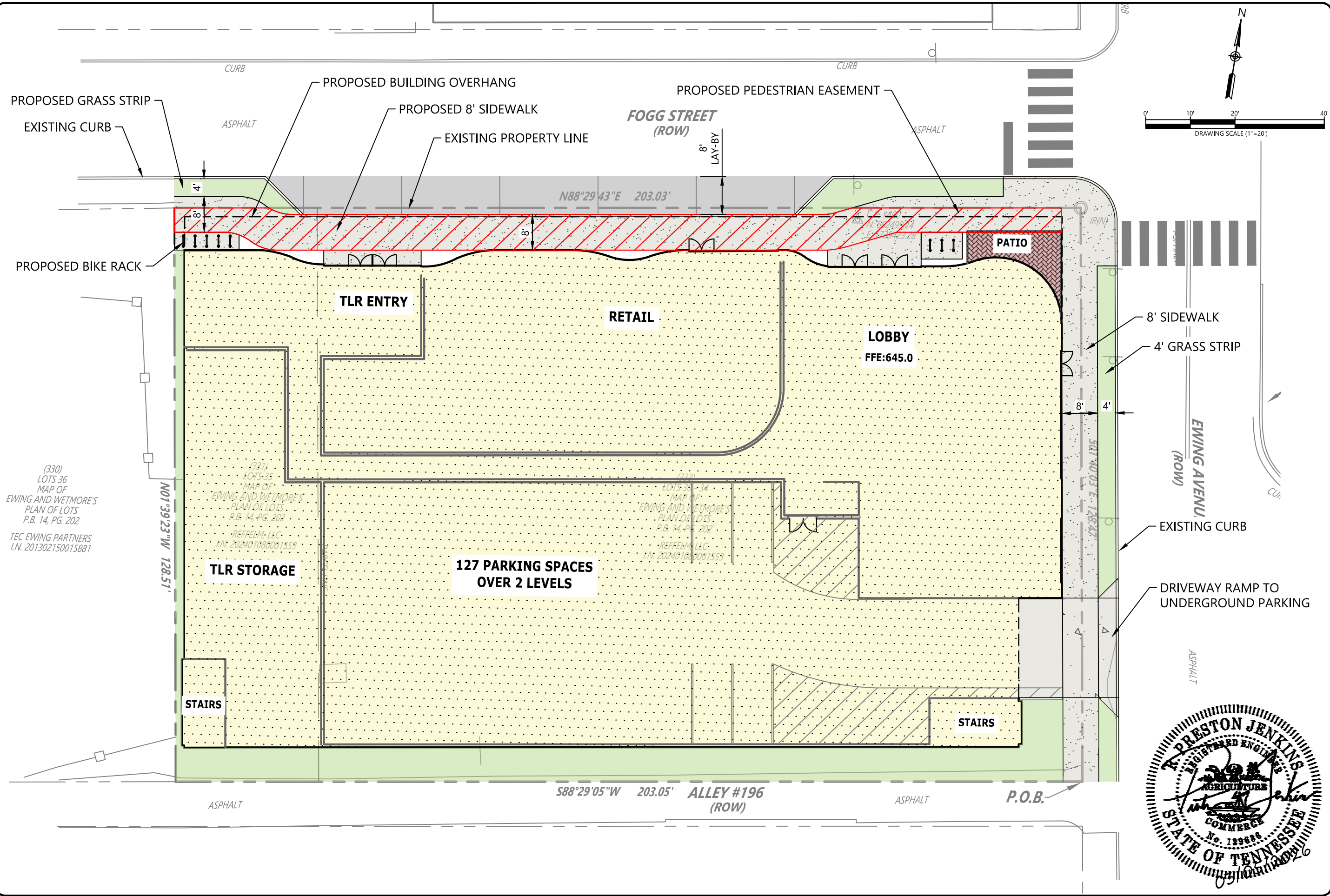


THE LISTENING ROOM HOTEL

CONCEPTUAL STUDY



P:\2026\20260015_the listening room hotel\dwg\preliminary design\concept plan\LAY.dwg-X OF X LAYOUT PLAN Mar 05, 2026 nhudson





5105 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DSG.COM

REFFELM, LLC
801 EWING AVENUE
NASHVILLE, TN 37203

CONCEPT PLAN

THE LISTENING ROOM
HOTEL

801 EWING AVENUE
NASHVILLE, TN 37203
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE

LAYOUT PLAN

PROJECT NUMBER
20260015

DRAWING NUMBER
2 OF 4

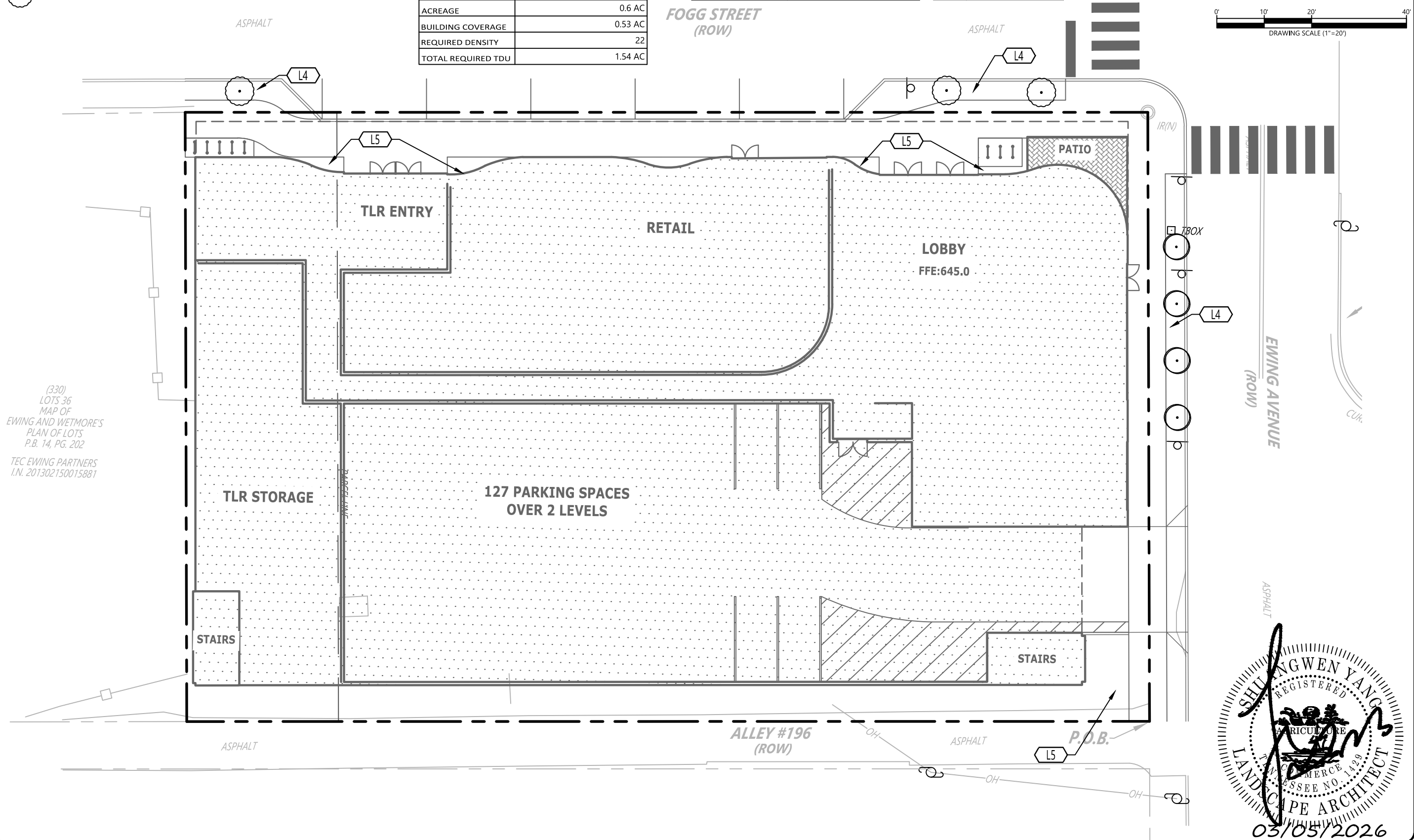
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>
<u>UNDERSTORY/COLUMNAR TREES</u>						

	4	Ginkgo biloba 'Goldspire' / Goldspire Maidenhair Tree	B&B	2"	6-8'	4-5'
	3	Quercus x warei 'Nadler' / Kindred Spirit® Oak	B&B	2"	8-10'	3'-5'

DATE	03/03/2026
MAP & PARCEL	09314033300
APPLICATION NUMBER	
PROJECT NAME	THE LISTENING ROOM
ADDRESS	801 EWING AVE, NASHVILLE, TN
ACREAGE	0.6 AC
BUILDING COVERAGE	0.53 AC
REQUIRED DENSITY	22
TOTAL REQUIRED TDU	1.54 AC

DBH	#	VALUE	TDU
2"	7	0.25	1.750000
TOTAL REPLACED TDU		1.75	
TOTAL TDU PROVIDED		1.75	
TREE BANK PAYMENT		\$0	

CODE	DESCRIPTION
1	PLANTING BED LIMITS
2	IRRIGATION LIMITS
3	AREA TO BE SEEDED
4	AREA TO BE SODDED
5	AREA TO BE 4"-6" RIVER ROCK



Catalyst
DESIGN GROUP

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

801 EWING AVENUE
NASHVILLE, TN 37203

CONCEPT PLAN

**THE LISTENING ROOM
HOTEL**

801 EWING AVENUE
NASHVILLE, TN 37203
DAVIDSON COUNTY

[illegible]

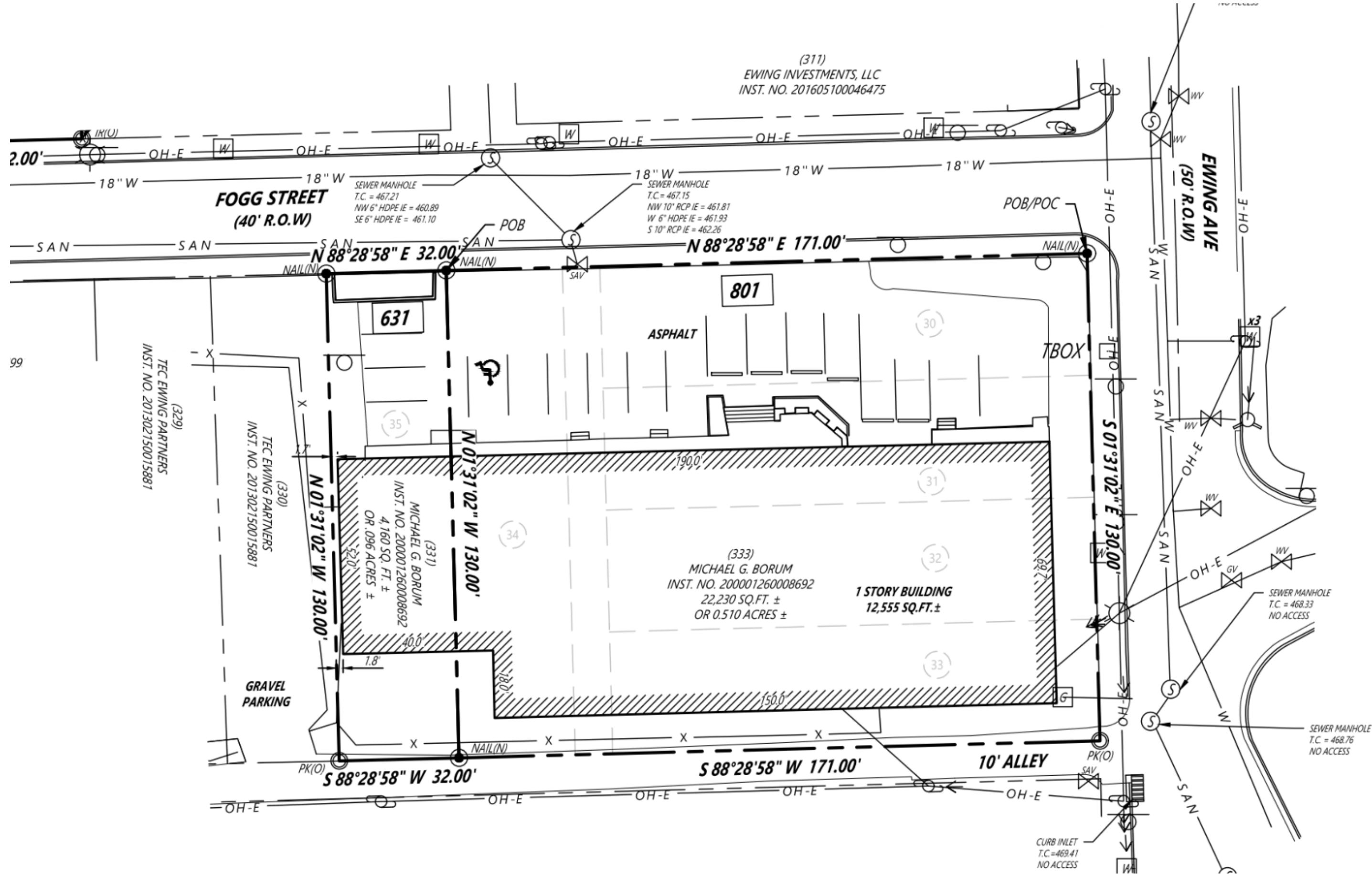
DRAWING TITLE

LANDSCAPE PLAN

PROJECT NUMBER	20260015
DRAWING NUMBER	

4 OF 4

ENTITLEMENTS

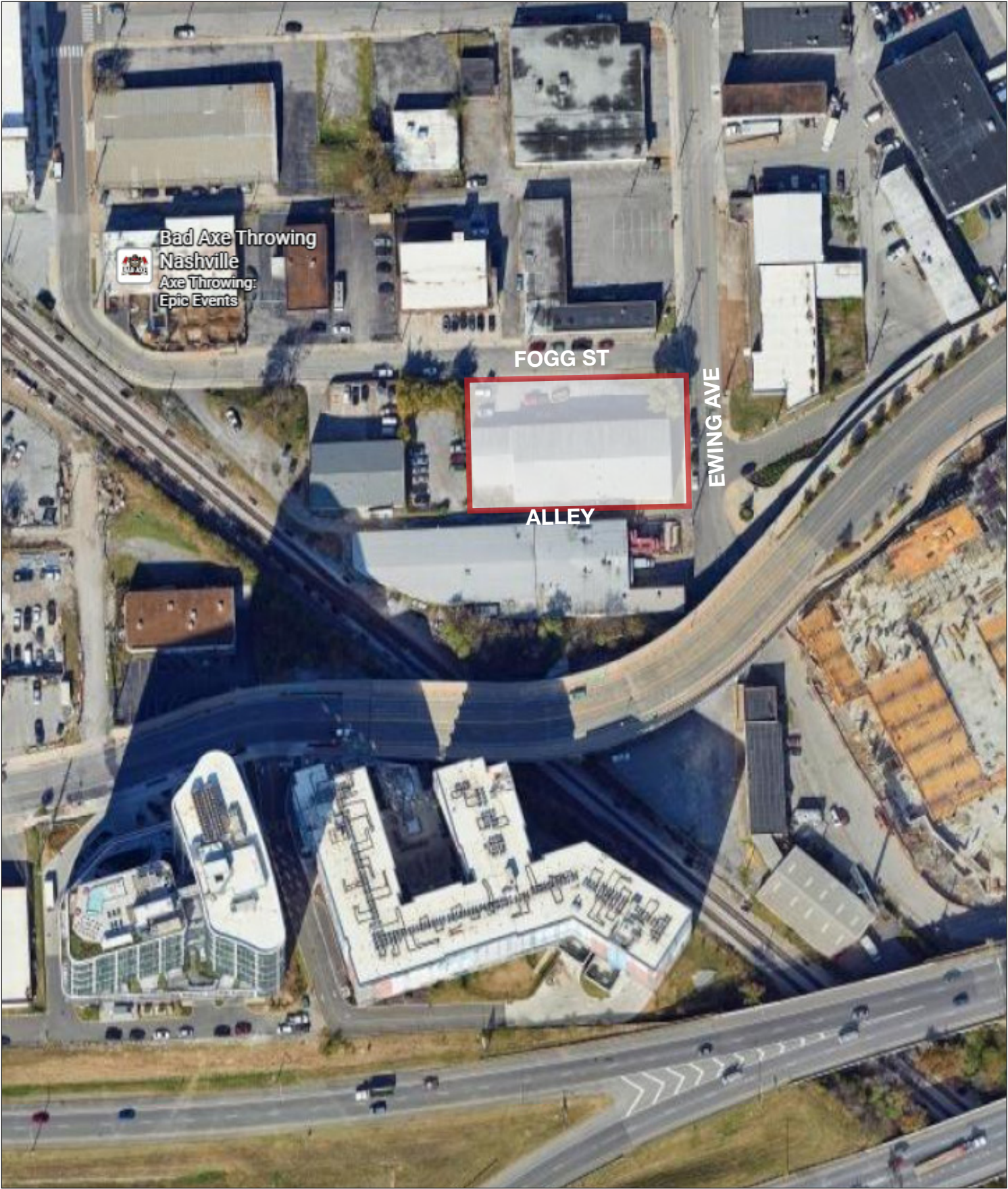




ZONING SUMMARY

The DTC (Downtown Code) policy includes building location and height constraints based on street designation found in the DTC policy and the Major Collector Street Plan. The DTC policy has a blanket parking requirement of zero spaces. Modifications to the DTC policy are handled by the Design Review Committee for the DTC or Metro Council, depending on the severity of the modification.

