

# FAIRFIELD INN & SUITES®

GEN 4 Proto-Model Design

ARCHITECTURE AND CONSTRUCTION





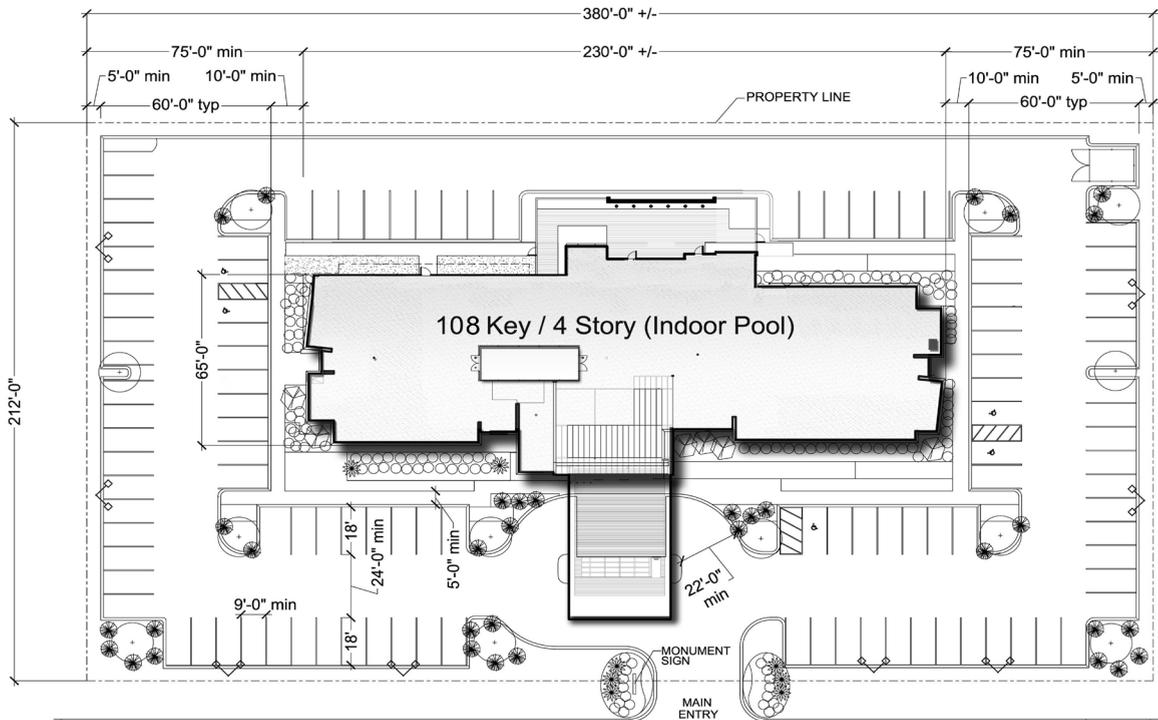
#### SITE SUMMARY

Building Length	230 feet
Building Depth	65 feet
Land	1.85 acres
Parking	110 spaces

Site statistics based on a 108-room primary market proto-model.



