

**LQ Management, LLC**

Design and Construction Standards



# **Design and Construction Standards**

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# LQ Management, LLC

Design and Construction Standards

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## 201 Introduction

La Quinta Lodging Facilities are high quality, mid-priced, limited service lodging facilities, designed to appeal to both business and leisure travelers. Each and every aspect of the interior and exterior appearance, layout and design is important to La Quinta. The Design and Construction Standards apply to all hotels entering the La Quinta system through new construction or as a conversion. Should these standards be in conflict with Federal, State, or Local requirements, then the more stringent shall apply.

### 201.01 Project Design Process - New Construction

La Quinta has developed four prototypes that offer flexibility and efficiency of design. These prototype designs must be used for all newly constructed facilities, unless La Quinta approves otherwise. The number of rooms can be adjusted to meet specific planning or economic needs. We will consider modifications to public and back of house areas based on market demands or operational preferences. Guest room layout and exterior building elevations can be adjusted to accommodate different room counts. Typical room counts range from approximately 65 to 106 rooms. As part of the review process La Quinta will be assuring brand consistency, design integrity, and high quality standards of the brand. La Quinta has established quality standards for furniture, fixtures and equipment. We have three different soft good packages to choose from. A copy will be provided for your use. Our Design and Construction department at La Quinta is available to assist you with your design, planning and material procurement.

### 201.02 New Construction

#### 201.02.1 Design of New Facilities

In order to assist you with preliminary site planning, La Quinta will provide prototype floor plans and sample site plans. After creating a preliminary site plan it should be forwarded to La Quinta for approval. Upon site plan approval and acceptance of the franchisee application, La Quinta will forward electronic CADD files or hard copy documents to your design team. The documents will consist of prototype drawings that best suit your project. The documents will include architectural drawings with interior and exterior detailing. Inclusive in the documents will be mechanical, electrical and plumbing (MEP) fixture layouts for typical guest rooms and public areas. Prototype interior finish and fixture schedules will be supplied.

We will provide the Franchisee with a prototypical set of our standard plans and specifications. Such prototypical plans will not necessarily contain the requirements of any federal, state or local law, code or regulation, including the ADA or similar rules governing accommodations for persons with disabilities, nor will such plans contain the requirements of, or be used for, construction drawings or other documentation necessary to obtain permits or authorizations to build a specific La Quinta Lodging Facility.

It is the responsibility of the Franchisee's Design Consultant to site adapt and complete the Construction Documents and to meet all building codes and other legal

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requirements and obtain governmental approvals. The Franchisee must obtain, at its sole cost and expense, all governmental licenses and permits that are required for completion of the hotel facility in accordance with the final plans approved by La Quinta, including any required building, occupancy, sewer and utility permits. La Quinta is not responsible for, and shall have no liability for, the architecture, design, engineering or construction of a Franchisee's facility, for the facility's compliance with any federal, state or local law (including the ADA and any other federal, state or local law or ordinance regulating standards for access to, use of the, or modification of buildings for and by persons whose disabilities are protected by law), for any errors, omissions or discrepancies of any nature in any drawings or specifications with respect to the facility, or for any other matter relating to the development, use or operation of the facility.

## 201.02.2 Submittals

1. **Schematic Plans:** Complete a Dimensional Site plan, floor plans and elevations. Any deviation from the La Quinta prototype plans should be noted at this time.
2. **30% to 50 % Construction Documents:** Architectural plans detailing building floor plans and exterior elevations, architectural, civil, MEP documents, including, 100% site plan, 100% floor plans, 100% elevations, wall sections, enlarged public area and guestroom plans and elevations, room finish window and door schedules, structural framing plans and electrical plans showing all lighting including a complete schedule.
3. **100 % Construction Documents:** Construction documents complete and ready to submit for building permit with all code compliance and city comments addressed. The final plans shall include an interior and exterior signage plan. Final document approval by La Quinta will be required prior to submission for building permit and start of construction.

Documents may be submitted for review at any time the owner or architect deems necessary.

La Quinta will require a letter from the architect, engineer or licensed designer of record stating that the proposed construction:

- a. Complies with all Federal, State, and Local codes and regulation. Should the proposed construction be located in an area not regulated by a building code, it shall be designed to meet the current addition of the International Building Code and stated in the letter.
- b. Complies with the Americans with Disabilities Act
- c. Complies with La Quinta Design and Construction Standards

All review comments by La Quinta shall be incorporated into the construction documents prior to permit and start of construction. No construction may commence until final plans have been approved by us, and the Franchisee has obtained building permits and otherwise complied with all applicable codes and regulations. The Franchisee must construct the hotel facility in full compliance with the approved final

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plans, and no material changes may be made to the approved final plans without La Quinta's prior consent.

