



1511 Sunset Rd.
Brentwood, TN 37207
o. 615.251.7060
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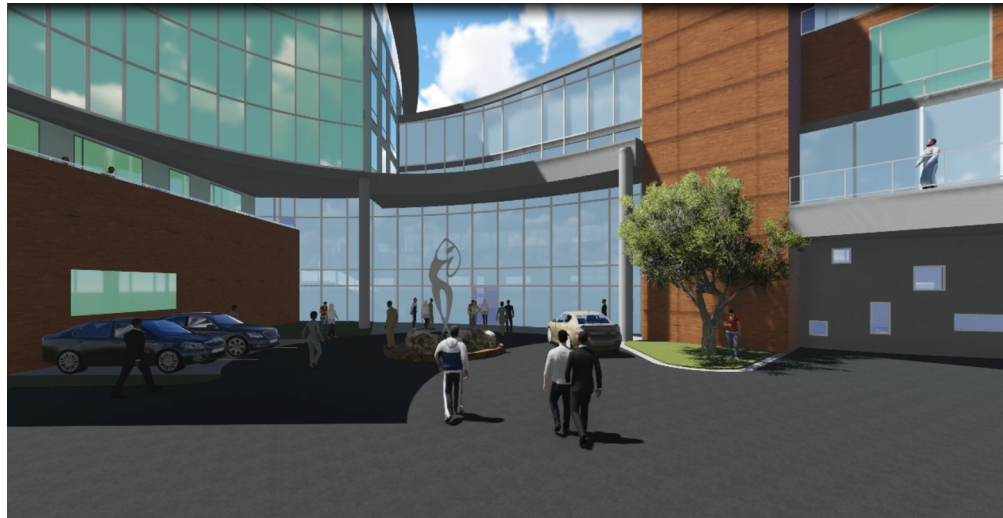
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Franklin Circle Hotel

