

Fairfield[®]

BY MARRIOTT

79-ROOM PROTOTYPE BROCHURE



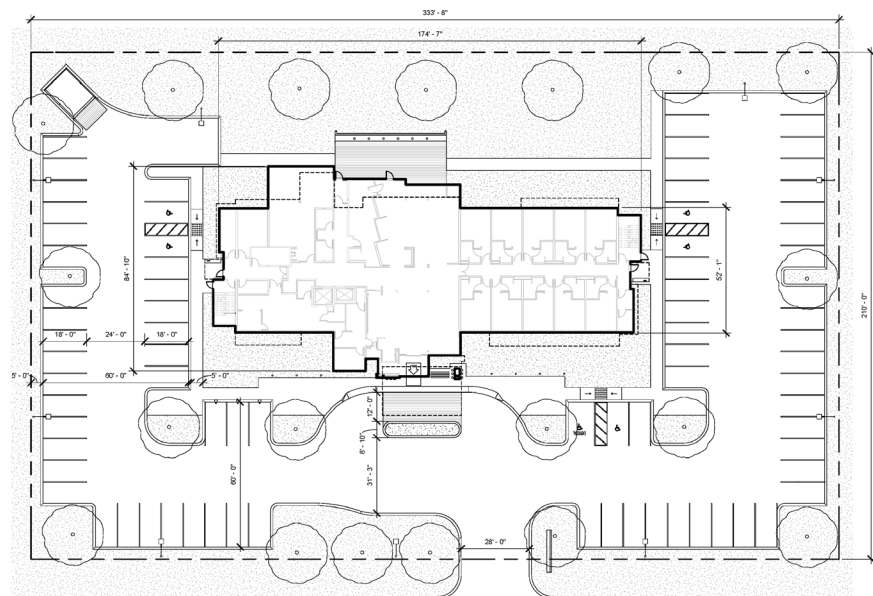


Front Elevation

SITE SUMMARY

Building Length	177 feet
Building Depth	62 feet
Land	1.61 acres
Parking	79 spaces

Site statistics based on a 79-room tertiary market proto-model.