## **201.02.3 Construction Phase**

During construction, La Quinta design and construction personnel may conduct periodic on-site inspections to insure that architectural plans and quality standards are being met. Site visits may be conducted during construction and at the final building punch-out.

## **201.03 Project Design Process- Conversions**

If the property is a conversion of an existing hotel to a La Quinta Inn® or a La Quinta Inns & Suites®, La Quinta will prepare a Product Improvement Plan (PIP). The PIP will identify items that must be changed to meet current La Quinta Design and Construction Standards. If changes are identified they must be remedied before opening as a La Quinta. Where changes are required to the building, La Quinta will attempt to incorporate existing building elements so that minimal adaptations are needed. When FF&E needs to be changed, La Quinta will require the use of one of the La Quinta décor packages. Revisions to the existing facility may require the services of an architect, engineer or other licensed design professional. Review of the design documents by La Quinta is required. Additionally, any deviation from La Quinta Design and Construction Standards will require review by La Quinta prior to making revisions. Submit written request for review to:

LQ Management, LLC  
909 Hidden Ridge, Suite 600  
Irving, Texas 75038  
Attn: Franchise Administrator

## **201.04 Hotel Opening**

Upon completion of construction, conversion, renovations or any expansion, the Franchisee must notify La Quinta that the facility is ready for a pre-opening inspection. La Quinta will then conduct a pre-opening inspection to determine if the facility is completed and ready to provide lodging services to guests on a fully operational basis. La Quinta will conduct one (1) inspection without additional charge. If La Quinta determines that additional inspections are required, the Franchisee will be required to reimburse La Quinta for all costs and expenses thereof, including wages, travel, lodging and meals. The Franchisee must take all measures necessary to promptly remedy any deficiencies indicated by such inspection. Any conditional approval may be rescinded if the Franchisee fails to satisfactorily remedy any identified deficiencies. La Quinta will issue an Opening Approval Notice, signifying that the facility may be opened for business as a La Quinta Lodging Facility if, upon completion of the pre-opening inspection, all of La Quinta's conditions have been met to La Quinta's satisfaction, including:

(i) the facility (including all public areas, work areas and guest rooms) is completed (including the completion of work described in the Property Improvement Plan, if applicable); contains the number of required guest rooms and is ready to provide lodging services to guests on a fully operational basis;

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(ii) the governmental authorities under whose jurisdiction the facility was constructed have issued a permanent certificate of occupancy, if required by applicable law;

(iii) all other licenses, permits and other consents required for the occupancy and operation of the facility have been obtained; and

(iv) all deficiencies revealed in the pre-opening inspection have been corrected and the facility complies with all of our Standards.

In no event shall the facility open for business as a La Quinta Lodging Facility prior to La Quinta's issuance of an Opening Approval Notice.

## 201.05 Assistance

La Quinta stands ready to assist you with your Lodging Facility needs. Your Franchise Sales Director can put you in touch with some one that can help, or you may contact the following:

LQ Management, LLC  
909 Hidden Ridge, Suite 600  
Irving, Texas 75038  
214-492-6600

Murry Cathlina	VP Design & Construction Services	214-492-6886
Gregory Ammon	Director of Architectural Design	214-492-6958
Rajiv Trivedi	EVP Franchising	214-492-6753
Jeff Palla	VP Franchising	214-492-6646
Darrell Caruso	Director Franchise Openings	219-789-8480
Craig Brantl	Director Franchise Services	214-794-4934
Rita Burch	Director Franchise Services	214-886-2694
Steve Clinkenbeard	Director Franchise Services	615-419-1377
McKay Lundgren	Director Franchise Services	509-570-2439
Janice Tata	Director Franchise Services	412-614-9093
Geoff Tucker	Director Franchise Services	904-333-4717

## 202 General Design Criteria

### 202.01 Building Codes and Applicable Laws

All new Construction shall be constructed in accordance with a national model code, such as the Uniform Building Code, the Standard Building Code, the Basic/National Building, or the International Building Code. All conversions must comply with the current building code in the jurisdiction having authority. All properties must conform to the requirements of all laws, rules and building codes of all regulatory authorities having jurisdiction. In the event a requirement of these Standards and any law or code conflict, the more stringent requirement shall apply.

