



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

# Item Coversheet

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**Item:** Resolution approving the architectural plans submitted for a dual-branded Townplace/Springhill Suites hotel to be located on Bandy Parkway.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** August 9, 2023

**Workshop Date:** August 21, 2023

**Regular Meeting Date:** September 5, 2023

### Discussion:

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Forsyth Hospitality of John's Creek, GA has submitted building elevation renderings for a proposed dual-branded Townplace/Springhill Suites to be located on Bandy Parkway.

As part of the requirements for building permits for new structures or major renovations, it is necessary for the Mayor and City Council, acting in their capacity as the Architectural Review Board, to review the proposed building exterior elevations for comment and approval.

The proposed 4-story hotel building exterior is comprised of EIFS, cement fiberboard, stone-look cladding, architectural metal paneling, granite accents, and other materials consistent with the hotel branding.

Chapter 15.44 Architectural Review

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15.44.050 - Exterior materials standards.

- A. Except where otherwise provided in this chapter or in the Code of Ordinances, the exterior architectural features of buildings and structures within multifamily, office/institutional, commercial, and industrial zoning districts shall adhere to the following minimum standards:
1. All primary/accent exterior siding materials shall be limited to:  

Primary: Four sides majority brick on all commercially zoned projects, with remaining façades consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the Architectural Review Board. Structures located in areas having a historic designation shall maintain acceptable architectural character of the respective area. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.
  2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
  3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
  4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
  5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
  7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
  8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
  9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:  
Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

**Recommendation:**

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**STAFF RECOMMENDS APPROVAL OF THE ARCHITECTURAL BUILDING ELEVATIONS SUBMITTED BY FORSYTH HOSPITALITY FOR A DUAL-BRANDED HOTEL TO BE LOCATED ON BANDY PARKWAY.**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR A DUAL-BRANDED TOWNEPLACE AND SPRINGHILL SUITES HOTEL TO BE LOCATED ON BANDY PARKWAY IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**W I T N E S S E T H :**

**WHEREAS**, the City of Locust Grove, Georgia (“City”) adopted Chapter 15.44 (“Chapter”) entitled “Architectural Review”, and;

**WHEREAS**, the purpose of the Chapter is to regulate the aesthetics, quality of exterior building materials and to the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove, and;

**WHEREAS**, the Mayor and City Council consist of the Architectural Review Board for the City of Locust Grove (“Board”) per Section 15.44.040, and;

**WHEREAS**, Forsyth Hospitality of John’s Creek, GA submitted building elevation renderings for a proposed dual-branded hotel to be located on Bandy Parkway attached hereto and made part thereof as **Exhibit “A”**, and;

**WHEREAS**, the Board may review and make comment on architectural plans and issue approval per Chapter 15.44 (“Chapter”) of the Code of Ordinances for the City of Locust Grove, and;

**WHEREAS**, the Board in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this request for architectural review to be in the best interests of the citizens of the City, that this Resolution be adopted.

**THEREFORE, IT IS NOW RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:**

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by Forsyth Hospitality appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
  - a. Final Colors. That final colors and type of materials be reviewed and approved by

the Community Development Director to meet all requirements of Chapter 15.44 of City of Locust Grove Code as “earth tone” in nature.

- b. Material Changes. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.
  - c. Extension of Approved Plans. That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
  4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
  5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
  6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
  7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 5<sup>th</sup> day of September, 2023.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

(Seal)

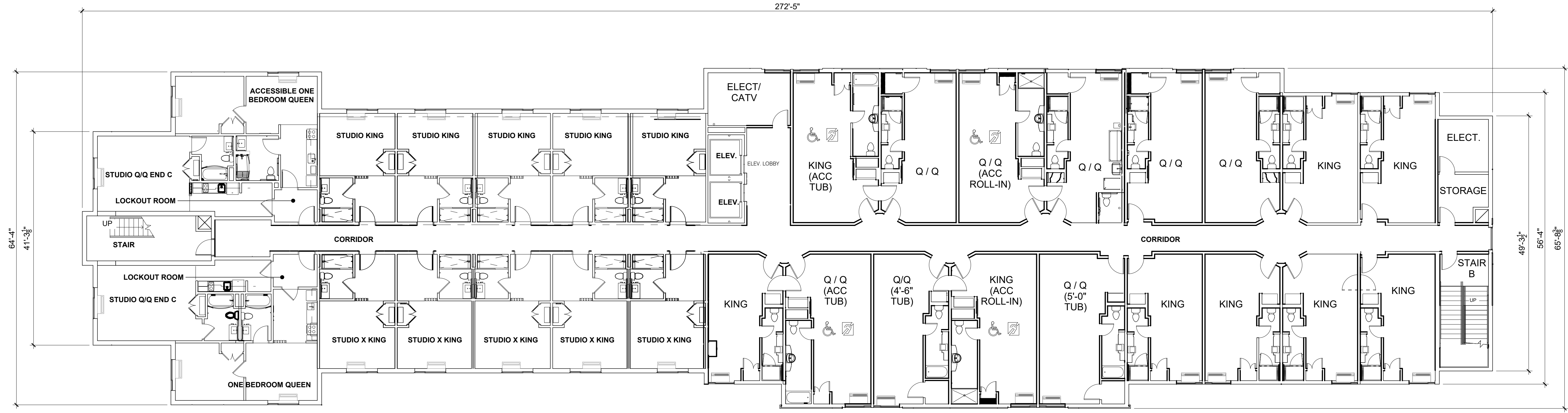
APPROVED AS TO FORM:

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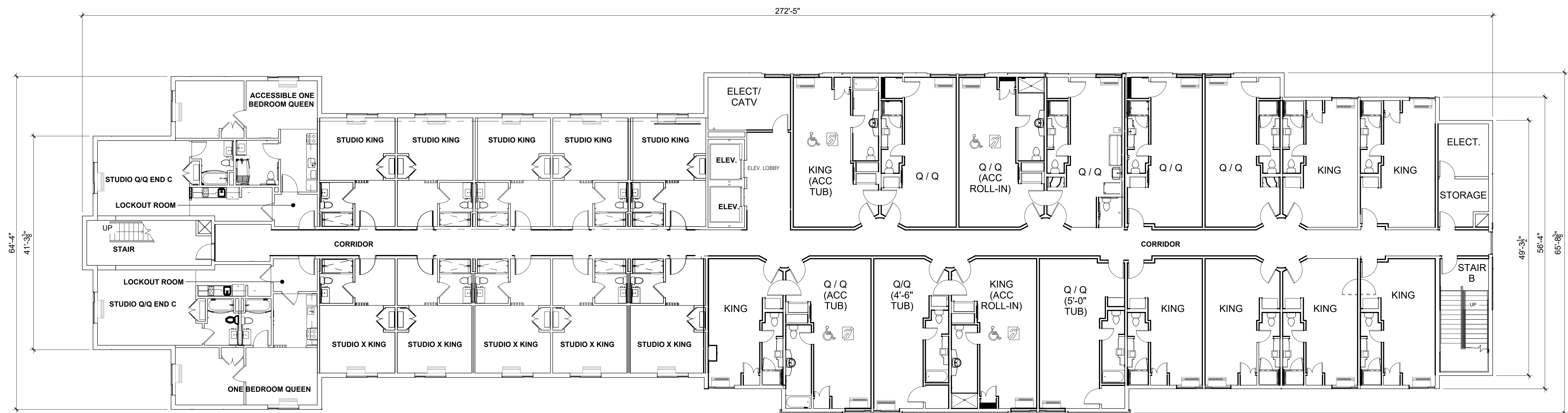
City Attorney

**EXHIBIT “A”**

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FLOOR PLAN LEVEL 3 SCALE 3/32" = 1'-0" 1