ADDRESS	801 Ewing Ave Nashville, TN
PARCEL NUMBER	09314033300
AREA	0.51 acre
CURRENT ZONING	DTC
COUNCIL DISTRICT	19
BUILD-TO ZONE (STOREFRONT)	0'-10' at Primary Street 0'-10' at Secondary Street 0'-10' at Tertiary Street
FACADE WIDTH	80% at Primary Street 80% at Secondary Street 60% at Tertiary Street
MIN. BUILDING DEPTH	15' from building facade
MAX HEIGHT	15 Stories at Transitional Properties* 12 Stories on Lafayette Street* APPLIES - 8 Stories at subdistrict general*
STEP-BACK	Between 4th & 7th stories
MIN. STEP-BACK DEPTH	15'
*Additional height available through the Bonus Height Program	



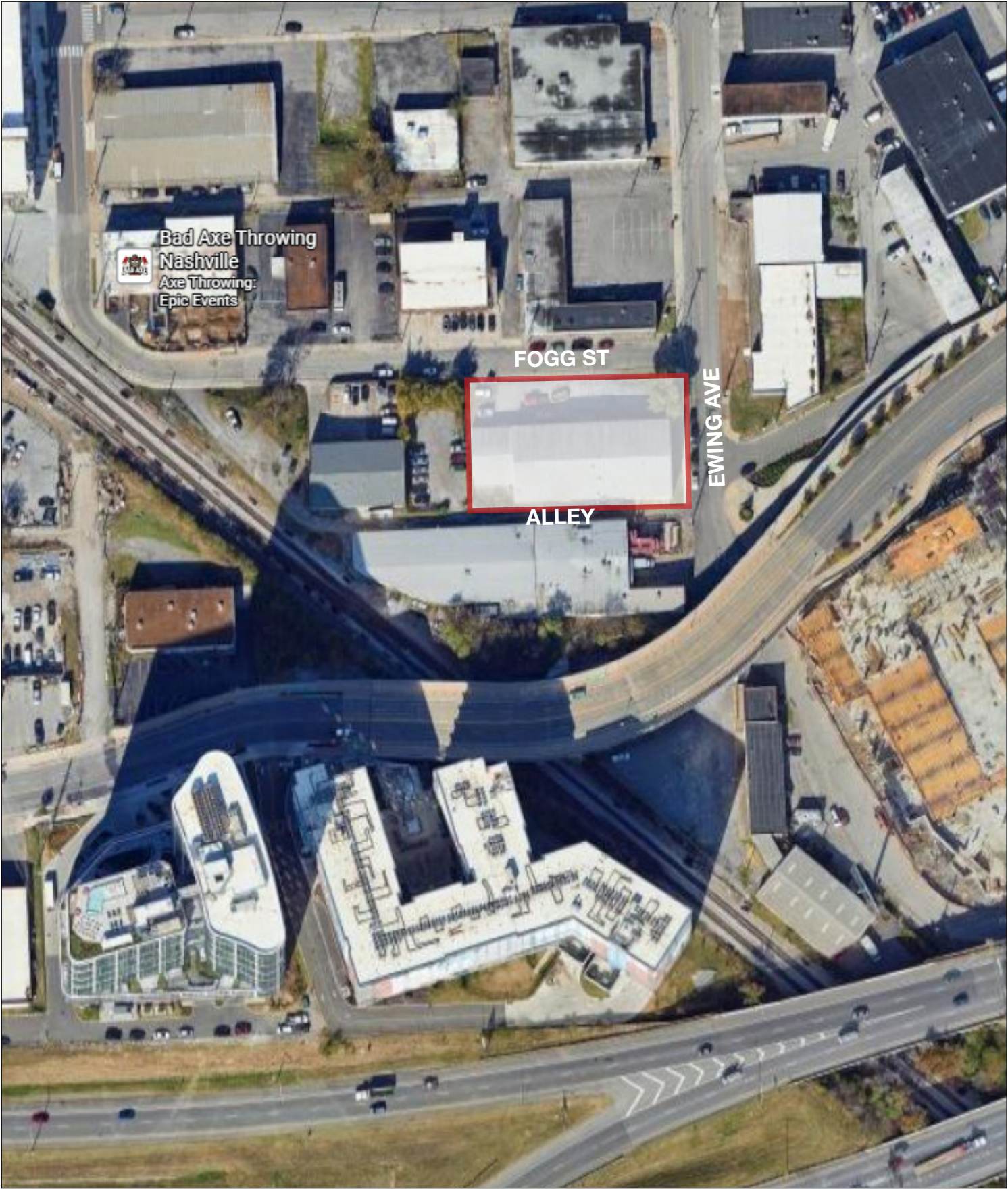
ENTITLEMENT SUMMARY

The concept within this study meets the requirements of current zoning policy with the exception of a step-back along Ewing Ave.

The project would like to request relief from the step-back requirement along Ewing Ave. with the following consierations:

- The building is a total of 7 stories along Ewing, the minimum number of stories requiring a step back.
- The majority of the building is considerably set back from the ROW, especially along Fogg St.
- At Ewing, a portion of the building will step back off of Ewing at the public areas.
- The majority of the property across the street from the Ewing Ave frontage is a dedicated alley that is a dead end.
- Becuase of grade change, the building reduces in height by the height of a typical story about halfway along the frontage.

After studying the sun patterns with the step-back and without, we believe the impact to light and air is minimal and would like to discuss the merits of the current massing (3 stories along Fogg Street) vs the inclusion of a step back along Ewing Ave.



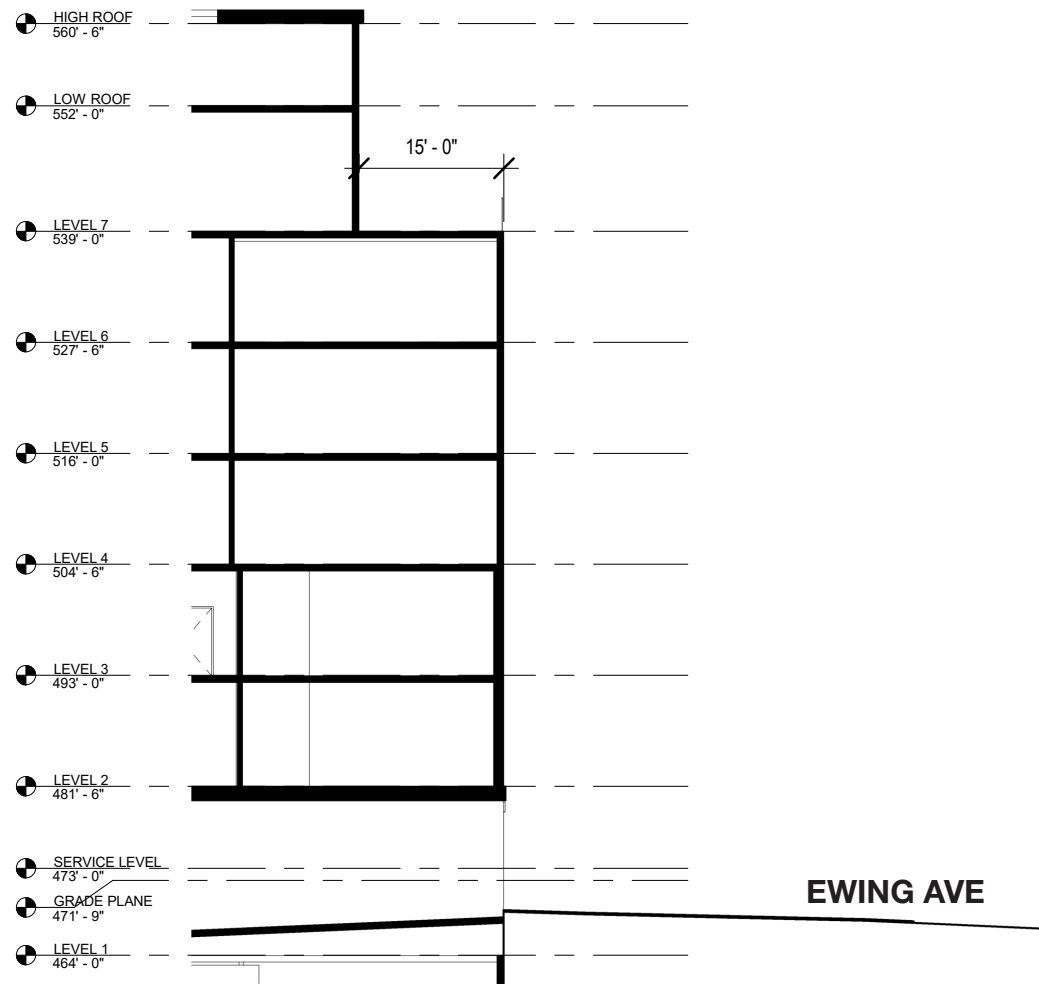
ENTITLEMENT SUMMARY - STEP BACK - DTC REQUIRED MASSING

The concept within this study meets the requirements of current zoning policy with the exception of a step-back along Ewing Ave.

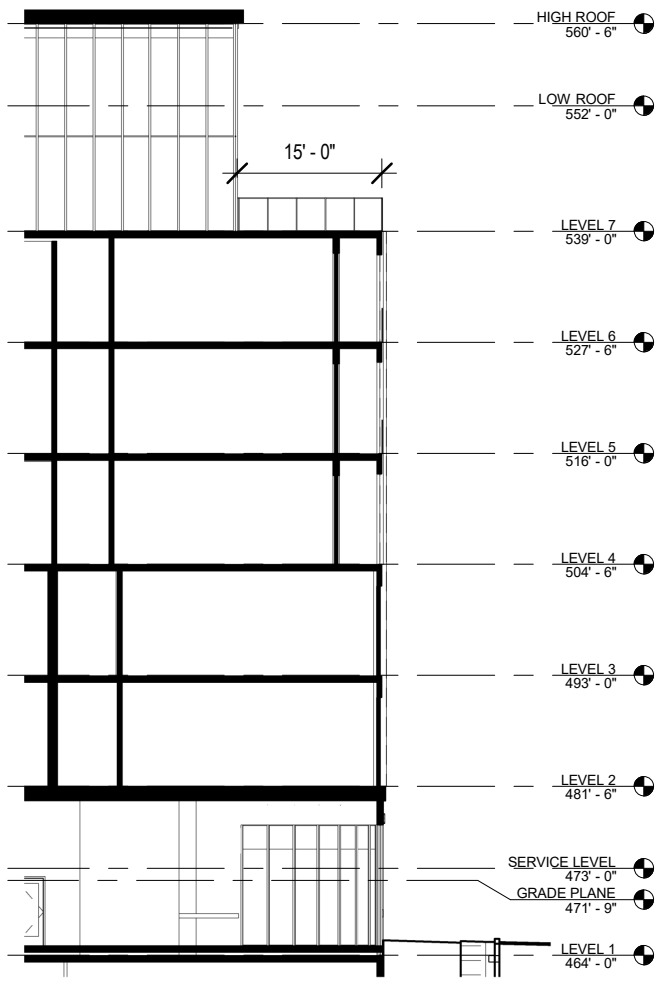
The project would like to request relief from the step-back requirement along Ewing Ave. with the following considerations:

- The building is a total of 7 stories along Ewing, the minimum number of stories requiring a step back.
- The majority of the building is considerably set back from the ROW, especially along Fogg St.
- At Ewing, a portion of the building will step back off of Ewing at the public areas.
- The majority of the property across the street from the Ewing Ave frontage is a dedicated alley that is a dead end.
- Becuase of grade change, the building reduces in height by the height of a typical story about halfway along the frontage.

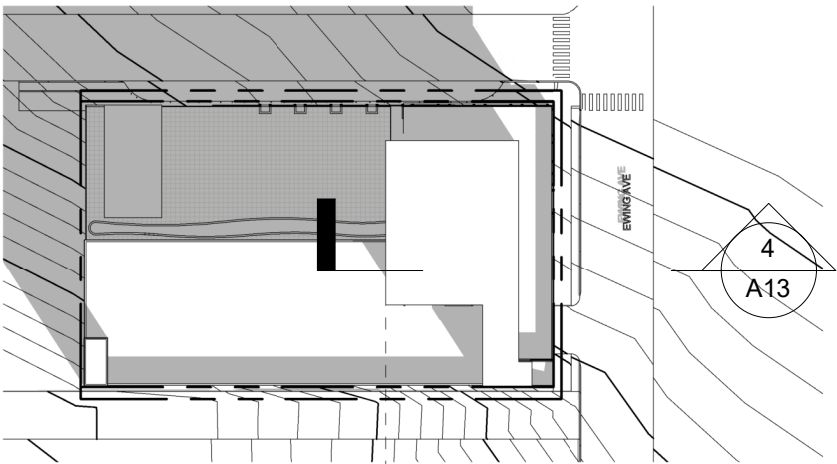
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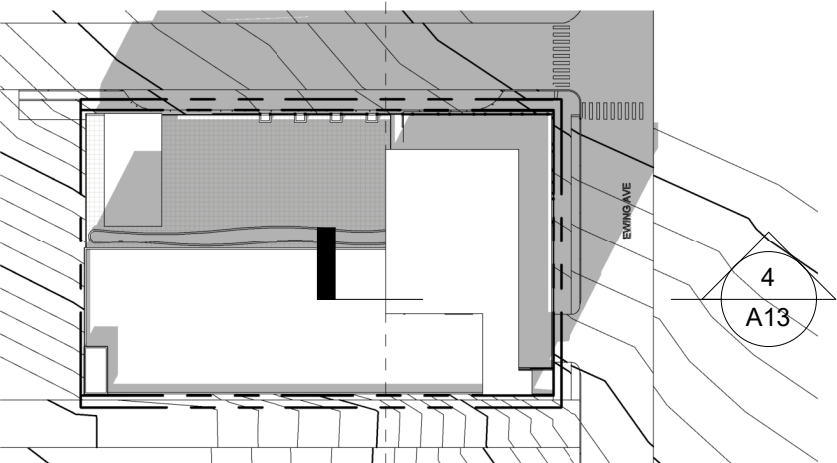
SECTION AT EWING - WITH STEP BACK (REQUIRED)



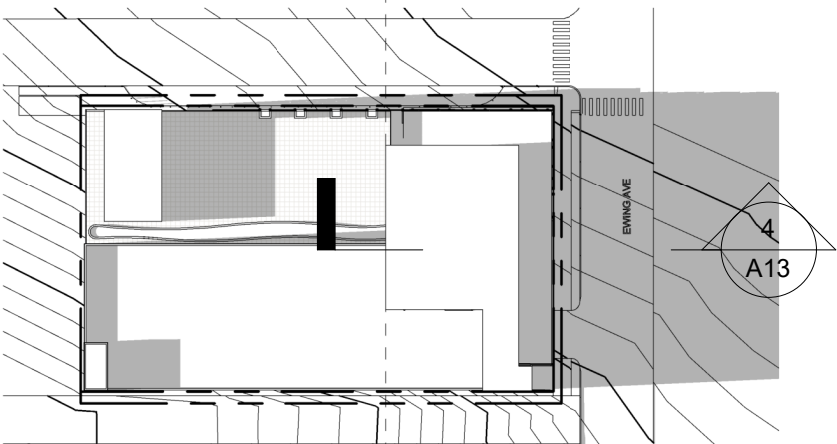
SECTION AT FOGG - WITH STEP BACK (REQUIRED)



9 AM - SUN STUDY - WITH STEP BACK



12 NOON - SUN STUDY - WITH STEP BACK



3 PM - SUN STUDY - WITH STEP BACK

STEP BACK - PROPOSED MASSING

The concept within this study meets the requirements of current zoning policy with the exception of a step-back along Ewing Ave.