Notwithstanding anything to the contrary contained herein, La Quinta's exercise of its right to approve the site layout, to approve any plans, to inspect the construction of the facility and to issue the Opening Approval Notice shall be solely for the purpose of assuring compliance with La Quinta's Standards and shall not be construed as any express or implied representation or warranty that the facility complies with any applicable laws, codes or regulations (including the ADA or any other federal, state, or local law or ordinance regulating standards for the access to, use of, or modification of buildings for and by persons whose disabilities are protected by law) or that the construction thereof is sound or free from defects. La Quinta's criteria for approval or disapproval do not encompass technical, architectural or engineering considerations. La Quinta shall have no liability or obligation with respect to the design or construction of the Facility.

### 202.02 Americans with Disabilities Act

Analysis of the impact of Title III of the Americans with Disabilities Act of 1990 (as amended, the "ADA") on a particular hotel is the **owner's** responsibility and is not contained within the scope of these standards; therefore, legal counsel, architects and/or other necessary advisors should be consulted.

In the case of new construction, the Franchisee's architect will be required to certify to La Quinta the Franchisee's construction documents will be or have been prepared in accordance with the ADA. In addition, prior to opening, the Franchisee must certify to La Quinta that the Franchisee's hotel fully complies with all ADA requirements.

In the case of a conversion property, following the completion of all conversion renovations, the Franchisee must certify to LA Quinta that the Franchisee's hotel fully complies with all ADA requirements.

### 202.03 Life Safety Requirements

All properties shall comply with the National Fire Protection Association (NFPA) Standards. Copies of NFPA Standards may be obtained from:

National Fire Protection Association  
Battermarch Park

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Quincy, MA 02269

1-800-344-3555

[www.nfpa.org](http://www.nfpa.org)

## **202.04 Fire Detection, Alarm, and Suppression Systems**

A general alarm system activated by smoke and/or fire shall be provided which meets or exceeds local codes and ordinances. Fire extinguishers are required according to the current code. In addition, fire suppression systems are recommended for all properties. If required by code, a fire suppression system shall be installed.

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## 203 Site Design and Construction

### 203.01 General

Site must be attractive, with “curb appeal,” and well maintained. The new lodging facility should have good visibility with easy accessibility. It should be well positioned for business within the competitive market. A site may not be considered which would breach a predefined market radius of another La Quinta Lodging Facility. La Quinta will review information regarding each proposed site to determine whether to accept or reject the site. Factors that may be considered include, without limitation:

- General location and neighborhood
- Demographic information
- Traffic patterns
- Vehicular and pedestrian (if appropriate) access
- Visibility
- Location of other lodging facilities
- Size, configuration, topography, appearance and other physical characteristics of the site
- Local Covenants, Codes, and Restrictions (CCR), including zoning classification, setbacks, height restriction, and Floor Area Ratio (FAR)

It is recommended that the site be submitted for review prior to proceeding with the project design.

### 203.02 Entrance Drives

Entrance drives must be constructed of concrete or asphalt with continuous concrete curbs. Entrances must be easily recognizable and attractive in order to present a pleasant arrival point for the guest. Each main entrance should have a La Quinta internally illuminated sign and additional landscaping. All drives must be maintained in good condition.

### 203.03 Parking Areas

Parking lots must be constructed of concrete or asphalt with continuous concrete curbs. All parking spaces must be clearly marked. Parking spaces for the disabled must comply with ADA. All paving must be maintained in good condition. Drive aisle shall be a minimum of 22'-0" (24' is recommended) wide. Provide a minimum of one 9' x 18' parking space per guest room plus adequate employee parking as required by codes. At all locations adhere to local ordinances regarding off-street parking. Parking lots must be adequately sloped for proper drainage; however, slopes shall not be excessive.

### 203.04 Parking Garages and Covered Parking

Requirements for surface parking apply except as modified below:

1. Light level must be maintained at least 10 foot-candles, or as required by code.
2. A complete fire sprinkler system shall be provided to comply with all codes and authorities having jurisdiction.
3. Where multi-level garages are provided, exit stairwells must meet the same requirements as for the main hotel.

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4. A fire alarm system is required with pull stations at all exit doors. Other devices must be provided to comply with NFPA codes.
5. Panic hardware (crash bar type) is required at exit doors

## **203.05 Sidewalks**

Sidewalks shall be constructed of concrete and finished with a uniform non-slip texture. Provide walks from all areas of the parking lot and to the pool. Sidewalks shall be a minimum of 5' wide. Any walks that are cracked or displaced must be replaced.

## **203.06 Connections Between Buildings**

Covered walkways are recommended between buildings, and must be a minimum of 5'-0" (1.52m) wide and be of non-slip design and texture. All floors must be sloped for positive draining.