FLOOR PLAN LEVEL 4 SCALE 3/32" = 1'-0" 2

**TOWNPLACE/SPRINGHILL  
BY MARRIOTT**  
LOCUST GROVE, GEORGIA

ISSUE/NO.	DATE	DESCRIPTION

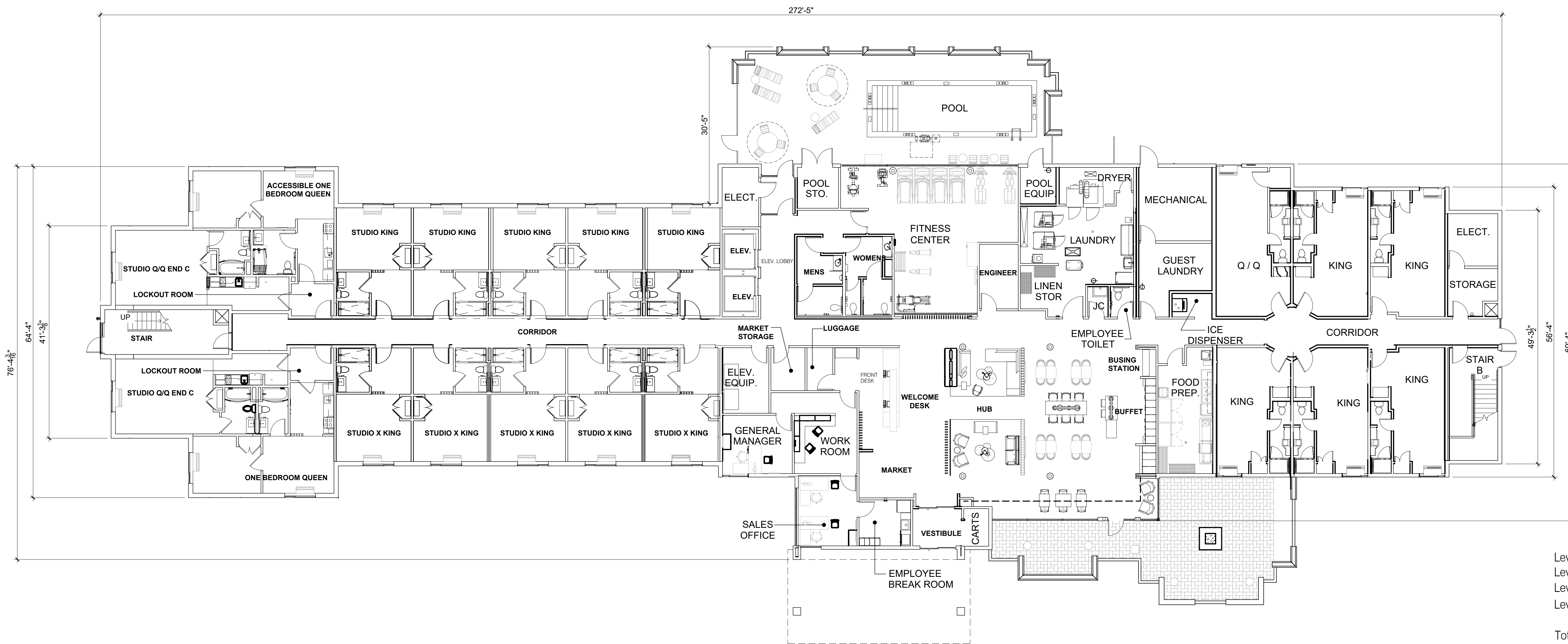
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FLOOR PLAN LEVELS 3, 4

JOB NUMBER  
23-M-01

DATE  
08-04-2023

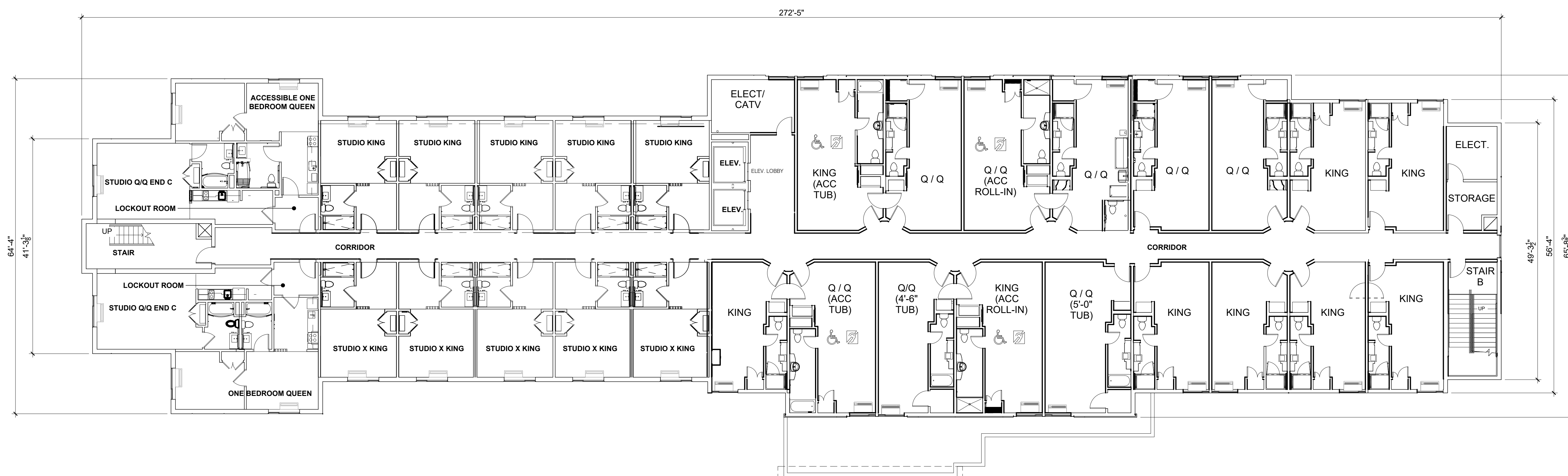
SHEET NUMBER

**FP-02**



Level 1	Room Count	20
Level 2	Room Count	31
Level 3	Room Count	31
Level 4	Room Count	31
Total	Room Count	113

FLOOR PLAN LEVEL 1 SCALE 3/32" = 1'-0" 1



FLOOR PLAN LEVEL 2 SCALE 3/32" = 1'-0" 2

SEAL  
SCHEMATIC  
DESIGN SET  
NOT FOR  
CONSTRUCTION

**BRANNEN PARK ARCHITECT, LLC**  
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Macon, Georgia 31210  
Phone - 478.972.9329  
park.brannen@gmail.com

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**TOWNPLACE/SPRINGHILL  
BY MARRIOTT**  
LOCUST GROVE, GEORGIA

ISSUE/REV	DATE	DESCRIPTION

SHEET TITLE  
FLOOR PLAN LEVELS 1, 2

JOB NUMBER  
23-M-01

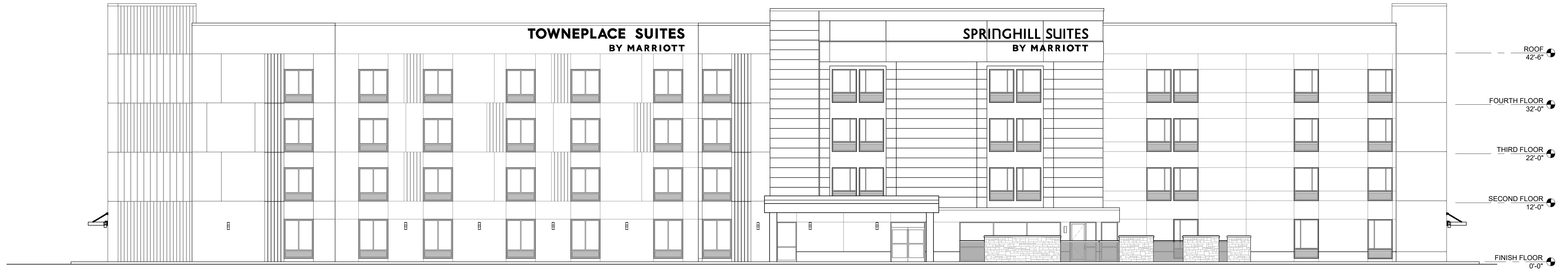
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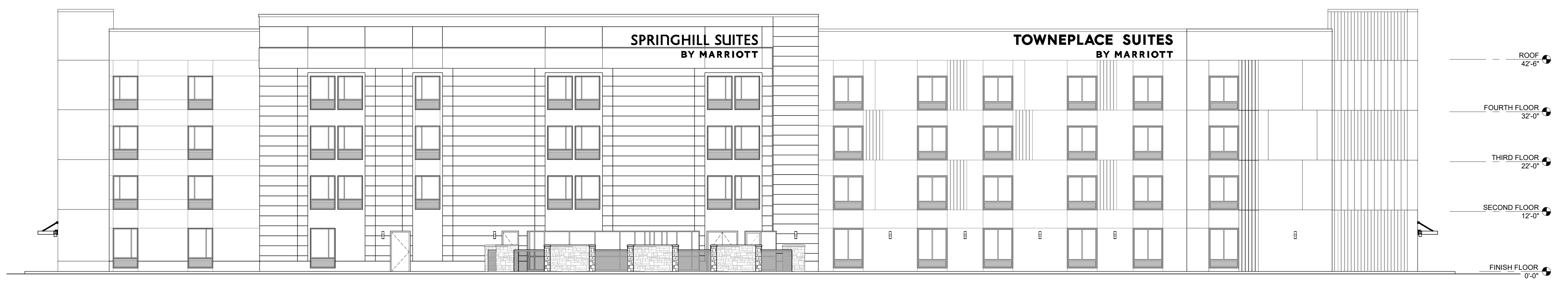
**FP-01**