Front Elevation



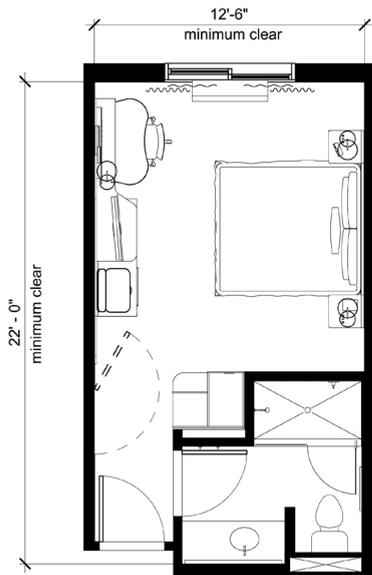
Site Plan



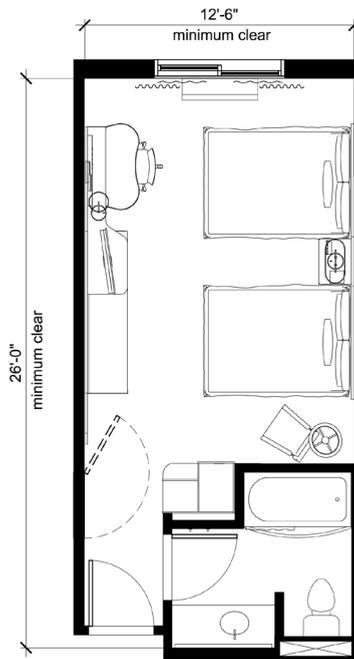
#### TYPICAL UNIT MIX

King	34%
Queen/Queen	40%
King Suite	24%
Queen/Queen Suite	2%

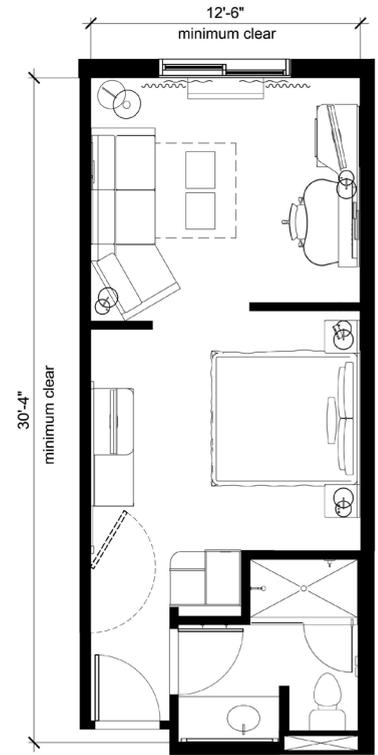
Unit mix is based on a 108-room primary market proto-model.



King



Queen/Queen



King Suite



Ground Floor



Typical Floor

**Fairfield Inn & Suites Criteria Facilities Program**  
Program (Prototype)

GUEST ROOMS		Units	Unit Area	Total (sf)
King	32%	35	275	9,625
Queen/Queen	39%	42	325	13,650
Accessible King	2%	2	313	625
Accessible Queen/Queen	1%	1	379	379
King Suite	23%	25	379	9,478
Queen/Queen Suite	1%	1	475	475
Accessible King Suite	1%	1	475	475
Accessible Queen/Queen Suite	1%	1	475	475
<b>Total Units</b>	<b>100%</b>	<b>108</b>		
<b>Total Guest Room Area (Net)</b>				<b>35,182</b>
Number of Floors		4		

GUEST ROOM SUPPORT/CIRCULATION	Per Floor	Unit Area	Total (sf)
Corridors/Elevator Lobby	1		4,645
Stairs	2	155	1,240
Elevators	2	55	110
Linen Storage	1	160	480
Ice/Vending	1	140	420
Guest Laundry			115
Mechanical/Electrical			305
Storage/Miscellaneous			380
<b>Total Guest Room Support/Circulation</b>			<b>7,695</b>