## **203.07 Site and Building Lighting**

Provide adequate lighting to ensure guest safety at all vehicular entrances to the site, pedestrian entrances to the building, parking lots, sidewalks, steps, porte cochere and pool. Provide a minimum of 2 -foot candles, or as required by codes, throughout all parking areas. Utilize pole mounted area light fixtures as appropriate. Wall pack type fixtures are not allowed.

Light the exterior of the building in order to provide visibility from adjacent thoroughfares. Mount building wash lights on parking lot light poles. Provide building wash lighting on all sides that that are visible to local traffic.

## **203.08 Site Signage**

Site signage should be maximized as allowed by local codes and ordinances. Provide a La Quinta internally illuminated pole sign manufactured by an approved vendor of appropriate size. Provide a La Quinta internally illuminated entrance sign manufactured by an approved vendor at each main entrance. Primary exterior signs shall be lighted from sunset to sunrise. Provide site sign as required that are professionally designed and fully coordinated. "No Vacancies" signs are not permitted.

## **203.09 Service Areas**

Locate in inconspicuous areas. Provide visual screening of dumpsters and other similar equipment with an architectural enclosure that coordinates with the building. Enclosures shall screen the equipment from the guest's view and have full height screening gates. The paved area in front of the dumpster shall be 5" thick concrete and be 20'-0" in length by the width of the dumpster enclosure opening.

## **203.10 Fences**

Fences required by local codes or other reasons shall be of the ornamental type and constructed of metal, stained concrete block, stone, or a combination. Wood fences will be allowed only by special permission. Chain link fences are not allowed anywhere on the property.

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## **203.11 Landscaping**

A minimum of fifteen (15) percent of the site shall be landscaped. Planting shall be mature, abundant, appropriate to the location and professionally designed. Provide planting areas with seasonal color at the vehicular entrances, porte-cochere, and on either side of the front door. All planted areas shall be irrigated. Submit landscape plans for all new constructions and conversions to La Quinta for approval.

## 204 Swimming Pool and Spa

### 204.01 Design

Locate pool on south or southwest side of the building to take advantage of afternoon sun. Outdoor pools shall be a minimum of 720 square feet, and indoor pools must be a minimum of 480 square feet. Maximum depth of all pools must not be greater than five (5) feet. Spas separate from the pool are preferred. All spas shall be a minimum of 50 square feet in area. Pool and spas must comply with all current codes.

### 204.02 Signage

Professionally painted signs indicating pool rules, how to summon emergency help and hours of operation must be displayed. The water depth must be marked by tiles permanently affixed to the top of the pool edge and at the pool rim at the water line. Tiles reading "No Diving" shall be installed between the depth markers. Refer to section on signage for detailed requirements.

### 204.03 Deck and Coping

A pool deck at least 5'-0" in width must surround all pools and spas and sized appropriately for the following minimum furnishings:

- 4- tables with 4 chairs and an umbrella each.
- 8- lounge chairs

The deck and coping must have a non-slip finish with a coefficient of friction of 0.6 or greater when wet. Drainage for the deck must be provided.

The deck finish should be Kool-Deck, Sundec, or equal.

### 204.04 Enclosure

As dictated by site design and visibility, the pool area shall be screened by landscaping or a screen wall. The pool and spa must be enclosed in a minimum 4'-0" high (or higher if required by code) decorative fence. Gates into the enclosure must be self-closing and self-latching.

### 204.05 Equipment

Filtration and pump must have the capacity to re-circulate the entire contents of the pool within a six- hour period, or as required by code. Water purification such as chlorination, bromination, or ozone treatment is required.

Diving boards and slides are prohibited. Steps with a stainless steel handrail are required at the shallow end. A stainless steel ladder with a handrail is required at the deep end.

An underwater light is required in the pool and in the spa. All electrical connections within the pool area must be of the ground fault (GFIC) type.

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Only anti-vortex drains shall be installed in the pool and spa. Spas must be equipped with emergency shut-off devices.

The following safety equipment shall be provided:

- 2- U.S. Coast Guard approved life safety devices (i.e. ring buoy with rope)
- 1- life hook

A telephone directly accessible to guest shall be provided. When the receiver is lifted the phone must automatically dial the front desk or, if required by local code, the local emergency medical response personnel.

A pool heater must be provided. Pool supplies are not to be stored in the same room as dehumidification or filter equipment.

## **204.06 Carbon Monoxide Detection**

If the pool or spa heater is gas fired and connected to or within the hotel building, a CO detection and alarm system must be provided that meets La Quinta specifications, see Appendix 210.04.

## **204.07 Lighting**

Provide adequate lighting at the pool deck.