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EXTERIOR ELEVATION- FRONT SCALE 3/32" = 1'-0" 1



EXTERIOR ELEVATION- REAR SCALE 3/32" = 1'-0" 2

ISSUE/	DATE	DESCRIPTION

SHEET TITLE  
 EXTERIOR ELEVATIONS

JOB NUMBER  
 23-M-01

DATE  
 08-04-2023

SHEET NUMBER

**EL-01**

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**TOWNPLACE/ SPRINGHILL  
 BY MARRIOTT**  
 LOCUST GROVE, GEORGIA

ISSUE	BY	DATE	DESCRIPTION

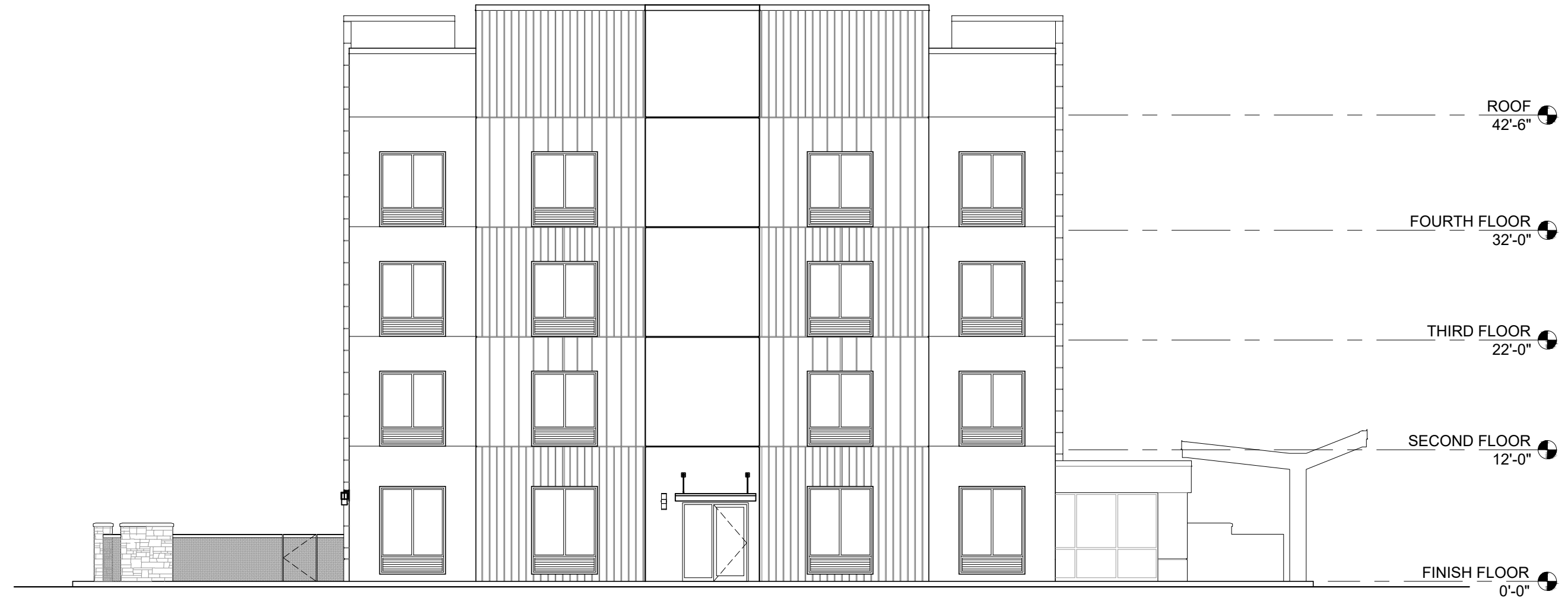
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 EXTERIOR  
 ELEVATIONS

JOB NUMBER  
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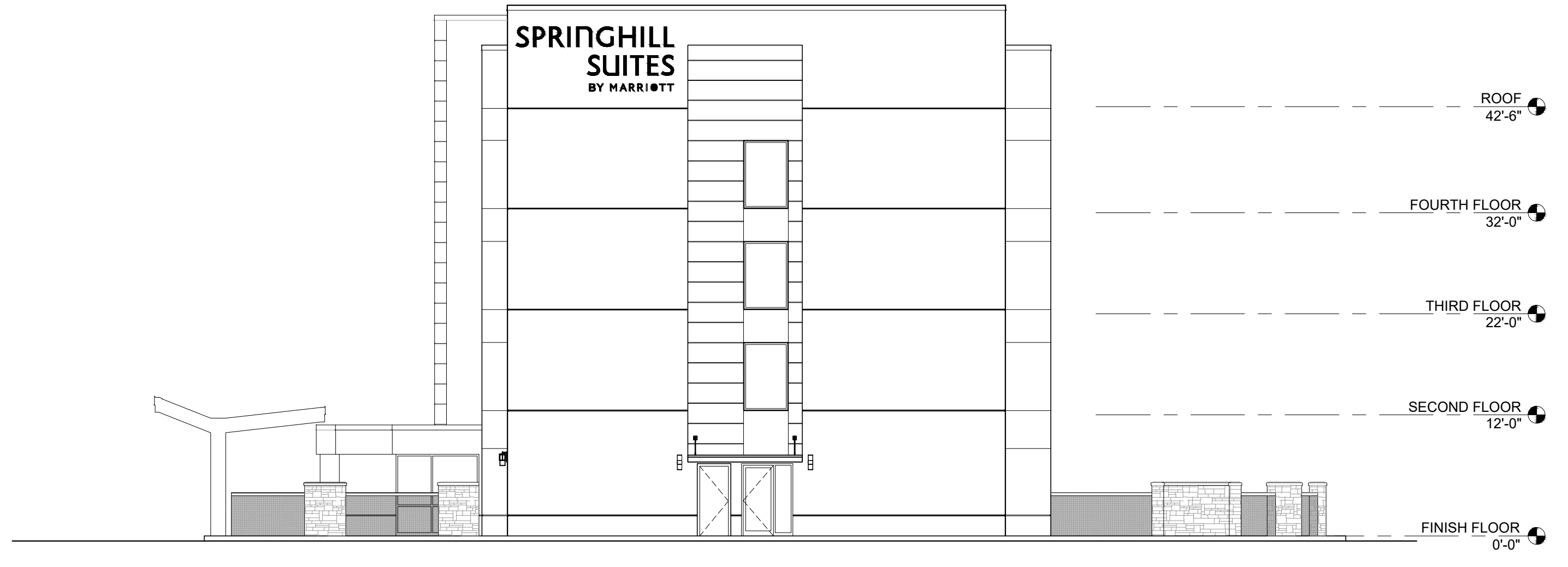
DATE  
 08-04-2023

SHEET NUMBER

**EL-02**



EXTERIOR ELEVATION- SIDE SCALE 3/32" = 1'-0" 1



EXTERIOR ELEVATION- SIDE SCALE 3/32" = 1'-0" 2

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EXTERIOR ELEVATION- FRONT SCALE 3/32" = 1'-0" 1