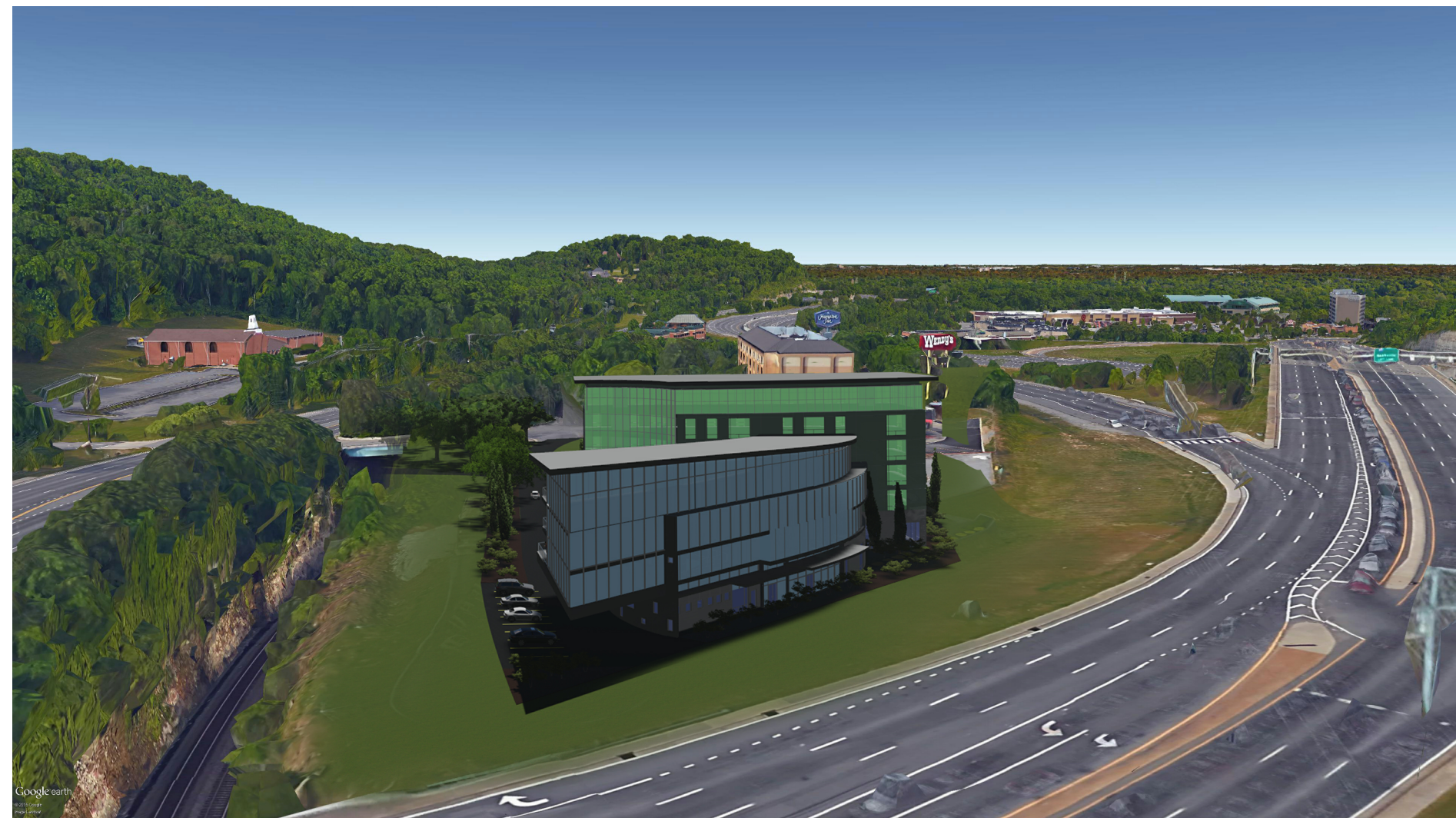
D-000

BRENTWOOD, TENNESSEE

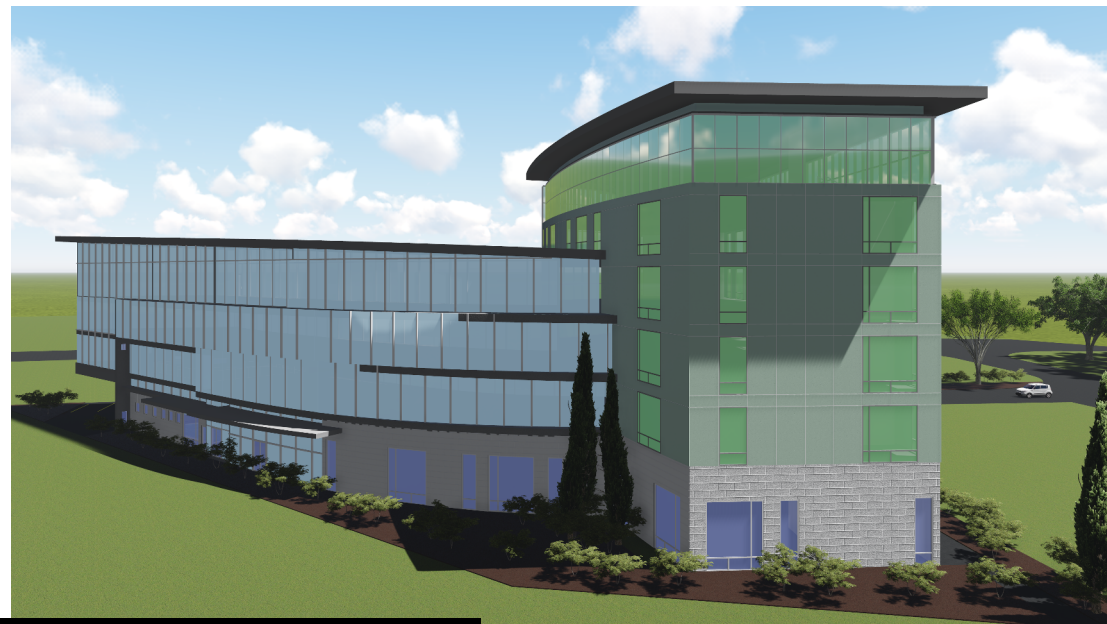
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Hotel Main Entrance



View from Old Hickory Blvd/Franklin Rd. Intersection



View at top of I65 ramp

HOTEL DESIGN OBJECTIVES:

Franklin Circle Hotel, a new suburban 132000 s.f. facility is inspired by modern new Nashville downtown life and architectural style. It incorporates modern application of glass stone and metal in its exterior facades and massing while responding to its site and surroundings.

When it opens, the 100 room/suites property will have lofty/sleek gallery quality public space with modern artifacts and flexible furnishing layout. Other amenities will include, bar, restaurant with outdoor private courtyard, a two story pool, fitness center and track. The mezzanine level will house state-of-the-art multi media conference facility with support functions.



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Franklin Circle Hotel

D-010

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12/1/2015 10:02:03 AM

HOTEL PROGRAM SUMMARY:

GUEST ROOMS: 100 ROOMS
 STANDARD KING ROOM 59 %
 DOUBLE ROOM 29%
 ACCESSIBLE KING ROOM 4%
 ACCESSIBLE DOUBLE ROOM 2%
 SUITES 6%

TOTAL : 100%

GUEST ROOMS FLOOR SUPPORT/CIRCULATION:
 CORRIDORS/ELEVATOR LOBBY
 STAIRS
 ELEVATORS
 LINEN STORAGE/CHUTE
 ICE MACHINE ROOM