## **204.08 Indoor Pools and Spas**

Indoor pools and spas require a separate HVAC system that is capable of removing the excess moisture. Proper ventilation must be provided to prevent accumulations of odor and humidity. Chlorine is not recommended to treat the water due to its corrosive nature. The pool area shall be designed to have negative pressure to reduce odors in the hotel.

When an enclosed swimming pool is provided, its exterior design must be consistent with the exterior design of the main building. The pool area must be separated from the rest of the hotel with a vapor barrier.

Acceptable floor finish is Sundec or equal and slip resistant ceramic tile. The floor must be non-slip with a minimum static coefficient of friction of 0.6 when wet per ASTM 1028.

The wall finish must be appropriate for an enclosed pool environment. Acceptable wall finishes include synthetic stucco, moisture resistant gypsum board with a knock-down textured finish and enamel paint and ceramic tile. If the textured gypsum board finish is used, it is recommended that a ceramic tile wainscot be used also.

A finished ceiling should be provided in the pool area. If an exposed structure is desired, finishes shall be submitted for approval. Exception: painted, exposed spiral ductwork is acceptable.

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The finishes and materials in the pool area should provide an acceptable acoustical environment. The use of acoustical ceilings, banners, etc., should be considered. Sound ratings between pool and adjacent guestrooms shall be a minimum of 54 STC.

Provide a remote card reader that is operated by guestroom card keys at the indoor pool entrance door. Remote card readers are also required at doors from the indoor pool to the outdoor sun deck unless the sun deck is enclosed with a fence. The fence must be the same as required for outdoor pools.

Window frames must be aluminum. Doorframes should be aluminum where possible.

Where used, exposed metal accessories are to be chrome-plated brass/bronze or stainless steel.

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## 205 Building Exterior

### 205.01 Porte Cochere

The porte cochere is the hotel's front door. As such it should identify the building as a La Quinta Lodging Facility, be visually welcoming and functional. Where space allows, the canopy should be large enough for two lanes of traffic- two cars deep, with a covered area approximately 24' x 32'. It must be well lit. Provide a minimum of four (4) decorative light fixtures at the porte cochere/entry area. The recommended drive surface should have a decorative pavement of exposed aggregate concrete and pavers. The area immediately in front of the entrance door shall have a maximum slope of two (2) percent. All elements of the drive must be non-slip with a minimum static coefficient of friction of 0.6 (wet) per ASTM 1028 and without abrupt changes in elevation. The clear height over the driveway shall be a minimum of 13'-6". If the clear height is less than 13'-6", provide a warning sign.

### 205.02 Branding Elements

Elements that identify the property as a La Quinta Lodging Facility must be incorporated into all new construction and into conversions as required by the PIP. These elements may include:

- Signature Tower
- Ornamental Railings and Awnings
- Fascia and Window Trim
- Large Windows with full width PTAC grilles
- Red Barrel Tile Roof
- Exterior Finish and Colors

These elements are important to establish brand identity and to establish consistency among properties. The prototype drawings contain construction details for all branding elements which, when required to be included in a property, must be followed closely.

### 205.03 Exterior Building Facade

Generally, light colored buildings of appealing design are preferred. All new construction shall adhere to La Quinta Inn or La Quinta Inns & Suites prototype drawings. If a conversion is required to be repainted, the following colors shall be used:

Exterior Walls	Sherwin Williams	LQ-5006	Frosty White
Exterior Trim	Sherwin Williams	LQ-1079	Pueblo
Inn & Suite Fascia Trim	Sherwin Williams	LQ-1109	Trinidad
Inn Fascia Trim	Sherwin Williams	LQ-77	Patina Green

The hotel buildings should have sufficient details and architectural enhancements to provide appealing appearance and curb appeal.

### 205.04 Building Signage

Provide a La Quinta internally illuminated building sign manufactured by an approved vendor on all building facades that face a major thoroughfare. Signage should be maximized in accordance with local codes and ordinances. All building mounted signs

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must be semi-recessed per La Quinta “sleeved” sign details. See La Quinta Identification program 210.08.

## **205.05 Windows and Sliding Glass Doors**

Each guestroom must have a window with a minimum of 20 square feet of double glazed glass area, or per code requirements.

All guestroom windows shall have a stop limiting the window opening to 4” unless prohibited by code. Stops shall not be able to be removed by guest.

Louvers for thru-wall units shall be architectural style with finish to match the window sections or the adjacent wall, as appropriate.

Sliding glass doors are not allowed in new construction except at beachfront property and only by special permission. Sliding glass doors are required to have an auxiliary locking device above the reach of children.