EXTERIOR ELEVATION- REAR SCALE 3/32" = 1'-0" 2

**TOWNPLACE/ SPRINGHILL  
BY MARRIOTT**  
LOCUST GROVE, GEORGIA

ISSUE/REV	DATE	DESCRIPTION

SHEET TITLE	RENDERED EXTERIOR ELEVATIONS
JOB NUMBER	23-M-01
DATE	08-04-2023
SHEET NUMBER	

**EL-03**  
11

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**TOWNPLACE/ SPRINGHILL  
 BY MARRIOTT**  
 LOCUST GROVE, GEORGIA

ISSUE/ BY	DATE	DESCRIPTION

SHEET TITLE RENDERED EXTERIOR ELEVATIONS
JOB NUMBER 23-M-01
DATE 08-04-2023
SHEET NUMBER

**EL-04**  
12



EXTERIOR ELEVATION- SIDE SCALE 3/32" = 1'-0" **1**



EXTERIOR ELEVATION- SIDE SCALE 3/32" = 1'-0" **2**

**REFERENCE NOTES**

A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

**GENERAL NOTES**

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM.
- B. REFER TO BUILDING SITE - EXTERIOR BPM FOR MATERIALS AND COLORS.
- C. E.I.F.S. COLORS SHALL BE INTEGRAL IN THE FINISH AND SHALL NOT BE A PAINTED FINISH.
- D. PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.
- E. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS, AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- F. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

**CRITERIA NOTES**

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

**A0 - ARCHITECTURAL**

- A13 EIFS FACADE BUILD-OUT
- A15 PREFINISHED ALUMINUM WINDOW AS SCHEDULED
- A17 PAINTED H.M. DOOR AND FRAME
- A18 METAL PANEL TRIM AREA - COLOR AND TEXTURE TO MATCH ADJACENT WINDOW
- A19 BACKLITTED, THERMO-PLASTIC SPRINGHILL SIGN - RECESSED IN EIFS FACE AND WRAPS END OF BUILDING FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL-COLOR FILM), WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED
- A20 PROVIDE METAL COPING CAP AT PARAPETS
- A59 OPTIONAL HOTEL SIGNAGE PACKAGE, PROVIDE REQUIRED BACKING, LOCATE POWER CUTOFF FOR EASY ACCESS
- A60 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE EXTERIOR SIGNAGE SPECIFICATIONS.
- A167 PROVIDE CLEARANCE SIGNAGE AT PORTE COCHERE. SEE SIGNAGE MANUAL
- A200 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE.

**E0 - ENGINEERING**

- E41 PTAC LOUVERS FRAMED INTEGRAL WITH WINDOWS
- E99 PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL CONNECTIONS AT SIGN
- E100 PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELEC. PANEL

**EXTERIOR FINISH KEY**

	EIFS1
	EIFS2
	EIFS3
	EIFS5
	DECORATIVE PAVING
	MANUFACTURED STONE MASONRY
	PATIO RAILING SYSTEM
	PATIO SCREEN WALL RAILING SYSTEM
	PATIO CANOPY TRELLIS SYSTEM

These design guidelines and all materials, procedures, systems and content herein contained or depicted (the "Design Guidelines") have been prepared for and/or developed by Marriott International, Inc. or its affiliate ("Marriott"), and are the sole and exclusive property of Marriott, which owns all right, title and interest therein, including all copyright, and which reserves all rights herein. All contents should be used only as authorized by Marriott and should not be copied either in whole or in part without its written consent.

SPRINGHILL SUITES BY MARRIOTT  
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10400 Fernwood Road  
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(301) 380-3000

**SPRINGHILL SUITES BY MARRIOTT**

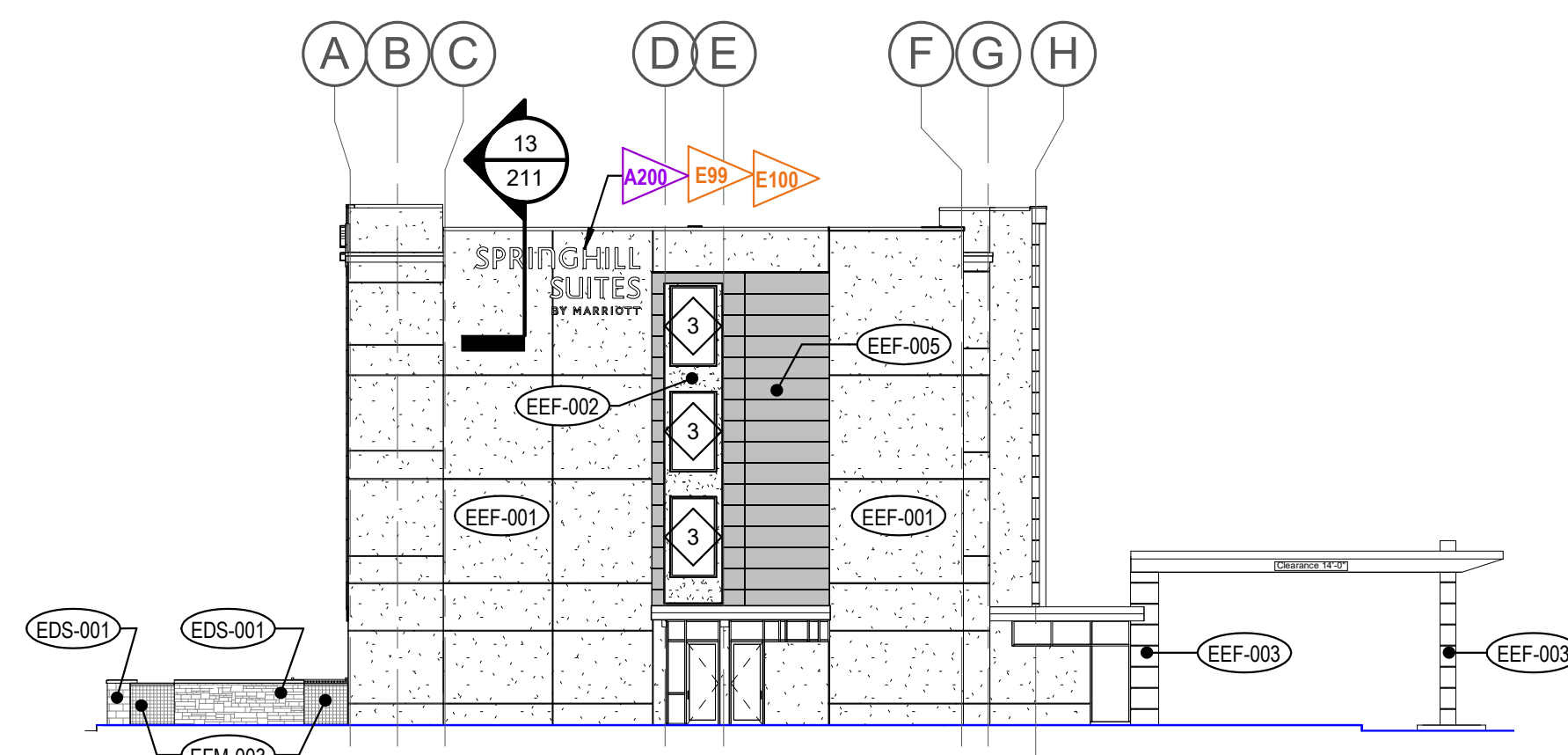
Design Guideline Drawings  
ISSUE DATE: 12/01/15  
REVISION DATE: 12/13/22  
GENERATION: GEN 4.5  
DECOR: PALETTES