Site Plan



Ground Floor



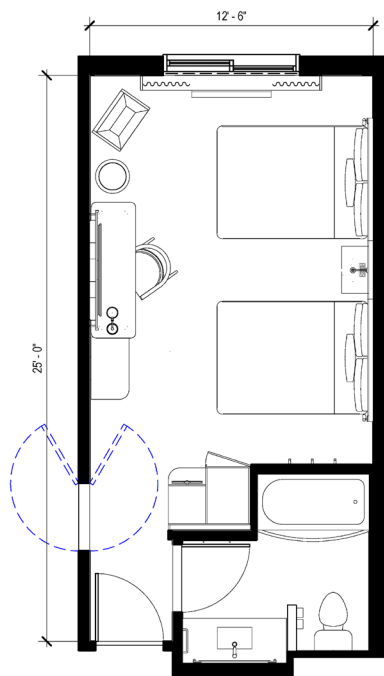
Typical Floor



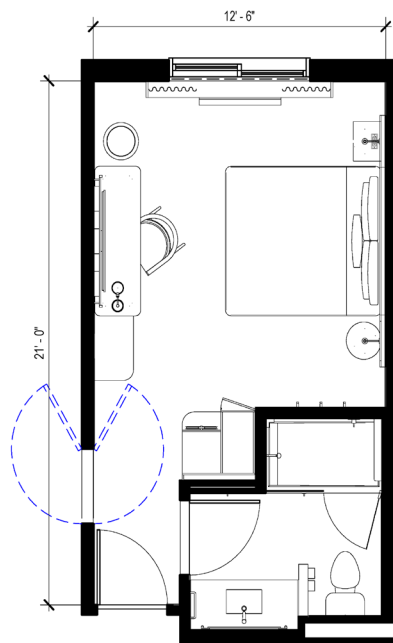
TYPICAL UNIT MIX

Queen/Queen	51%
King	39%
King Suites	10%

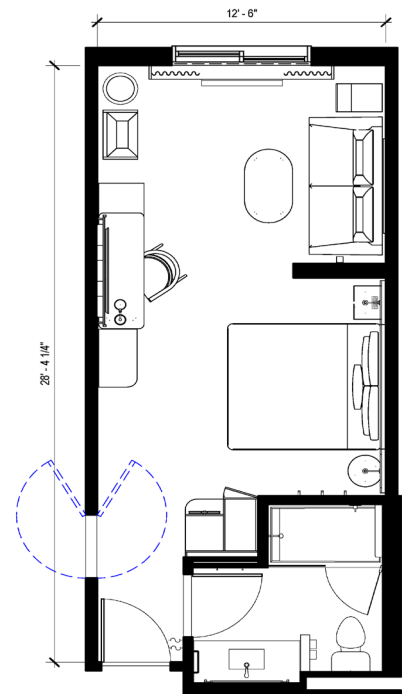
Unit mix is based on a 79-room tertiary market proto-model.



Queen / Queen



King



King Suite

AREA PROGRAM

GUEST SPACES					QUANTITY PERCENTAGE		UNIT AREA TOTAL NET (SF)		BACK-OF-HOUSE		TOTAL NET (SF)	
Lobby Areas									Administration			
Entrance Vestibule									Work Room			
Reception									Office			
Living Room									Employee Areas			
Breakfast Area & Farm Table									Break Room			
Quick Print									Engineering & Maintenance			
Public Circulation									Engineer Maintenance Office			
Public Restrooms									Food & Beverage Back-of-House			
Lobby Area Totals							2,760		Food Preparation			
Food & Beverage Front-of-House									Laundry			
Breakfast Buffet & Coffee Bar							431		Laundry Room			
Recreation Facilities									Housekeeping			
Fitness Center							800		Linen and Linen Chute Rooms			
Swimming Pool (Optional - Not Included)									Storage			
Recreation Facilities Total							800		Elevators			
Retail									Elevators			
Corner Market							69		Elevator Equipment Room			
Meeting Spaces									Property Technology			
Meeting Room (Optional - Not Included)									Computer/Telecom			
Guestrooms									MATV Room			
Standard King					28	39%	275	7,700	Mechanical, Plumbing & Electrical			
Accessible King*					3		325	975	Mechanical			
Standard Queen/Queen					38	51%	325	12,350	Electrical			
Accessible Queen/Queen*					2		367	734	Water Room			
King Suite					7	10%	367	2,569	Back-of-House Circulation			
Accessible King Suite*					1		475	475	TOTAL BACK-OF-HOUSE		3,656	
Guestrooms Total					79			24,803	SUMMARY		QUANTITY TOTAL (SF)	
Guestroom Corridors & Support									Total Number of Guestroom Room Floors		4	
Corridors / Elevator Lobby									Total Number of Floors		4	
Stairs									Guest Spaces		34,449	
Guest Laundry									Back-of-House		3,656	
Ice Machine									Total Net Building Area		38,105	
Guestroom Corridors & Support Total							5,586		Walls and Shafts (Estimated)		4,780	
TOTAL GUEST SPACES							34,449		Total Gross Building Area		42,885	
									Total Square Feet per Room		543	

The information released by Marriott® International in this communication with respect to the Fairfield Inn & Suites by Marriott project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines and is not, and should not be considered final. All plans regarding this project are routinely updated and remain subject to revision and clarification. Comply with all governing regulations for size, percentage and quantity of accessible guestrooms. October 2020



FAIRFIELD BY MARRIOTT

Fairfield warmly welcomes guests with friendly service and comfortable, uplifting spaces - offering them the flexibility to work, rest and maintain their balance while on the road. Hotels feature guest rooms that are designed for rest and productivity, offer complimentary hot breakfast and 24x7 food in the Market, and great fitness facilities. With a heritage from the Marriott family farm, Fairfield delivers the quality and reliability you expect - backed by the Fairfield Guarantee.

To support development opportunities in tertiary markets, a reduced size prototype has been designed for Fairfield with 79 keys. With many superior development opportunities available in the U.S. and Canada, Fairfield is ready to grow with you.

Visit marriottdevelopment.com to learn more about developing a Fairfield by Marriott.