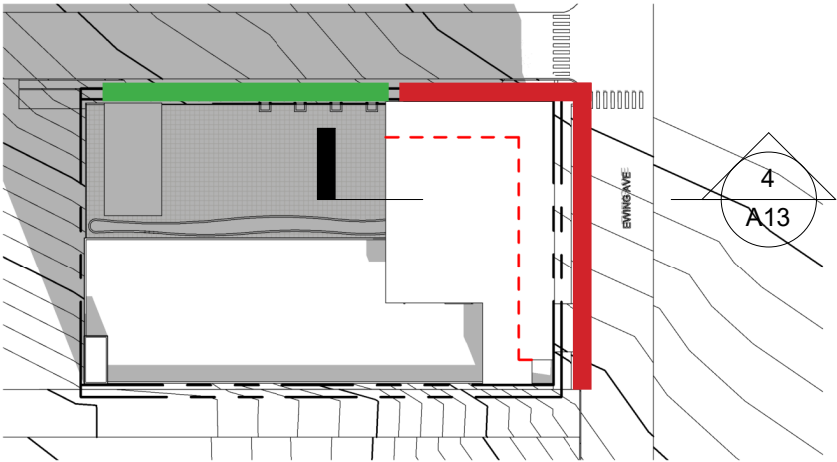
The project would like to request relief from the step-back requirement along Ewing Ave. with the following considerations:

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- The majority of the building is considerably set back from the ROW, especially along Fogg St.
- At Ewing, a portion of the building will step back off of Ewing at the public areas.
- The majority of the property across the street from the Ewing Ave frontage is a dedicated alley that is a dead end.
- Becuase of grade change, the building reduces in height by the height of a typical story about halfway along the frontage.

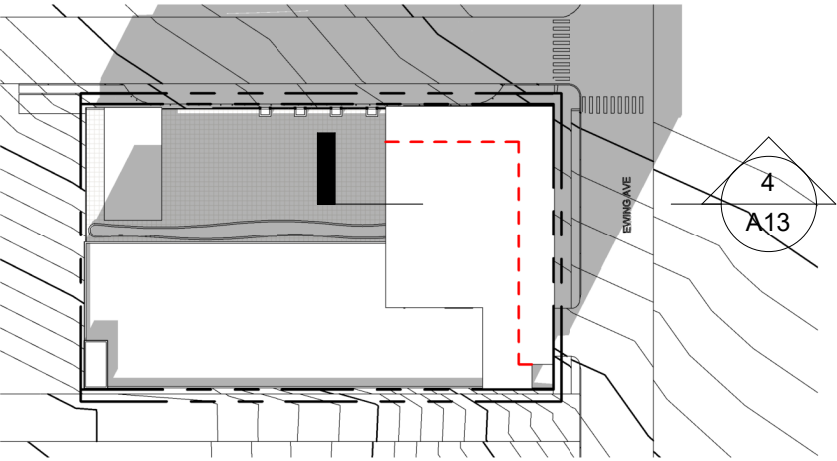
After studying the sun patterns with the step-back and without, we believe the impact to light and air is minimal and would like to discuss the merits of the current massing (3 stories along Fogg Street) vs the inclusion of a step back along Ewing Ave.

Indicates that the massing meets the required 15 foot step back at the highlighted portion of frontage

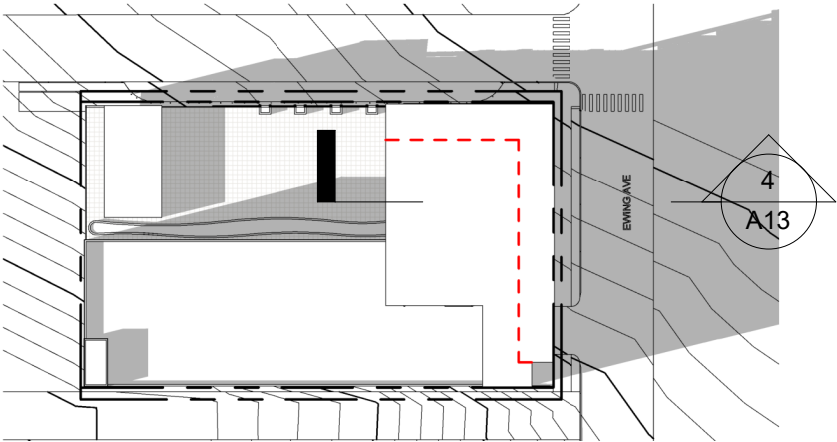
Indicates that the massing does not meet the required 15 foot step back at the highlighted portion of frontage



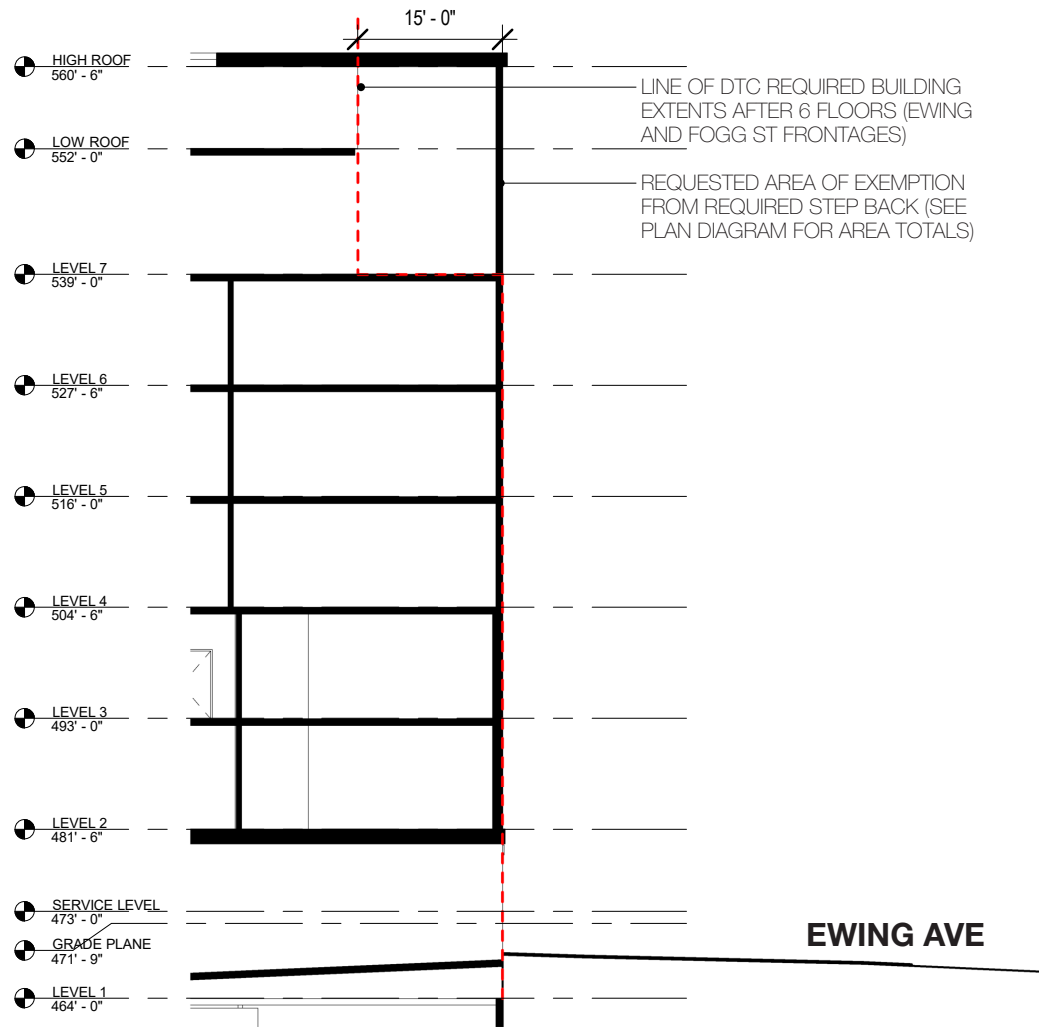
9 AM - SUN STUDY - NO STEP BACK



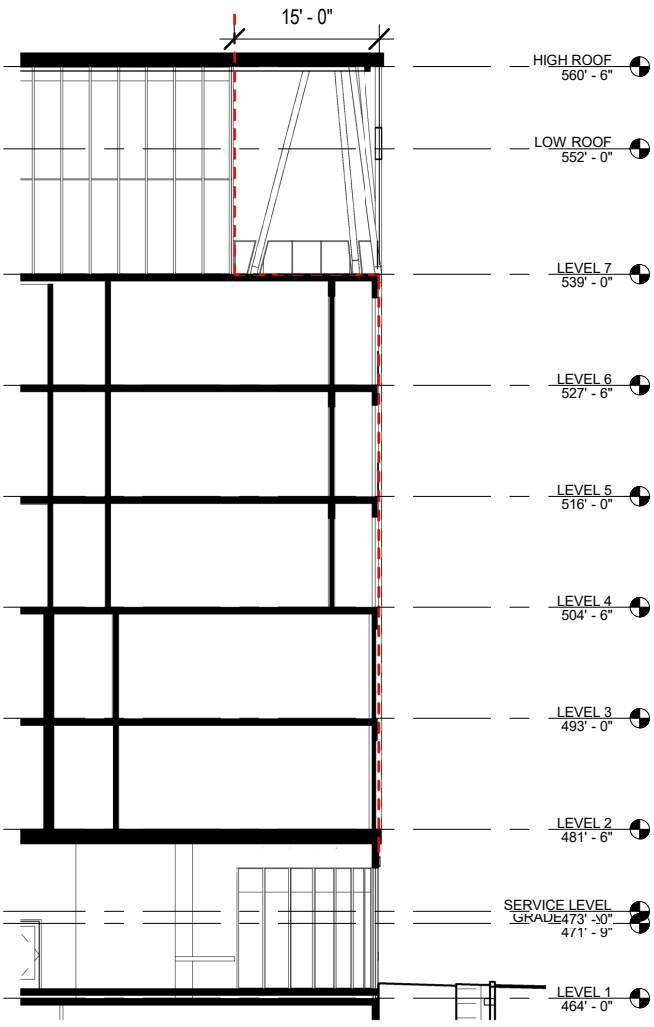
12 NOON - SUN STUDY - NO STEP BACK



3 PM - SUN STUDY - NO STEP BACK



SECTION AT EWING - NO STEP BACK



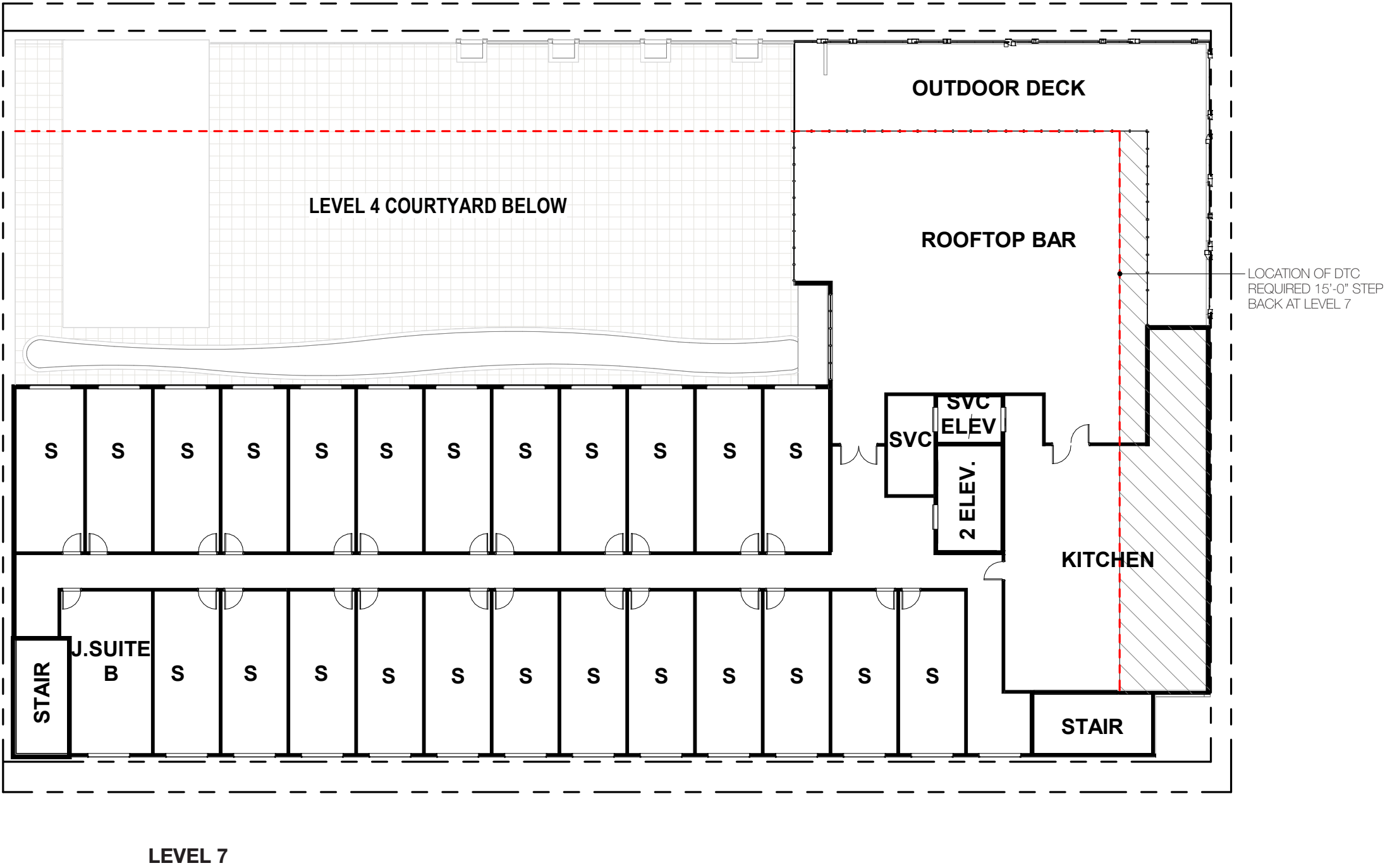
SECTION AT FOGG - NO STEP BACK

STEP BACK - PROPOSED MASSING

BUILDING AREA WITH DTC REQUIRED STEP-BACK
TOTAL BUILDING SQUARE FOOTAGE
108,692 GSF
LEVEL 7 SQUARE FOOTAGE
13,380 GSF
UNCOVERED PATIO AT ROOFTOP RESTAURANT
2,404 SF

PRPOSED BUILDING AREA (NO STEP BACK)
TOTAL BUILDING SQUARE FOOTAGE
109,173 GSF
LEVEL 7 SQUARE FOOTAGE
14,430 GSF
COVERED PATIO AT ROOFTOP RESTAURANT
1,406 GSF

INCREASED SQUARE FOOTAGE W/ REMOVED STEP BACK
TOTAL BUILDING SQUARE FOOTAGE
1,050 CONDITIONED GSF ADDED VS. DTC
REQUIRED MASSING (0.44% INCREASE)
LEVEL 7 SQUARE FOOTAGE
1,050 CONDITIONED GSF ADDED VS. DTC
REQUIRED MASSING (7.8% INCREASE)



SITE PLAN - LAY-BY LANE

LAY-BY LANE ON FOGG STREET WITH PEDESTRIAN EASEMENT

USES

WE BELIEVE WITH THE VENUE AND THE HOTEL USE, A LAY-BY LANE ON FOGG ST. ALLOWS BOTH OF THOSE USES TO BE SERVED AT THEIR POINT OF ENTRY, ALLEVIATING CONFUSION AND POTENTIAL CONGESTION INTO THE ROW.

TOPOGRAPHY

THIS ALLOWS THE NATURAL TOPOGRAPHY OF FOGG STREET TO CREATE 2 ENTRIES TO THE DIFFERENT USES.

CONGESTION

CURRENTLY, THE LISTENING ROOM SEATS APPROXIMATELY 250 PEOPLE ON 4TH AVE SOUTH.

THERE IS A KNOWN ISSUE WITH QUEUEING IN THE RIGHT OF WAY IN 4TH AVENUE BEFORE AND AFTER SHOWS WITH NO DEDICATED AREA TO QUEUE.

AT BEST, THERE IS 50'-0" OF SPACE AND A LACK OF CLARITY OF ARRIVAL / PROCESS.