**EXTERIOR ELEVATIONS**

**211**

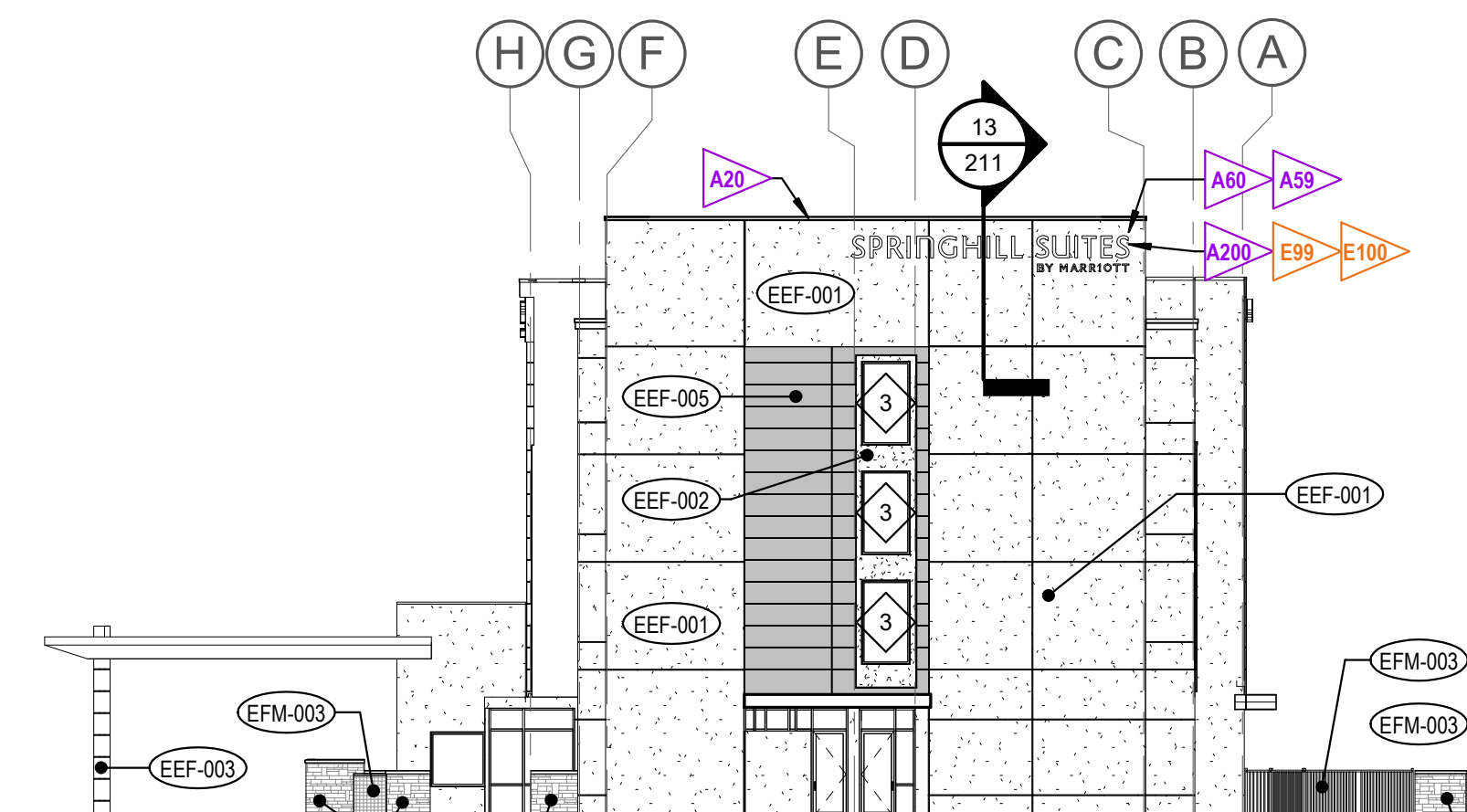
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FILE NAME: 06-S-G4\_5-211Ext Elev



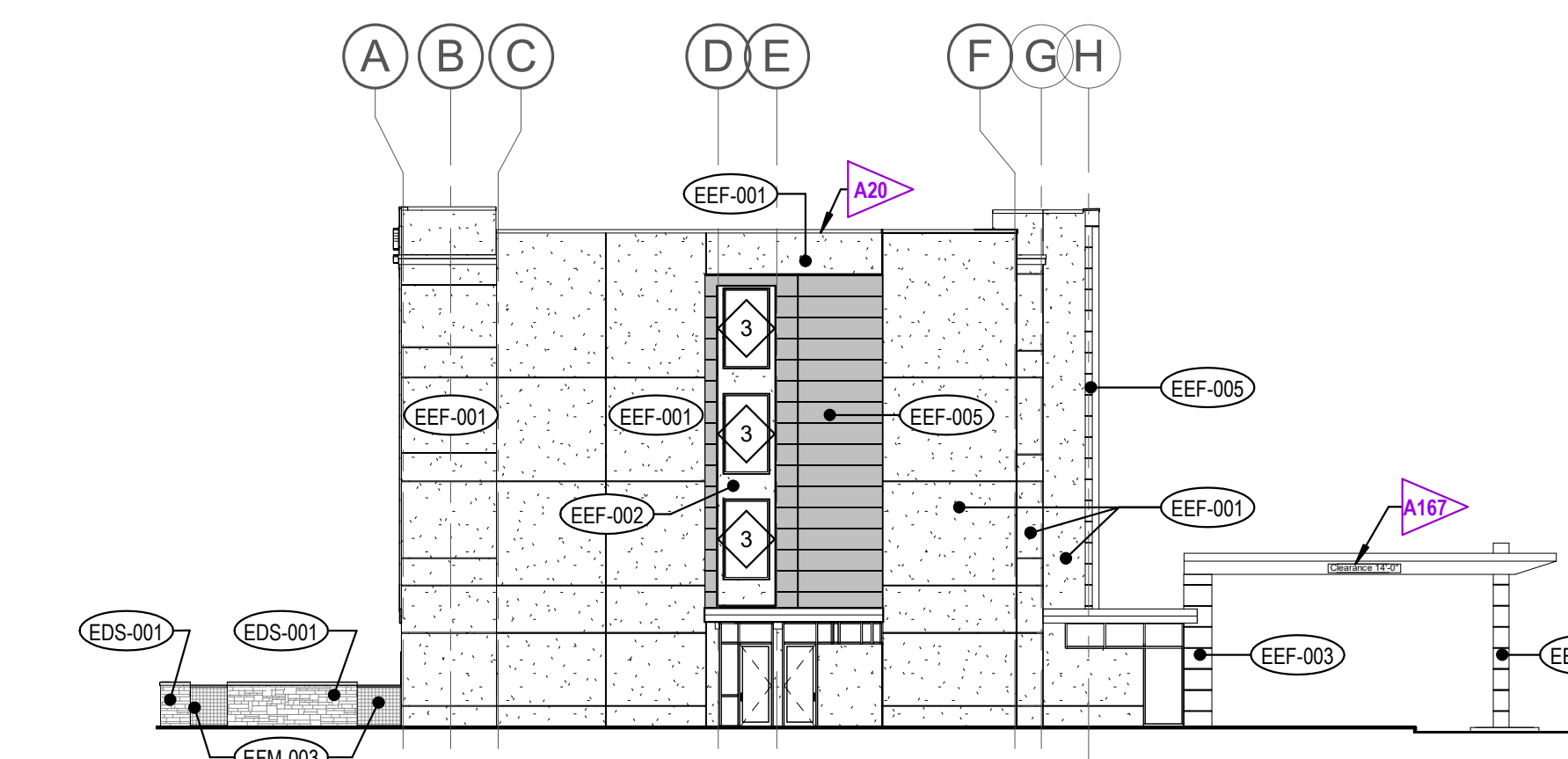
**12 LEFT ELEVATION OPTIONAL SIGNAGE**

SCALE: 1/16" = 1'-0"