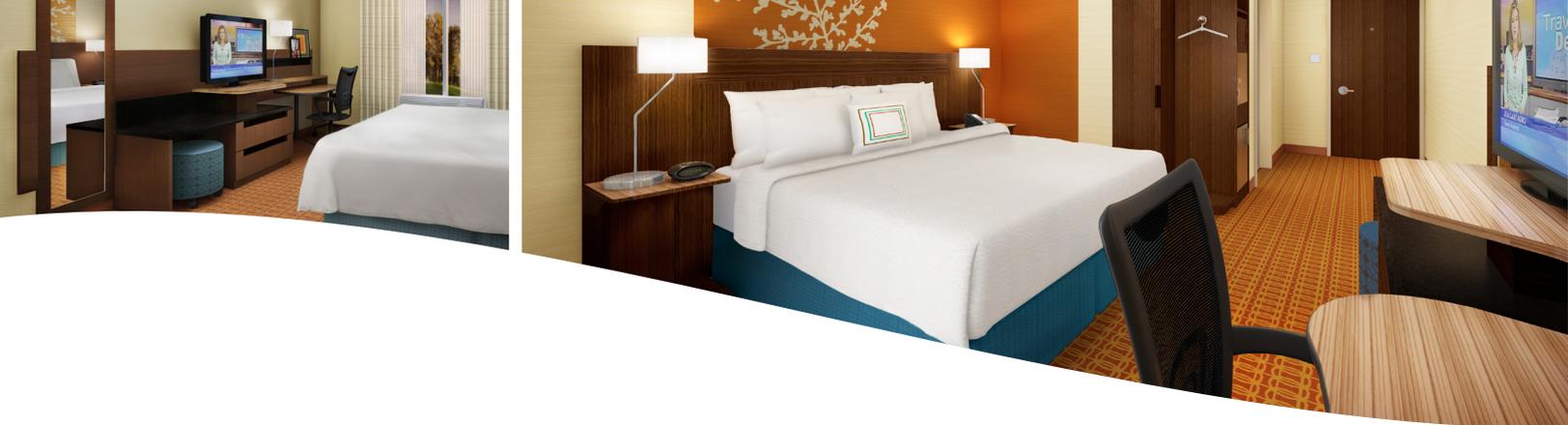
FRONT OF HOUSE	Total (sf)
<b>Food &amp; Beverage</b>	
Breakfast Area (52 seats)	1,280
Corner Market	75
Main Vending Area	65
<b>Function</b>	
Meeting/Conference Room (optional)	0
Connect & Print Zone	190
<b>Recreation</b>	
Exercise Room	295
Indoor Pool	1,045
<b>Public Circulation</b>	
Lobby/Lounge	890
Vestibules (Front & Rear)	145
Circulation	575
Public Toilets	120
<b>Total Front of House</b>	<b>4,680</b>

BACK OF HOUSE	Total (sf)
<b>Administration</b>	
Front Desk (included in Lobby/Lounge)	0
Work Area	230
General Manager's Office	110
Administration Storage	25
<b>Employee</b>	
Employee Break Room	210
Employee Restroom (optional)	0
<b>Laundry</b>	
Main Laundry	635
Laundry Chute/Soiled Linen	50
Housekeeping Office (optional)	0
<b>Kitchen</b>	
Preparation Area	390
<b>Engineering</b>	
Engineering Office/Storage	195
<b>Miscellaneous Service</b>	
General Storage (optional)	0
Mechanical/Electrical (Main)	210
Janitor's Closet	40
Video/Telephone Equipment Room	130
Pool Equipment/Storage	60
Water Room	100
Elevator Equipment Room	100
<b>Total Back of House</b>	<b>2,485</b>

SUMMARY	Total (sf)
Total Guest Rooms	35,182
Total Guest Room Support/Circulation	7,695
Total Front of House	4,680
Total Back of House	2,485
<b>Total Net Building Area</b>	<b>50,042</b>
Walls and Shafts	4,372
<b>Total Gross Building Area</b>	<b>54,414</b>
Total Square Foot Per Room	504
Data is based on a 108-room primary market proto-model.	

\* The swimming pool is a required amenity in all Fairfield Inn & Suites hotels. The prototype allows flexibility for an indoor or outdoor option.

DISCLAIMER: The information released by Marriott® International in this communication with respect to the Fairfield Inn & Suites Generation 4 project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines as of January 2012, and is not, and should not be considered, final. All plans regarding this project are routinely updated and remain subject to revision and clarification.



## It's Right. It's Easy. It Works.

### Target Guest: Resourceful Achiever

The Fairfield Inn & Suites target guests are the most productivity-oriented of the select-service/extended-stay brands and are seeking confidence that they will have a positive travel experience. They are looking for:

- Confidence they will experience a “problem free” stay
- Respect, courtesy and reliable service
- Exceptional value
- Everything in working order
- Ability to keep their routine intact
- Straightforward and uncomplicated communication

### Brand Positioning: Confident Travel

Only Fairfield Inn & Suites provides you with everything you need at an exceptional value. We give you the confidence that your trip will succeed, because we know you well enough to consistently deliver a hotel experience that's **just right**.

### Flexible Designs for Evolving Markets

Fairfield Inn & Suites' new prototype provides owners and investors with options and flexibility to meet specific market needs and deliver a strong ROI. Whether the hotel is located in an urban, secondary or tertiary market, this innovative design allows owners to adapt the model based on location and site requirements.