KNOWING THIS, WE WANT TO PROVIDE A SIMPLE SOLUTION THAT PUTS ALL USERS AT THE FRONT DOOR OF THE INTENDED USE, WITH AN EASY IN/OUT STRUCTURE THAT WILL ALLEVIATE ROW CONGESTION AND THE HARDSHIPS OF THE SITE.

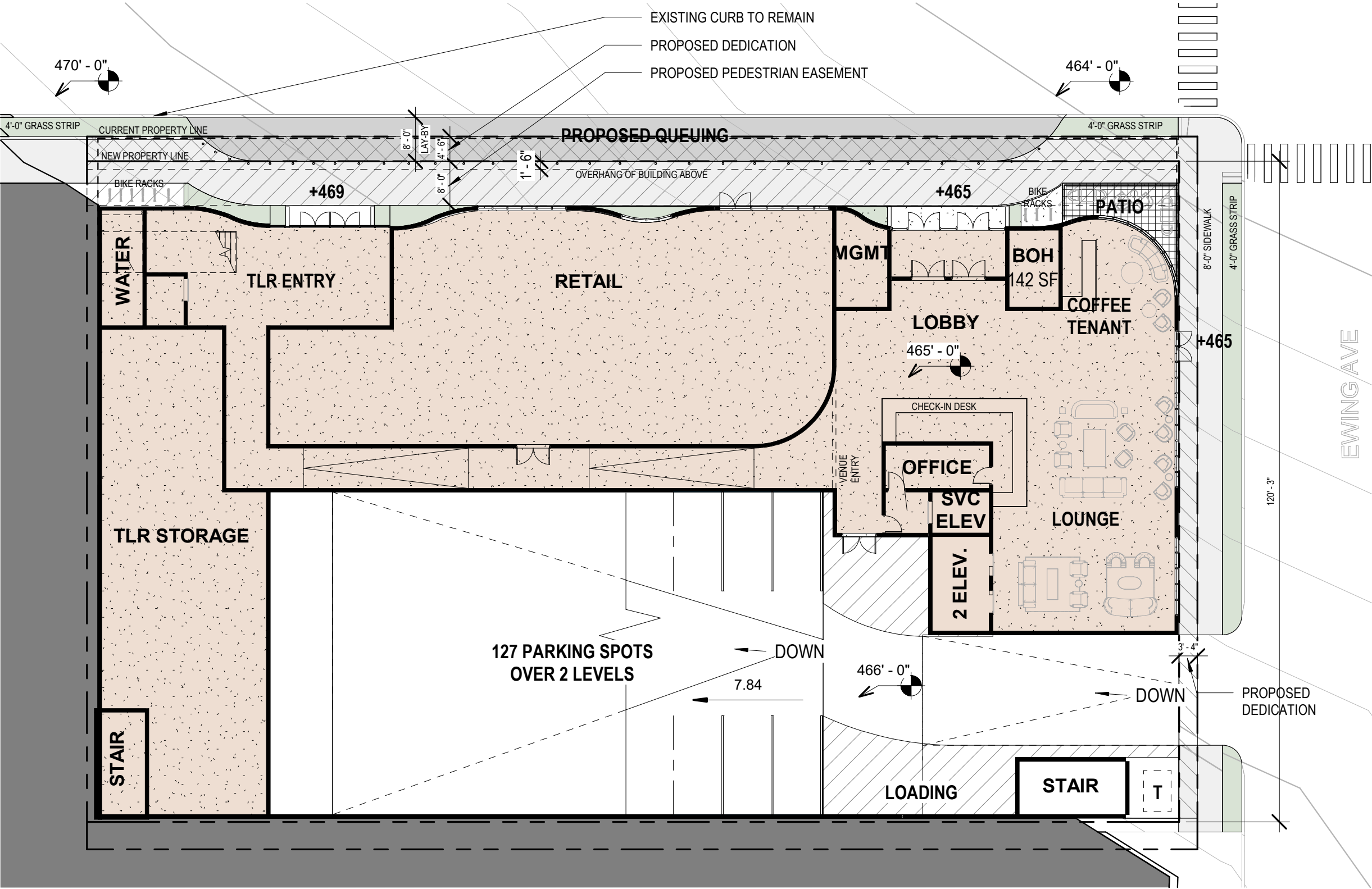
THIS PLAN PROVIDES APPROXIMATELY 200 LINEAR FEET OF QUEUEING.

NUMBER OF CARS

THE NUMBER OF CARS WILL BE INCREASING IN THE NEW VENUE. CURRENTLY, AT CAPACITY OF 250 SEATS, APPROXIMATELY 60-70% OF PATRONS WILL RIDESHARE TO THE VENUE.

THAT'S 150-160 DROP-OFFS PER SHOW. THIS WILL INCREASE TO APPROXIMATELY 250 DROP-OFFS WITH INCREASED CAPACITY.

WE BELIEVE SIMPLIFYING THE DROP OFF SOLUTION CLOSE TO THE VENUE ACCESS POINT IS IDEAL TO CREATE TRAFFIC FLOW.



LEVEL 1 FLOOR PLAN
1" = 20'-0"

SITE PLAN - LAY-BY LANE

LAY-BY LANE ON FOGG STREET WITH PEDESTRIAN EASEMENT

USES

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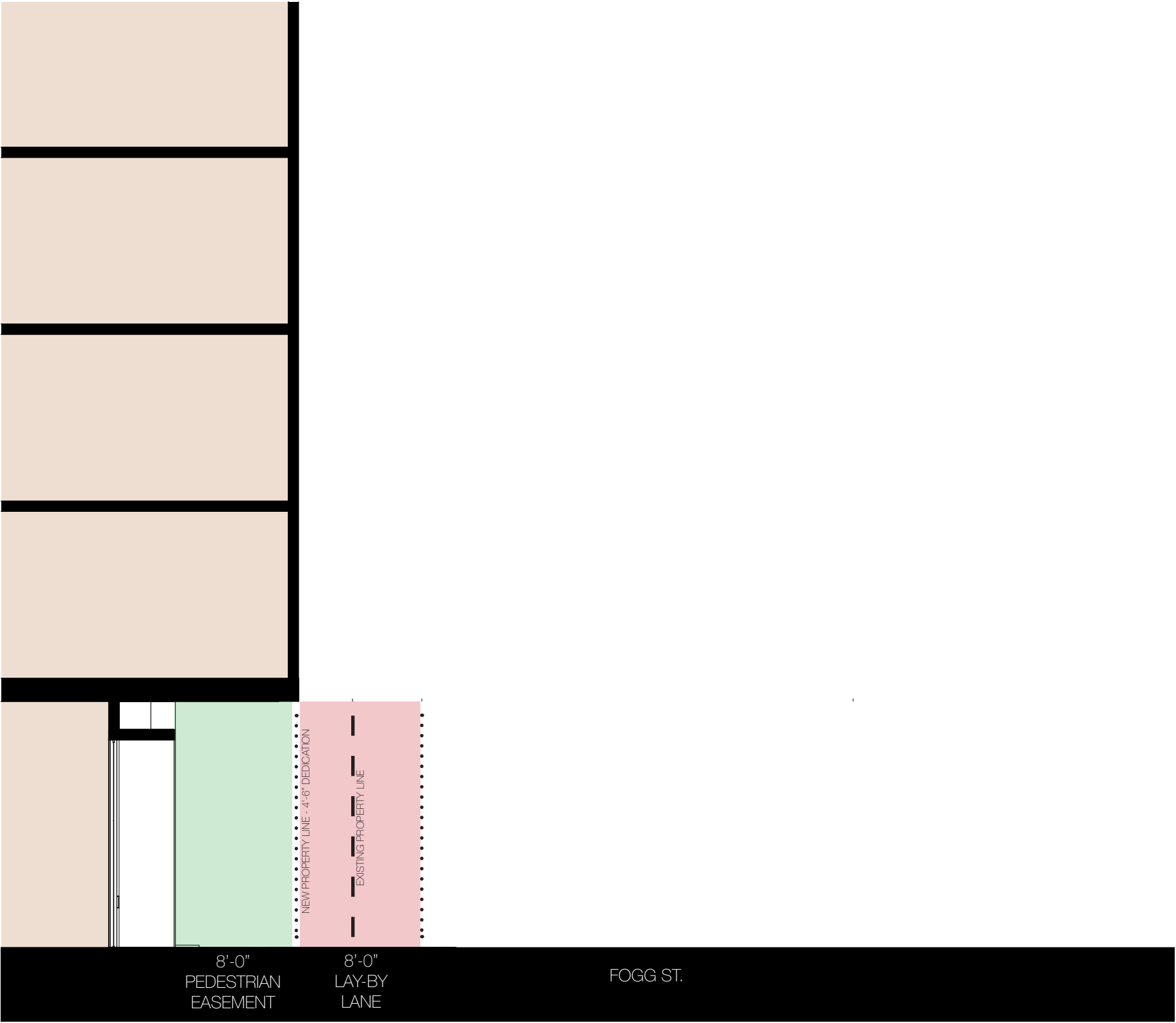
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FOGG ST SECTION
NTS

SITE LAYOUT & UTILITY SUMMARY

The site is contained on three sides by ROW. The alley Southwest corner of the property is approximately 20 feet higher than the Northeast corner of the site (at the hotel entry). This topographical change presents challenges and opportunities for the project including the challenge of excavation and the opportunity of direct connection from the alley to the service and venue levels of the project.

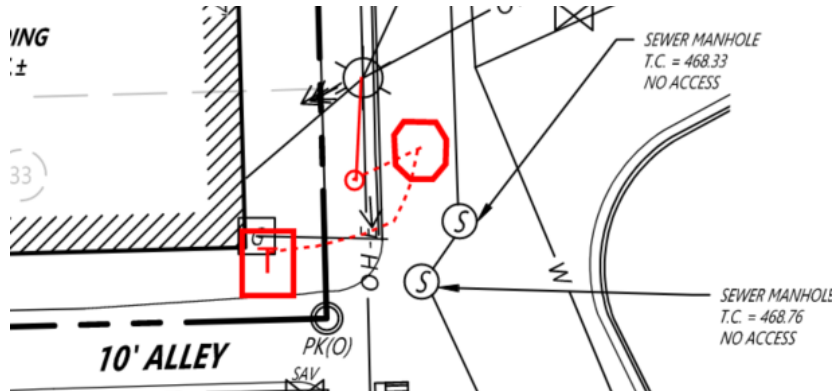
ROW DEDICATION

The project will likely require a ROW dedication on three sides of the property including Fogg St. frontage, Ewing Ave. frontage, and the alley. Currently, the concept currently assumes a 4'-6" dedication on Fogg St and a 3'-4" dedication on Ewing Ave.

NES (ELECTRIC) SERVICE

Power to the site via NES will be an important coordination item moving forward. There are existing lines and poles that exist on the property and in conflict with OSHA clearance requirements. These lines will be relocated in coordination with NES. The project has located the transformer along Ewing Ave at the rear of the property.

While there are several options for service, the most likely scenario is that the project is required to install an OHE (overhead) riser pole within the ROW near our property line and provide UGE (underground) service to a new 10'x10' octagonal manhole in the street. From the new manhole, the project would provide UGE to the transformer pad in the Southeast corner of the site. See sketch below for configuration at Ewing and the alley.



STORMWATER / WATER / SEWER

The is in an area of Nashville that generally sees rock elevations at shallow depths with potential for soil seams. The project intends to excavate an average of 25-30 feet across the site, so the likelihood is that the entire project will not have an issue bearing on bedrock.

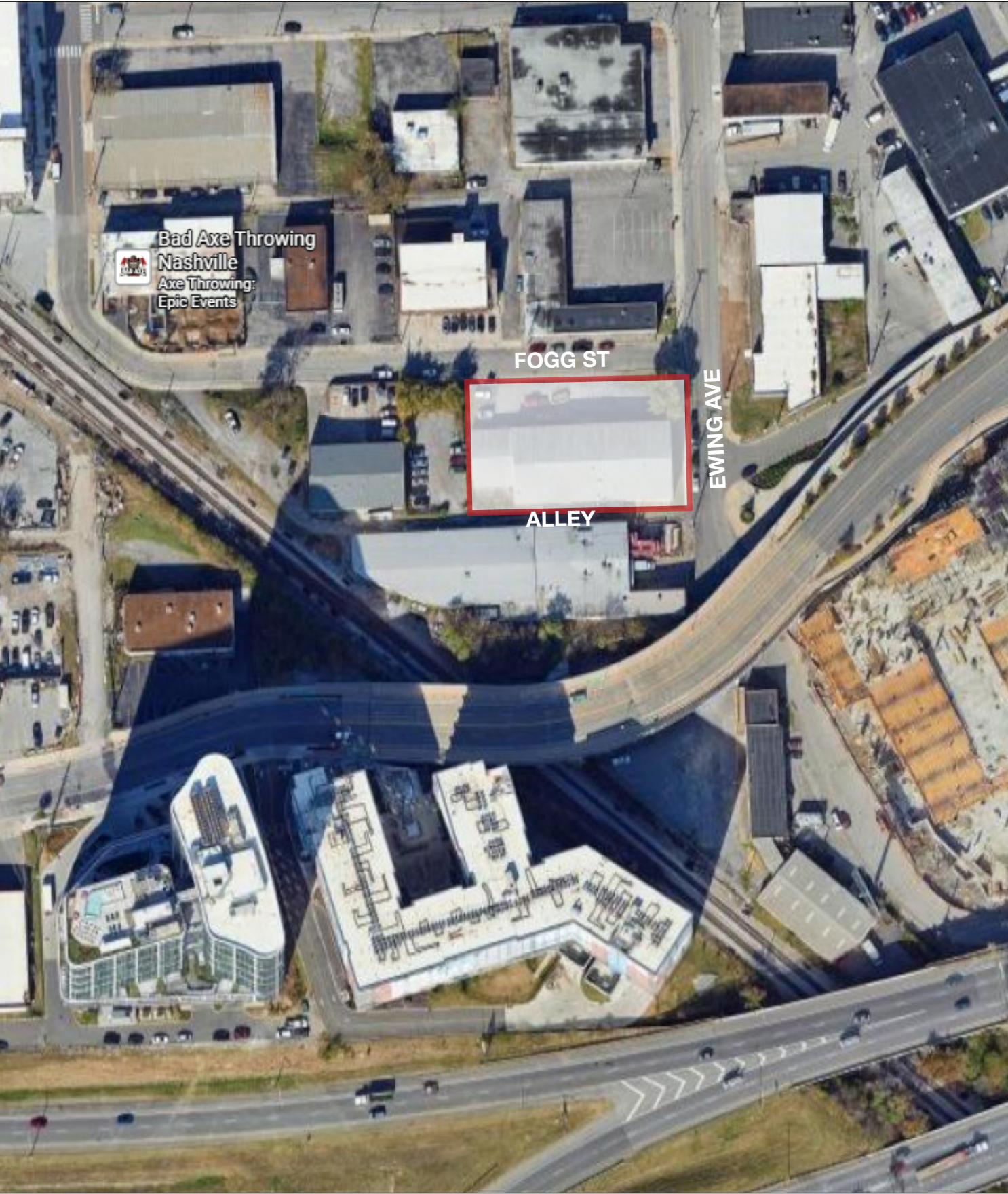
This is important because it will support the project team's desire to obtain an LID (Low-Impact Design) waiver from Metro Stormwater. This waiver removes the low-impact strategy requirements that require an intense design effort and a variety of costly stormwater infrastructure improvements that come with the LID standards.

Based on our team's experience in this area, we believe that the project will successfully obtain an LID waiver. If obtained, the project will install a Water Quality Unit in the location identified on the plan and connect to the Stormwater system in Ewing Avenue north of the site.

No offsite improvements for utilities will be necessary per the Metro letter on 2/13/26.

TRASH & RECYCLING / SERVICE

The project benefits from have alley access. While the alley is on a slope, the project dedicates space at the rear of the project to address trash, service, loading, and venue access along the alley. This strategy will be coordinated with NDOT and a waste management company in the early stages of design.