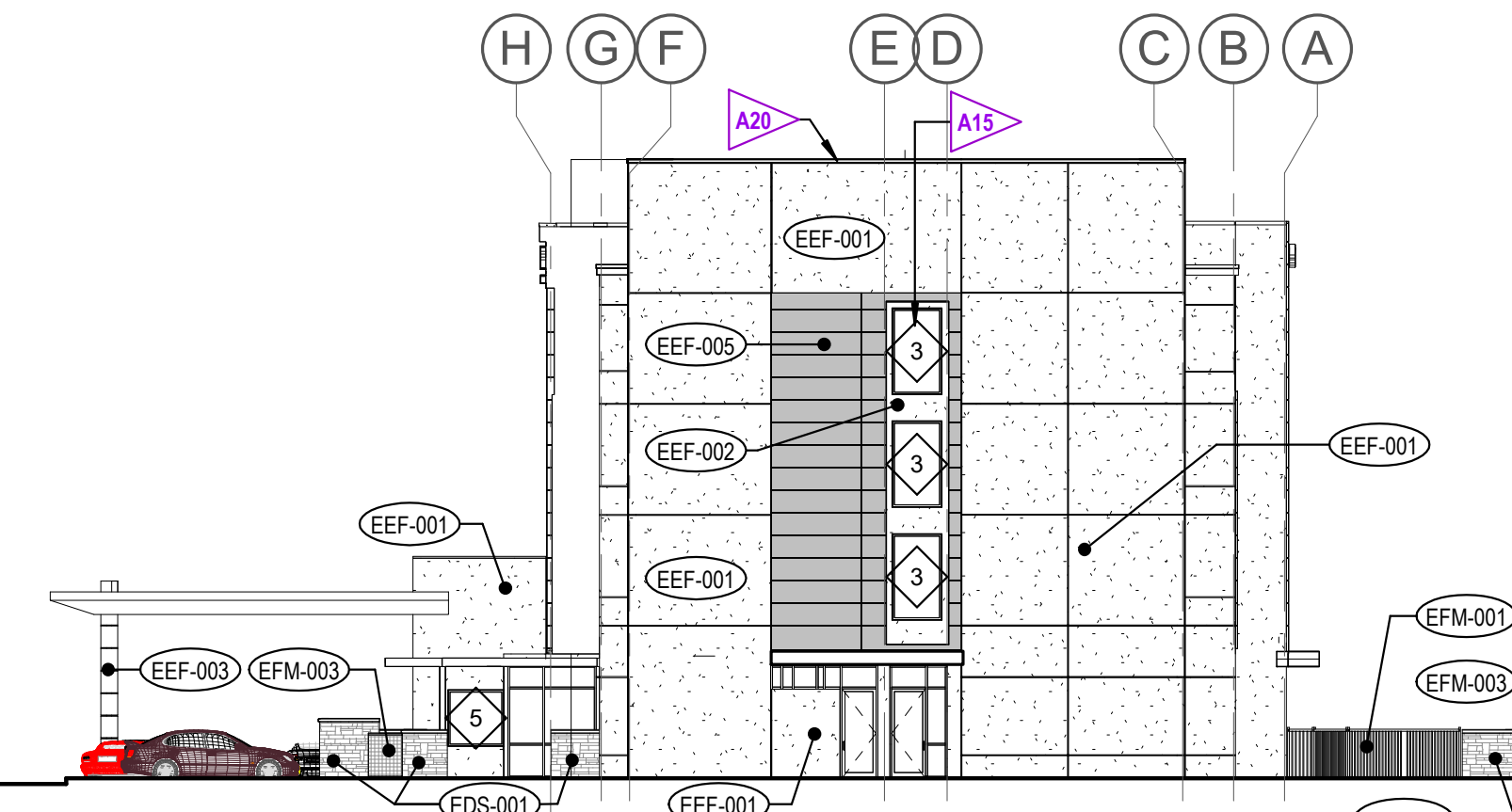
**4 RIGHT ELEVATION OPTIONAL SIGNAGE**

SCALE: 1/16" = 1'-0"



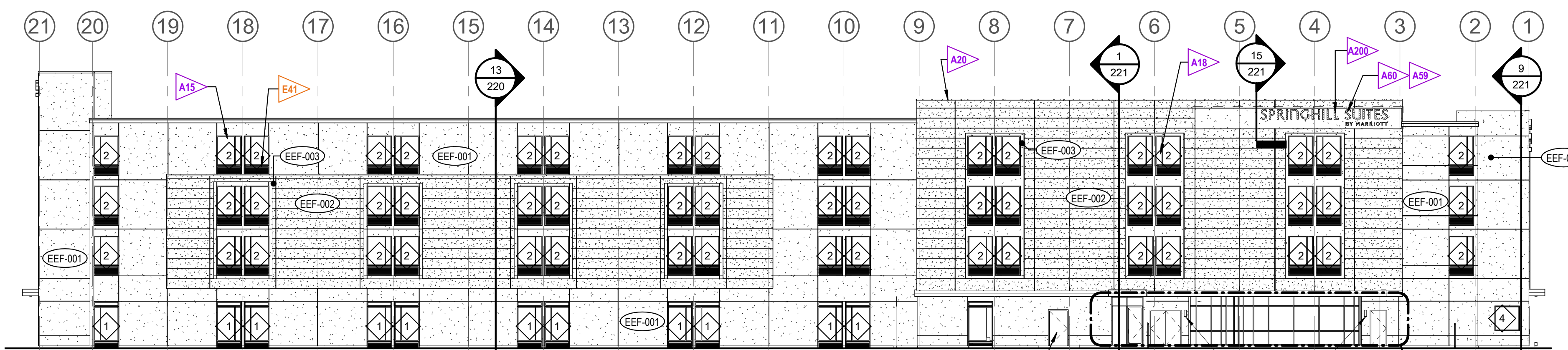
**11 LEFT ELEVATION**

SCALE: 1/16" = 1'-0" referenced from: 200



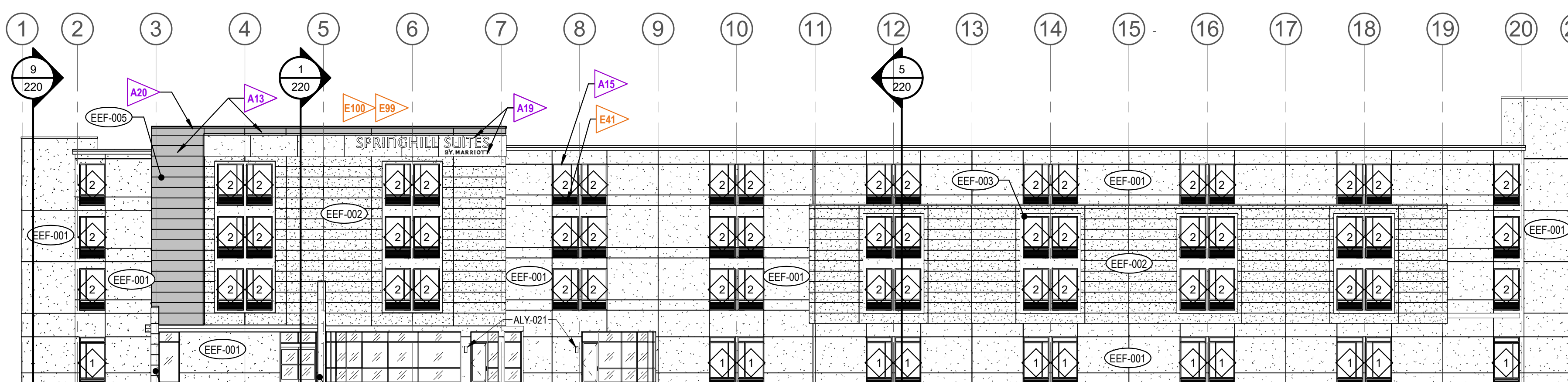
**3 RIGHT ELEVATION**

SCALE: 1/16" = 1'-0" referenced from: 200



**2 REAR ELEVATION**

SCALE: 1/16" = 1'-0" referenced from: 200



**1 FRONT ELEVATION**

SCALE: 1/16" = 1'-0" referenced from: 200

**13 SIGNAGE OPTION - SECTION**

SCALE: 3/4" = 1'-0"

BRAND NAME SIGNAGE PER EXTERIOR SIGNAGE SPECIFICATIONS. PROVIDE REQUIRED BACKING, LOCATE POWER CUT OFF FOR EASY ACCESS.

ACCESS FOR SIGNAGE, FIRE RATED WHERE REQUIRED PER CODE.

REFERENCE NOTES
A. REFER TO EITHER BRAND DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
B. REFER TO <u>DUAL BRAND BUILDING SITE - EXTERIOR BUILDING PRODUCT MANUAL</u> FOR MATERIALS AND COLORS, AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, ETC.
C. REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS FOR BOTH BRANDS FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES
1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
5. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
6. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

CRITERIA NOTES
CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.
<b>ARCHITECTURE:</b>
A1 > TYPICAL GUESTROOM WINDOW AT GROUND FLOOR
A2 > TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
A3 > ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
A4 > VERTICAL REVEALS IN EIFS. SEE DETAILS FOR SPACING, SIDE ENTRY CANOPY, SIMILAR BOTH SIDES.
A6 > WINDOW GLAZING TO RECEIVE FILM TO CREATE VISUAL SCREEN TO LAUNDRY ROOM AND OTHER BOH AREAS.

A7 > CHANNEL LETTER SIGNAGE AT FRONT AND REAR OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.
A8 > PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
A9 > OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
A10 > OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING (NOT SHOWN). LOCATE AS APPROPRIATE AND SEE NOTE ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.