BACK OF HOUSE:
 ADMINISTRATION
 WORK AREA
 GENERAL MANAGER OFFICE
 SALES MANAGER OFFICE
 LUGGAGE STORAGE ROOM

EMPLOYEE:
 EMPLOYEE BREAK ROOM
 EMPLOYEE RESTROOM

HOUSEKEEPING:
 MAIN LAUNDRY
 LINEN ROOM
 LAUNDRY CHUTE

KITCHEN
 FOOD PREPARATION

ENGINEERING:
 ENGINEERING OFFICE/STORAGE

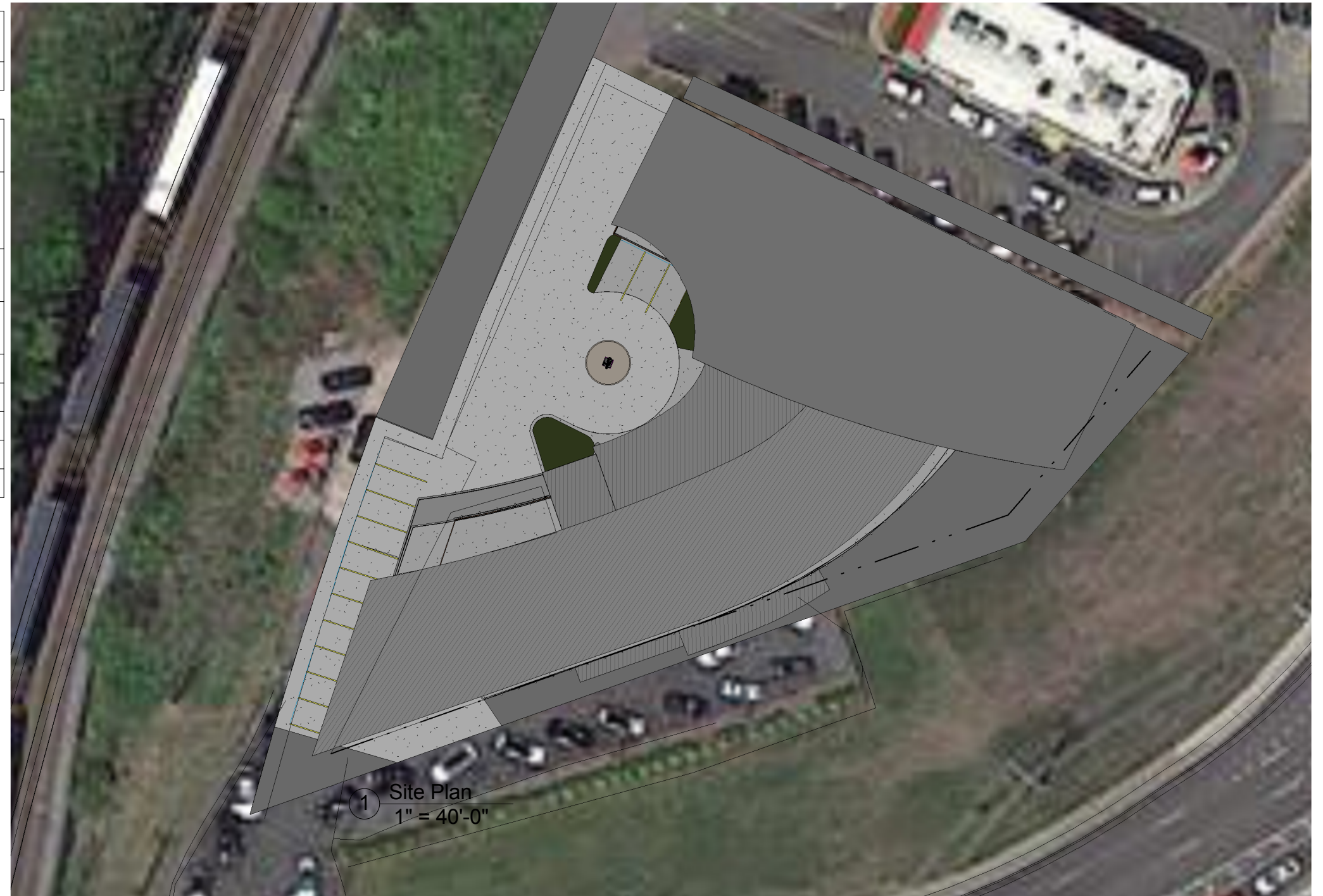
MISCELLANEOUS SERVICE
 MECHANICAL/ELECTRICAL
 JANITOR'S CLOSET
 VIDEO/TELEPHONE EQUIPMENT ROOM
 STORAGE
 MISC. STORAGE

Building Area Schedule...	
Level	Area
Lower garage	26034 SF
Upper Garage Level	24760 SF
Ground Level	16328 SF
Mezzanine Level	15767 SF
Level 3	17114 SF
Level 4	16301 SF
Level 5	8408 SF
Level 6	8149 SF
Roof	0 SF
	132860 SF