CONCEPT

MODERN MARQUEE

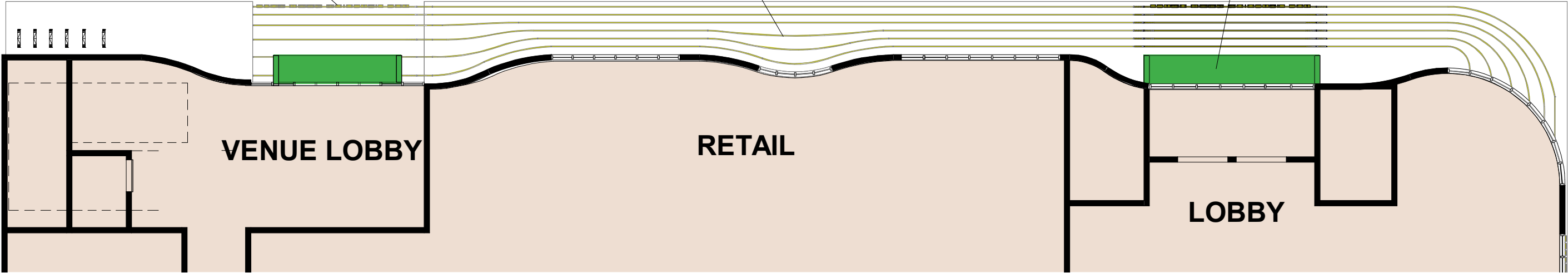
The concept connects the two main entrances (hotel and venue) with a series of continuous lights that change elevation and integrate signage at the two points of entry. This provides a wayfinding solution similar to a marquee at theatres, while also showing that the two uses are separate but still connected.

INSTRUMENTATION SYMBOLISM

The overall concept includes treating the public zones with fluid, dynamic design components with a direct correlation to who this building is for: songwriters. The symbolism of the lighting design at the ground level is meant to evoke the movement of vibrating string instruments and how that simple act is where a song begins. In addition, curves and natural ebbs and flows are clear throughout instrument forms and function. In the building's case, this creates small moments of coverage, interest, planting, and hierarchy.

ENTRY PORTAL

With a lot of transient, first time visitors, it's important to clearly call out entry. The two main points of entry get designated thresholds with clear signage to clearly mark the destination.



PUBLIC ZONES

At the rooftop bar and restaurant, there is substantial height and area for the public to gather. From this vantage point, they only see the different paths and avenues that the structure shows them. From below, they see that the structure is very regular, orthogonal and and with clear intent.

PRIVATE ZONES

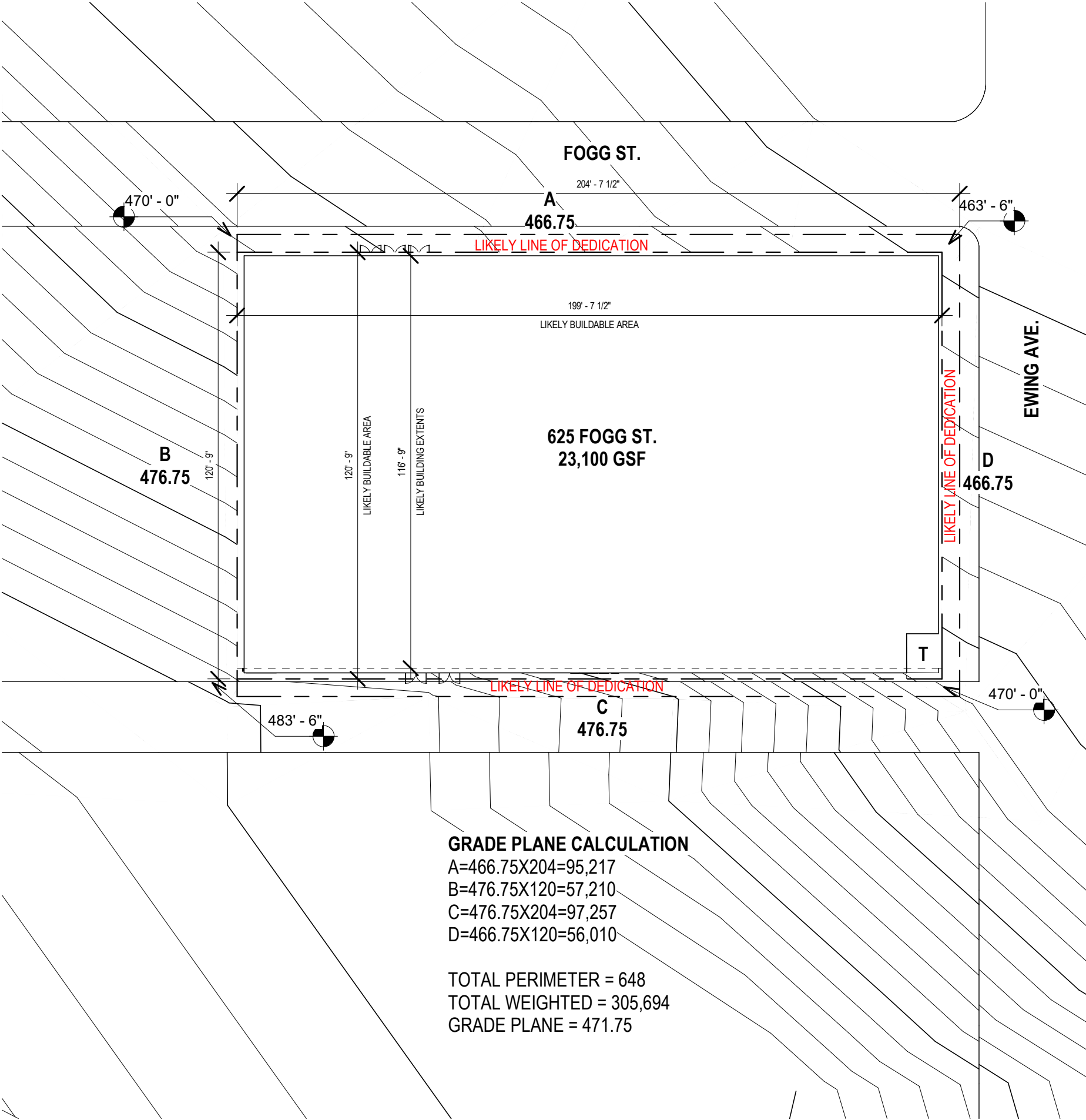
Private zones on the North facade are treated with rigidity, simplicity, and order. Above the podium slab, the order vs. chaos is representative of the clarity of meaning of song vs. the public reaction or interpretation of that song. Specifically, what a song means to you often goes in different directions once presented to some one outside of your head space.



DEVELOPMENT YIELD

DEVELOPMENT YIELD

KEY TOTALS		
	SUITE	14 KEYS (9.3%)
	JUNIOR SUITE	26 KEYS (17.2%)
	STANDARD	111 KEYS (73.5%)
	TOTAL	151 KEYS @ AVERAGE OF 360.2 LSF
TOTAL VENUE AND SUPPORT		15,253 GSF (NOT INCLUDING MEZZANINE) +7,471 GSF MEZZANINE + SUPPORT
TOTAL BUILDING COND. SF		118,060 GSF
TOTAL ROOM RENTABLE AREA		54,396 LSF
TOTAL GARAGE AREA		44,440 GSF (334.9 SF PER SPACE)
PARKING PROVIDED		APPROX. 127 SPACES OVER 2 LEVELS
LEVEL 1		13,085 GSF
	TLR ENTRY	1,113 GSF
	TLR STORAGE/BOH	2,589 GSF
	LOBBY	1,557 GSF
	COFFEE SHOP	1,200 GSF
	RETAIL	4,565 GSF
LEVEL 1M - SERVICE		7,781 GSF
	HOTEL SERVICE	6,620 GSF
	BUILDING TRASH/DOCK	958 GSF
LEVEL 2		21,353 GSF
	TLR BAR/MERCH	3,758 GSF
	TLR BAR PATIO	571 GSF
	KITCHEN	1,584 GSF
	TRASH/DOCK	226 GSF
	HEALTH & WELLNESS	1,086 GSF
	HOTEL MEETING ROOM	672 GSF
	VENUE	6,006 GSF (W/O MEZZ)
	GREEN ROOM	546 GSF
	STAGE STORAGE/FLEX	273 GSF
	ROOMS	5,471 LSF (12 KEYS)
LEVEL 3		15,215 GSF
	PREFUNCTION	613 GSF
	VENUE	2,667 GSF
	PATIO	280 GSF
	PRIVATE SUITE 1	763 GSF
	PRIVATE SUITE 2	750 GSF
	OFFICES	1,290 GSF
	ROOMS	5,471 LSF (12 KEYS)
LEVEL 4		15,719 GSF
	ROOMS	10,629 LSF (32 KEYS)
	SERVICE	159 GSF
	CLUB ROOM	1,344 GSF
	ROOFTOP VENUE	1,003 GSF
	COURTYARD	6,262 GSF (NOT IN GROSS AREA)
LEVEL 5 & 6		14,969 GSF
	ROOMS	12,470 LSF (35 KEYS PER FLOOR)
	SERVICE	159 GSF
LEVEL 7		14,969 GSF
	ROOMS	7,885 LSF (25 KEYS)
	ROOFTOP BAR + KITCHEN	2,846 GSF + 1,432 GSF
	OUTDOOR DECK	1,358 GSF
	SERVICE	137 GSF



FIRST FLOOR SUMMARY

LEVEL 1

13,085 GSF

TLR ENTRY	1,113 GSF
TLR STORAGE/BOH	2,589 GSF
LOBBY	1,557 GSF
COFFEE SHOP	1,200 GSF
RETAIL	4,565 GSF

HOTEL

The hotel lobby occupies the corner (Fogg St. & Ewing Ave) with vehicular lay-by (to be coordinated with NDOT, operator, flag).

Lobby has access to service elevators, guest elevators, and a coffee / lounge program and has a ceiling height of approximately 17'-0".

Layout seeks to separate hotel guest flow from venue guest flow, but connect the program components physically through a thoughtfully designed portal, allowing hotel guests to directly access the venue from the lobby.

THE LISTENING ROOM

The Listening Room entry occurs along Fogg St. and serves to simply greet venue guests and move them vertically to The Listening Room Bar.

A generous, open stair connects vertically to allow and audial and visual connect between levels that naturally invites people to the second floor.

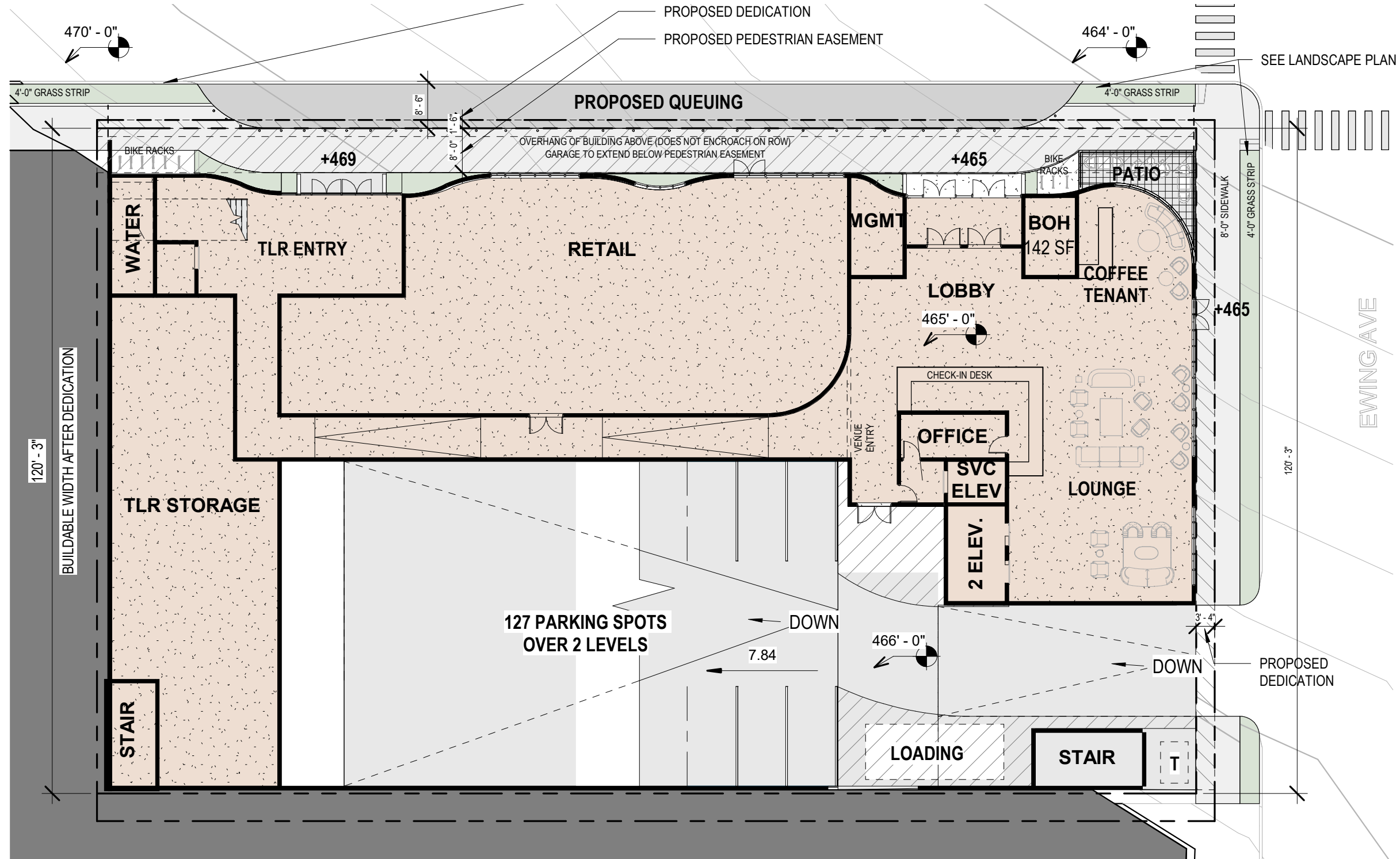
Venue elevator access is separated from hotel elevator access to simplify flow and security and preserve guest experience for both guest profiles.

This entry will be an extension of the entry portal from the lobby and educate guests on the history and purpose of The Listening Room through engaging graphics, artist and songwriter photographs, lyrics that have graced The Listening Room stage, and memorabilia from The Listening Room's last 20 years.

This level also supplies The Listening Room with dedicated storage space, accessed by the venue elevator and the service elevator.

RETAIL

The retail space exists along Fogg St. and is intended to target tenants that support the brand and mission of The Listening Room, keying into the musical and songwriting history of Nashville.



LEVEL 1 FLOOR PLAN

$$1'' = 20' - 0''$$

SERVICE LEVEL SUMMARY

SERVICE LEVEL	7,781 GSF
HOTEL SERVICE	6,620 GSF
BUILDING TRASH/DOCK	958 GSF

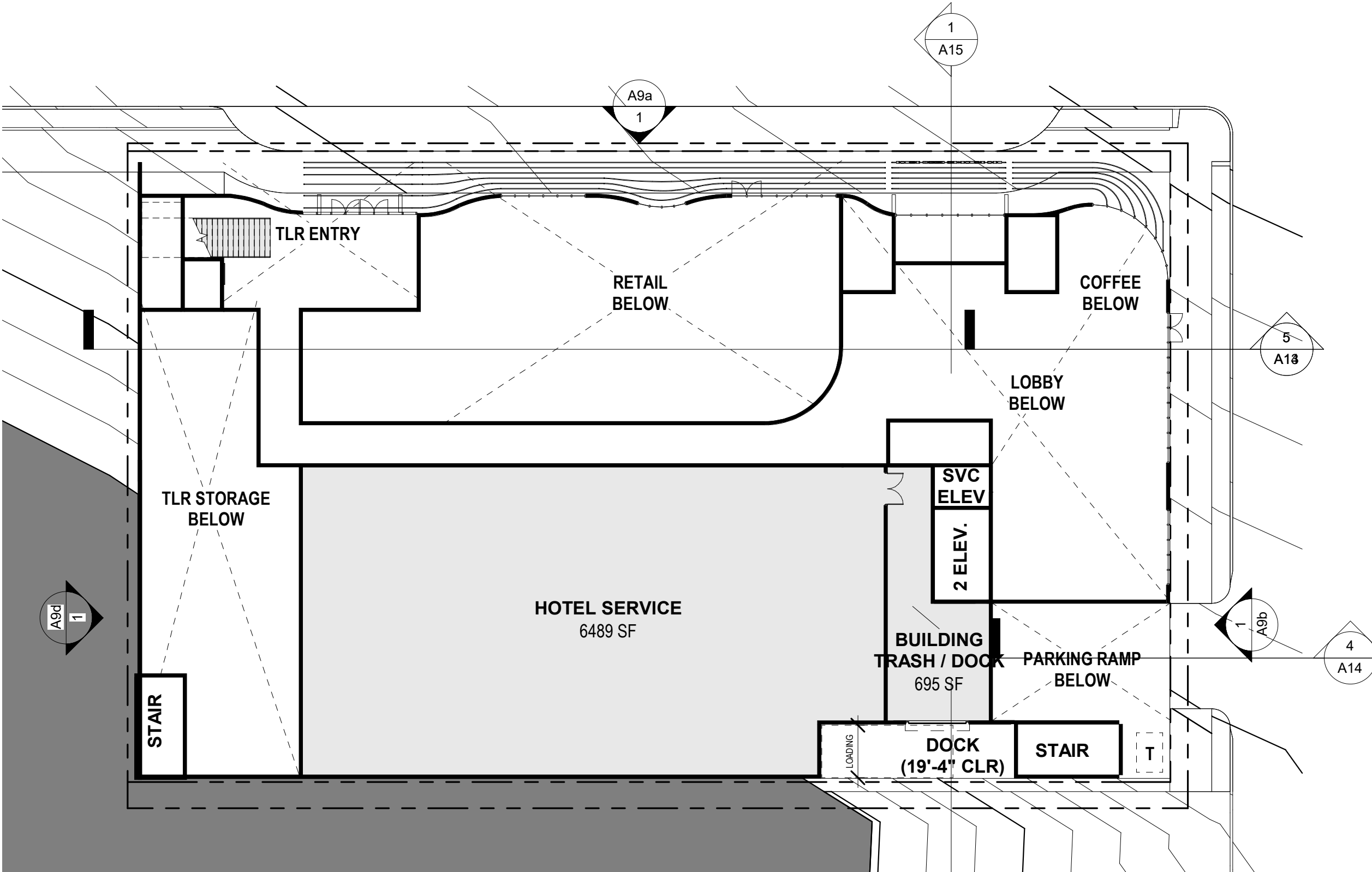
HOTEL

The service level connects to the dock/trash at the alley and the service elevator. Hotel Service is dedicated space for BOH functions of the hotel with a direct connection to the alley for deliveries, trash, etc. Space allocation of these areas will continue to change as coordinate with all stakeholders takes place.