A11 > PERGOLA AT REAR OUTDOOR PATIO: METAL HORIZONTAL MEMBERS TO BE WOOD LOOK WITH FINISH TO MATCH ENTRY CANOPY CEILING; 4" X 8" TUBE STEEL SUPPORTS TO HAVE FINISH COLOR TO EPT-001.
A12 > PREFINISHED METAL PARAPET AND OR GRAVEL STOP/FASCIA.
A13 > CANTILEVERED ENTRY CANOPY WITH UPLIGHTING AND WOOD-LOOK METAL PANEL CEILING FINISH. PREFINISHED ALUM TRIM PANELS. SEE ALSO WALL PROFILES FOR INFORMATION.
A14 > EXTERIOR FENCE AT POOL AND OUTDOOR PATIO. EMF-001: LOW MASONRY WALLS WITH EIFS FINISH. EEF-002. AND PREFINISHED METAL FENCE. SEE SITE DETAILS.
A15 > STONE-LOOK CLADDING AT JEWEL BOX EXTERIOR WALLS. TW-TBD. OWNER'S ARCHITECT/DISIGNER TO SELECT MATERIAL FOR THIS APPLICATION. REFER TO THE ARCHITECTURE SECTION OF THE DUAL PROTOTYPE IMPLEMENTATION GUIDE.
A16 > INSTALL EPW-001 EXTERIOR WALL PANELS USING SIZES TO AVOID VERTICAL JOINTS. VERTICAL JOINTS AT FRONT FACE TO ALIGN WITH EDGES OF WINDOWS BELOW. NO VERTICAL JOINTS TO OCCUR ELSEWHERE IN THESE PANELS.

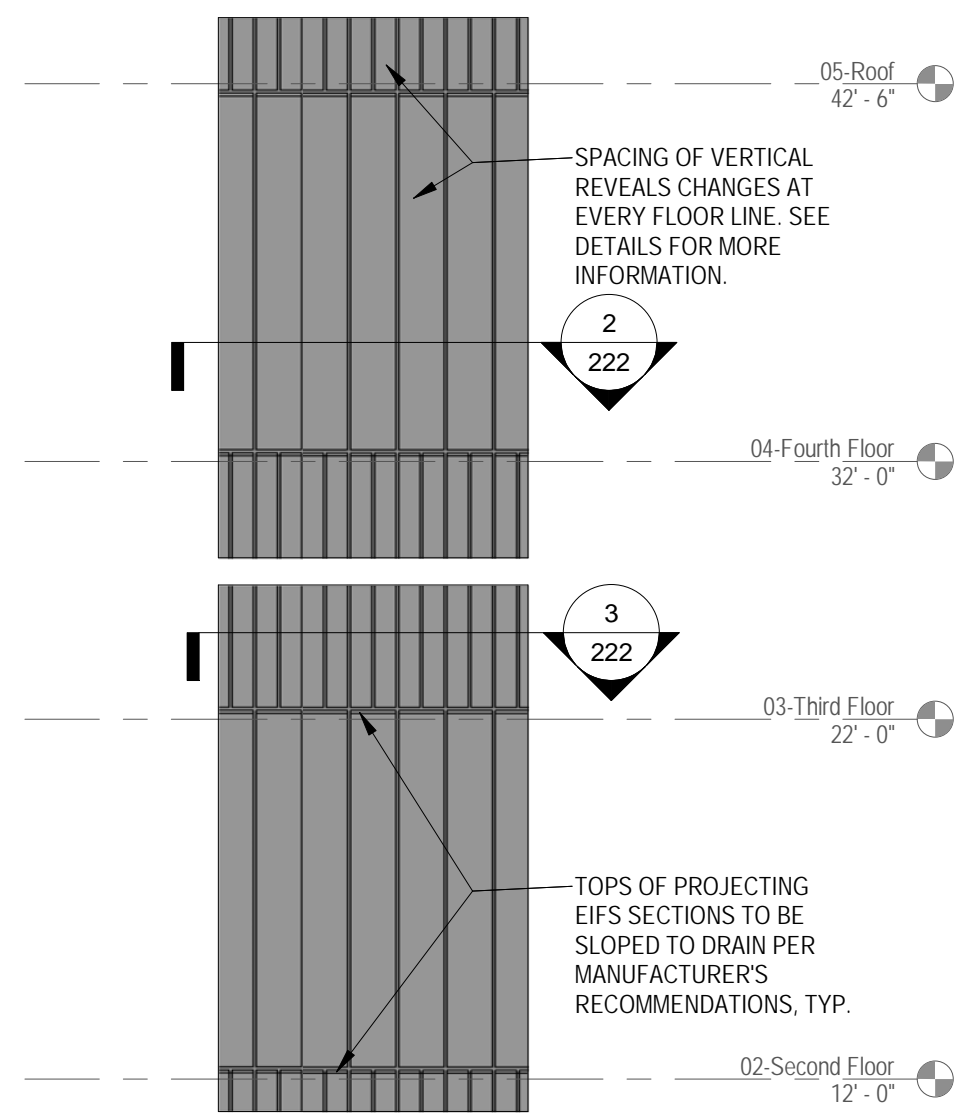
ENGINEERING:
E1 > PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
E2 > EXTERIOR LIGHT FIXTURE. MOUNTING HEIGHT TO BE COORDINATED WITH EXTERIOR FEATURES OR ELEMENTS. SEE ALSO SITE PLAN AND RCP.
E3 > EXTERIOR VERTICAL ACCENT LIGHT IN COVE. SEE DETAIL. ACCENT LIGHTING TO BE CONTINUOUS FROM TOP OF ENTRY CANOPY TO SOFFIT ABOVE. PROVIDE QUANTITY OF FIXTURES AS REQUIRED FOR THIS LENGTH.

EXTERIOR FINISH LEGEND	SEE DUAL BRAND BUILDING SITE - EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIAL AND COLOR SPECIFICATIONS
EEF-001	EIFS 1 - MATCH COLOR BY SHERWIN-WILLIAMS SW7002 ALPACA
EEF-002	EIFS 2 - MATCH COLOR BY SHERWIN-WILLIAMS SW7655 STAMPED CONCRETE
EEF-003	EIFS 3 - MATCH COLOR BY SHERWIN-WILLIAMS SW 7069 IRON ORE
EWP-001	EXTERIOR ARCHITECTURAL CEMENT FIBERBOARD WALL PANEL
EWP-002	COLUMN WRAP BREAK METAL PANEL
EWP-003	METAL PANEL TRIM AT ENTRY CANOPY
EEDS-001	GRANITE SILL AT JEWEL BOX BELOW STOREFRONT, COLOR: ABSOLUTE BLACK, POLISHED.
TW-TBD	EXTERIOR STONE LOOK CLADDING AT JEWEL BOX TO BE SELECTED BY OWNER'S ARCHITECT/DISIGNER PER IMPLEMENTATION GUIDE
EMF-001	PREFINISHED METAL FENCE AT EXTERIOR OUTDOOR AREAS, COLOR: BLACK
ECT-001	EXTERIOR PAINT AT HM DOORS AND FRAMES, COLOR: SHERWIN-WILLIAMS SW 7069 IRON ORE
CP-001	WOOD LOOK METAL CEILING PANEL
ERF-002	ALUMINUM COPING AT PARAPETS, COLOR: BLACK
ERF-003	ALUMINUM GRAVEL STOPS/FASCIA AT PARAPETS, COLOR: BLACK

