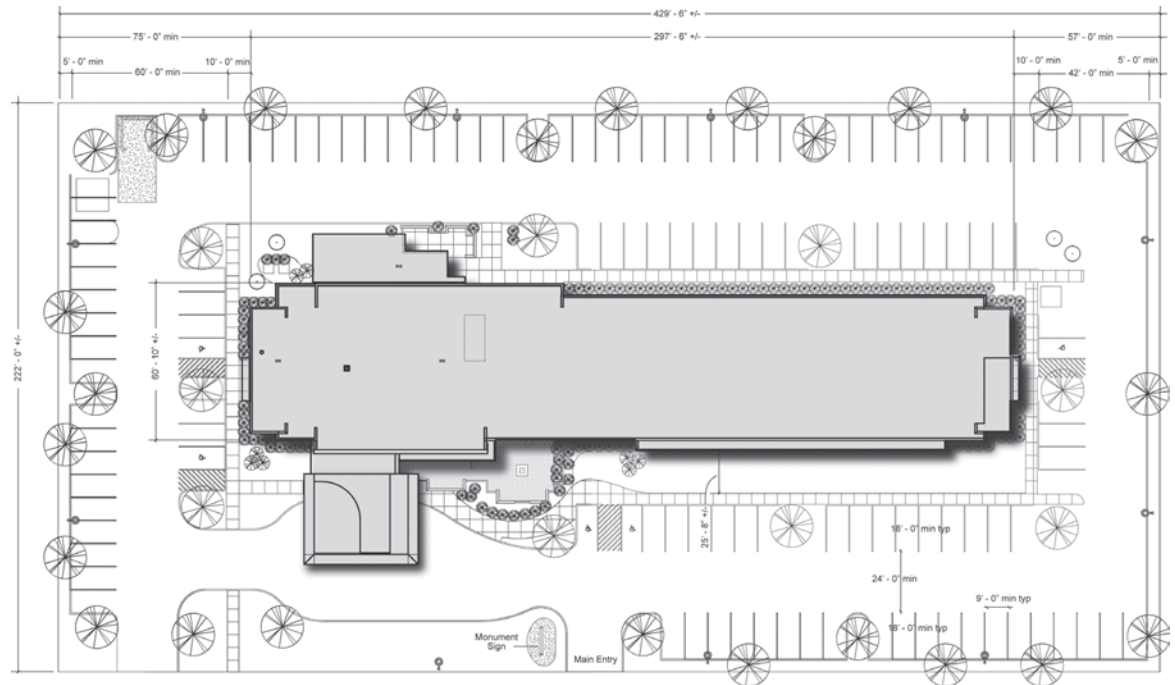




SPRINGHILL SUITES®
GEN 4.5 Proto-Model Design



Front Elevation



Site Plan

SITE SUMMARY

Building Length	298 feet
Building Depth	65 feet
Land	2.18 acres
Parking	128 spaces