Dock area has a clear height of approximately 23 feet.

THE LISTENING ROOM

There is opportunity to connect The Listening Room venue elevator to the service level. However, it's intended that The Listening Room trash will be handled along the alley in a separate location from the Hotel trash. The Listening Room has access to the dock via the service elevator and the access corridor.



LEVEL 1M FLOOR PLAN
1" = 20'-0"

SECOND FLOOR SUMMARY

LEVEL 2	21,353 GSF
TLR BAR/MERCH	3,758 GSF
TLR BAR PATIO	571 GSF
KITCHEN	1,584 GSF
TRASH/DOCK	226 GSF
VENUE	6,006 GSF
GREEN ROOM	546 GSF
STAGE STORAGE/FLEX	273 GSF
ROOMS	5,471 LSF (12 KEYS)

HOTEL

Room area occupies the Fogg St. frontage and corner, with guest amenity spaces lining Ewing Ave. Guest elevator access (either 1 or 2 cabs) maintains separation of vertical circulation components with venue circulation.

Hotel guests have direct access to the TLR Bar from the hotel corridor. Entry into the hotel from TLR bar is limited to hotel guests with key card access.

THE LISTENING ROOM

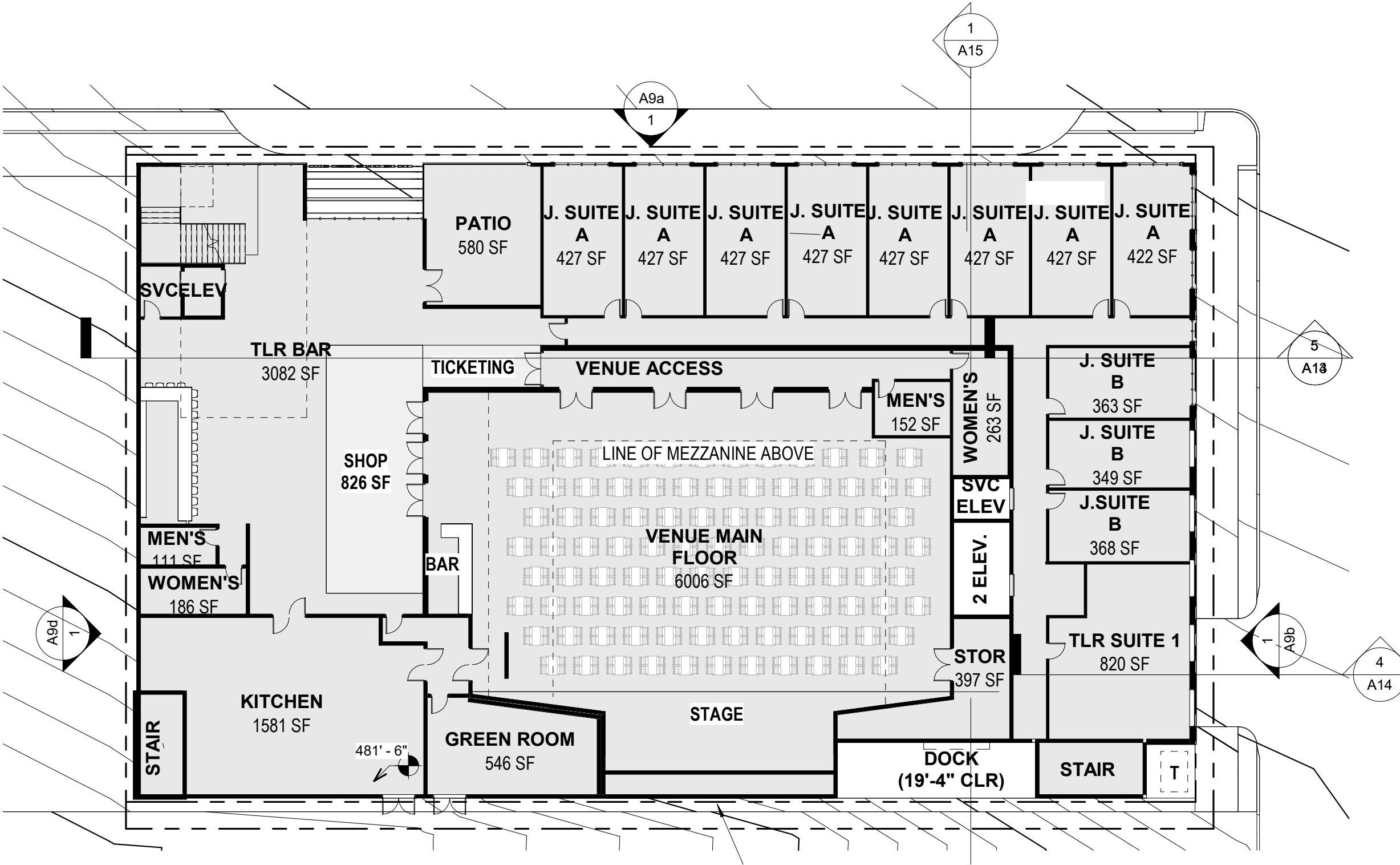
The Listening Room Bar and Venue exist on an elevated floor slab on the Second Floor. The TLR Bar is both the staging area for venue guests and a public bar/restaurant.

Access to the venue is separated from egress to the venue to curate the flow of patrons of past shows and future shows. Egress from the venue travels through a TLR shop for merch and other products.

The venue will have its own service bar and restroom facilities to maintain a closed venue during performances.

The green room will have direct access to the alley, the venue, TLR bar, and the stage.

The kitchen space will have direct access to TLR bar, the venue, the green room, and the alley.



LEVEL 2 FLOOR PLAN
1" = 20'-0"

THIRD SUMMARY

LEVEL 3	15,215 GSF
PREFUNCTION	613 GSF
VENUE	2,667 GSF
PATIO	280 GSF
PRIVATE SUITE 1	763 GSF
PRIVATE SUITE 2	750 GSF
OFFICES	1,290 GSF
ROOMS	5,471 LSF (12 KEYS)

HOTEL

Room area occupies the majority of the two street frontages with Junior Suite rooms a suggested dedicated suite with direct access to private viewing in the venue.

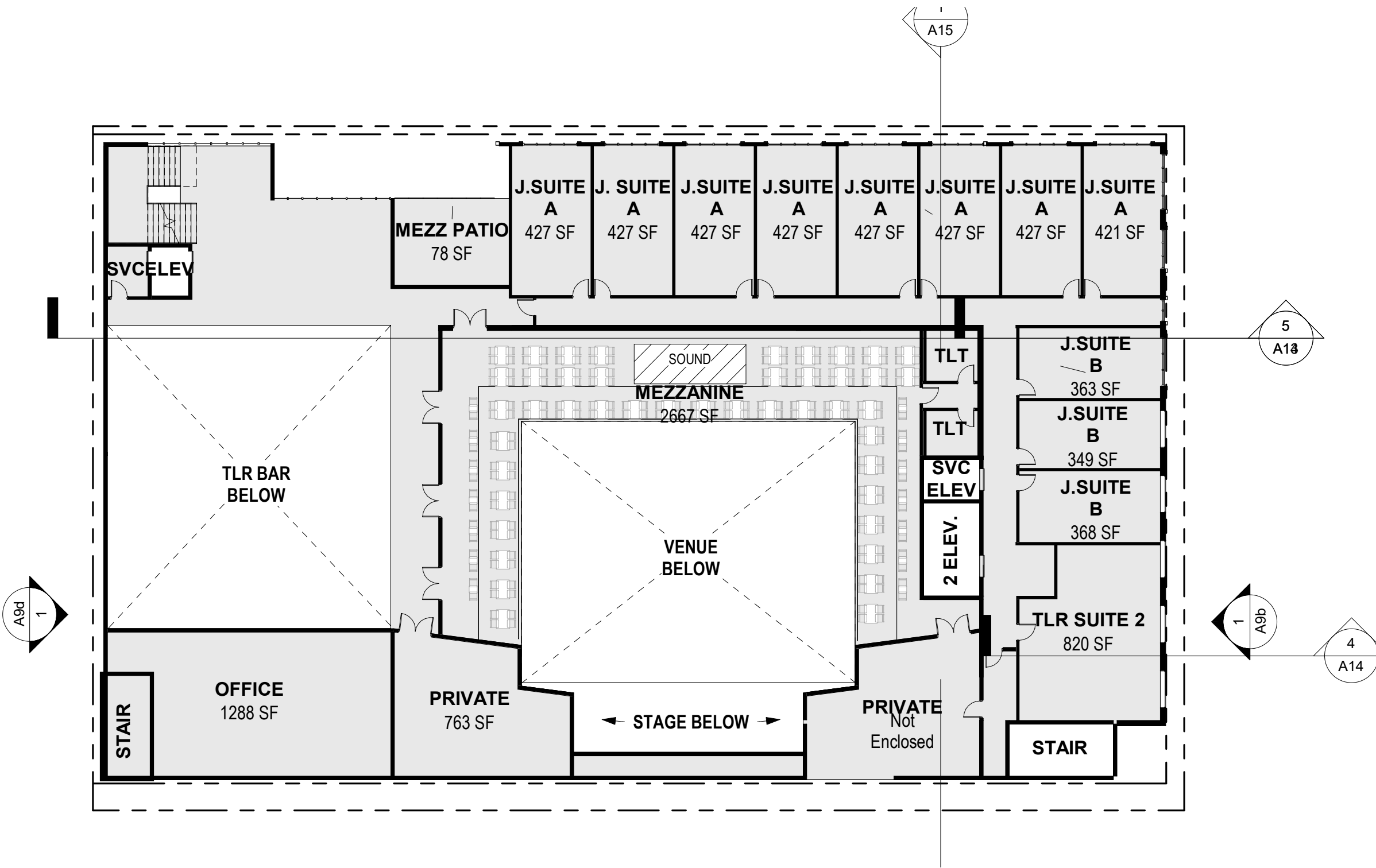
This level has direct access to level 2 of the venue space, which is open to the TLR bar below.

THE LISTENING ROOM

Level 3 for The Listening Room provides elevated mezzanine seating on a stepped level. Level 3 to preserve sight lines to the stage.

Two private TLR suites flank the stage at this level, providing a unique listening experience elevating the “side-stage” feeling with one-of-kind views and top-of-the-line sound.

A patio provides an outdoor space for TLR bar or venue guests that overlooks the downtown Nashville skyline.



LEVEL 3 FLOOR PLAN
1" = 20'-0"

FOURTH FLOOR SUMMARY

LEVEL 4	15,719 GSF
ROOMS	10,629 LSF (32 KEYS)
SERVICE	159 GSF
CLUB ROOM	1,344 GSF
ROOFTOP VENUE	1,003 GSF
COURTYARD	6,262 GSF

HOTEL

Majority of square footage is dedicated to room area.

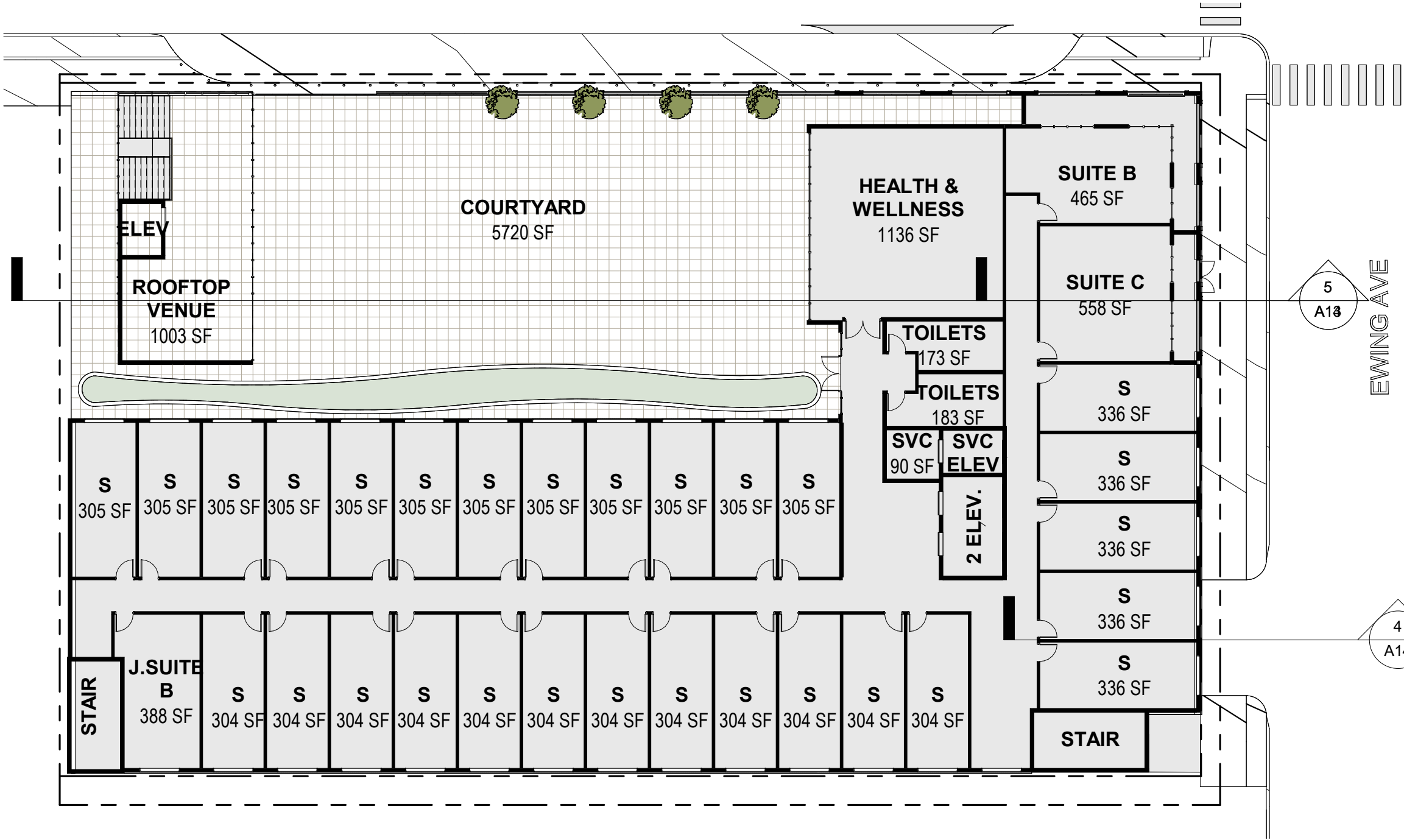
The podium slab supports a courtyard area that can support events, guest amenity, and views of the Nashville skyline.

A Health & Wellness amenity opens up onto the courtyard works and is connected to toilets for this area, as well as the service elevator.

