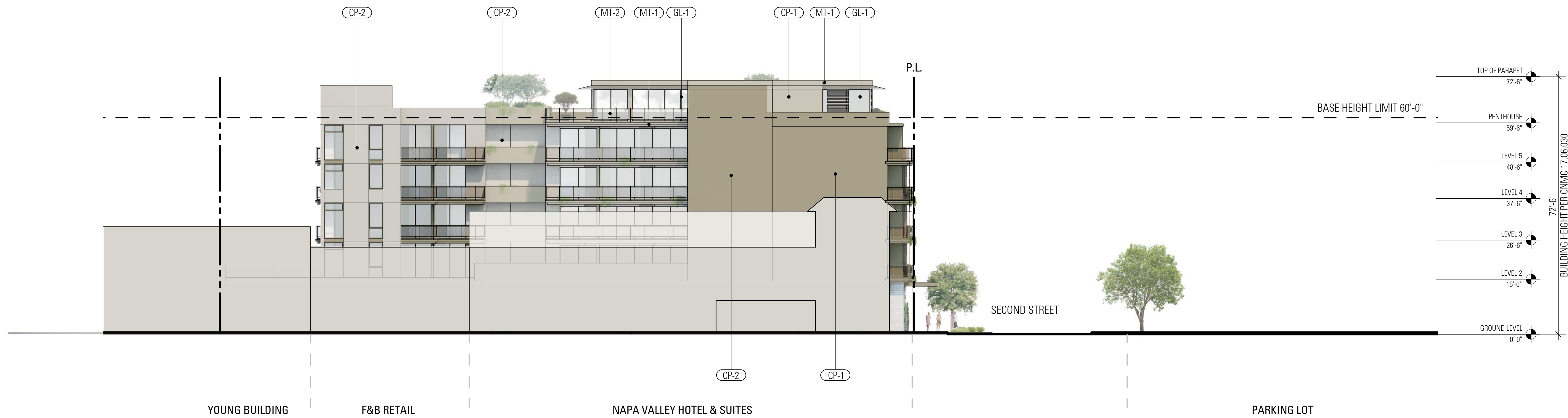


2 HOTEL ELEVATION - EAST
SCALE: 1/16" = 1'-0"

ELEVATIONS - HOTEL BUILDING



1 RESIDENTIAL ELEVATION - WEST
MIXED-USE ELEVATION - WEST
SCALE: 1/16" = 1'-0"



2 MIXED-USE ELEVATION - EAST
SCALE: 1/16" = 1'-0"



PN-1: PANELIZED FACADE |
BRICK



PN-2: PANELIZED FACADE |
CHAMPAGNE BRONZE



CP-1: CEMENT PLASTER |
CHAMPAGNE BEIGE



CP-2: CEMENT PLASTER |
LIGHT BEIGE



MT-1: ANODIZED METAL |