FRONT OF HOUSE:
 PUBLIC SPACE:
 LOBBY
 FRONT DESK
 CONCIERGE/BELL
 DESK
 LIBRARY
 FUNCTION:
 MEDIA ROOM
 MEETING ROOM
 RECREATION:
 FITNESS ROOM
 POOL
 PUBLIC CIRCULATION/GUEST AMENITIES:
 ELEVATORS
 PUBLIC TOILETS
 GUEST LAUNDRY
 CIRCULATION
 STAIRS

PARKING: 125 SPACES,

LOWER GARAGE: 61 SPACES
 UPPER GARAGE: 50 SPACES
 SURFACE PARKING: 14 SPACES



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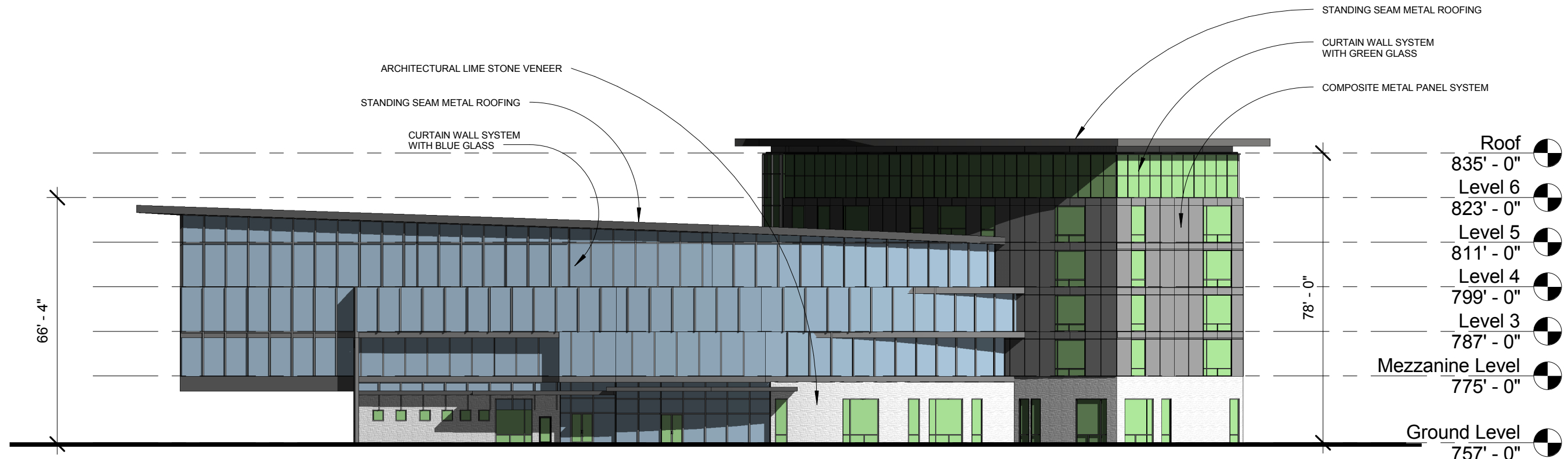
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Franklin Circle Hotel

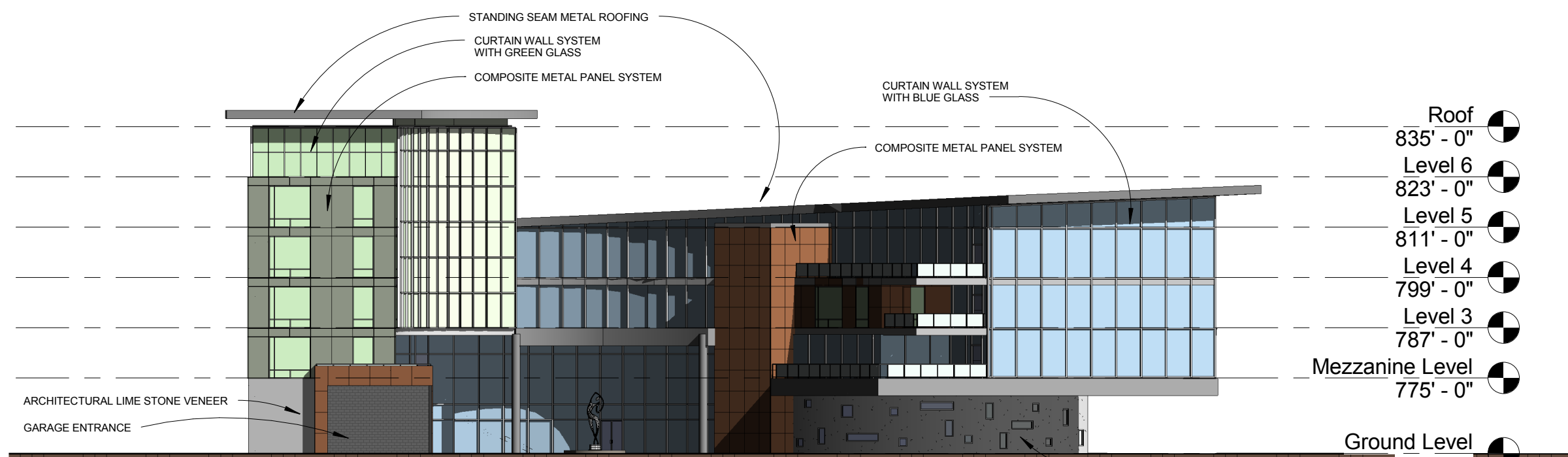
D-001

BRENTWOOD, TENNESSEE

12/1/2015 10:01:58 AM



① Old Hickory Blvd Elevation
1" = 30'-0"



