

DUAL BRANDED PROTOTYPE



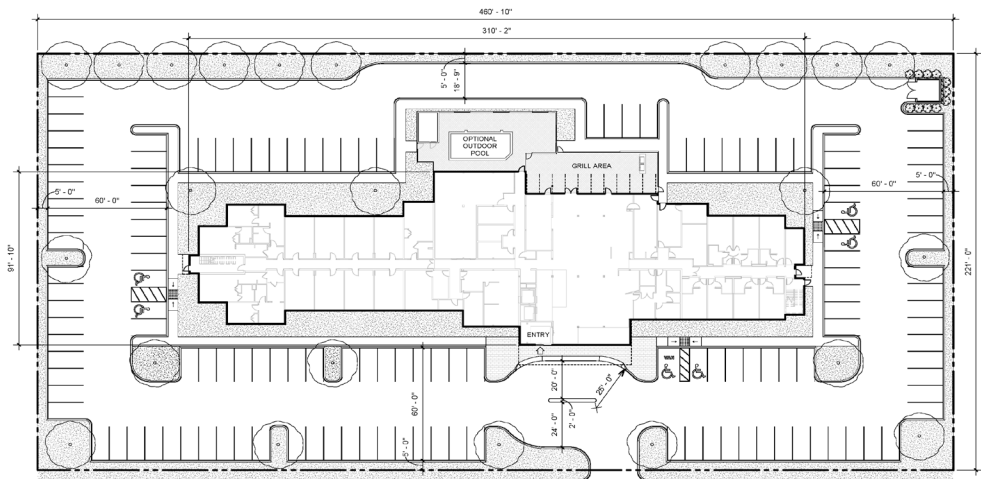
Fairfield[®]
BY MARRIOTT

TOWNEPLACE
SUITES[®]
BY MARRIOTT

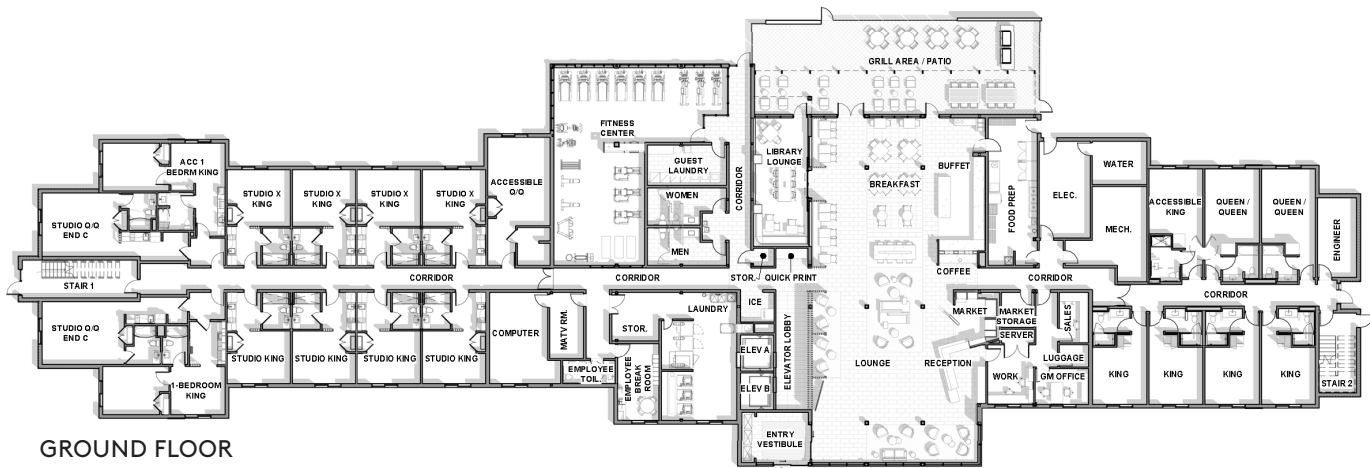
SITE SUMMARY

Building Length 310 feet
Building Depth 82 feet
Land 2.34 acres
Parking 140 spaces