CHAMPAGNE BRONZE



MT-2: PERFORATED METAL
SCREEN | HONEYCOMB



CO-2: CONCRETE |
BOARD FORMED



GL-1: GLASS



GL-2: GLASS GUARD RAIL



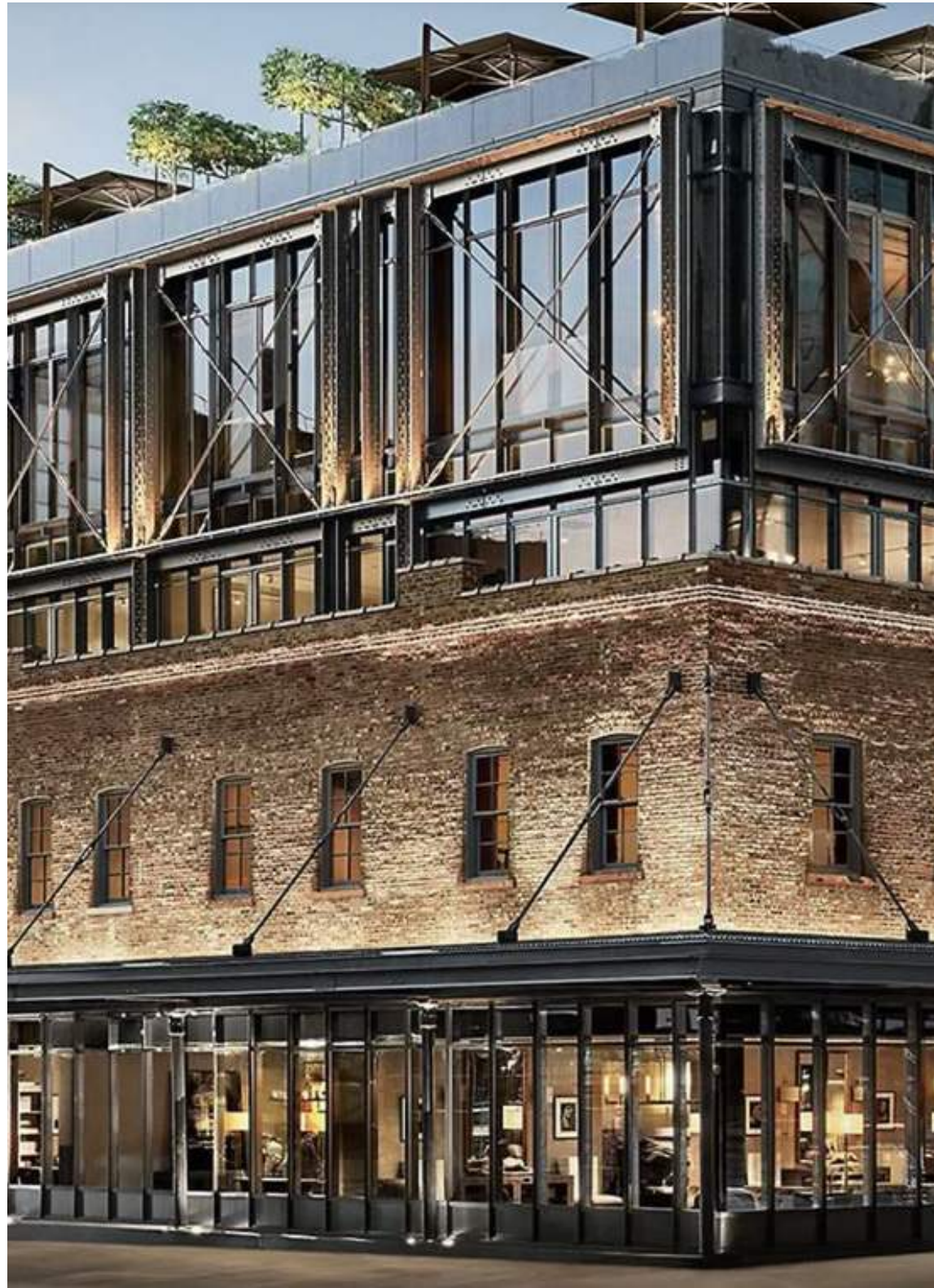
WD-1: WOOD SCREEN



GW-1: GREEN WALL |
LIVING WALL



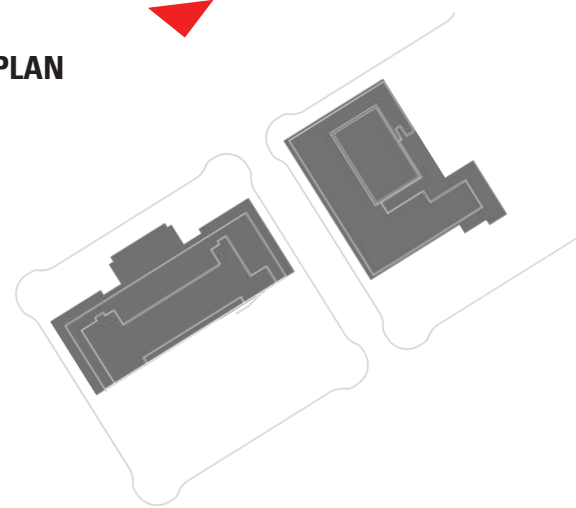
GW-2: GREEN SCREEN PANEL



MATERIAL BOARD & REFERENCE IMAGERY



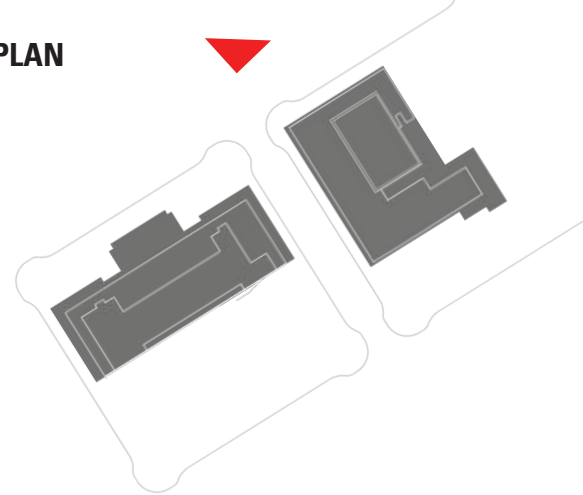
KEY PLAN



AERIAL VIEW



