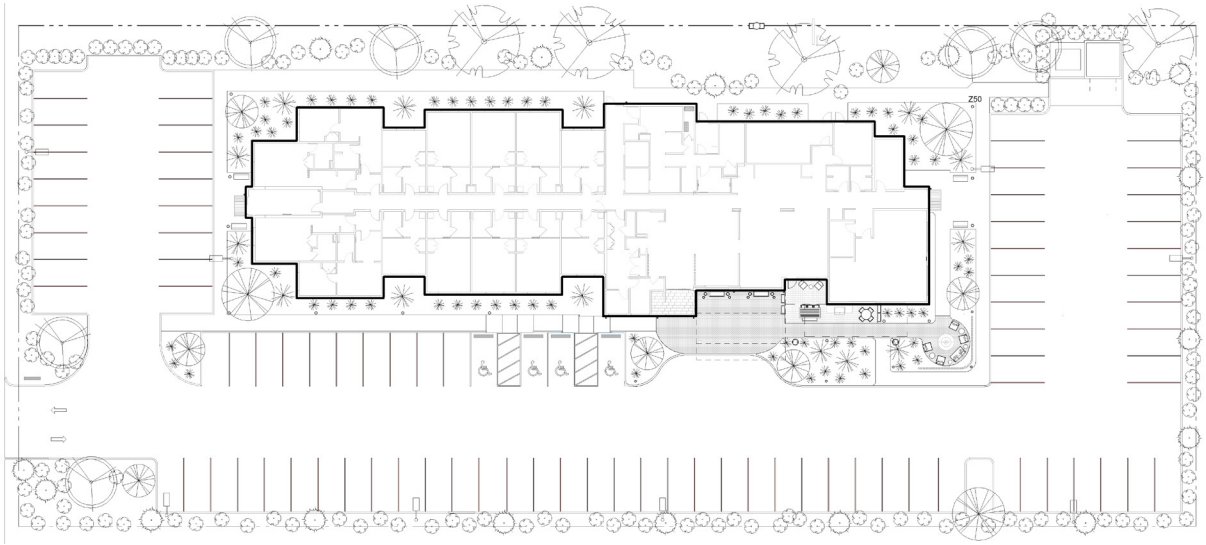
TOWNEPLACE
SUITES®
BY MARRIOTT

89 ROOM PROTOTYPE

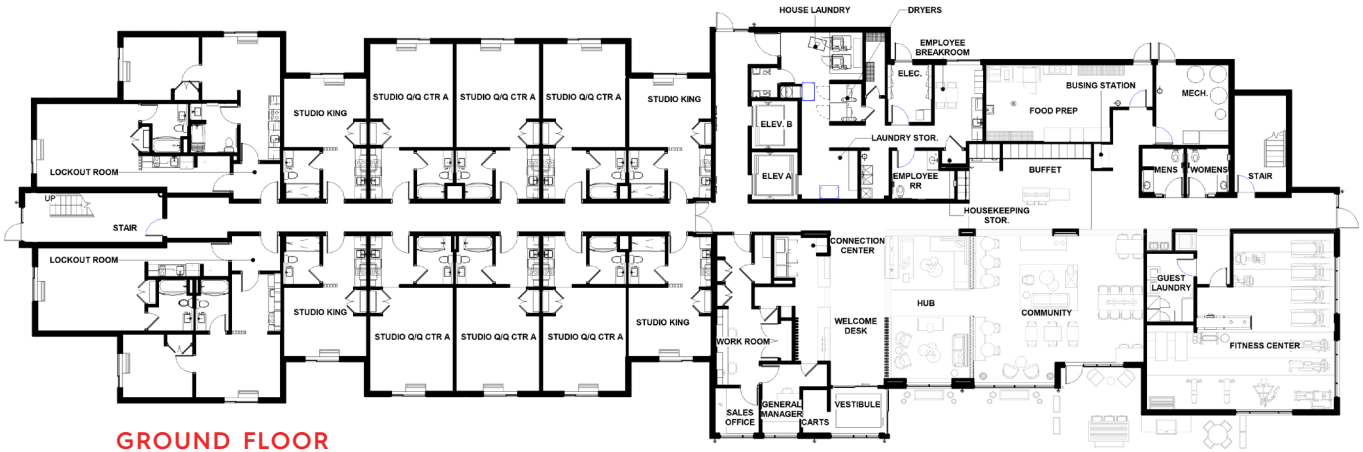
FRONT ELEVATION



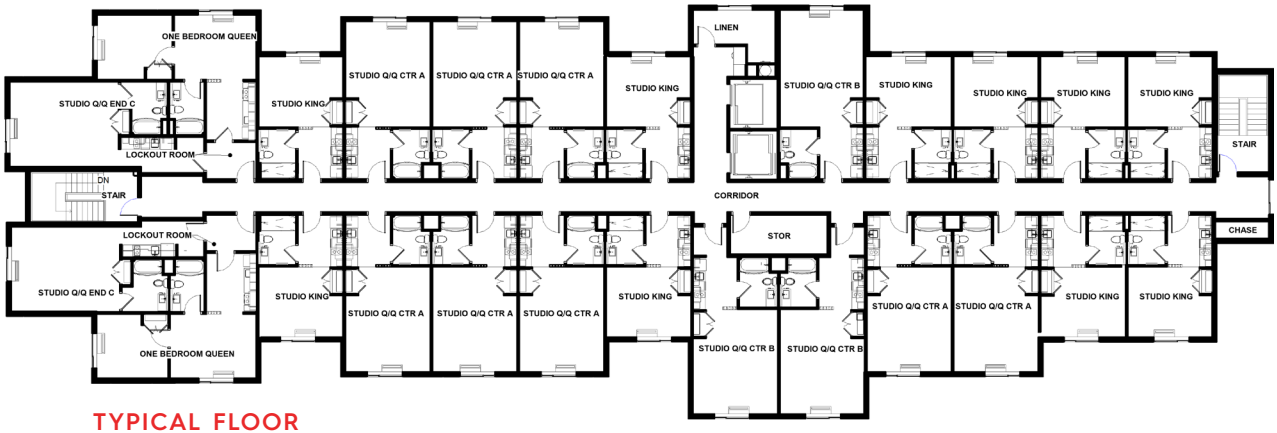
SITE PLAN

BASE AREA SUMMARY

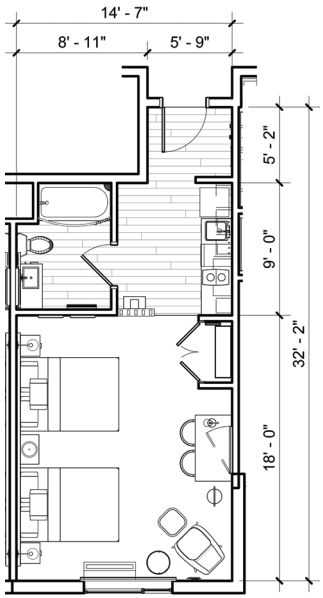
Building Length	Building Depth	Land	Parking
229 feet	71 feet	1.52 acres	89 spaces