Ground Floor

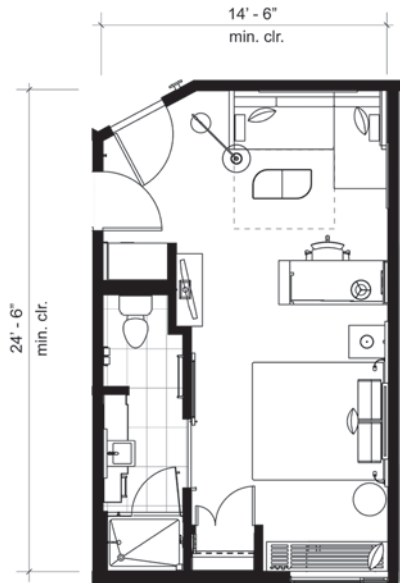


Typical Floor

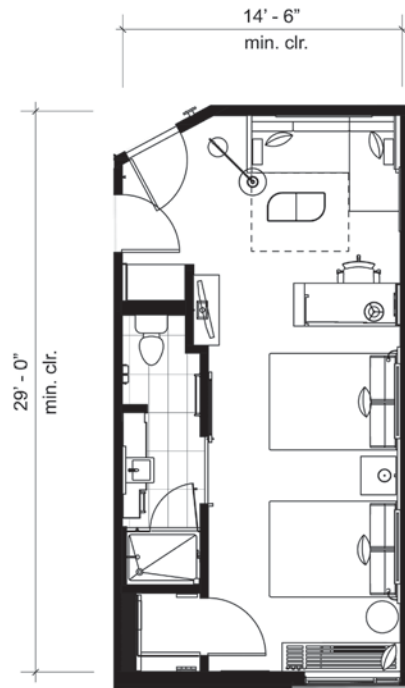


TYPICAL UNIT MIX

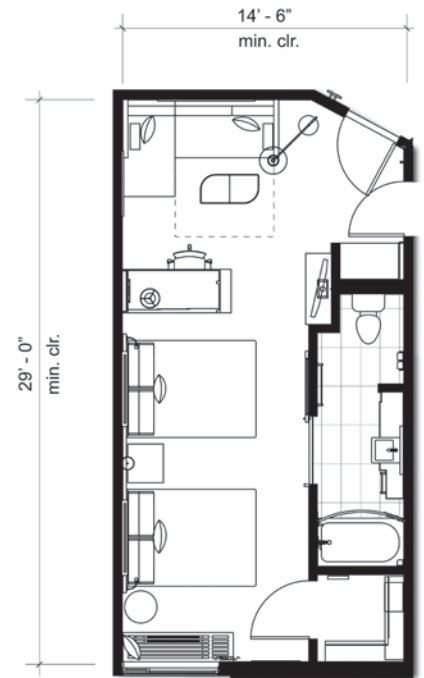
King	67%
Queen/Queen	33%



King with Shower



Queen/Queen with Shower



Queen/Queen with 4'6" Tub

SpringHill Suites Criteria Facilities Program

Program (Prototype)

GUEST ROOMS		UNITS	UNIT AREA	TOTAL (SF)
King Shower	63%	81	369	29,889
King Accessible	3%	4	496	1,984
Queen/Queen Shower	14%	18	436	7,848
Queen/Queen with 4'-6" Tub	11%	14	436	6,104
Queen/Queen with 5'-0" Tub	6%	8	496	3,968
Queen/Queen Accessible	2%	3	496	1,488
Total Units	100%	128		

GUEST ROOM SUPPORT/CIRCULATION	PER FLOOR	UNIT AREA	TOTAL (SF)
Corridor/Elevator Lobby		7,551	7,551
Stairs	2	232	1,856
Elevators	2	131	524
Elevator Machine Room		84	84
Linen	1	326	326
Vending & Ice (Upper Floors)	1	306	306
Guest Laundry		87	87
Total Guest Room Support/Circulation			10,734

PUBLIC SPACE	TOTAL (SF)
Lobby/Lounge	2,066
The Market	111
Vending Area	0
Business Library	112
Meeting Room	356
Fitness Room	419
Vestibule (Front & Rear)	132
Cart Storage	40
Circulation	673
Public Toilets	254
Indoor Pool	1,181
Total Public Space	5,344

BACK OF HOUSE	TOTAL (SF)
Registration Desk	229
Work Area	297
General Manager Office	171
Sales Manager Office	236
Luggage Storage Room	61
Associate Break Room	190
Associate Restroom	47
Housekeeping Laundry	557
Food & Beverage Preparation Room	260
Engineering/Maintenance Room	214
Mechanical/Electrical Room	822
Janitor's Closet	28
Telephone Equipment/Video Room	213
Pool Equipment/Storage	109
The Market Storage	71
Corridor & Roof Access	522
Total Back of House	4,027

SUMMARY	
Total Guest Rooms	51,281
Total Guest Room Support/Circulation	10,734
Total Public Space	5,344
Total Back of House	4,027
Total Gross Building Area	71,386
Total Square Foot Per Room	558
<i>Data based on a 128-room prototype</i>	



The Suite Seeker

Target Guest: Stylish Suite-Seeker

The SpringHill Suites guest is a frequent business traveler looking for fresh, interesting and stylish hotels to provide the space he or she needs to relax and make travel more enjoyable. They want:

- Spacious suites
- Exceptional service and reliability
- Distinctive design & style at an affordable price
- Value: complimentary hot breakfast, high-speed Internet access
- Business travel to be about more than business: instill calm, enrich life and embrace the locale
- Hotel to provide an antidote to the stress of business travel

Brand Positioning: STYLE, SPACE, VALUE

SpringHill Suites by Marriott® is an upper-moderate all-suites hotel brand that delivers the space, and the stylish, inspiring spaces that enrich our guests' travel at a great value.

Gen 4.5 Prototype and Inspire Décor

The design of the lobby and guest suite has been enhanced, continuing to deliver a highly differentiated experience and solidifying the SpringHill Suites leadership in the upper-moderate tier. The Gen 4.5 prototype and Inspire décor presents an option to ease new-build costs, increase operational efficiency and offer a design with a broad appeal across multiple markets. Key highlights of the prototype:

- Maximize lobby space efficiency and functionality by increasing breakfast seating and buffet length
- Eliminate soft walls and introduce architectural focal walls that serve as both functional and design elements
- Enhance lobby décor to reflect the brand personality while increasing operational sustainability
- Provide dedicated business center
- Offer optional bar plan
- Feature one compartment bathroom
- Allow for optional two compartment bathroom



Marriott® International partnered with the U.S. Green Building Council's (USGBC) and joined its LEED Volume Program to develop a pre-approved prototype design for each of our Select Service and Extended Stay brands. Simplifying the LEED certification process enables owners to take advantage of a cost-effective and streamlined approach to building their hotels.



Marriott aspires to be the global hospitality leader that demonstrates how responsible hospitality management can be a positive force for the environment and create economic opportunities around the world.