② Franklin Rd. Elevation
1" = 30'-0"



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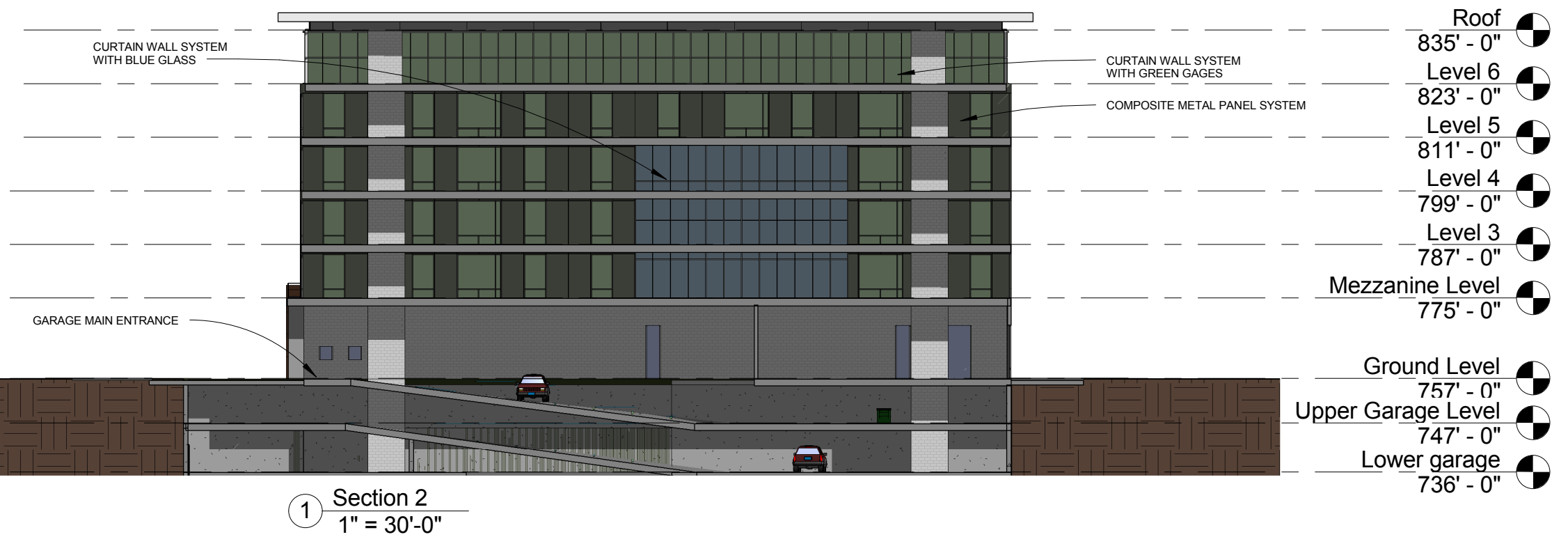
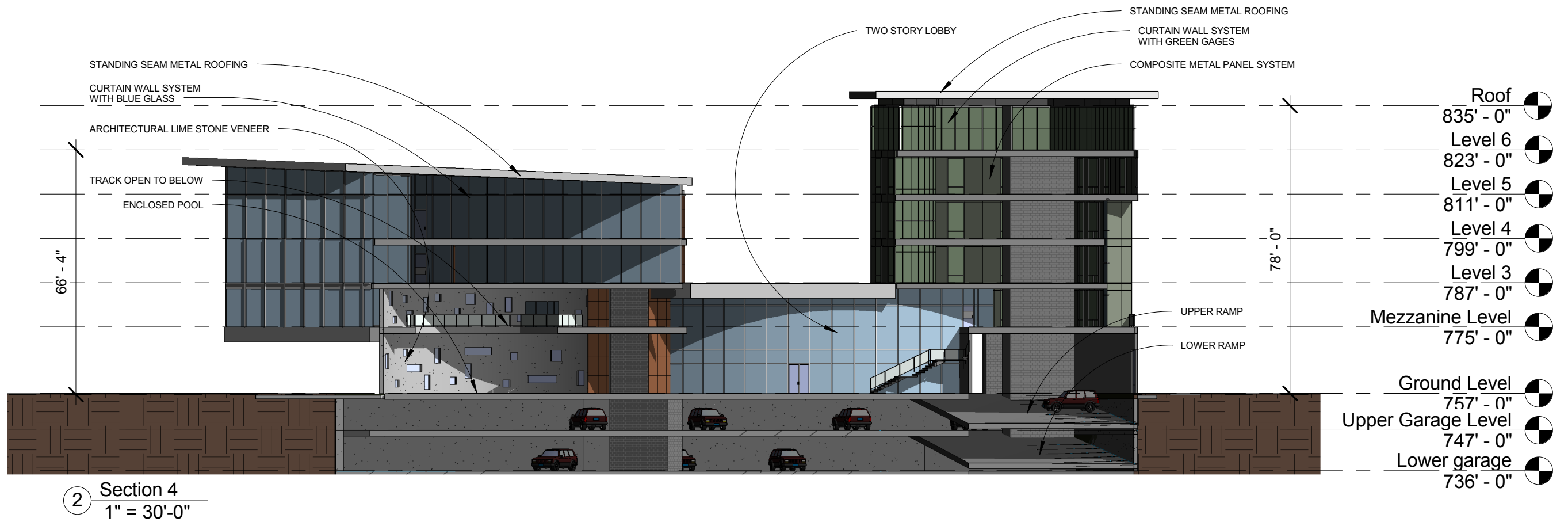
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Franklin Circle Hotel