## **205.06 Railings**

Railings must conform to local and state codes and shall be fabricated from electro statically finished aluminum or painted steel with a 6” high top rail. Horizontal style railing is not permitted at any location of the hotel, including interior or exterior balconies, stairs, or changes in grade.

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## 206 Interior Public Spaces

### 206.01 General

La Quinta has developed Interior Decor Packages for guest rooms, guest baths, and all public spaces that should be used whenever updating an existing property or constructing a new one. These packages were developed by nationally recognized interior design firms and are suitable for any location. Three different Decor Packages are available with selections for floors, walls, lighting, furnishings, countertops, artwork, softgoods, casegoods, and many other interior items. Color copies of the décor package color boards are included in section 210. Complete Decor Package specifications can be obtained from:

LQ Management, LLC  
909 Hidden Ridge, Suite 600  
Irving, Texas 75038  
Attn: Design and Construction Department

**Any deviations to the following standards must be submitted to La Quinta for approval.**

### 206.02 La Quinta Inns

The hotel shall be a two story double loaded interior corridor facility with a minimum room count of 60. Provide a mix of Double Doubles and Single Kings as appropriate to the market. All La Quinta Inns shall include:

- Data port phone with voice mail in all rooms and a second phone on the desk in single bed rooms and suites.
- A Continental Breakfast Area
- A Pool

Suites included in La Quinta Inns shall meet the requirements for suites as listed below.

### 206.03 La Quinta Inns & Suites

The hotel shall be a three story double loaded interior corridor facility with a minimum room count of 60. A minimum of twenty percent (20%) of the total room count must be suites in order for the property to be signed as a La Quinta Inn and Suites. Guest rooms must be at least 396 square feet and have a separate soft seating area in order to be classified as a suite. In addition, La Quinta Inn and Suites must:

- Be an upscale interior corridor properties of three or more stories
- Include:
  1. a microwave and refrigerator,
  2. a desk with data port phone and high speed internet,
  3. and a second phone on the desk in all single bed rooms and suites.
- Provide a mix of Double Doubles and Single Kings and Suites as appropriate to the market
- Include a Meeting Room facility (min. 650 s.f.) as appropriate to the market
- Include a well appointed Lobby soft seating

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- Include a well appointed Continental Breakfast
- Include a Pool and Spa
- Include an Exercise Room
- Include a Business Center or fax, printing and copy service at the front desk.
- Guest Laundry
- Include public areas spacious enough to sufficiently accommodate the above stated requirements. Likewise, the physical facilities must convey a sense of value enhancement to contribute to the guest's experience.

## **206.04 Entrance Doors**

Provide a pair of 3'-0" wide full glass doors with wide stiles and high quality commercial hardware. A vestibule with automatic doors should be used in cold climates. Automatic entrance doors are required for all La Quinta "Inn & Suites" and any La Quinta "Inn" facilities over 120 rooms. Secondary entrances shall have electronic card readers.

## **206.05 Lobby**

The lobby is often the guest first impression. As such, it should be welcoming, attractive and functional. Finishes and furnishings must be stylish, well coordinated and in like new condition. Two-story lobbies are acceptable, but may require additional fire protection measures. Architectural features such as cove lighting, cove molding, and chair rails are required.

## **206.06 Public Area Floors**

Provide a combination of carpet and ceramic tile flooring in the lobby with a coordinating wood, tile or stone base. An entry mat is required immediately in front of the entrance door. Concrete, vinyl composition tile, and glue down carpet are not acceptable in any public area. All floors shall have a minimum static coefficient of friction of 0.6 (wet).

Carpet must be a 36-oz. commercial grade solution dyed nylon tufted cut pile with at least three (3) yarn colors as per La Quinta Décor Packages and specifications.

## **206.07 Public Area Walls**

Walls textured with a knocked down finish are preferred throughout the hotel. If vinyl wall covering is used, it shall be type II in all public areas. Painted concrete block and painted vinyl wall covering are not acceptable.

## **206.08 Public Area Ceilings**

Gypsum board ceilings with an acoustic orange peel textured are preferred. If lay-in ceilings are existing, they shall be in combination with gypsum board accents and shall be 24" x 24' with a tegular or reveal edge and a fine fissured, non-directional pattern.

## **206.09 Public Area Lighting**

Lighting in public spaces should be accomplished with cove lighting, recessed can lights, decorative wall sconces, decorative pendants and tabletop lighting. Light fixtures with prismatic lenses, egg crate diffusers or bare bulbs are not acceptable. Provide

# **LQ Management, LLC**

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well-lit spaces using fixtures per La Quinta décor packages. Select lamps to provide a consistent warm light color (2700 Kelvin) throughout the facility, long lamp life, and low energy usage.