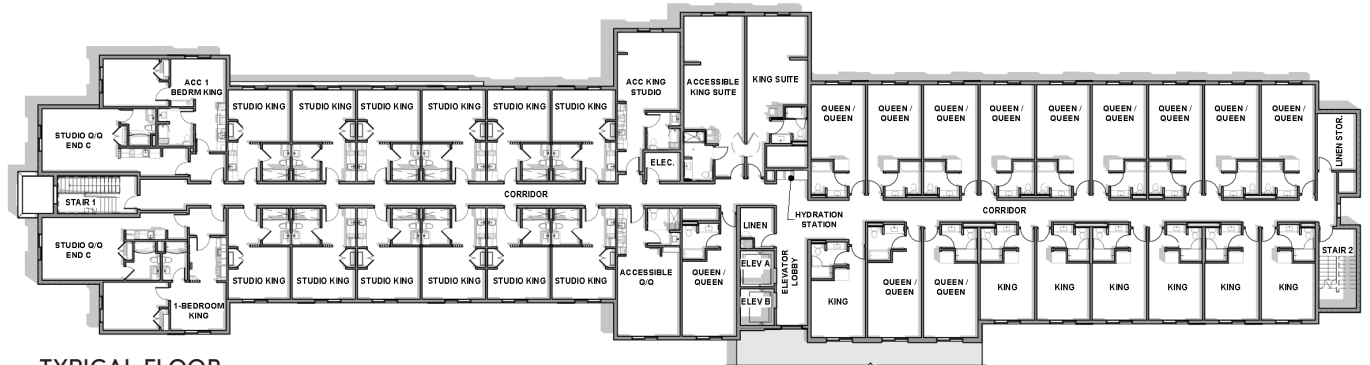
Site statistics based on a 137-room proto-model.



SITE PLAN



GROUND FLOOR

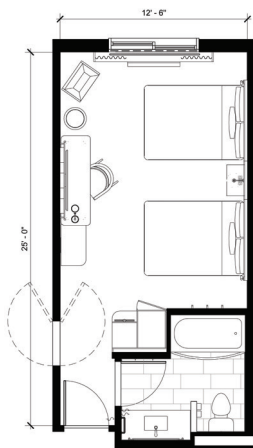


TYPICAL FLOOR

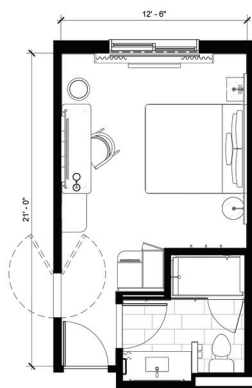


FAIRFIELD

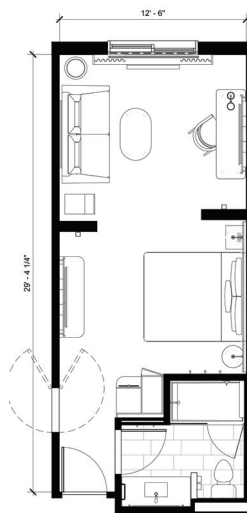
QUEEN/QUEEN



KING



KING SUITE



TYPICAL UNIT MIX

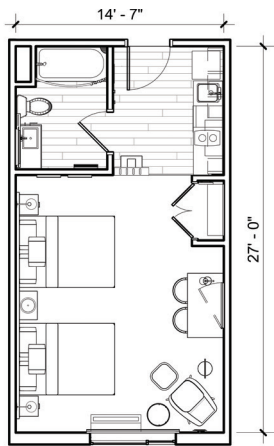
Queen/Queen	54%
King	28%
King Suite	6%

Site statistics based on a 70-room proto-model.