BRENTWOOD, TENNESSEE

D-0011

12/1/2015 10:02:09 AM



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Franklin Circle Hotel
BRENTWOOD, TENNESSEE

D-0012

12/1/2015 10:02:11 AM

Garage Area Schedule (Gross Building)		
Name	Level	Area
CIRC.	Upper Garage Level	410 SF
comm	Upper Garage Level	640 SF
GARAGE	Upper Garage Level	16991 SF
STORAGE	Upper Garage Level	3384 SF
UPPER RAMP	Upper Garage Level	3336 SF

24760 SF

TOTAL PARKING THIS LEVEL: 61 SPACES

Building Area Legend

- CIRC.
- comm
- GARAGE
- LOWER RAMP



① Lower garage
1" = 30'-0"

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Franklin Circle Hotel

BRENTWOOD, TENNESSEE

12/1/2015 10:01:58 AM

D-002

Garage Area Schedule (Gross Building)		
Name	Level	Area
CIRC.	Upper Garage Level	410 SF
comm	Upper Garage Level	640 SF
GARAGE	Upper Garage Level	16991 SF
STORAGE	Upper Garage Level	3384 SF
UPPER RAMP	Upper Garage Level	3336 SF

24760 SF

TOTAL PARKING THIS LEVEL: 50 SPACES

Building Area Legend

- CIRC.
- comm
- GARAGE
- STORAGE
- UPPER RAMP



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Franklin Circle Hotel

BRENTWOOD, TENNESSEE

12/1/2015 10:01:59 AM

D-003

Ground Level Area Schedule (Gross Building)		
Level	Name	Area
Ground Level	ADMIN	527 SF
Ground Level	BAR	346 SF
Ground Level	CIRC.	1149 SF
Ground Level	comm	411 SF
Ground Level	DINING	1211 SF
Ground Level	KITCHEN	566 SF
Ground Level	MARKET	288 SF
Ground Level	MEETIN G	1333 SF
Ground Level	POOL	2470 SF
Ground Level	PUBLIC/ LOUNGE	2556 SF
Ground Level	REGIST.	711 SF
Ground Level	TOILETS	436 SF
Ground Level	UPPER RAMP	4323 SF
		16328 SF

Building Area Legend

- ADMIN
- BAR
- CIRC.
- comm
- DINING
- KITCHEN
- MARKET
- MEETING
- POOL
- PUBLIC/LOUNGE
- REGIST.
- TOILETS
- UPPER RAMP



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Franklin Circle Hotel

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D-004

Mezzanine Level Area Schedule (Gross Building)			
Level	Name	Count	Area
Mezzanine Level	CIRC.	4	3410 SF
Mezzanine Level	comm	2	477 SF
Mezzanine Level	GYM	1	3121 SF
Mezzanine Level	KSR	8	3228 SF
Mezzanine Level	MEETING	4	4137 SF
Mezzanine Level	OPEN	1	1016 SF
Mezzanine Level	STORAGE	1	377 SF

TOTAL GUEST ROOM THIS LEVEL: 8 ROOMS

Building Area Legend

- CIRC.
- comm
- GYM
- KSR STANDARD KING ROOM
- MEETING
- OPEN
- STORAGE



① Mezzanine Level
1" = 30'-0"