## **206.10 Public Area Artwork**

Provide permanent artwork in decorative wood frames in the lobby, continental breakfast area, and other areas as appropriate.

## **206.11 Public Area Furnishings**

For Inn & Suite properties less than 100 rooms, provide one seating group for 5-6 guests in the lobby. For Inn & Suite properties over 100 rooms, provide a minimum of 4 seating groups for 4-5 guests each.

Provide seating in the continental breakfast area equal to twenty-five per cent (25%) of the total number of guest rooms, in a combination of two-tops and four tops.

## **206.12 Public Area Window Treatment**

Provide a valance, full length sheers, and full length side panels per La Quinta décor package at all windows in public spaces. All windows shall have a uniform appearance from the exterior.

## **206.13 Front Desk**

The front desk must be convenient to the front door and, where possible, provide a view to the breakfast area. Minimum length shall be 19 feet in new construction and 14 feet in conversions. A minimum of two workstations must be provided.

The desk must be upscale and coordinated with the remainder of the lobby. The top of the desk must be solid surfacing or granite. The front shall be tile, solid surfacing, or high quality millwork. The back work surfaces may be plastic laminate. Use La Quinta Décor Package in all new construction and in conversions if the front desk is to be replaced or refaced.

The wall behind the desk must be free of counters and equipment. Provide vinyl wall covering from La Quinta Décor Package and a La Quinta logo from an approved Vendor on this wall.

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## **206.14 Breakfast Bar**

The breakfast bar must be of quality permanent construction. Portable bars are not allowed except as supplemental areas for service. The portable bar, if used, must be decorative and match the permanent bar. A minimum bar length of 16' is required for facilities with up to 90 rooms. Additional length as needed for facilities over 90 rooms. The maximum length of a portable bar is 5'.

The bar top must be constructed of solid surfacing material, with plastic laminate cabinets. Provide a ceramic tile backsplash and a decorative tile nosing. Upper cabinets are not preferred.

Provide space for the storage of all food out of the guest's view when not in use. A pantry with a refrigerator, dishwasher, sink and storage cabinets is preferred in conversions and is required in new construction. Breakfast bar pantry and associated areas must comply with all local health requirements.

## **206.15 Elevators**

Elevators shall be a minimum of 2,500-pound capacity with a minimum 3'- 6" wide door. Minimum speed shall be 175 feet per second for buildings four stories or less. Provide one (1) elevator for up to 90 rooms. Provide finishes in the guest elevators per La Quinta décor packages (plastic laminate walls, floors carpet or ceramic tile, if carpet it shall match the corridors).

If a rear door opening into the laundry is provided, the door must be operable only by using a staff key to prevent guest access to the laundry.

## **206.16 Elevator Lobbies**

Provide elevator lobbies with self-closing fire/smoke assemblies when required by code. Elevator lobbies shall be a minimum of 6'-0" wide and attractively furnished to coordinate with the remainder of the hotel.

## **206.17 Amenities**

### **206.17.1 Meeting Rooms**

Meeting rooms, if provided, shall be finished and furnished to coordinate with the remainder of the hotel. Provide an attractively decorated room with carpet, carpet base and textured and painted walls. Carpet must be a 36-oz. commercial grade solution dyed nylon tufted cut pile with at least three (3) yarn colors as per La Quinta Décor Packages and specifications.

If meeting rooms are subdivided with folding partitions, the folding partitions must have a minimum STC rating of 50, and an STC rating of 54 is recommended. Accordion type partitions are not permitted.

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## **206.17.2 Business Center**

If a business center is provided, it must have at least two workstations, one that is accessible per ADA. Provide a computer that is connected to the internet and a printer. Carpet must be a 36-oz. commercial grade solution dyed nylon tufted cut pile with at least three (3) yarn colors as per La Quinta Décor Packages and specifications.

## **206.17.3 Exercise Room**

If an exercise room is provided, provide an attractively decorated room with carpet, carpet base and textured painted walls. Carpet must be a 26-oz. commercial grade solution dyed nylon tufted loop as per La Quinta Décor Packages and specifications. The room must be well ventilated and large enough for the required equipment. One wall must be fully mirrored from a minimum of 12" above the floor to 12" below the ceiling. A telephone, mounted on the wall near the entry at 48" above the floor, is required. Telephone must ring the front desk when the handset is lifted. Provide the following minimum equipment:

- 1- high quality commercial grade stationary bicycle
- 1- high quality commercial grade treadmill
- 1- high quality commercial grade multi station gym
- 1- drinking fountain or purified water dispenser
- 1- wall or ceiling mounted 27" color TV with remote control
- 1- wall clock
- 2- decorative robe hooks
- 1- soiled towel bin

Free weights, dumbbells, etc are not permitted. The ceiling is recommended to be 9'-0" high to accommodate exercise equipment such as a stair stepper. The entry door must be protected by a lockset operable by the guest's card key. Additionally, it must be possible to see into the exercise room from the corridor.