THE LISTENING ROOM

The Listening Room has the opportunity to extend vertically to connect to the Courtyard space and provide an intimate and unique extension of the venue.

This space could be used as an event space, small venue, or overflow space for the TLR bar, allowing for access to a large exterior area with sweeping views directly connected to the venue elevator.



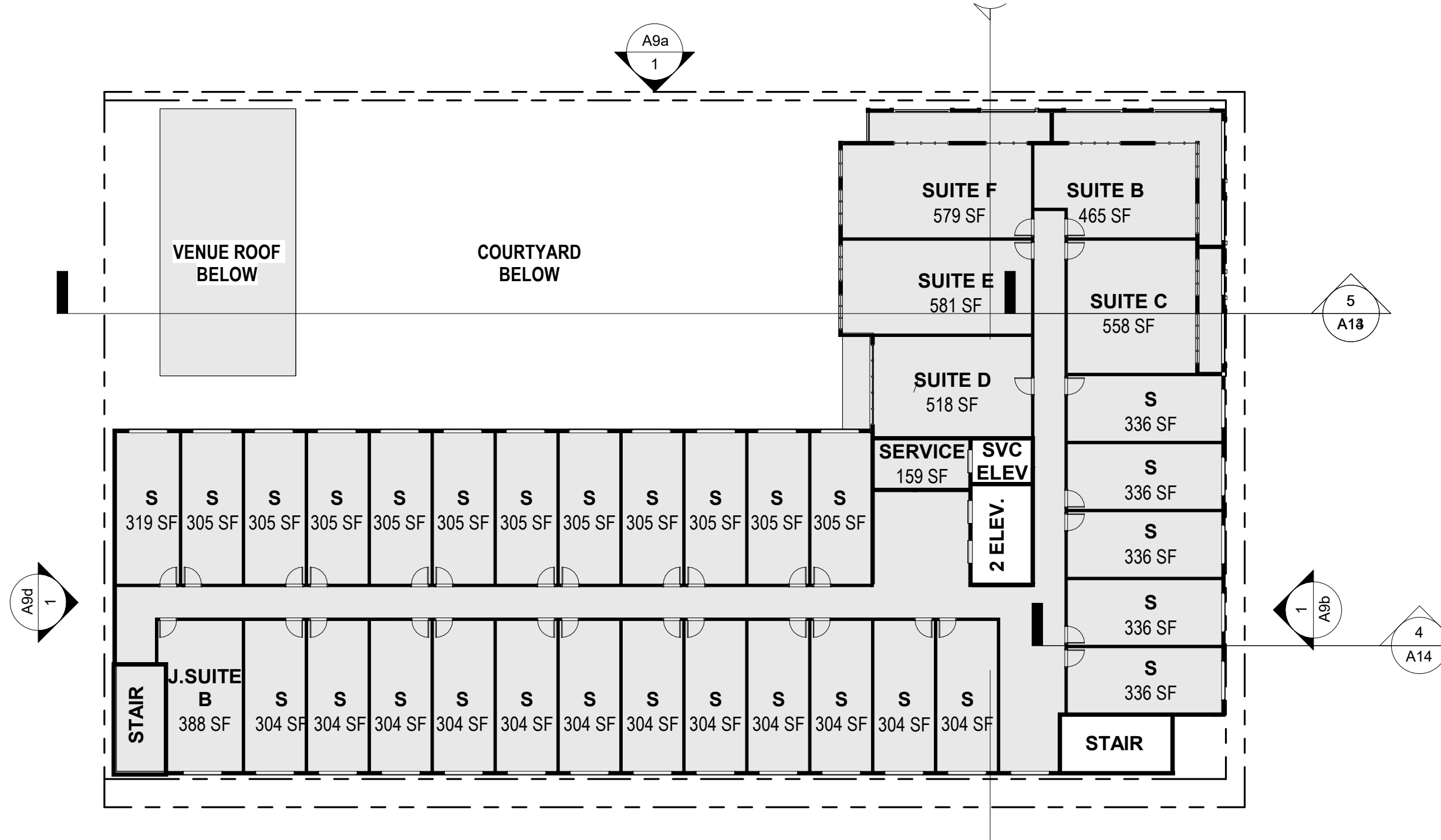
LEVEL 4 FLOOR PLAN
1" = 20'-0"

FIFTH & SIXTH FLOOR SUMMARY

LEVEL 5 & 6	14,969 GSF
ROOMS	12,470 LSF (35 KEYS PER FLOOR)
SERVICE	159 GSF

HOTEL

Room area occupies the majority of these floors with access to two guest elevators and a dedicated service elevator. Service area may need to be increased and will be discussed in early conversations with design team and all stakeholders.



LEVEL 5 & 6 FLOOR PLAN
1" = 20'-0"

SEVENTH FLOOR SUMMARY

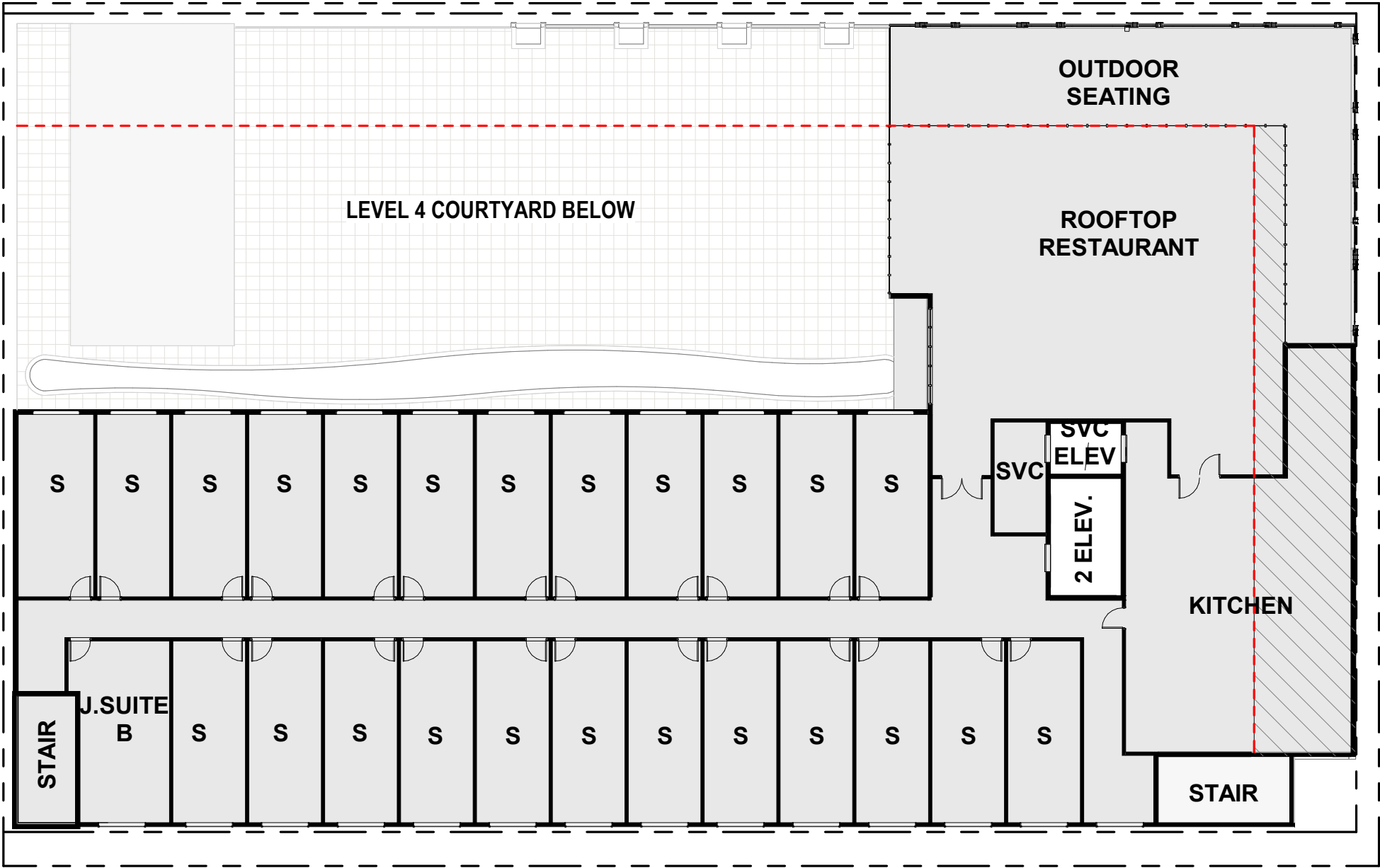
LEVEL 7	14,969 GSF
ROOMS	7,885 LSF (25 KEYS)
ROOFTOP BAR + KIT	2,846 GSF + 1,432 GSF
OUTDOOR DECK	1,358 GSF
SERVICE	137 GSF

HOTEL

Room area occupies the majority of these floors with access to two guest elevators and a dedicated service elevator.

The rooftop bar and restaurant sits on the corner of Fogg St. and Ewing and will provide uninterrupted views to the skyline and parts of the Cumberland River. A large exterior deck provides outdoor space with a vantage point that will rival any in rooftop in the city, including sweeping views from the river to midtown.

The rooftop bar and restaurant connects the kitchen to a service area and service area for communication to other levels of the hotel.



LEVEL 7 FLOOR PLAN
1" = 20'-0"

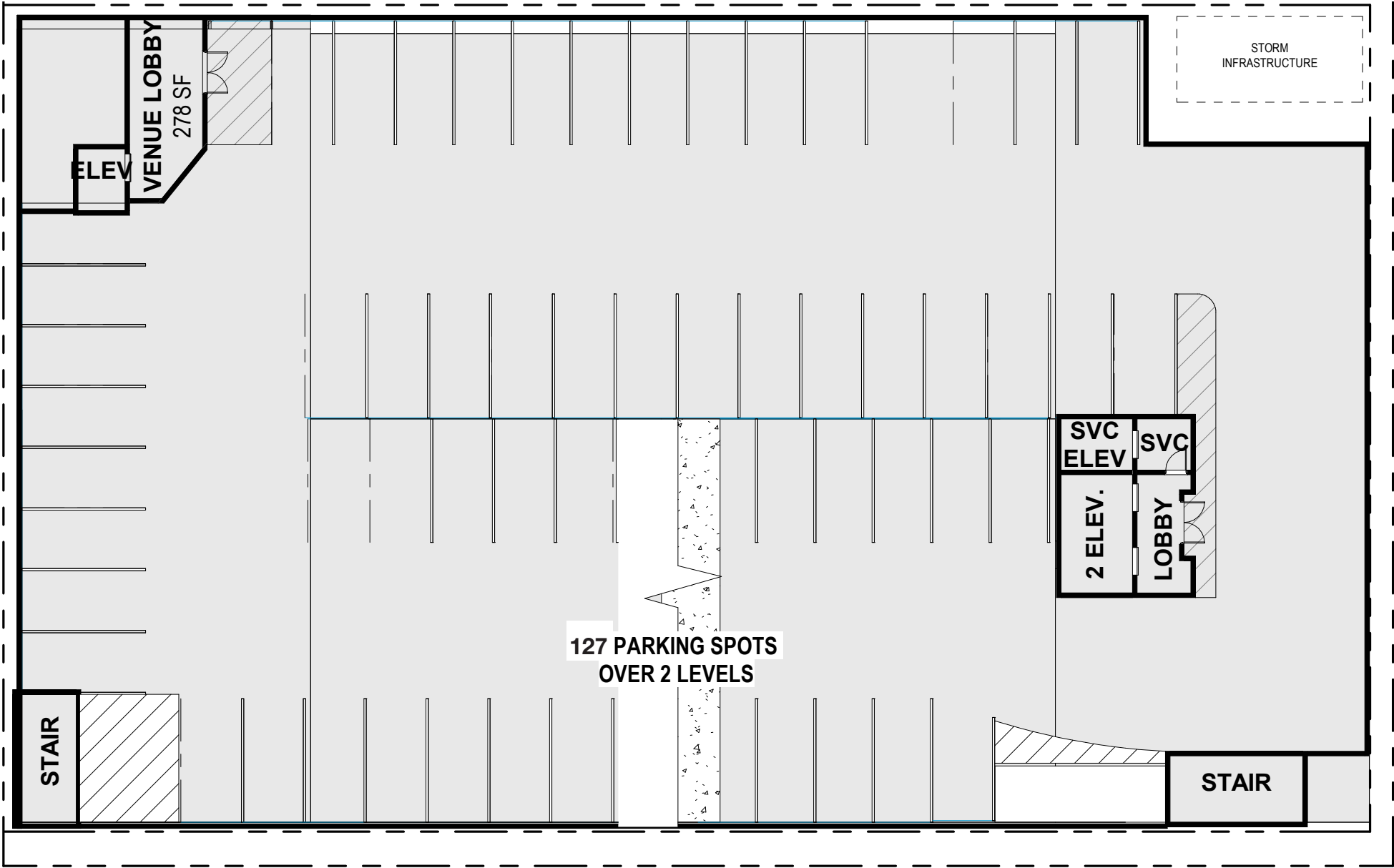
PARKING LEVEL 1 SUMMARY

PARKING

The first parking level will include dedicated lobbies for both the venue and the hotel. Elevator access will continue to the parking levels for both programs.

Intentional wayfinding and engaging signage design will be a priority for this garage, as it will promote easy access for all guests.

Design team will focus on the potential Public Parking component and how public guests will access retail or the surrounding areas from the garage.



P1 - PARKING FLOOR PLAN
1" = 20'-0"

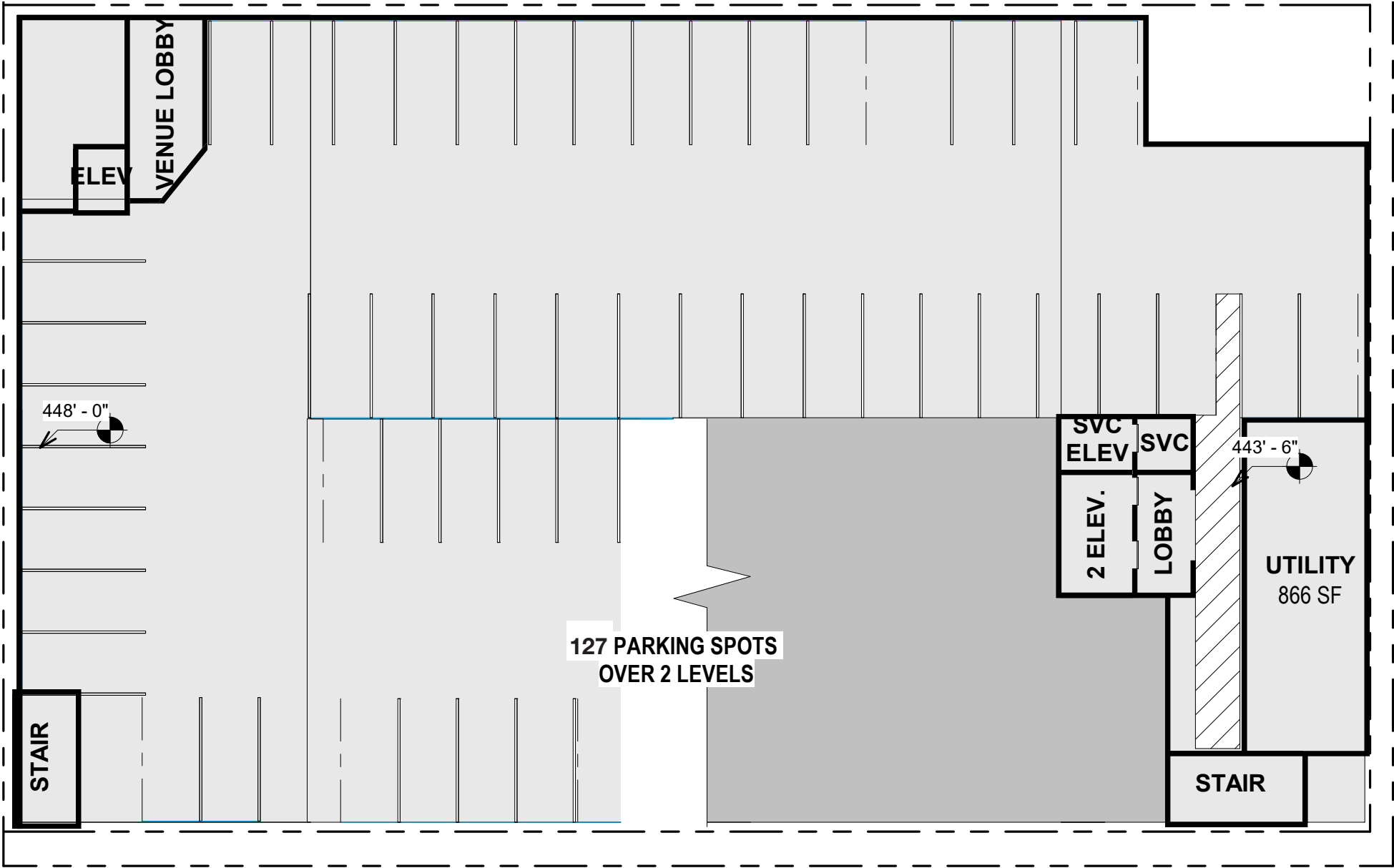
PARKING LEVEL 2 SUMMARY

PARKING

The second parking level will include dedicated lobbies for both the venue and the hotel. Elevator access will continue to the parking levels for both programs. An additional Utility area here, potentially for water service infrastructure, is also included.