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Franklin Circle Hotel

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D-005

Level-3 Area Schedule (Gross Building)			
Level	Name	Count	Area
Level 3	CIRC.	1	4159 SF
Level 3	comm	1	309 SF
Level 3	DR	10	3932 SF
Level 3	KSR	19	6728 SF
Level 3	STORAGE	2	494 SF
Level 3	Suite	2	1491 SF
			17114 SF

TOTAL GUEST ROOMS THIS LEVEL: 31 ROOMS

Building Area Legend

- CIRC.
- comm
- DR STANDARD DOUBLE ROOM
- KSR STANDARD KING ROOM
- STORAGE
- Suite SUITE ROOM



① Level 3
1" = 30'-0"



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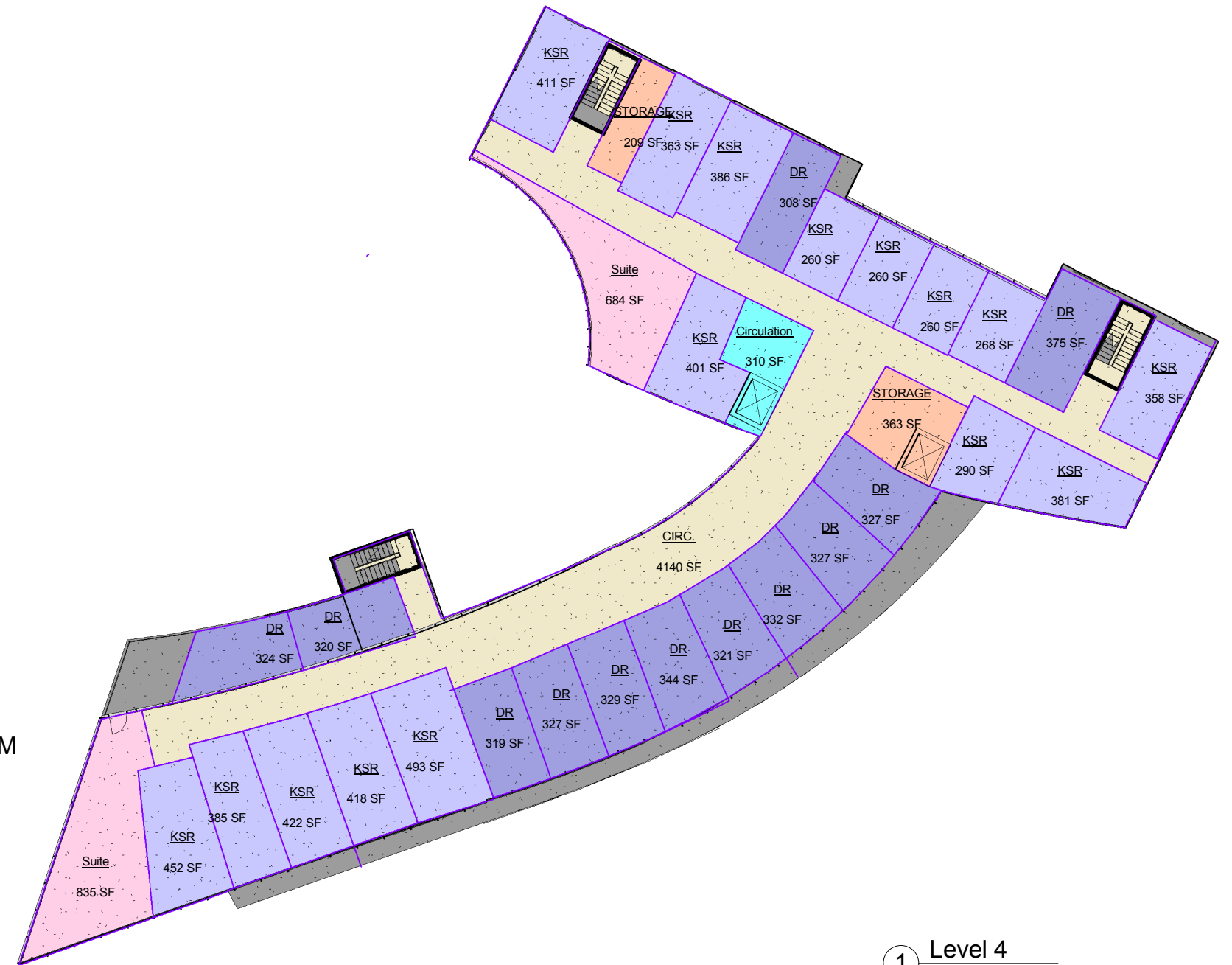
D-006

Level-4 Area Schedule (Gross Building)			
Level	Name	Count	Area
Level 4	CIRC.	1	4140 SF
Level 4	Circulation	1	310 SF
Level 4	comm	1	0 SF
Level 4	DR	13	3953 SF
Level 4	KSR	16	5808 SF
Level 4	STORAGE	2	573 SF
Level 4	Suite	2	1518 SF
			16301 SF