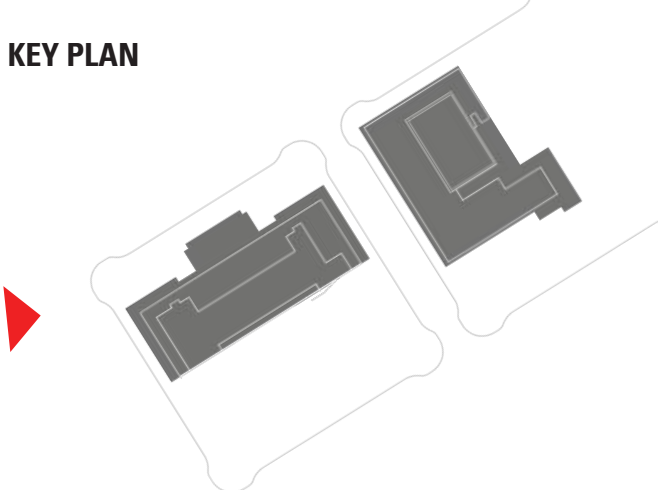
KEY PLAN



HOTEL - SECOND & RANDOLPH STREET



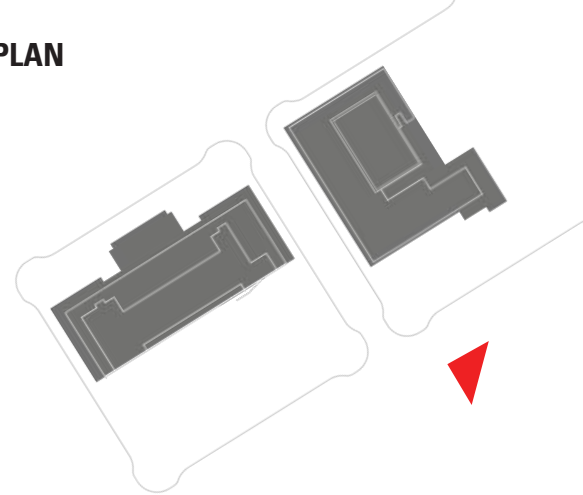
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HOTEL - SECOND & FRANKLIN STREET

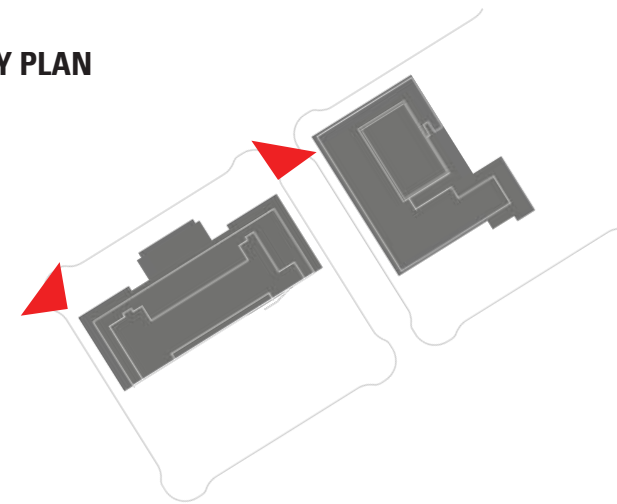


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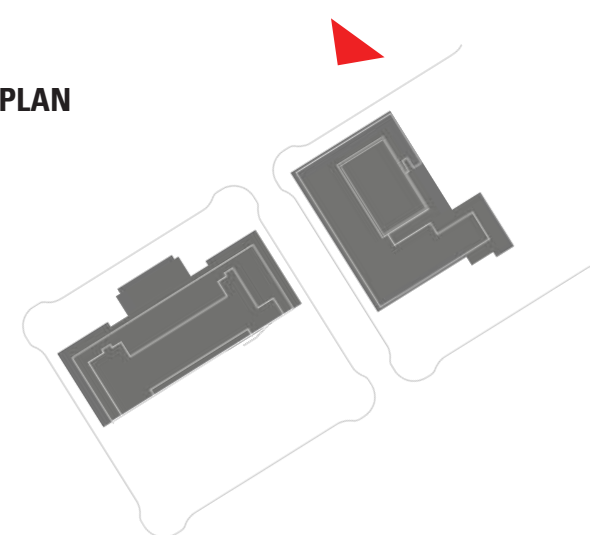


KEY PLAN





KEY PLAN



HOTEL & MIXED-USE BUILDINGS - SECOND STREET OVERALL



KEY PLAN