Intentional wayfinding and engaging signage design will be a priority for this garage, as it will promote easy access for all guests.

Design team will focus on the potential Public Parking component and how public guests will access retail or the surrounding areas from the garage.



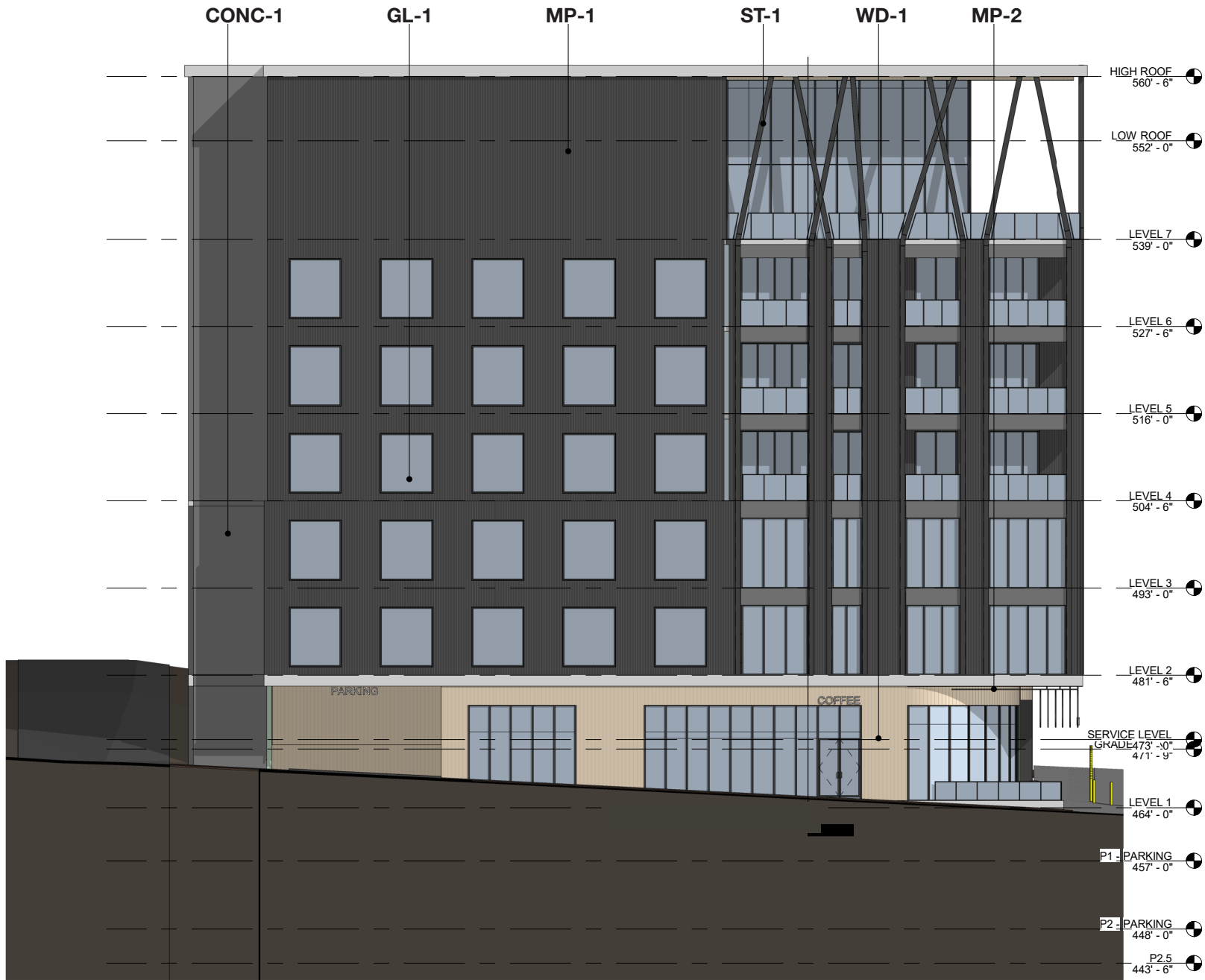
P2 - PARKING FLOOR PLAN
1" = 20'-0"

NORTH ELEVATION SUMMARY

The elevation along Fogg St. provides a programmatic stacking diagram of The Listening Room, Hotel, and Rooftop Bar. Grade change along Fogg St. will be a primary focus of the early studies with the Civil Engineering team to ensure ADA compliant access between Hotel and The Listening Room.



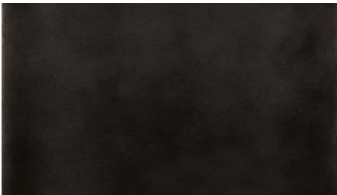
EAST ELEVATION SUMMARY



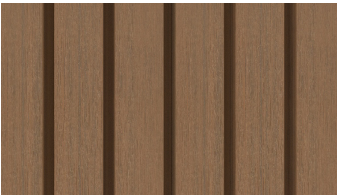
EAST ELEVATION
N.T.S.
TOTAL FACADE AREA: 10,783.63 SF
TOTAL FENESTRATION AREA: 4,024.91 SF
TOTAL FENESTRATION PERCENT: 37.32%



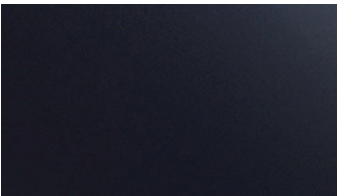
MP-2
Metal Soffit Panel
Natural Look



ST-1
Painted Steel



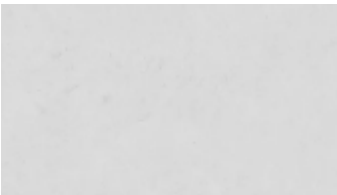
WD-1
New Tech Wood
Euro Siding System



ACM-1
Black Anodized



MP-1
Metal Sales
TLC-15 Wall Panel
Matte Black

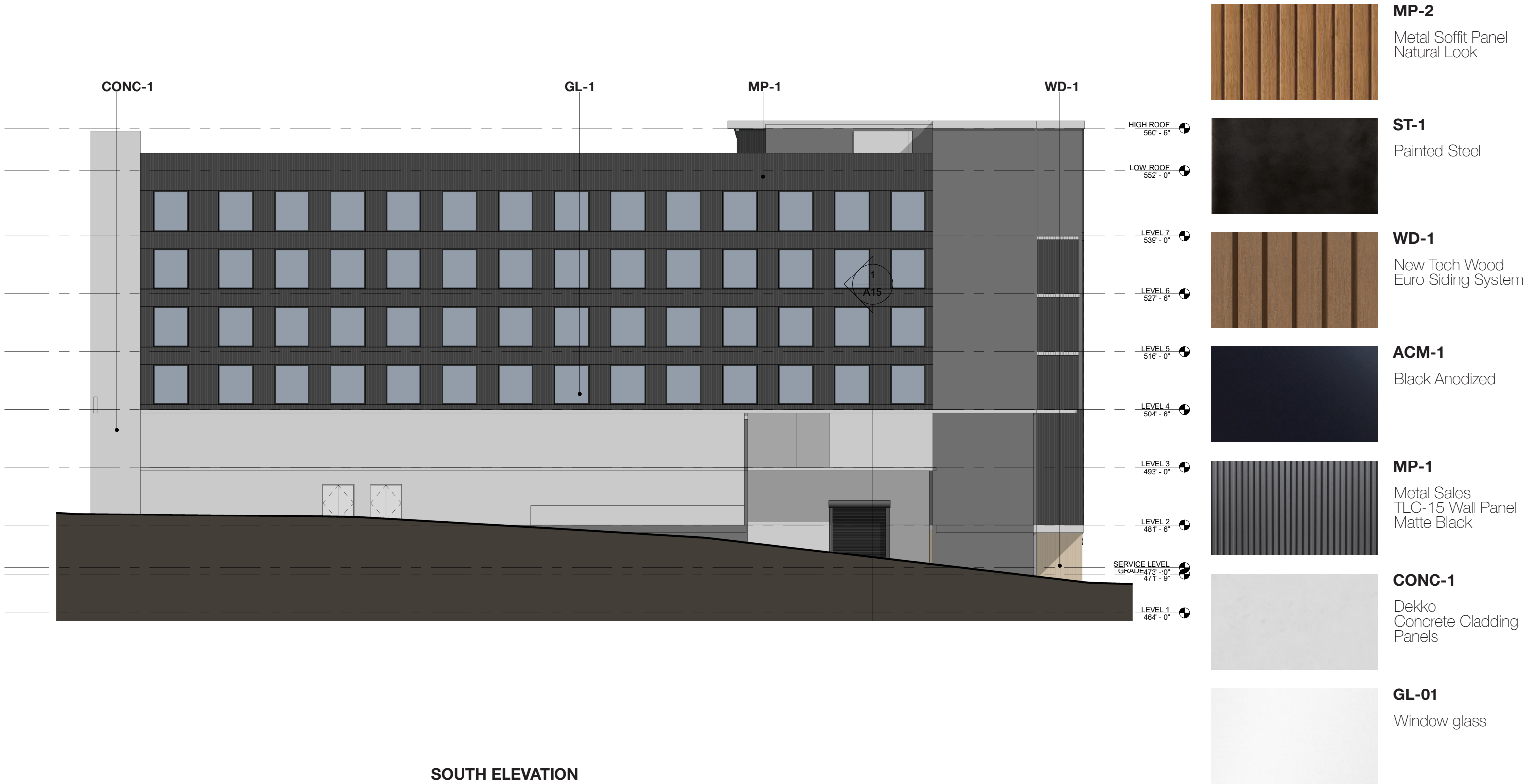


CONC-1
Dekko
Concrete Cladding
Panels



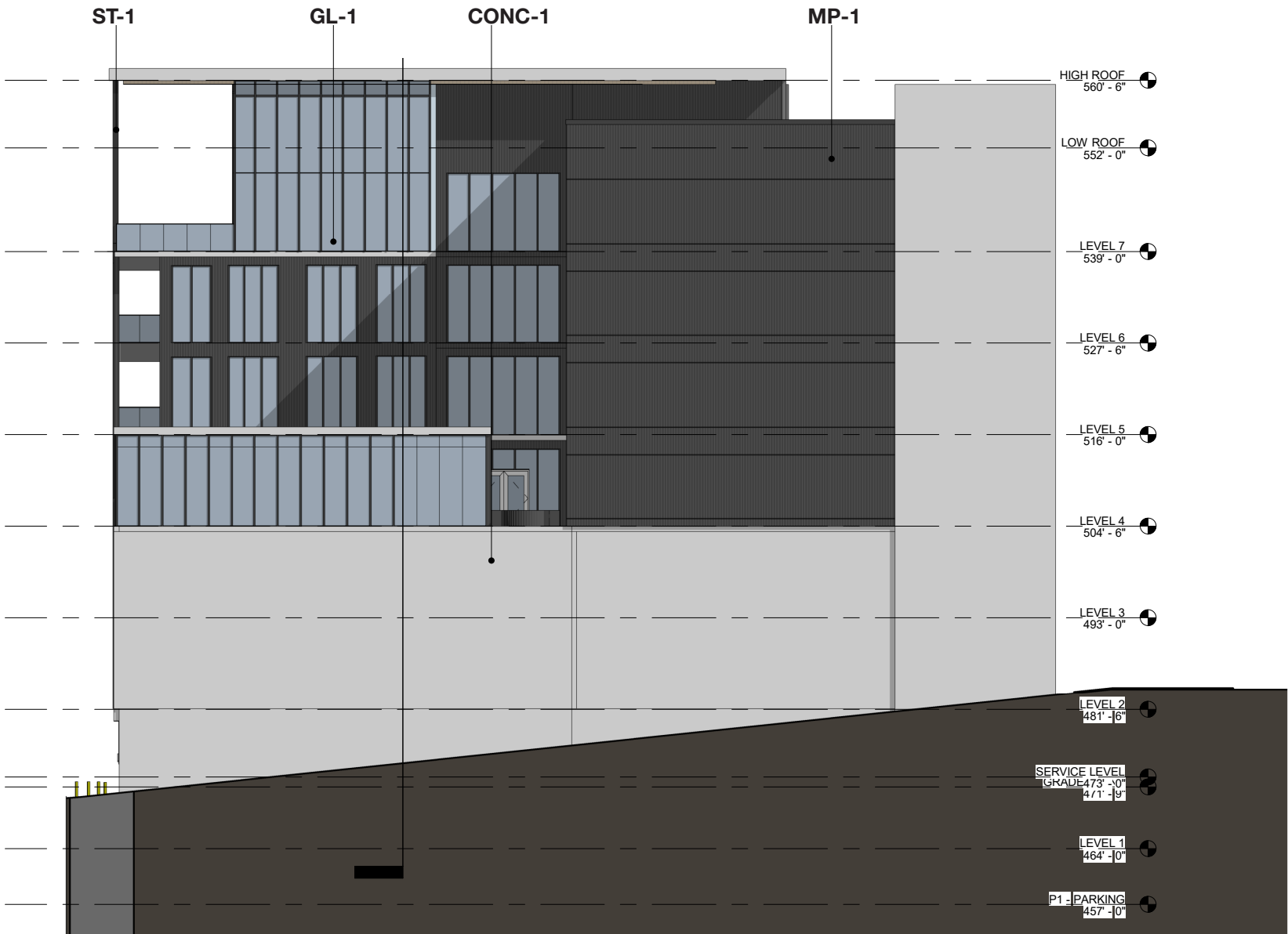
GL-01
Window glass

SOUTH ELEVATION SUMMARY



SOUTH ELEVATION
N.T.S.
TOTAL FACADE AREA: 15,544.43 SF
TOTAL FENESTRATION AREA: 3,136 SF
TOTAL FENESTRATION PERCENT: 20.17%

WEST ELEVATION SUMMARY

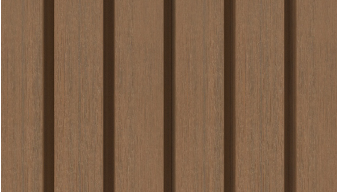




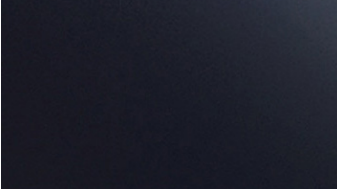
MP-2
Metal Soffit Panel
Natural Look



ST-1
Painted Steel



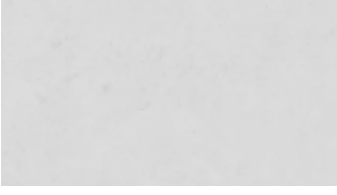
WD-1
New Tech Wood
Euro Siding System



ACM-1
Black Anodized



MP-1
Metal Sales
TLC-15 Wall Panel
Matte Black



CONC-1
Dekko
Concrete Cladding
Panels



GL-01
Window glass

WEST ELEVATION
N.T.S.
TOTAL FACADE AREA: 9,437.15 SF
TOTAL FENESTRATION AREA: 2,049.81 SF
TOTAL FENESTRATION PERCENT: 21.72%

PERSPECTIVE FROM NE SUMMARY

The perspective from the Northeast provides a view of the massing that highlights balconies off of the suite rooms and the potential for a dynamic rooftop bar and restaurant. The building sits prominently on an elevated portion of the Pie Town / SoBro area of Downtown Nashville.



PERSPECTIVE FROM NW SUMMARY

The perspective from the Northwest shows the relationship of The Listening Room Entry to the street and the hotel. The opportunity for The Listening Room to extend vertically beyond the podium to the courtyard will allow it to be a prominent part of the streetscape and draw guests in with natural hierarchical wayfinding.



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE