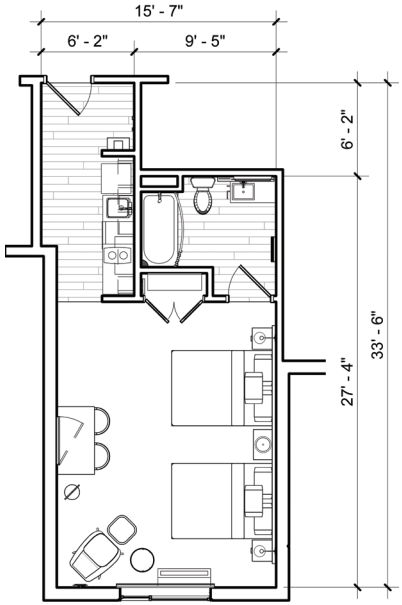
GROUND FLOOR



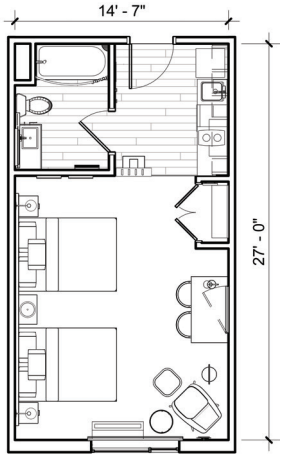
TYPICAL FLOOR



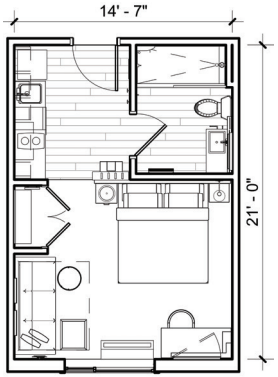
QUEEN/QUEEN



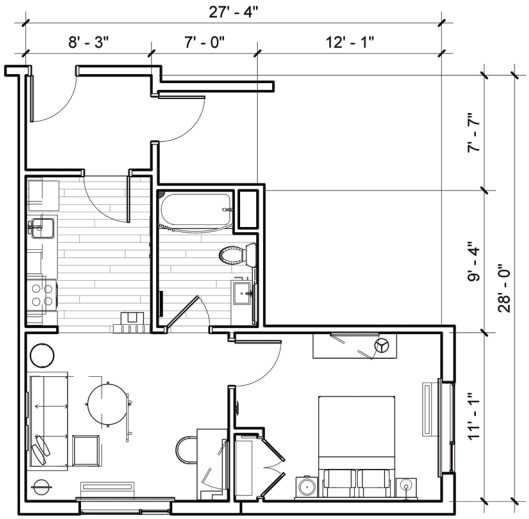
QUEEN/QUEEN END



QUEEN/QUEEN CENTER



KING



ONE BEDROOM QUEEN

TYPICAL UNIT MIX

Studio King	40-45%
Studio Queen/Queen	50-55%
One Bedroom Queen	5-10%

Area Program

GUEST SPACES	QUANTITY	PERCENTAGE	UNIT AREA	TOTAL (SF)
Lobby Areas				
Vestibule				
Carts				
Community & "On Us"				
Welcome Desk				
Hub				
Public Restrooms				
Total Lobby Areas				**1,514**
Food & Beverage Front-of-House				
Buffet				225
High Chairs				14
Total Food & Beverage Front-of-House				**239**
Recreation Facilities				
Fitness Center				805
Swimming Pool (Outdoor - Not Included)				
Total Recreation Facilities				**805**
Retail				
Connection Center				47
In-A-Pinch				32
Total Recreational Facilities				**79**
Meeting Spaces				
Flex				**0**
Guest Suites				
Studio King	34	40-45%	305	10,370
Studio King X	0		318	0
*Accessible King Studio	2		424	848
Studio Queen/Queen A	30	50-55%	389	11,670
Studio Queen/Queen B	5		424	2,120
Studio Queen/Queen C	8		434	3,472
*Accessible Queen/Queen	2		424	848
One Bedroom Queen	7	10-15%	453	3,171
*Accessible One Bedroom	1		453	453
Total Guest Suites	**89**			**32,952**
Guest Suites Corridors & Support				
Guest Suite Vestibule				
Corridors/Elevator Lobby				
Stairs				
Guest Laundry				
Ice Machine (Ground Floor)				
Hydration Station				
Total Guest Suites Corridors & Support				**6,893**
TOTAL GUEST SPACES				**42,482**

BACK-OF-HOUSE	TOTAL NET (SF)
Administration	
General Manager Office	
Sales Office	
Work Room	
Closet	
Lending Closet	
Employee Areas	
Break Room	
Employee Restroom	
Engineering & Maintenance	
Engineer Maintenance Office	
General Storage	
Food & Beverage Back-of-House	
Food Preparation	
Busing Station	
Laundry	
House Laundry	
Housekeeping	
Linen and Linen Chute Rooms	
Storage	
Elevators	
Elevators	
Elevator Equipment Room	
Property Technology	
Server Closet	
Mechanical, Plumbing & Electrical	
Mechanical	
Electrical	
Back-of-House Circulation	
TOTAL BACK-OF-HOUSE SPACES	**2,914**

SUMMARY	QUANTITY	TOTAL (SF)
Total Number of Guest Suites Floors	4	
Total Nuber of Floors	4	
Guest Spaces		42,482
Back-of-House		2,914
Total Net Building Area		42,396
Walls and Shafts (Estimated)		5,861
Total Gross Building Area		50,487
Total Square Feet per Room		567

The information released by Marriott® International in this communication with respect to the TownePlace 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

TownePlace Suites by Marriott®
89 Room Prototype

TownePlace Suites® is designed for extended stay travelers who want to feel at home and stay productive. With thoughtful service, comfortable spaces and local know-how, TownePlace makes the new feel familiar. Hotels offer extraordinary value, including modern spacious suites with full kitchens and enhanced organization and productivity with the home office and Elfa® closets from The Container Store®.

Featuring compelling economics and strong performance in Average Daily Rate (ADR), Occupancy, and Extended Stay Occupancy, the brand appeals to owners, franchisees and investors looking for an excellent growth opportunity. To support development opportunities in tertiary markets, a reduced size prototype is being designed for TownePlace Suites with 89 keys. Backed by Marriott's robust demand generation engines and featuring the best Extended Stay sales tools in the industry, TownePlace Suites® is primed to perform.

BRANDS. LOYALTY. PARTNERSHIPS. RESULTS. MADE HERE.
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