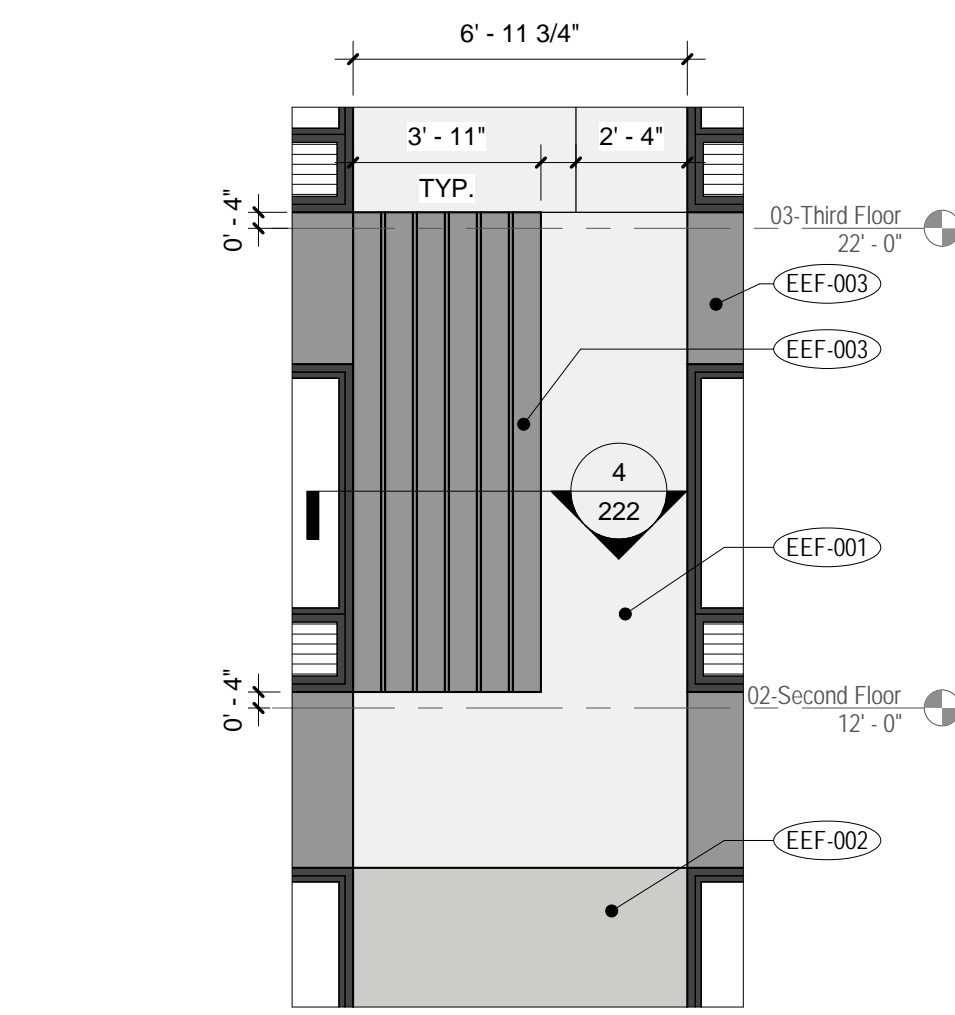
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FAIRFIELD INN & SUITES and TOWNEPLACE SUITES by MARRIOTT  
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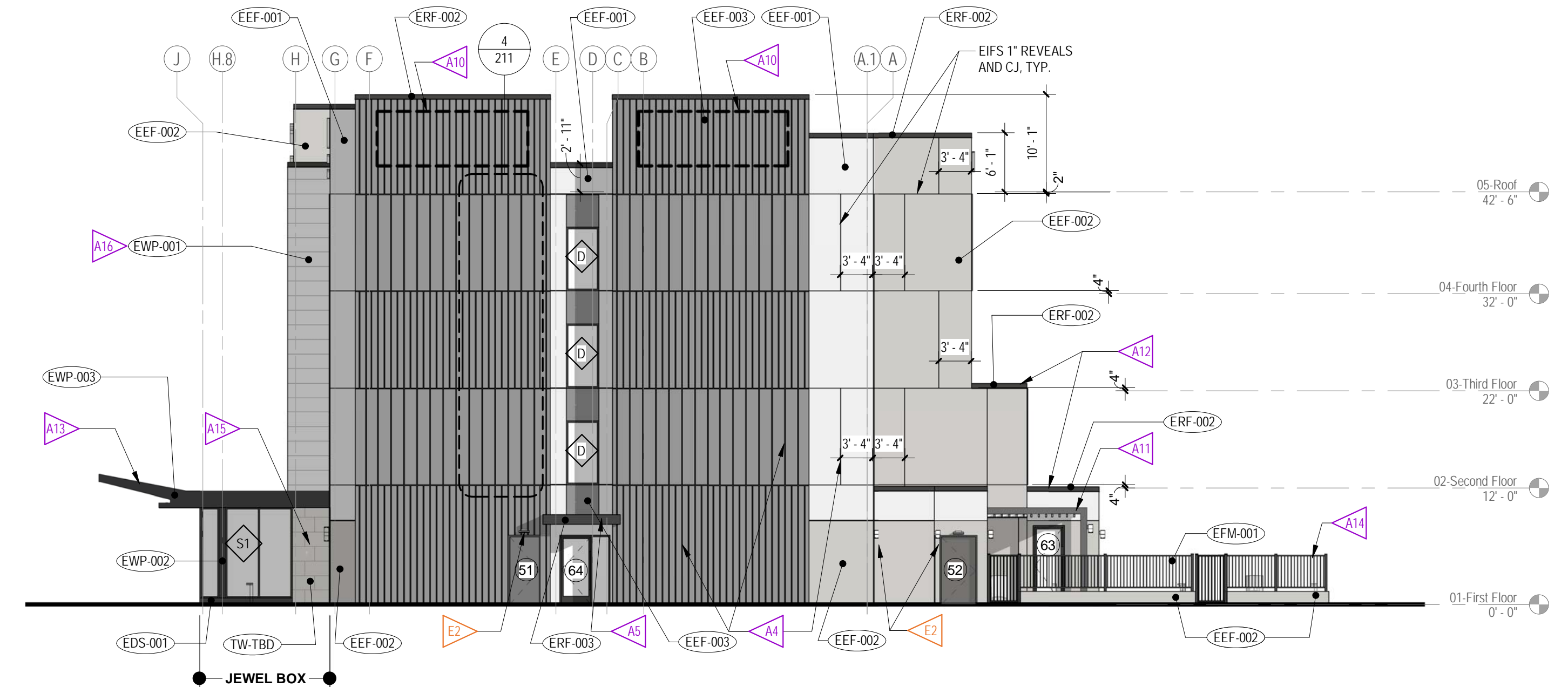
SYMBOLS	
21	DOOR TYPE
A S2	WINDOW OR STOREFRONT TYPE



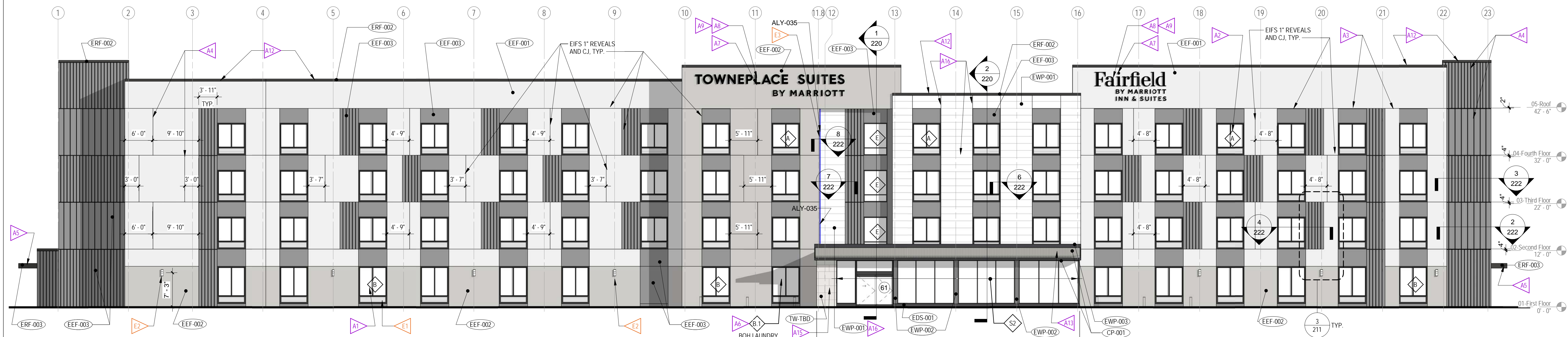
**4 ELEVATION DETAIL @ END TOWERS**  
 SCALE: 3/16" = 1'-0" Referenced from 211



**3 ELEVATION DETAIL @ RIBBED EIFS PANEL**  
 SCALE: 1/4" = 1'-0" Referenced from 211



**2 SIDE ELEVATION - EAST**  
 SCALE: 3/32" = 1'-0"



**1 FRONT ELEVATION - SOUTH**  
 SCALE: 3/32" = 1'-0"

**TOWNEPLACE SUITES<sup>SM</sup> BY MARRIOTT**  
**Fairfield BY MARRIOTT**

DUAL PROTOTYPE FAIRFIELD INN and TOWNEPLACE SUITES by MARRIOTT  
 Design Guideline: Drawings  
 ISSUE DATE: 06-24-2021  
 REVISION DATE:  
 GENERATION: 1.0 - 137 UNITS  
 DECOR: Modern Calm & Real Living

**EXTERIOR ELEVATIONS**

**211**  
 NOT FOR CONSTRUCTION