TOTAL GUEST ROOMS THIS LEVEL: 31 ROOMS

Building Area Legend

- CIRC.
- Circulation
- comm
- DR STANDARD DOUBLE ROOM
- KSR STANDARD KING ROOM
- STORAGE
- Suite SUITE ROOM



① Level 4
1" = 30'-0"



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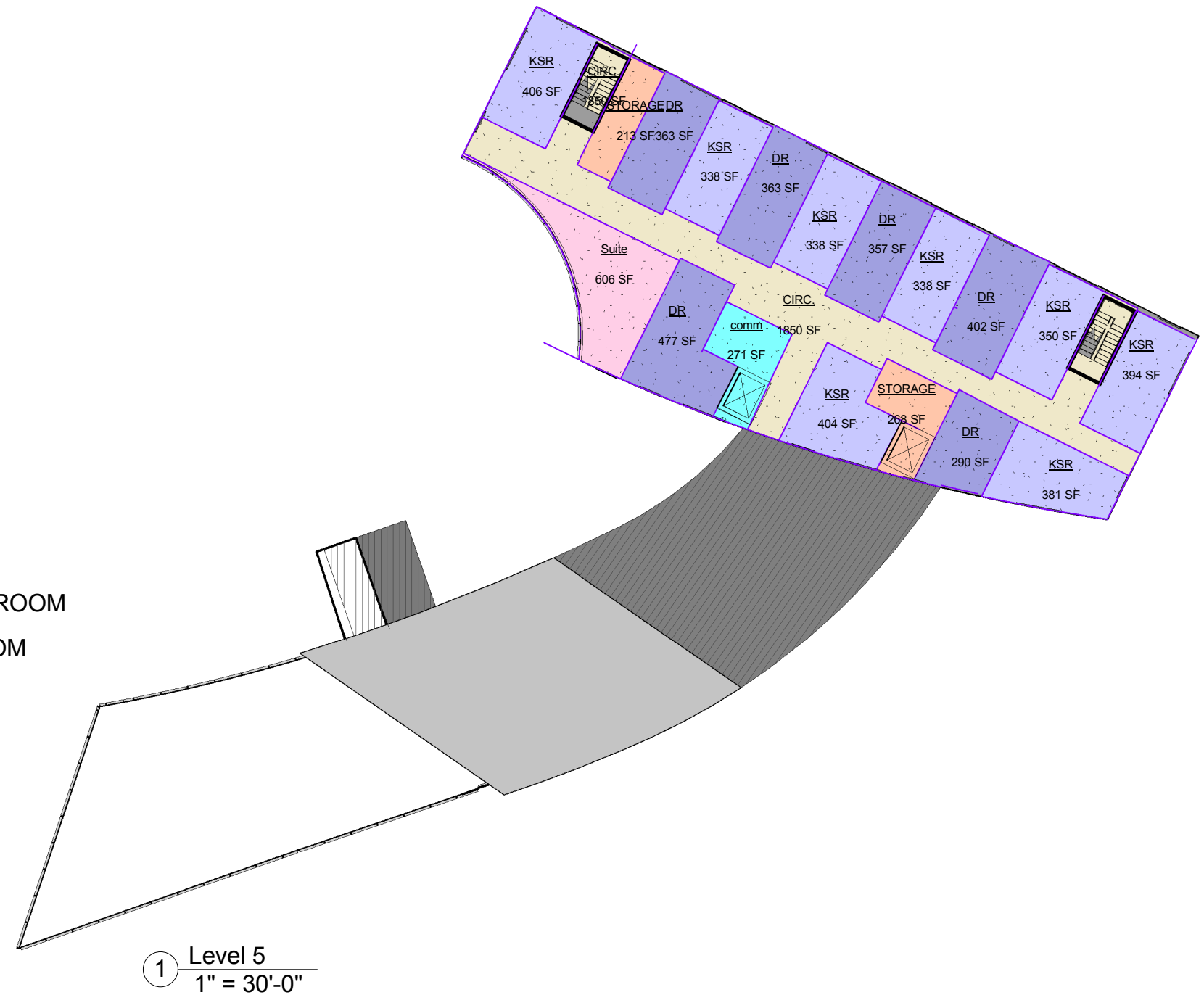
D-007

Level-5 Area Schedule (Gross Building)			
Level	Name	Count	Area
Level 5	CIRC.	2	1850 SF
Level 5	comm	1	271 SF
Level 5	DR	6	2252 SF
Level 5	KSR	8	2948 SF
Level 5	STORAGE	2	480 SF
Level 5	Suite	1	606 SF
			8408 SF

TOTAL GUEST ROOMS THIS LEVEL: 15 ROOMS

Building Area Legend

- CIRC.
- comm
- DR STANDARD DOUBLE ROOM
- KSR STANDARD KING ROOM
- STORAGE
- Suite SUITE ROOM



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Franklin Circle Hotel

D-008

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