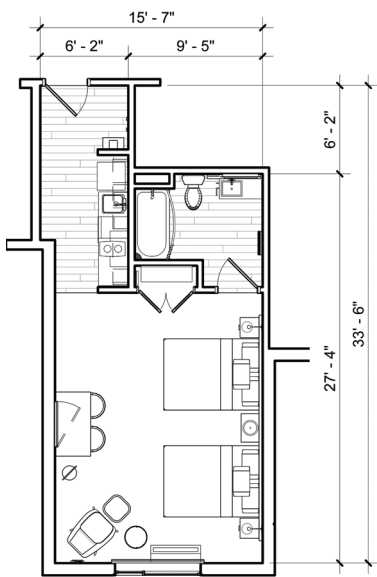


TOWNEPLACE SUITES

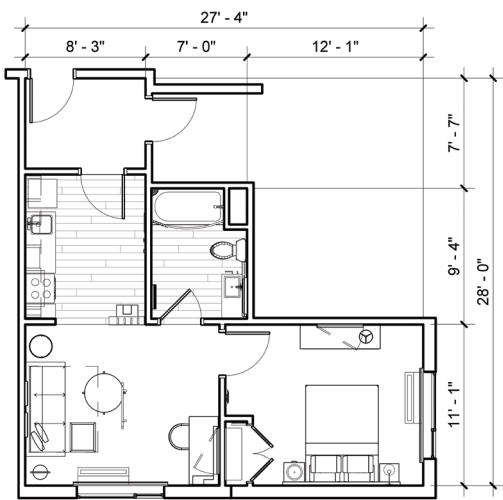
QUEEN/QUEEN



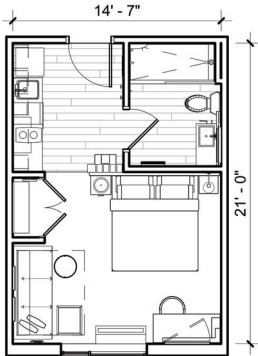
QUEEN/QUEEN END



ONE BEDROOM QUEEN



KING



TYPICAL UNIT MIX

Studio King	70%
One Bedroom King	12%
Queen/Queen End	12%
Queen/Queen Center	6%

Site statistics based on a 67-room proto-model.

AREA PROGRAM

GUEST SPACES					QUANTITY	PERCENTAGE	UNIT AREA	TOTAL NET (SF)	
Lobby Areas									
Entrance Vestibule								183	
Reception								478	
Lounge								1,011	
Breakfast Seating								943	
Quick Print								34	
Circulation								595	
Public Restrooms								272	
Total Lobby Area								3,516	
Food & Beverage Front-of-House									
Breakfast Buffet & Coffee Bar								446	
Recreation Facilities									
Fitness Center								1,244	
Swimming Pool (Not Included)									
Pool Equipment/Storage (Not Included)									
Total Recreation Facilities								1,244	
Retail									
Market								120	
Market Storage								63	
Total Retail								183	
Meeting Spaces(FLEX)									
Meeting Room								380	
Fairfield Guest Rooms									
Standard King						25		275	6,875
Accessible King*						3	28%	325	975
Standard Queen/Queen						36		325	11,700
Accessible Queen/Queen*						2	54%	409	818
King Suite						3		414	1,242
Accessible King Suite*						1	6%	529	529
Total Fairfield Guest Rooms						70			22,139
TownePlace Guest Rooms									
Studio King						40		305	12,200
Studio King X						4	70%	318	1,272
Accessible Studio King*						3		424	1,272
Studio Queen/Queen A Center						1		389	389
Studio Queen/Queen C End						8	18%	430	3,440
Accessible Queen/Queen Studio*						3		423	1,269
One Bedroom King						6		520	3,120
Accessible One Bedroom King*						2	12%	520	1,040
Total TownePlace Guest Rooms						67			24,002
Guest Room Corridors & Support									
Ground Floor Corridors								1,302	
Typical Floor Corridors/Elevator Lobby								5,499	
Stairs								1,320	
Guest Laundry								169	
Ice Machine								57	
Hydration Station								63	
Total Guest Room Corridors & Support								8,410	
TOTAL GUEST SPACES								60,320	

BACK-OF-HOUSE		TOTAL NET (SF)
Administration		
Work Room		
General Manager Office		
Sales Office		
Luggage Room		
Employee Areas		
Break Room		
Staff Restroom		
Engineering & Maintenance		
Engineer Maintenance Office		
Food & Beverage Back-of-House		
Food Preparation		
Laundry		
Laundry Room		
Laundry Storage		
Housekeeping		
Linen and Linen Chute Rooms		
Storage		
Elevators		
Elevators		
Elevator Equipment Room		
Property Technology		
Computer/IT Room/ Telecom		
MATV Room		
Server Closet		
Mechanical, Plumbing & Electrical		
Mechanical		
Electrical		
Water Room		
TOTAL BACK-OF-HOUSE		4,097

SUMMARY		QUANTITY	TOTAL (SF)
Total Number of Guestroom Room Floors		4	
Total Number of Floors		4	
Guest Spaces			60,320
Back-of-House			4,097
Total Net Building Area			64,417
Walls and Shafts (Estimated)			7,102
Total Gross Building Area			71,519
Total Square Feet per Room			522

The information released by Marriott® International in this communication with respect to the Fairfield by Marriott and 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. January 2020



FAIRFIELD AND TOWNEPLACE SUITES DUAL BRANDED PROTOTYPE

With the desire for owners to grow in markets that do not support a full key count of multiple brands, the Fairfield and TownePlace Suites dual branded prototype has been developed for tertiary markets. The 4-story wood structure will feature 137 rooms/suites (70 Fairfield / 67 TownePlace) with shared public spaces. The guestroom modules will follow the current prototypical guidelines. The shared public spaces are developed to go with the appropriate brand programming to meet or exceed the expectations of a Fairfield and TownePlace Suites guest.

This dual branded prototype will reduce the time and expense owners need to invest in up-front design work, support on-strategy properties and boost further growth.

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