## **206.17.4 Public Area Telephones**

A house phone and a card swipe phone shall be located on a table in the lobby seating area.

## **206.17.5 Public Area Toilets**

There shall be one restroom for men and one for women in the lobby area. The restrooms shall be accessed from a secondary corridor. They shall not open directly onto the lobby area. Direct line of visual sight into restrooms with multiple stalls is prohibited. The number of lavatories, stalls and urinals shall not be less than dictated by code.

Finishes shall include 8x8 ceramic tile floors and knock-down textured and painted walls per La Quinta décor package.

Toilet partitions and doors are to be plastic laminate or solid surface material and are recommended to be ceiling hung. Coat hooks are required on the back of the doors.

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Provide a solid surface or granite vanity top with an under-counter mounted porcelain enamel lavatory and single lever faucet.

A full-width, full-height or decorative framed mirror is required.

Power exhaust fans, which comply with the local codes, must provide ventilation per local codes. If two or more toilet stalls are provided in the public restrooms, HVAC supply must also be provided in addition to continuous exhaust.

Men and women's restrooms must be clearly identified with international symbols. All restroom entrance doors must be a minimum of 3'-0" (.91m) wide. Door closures and kick plates are required on public restroom doors.

A smoke detector and emergency lighting must be provided.

The following accessories are required:

1. Reserve roll toilet tissue holder or surface-mounted dual dispenser.
2. Recessed combination paper towel dispenser and large waste receptacle.
3. Wall-mounted liquid soap dispenser.
4. Wall-mounted grab bars as required by ADA.

## **206.17.6 Vending**

Vending with ice and soda is required on every floor. Provide 6" x 6" or larger ceramic tile at vending areas per La Quinta décor package.

## **206.18 Guest Corridors**

Primary corridors in the guestroom areas must be a minimum of 5'-0" (1.5m) wide. Refer to Public Area Floors, Walls, Ceilings and Lighting above for general requirements.

In Inn and Suites, a corridor wall trim is required. The trim is a wood molding painted the color to the door frames and located 10" from the ceiling to bottom of molding.

Floors must be carpeted, and double stick padding is required. Carpet must be a 36-oz. commercial grade solution dyed nylon tufted cut pile with at least three (3) yarn colors as per La Quinta Décor Packages and specifications. A 4" bound carpet base is required.

Color coordinated vinyl corner guards are recommended at wall direction changes.

Lighting shall be accomplished by a combination of recessed can lights and decorative wall sconces. Provide well-lit corridors, with emphasis at guest room entrances.

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## 206.19 Interior Signage

Signage must be purchased from a La Quinta approved vendor. Room numbers must be mounted on the wall, on the latch side of the door. Mount all room signs 60" above the floor measured to the centerline of the sign.

### Required Directional Signs

Locations where directional signs are to be used:

- Transition of Lobby to corridors
- Each Elevator Lobby
- Each corridor intersection
- Each secondary building entrance

Directional signage shall indicate the location of guestrooms, vending lobby and other guest amenities.

## 206.20 Environmental Controls

Heating, ventilation (fresh air) and air conditioning must be provided for all occupied areas and shall be thermostatically controlled. Where thru-wall air conditioning units (PTACs) are used:

1. Provisions must be made to allow positive drainage from the unit.
2. Thru-wall units must be complete with a metal sleeve.
3. Louvers for thru-wall units shall be architectural style with finish to match the window sections or the adjacent wall, as appropriate.

Thru-wall wall sleeves shall be properly sealed on the exterior and interior.

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## 207 Guest Rooms

### 207.01 La Quinta Inns

Provide a mix of Double Doubles and Single Kings as appropriate to the market. Suites included in La Quinta Inns shall meet the requirements for suites as listed below. Nominally the rooms shall be a minimum of 12' wide and 288 square feet.

### 207.02 La Quinta Inns & Suites

A mix of extended suites (min. 12'x33') and appropriately sized two-room suites equal to a minimum of twenty percent (20%) of the total room count is required in order for the property to be signed as a La Quinta Inn and Suites. All guestrooms shall be nominally 12' wide and a minimum of 312 square feet. In order to classify as a suite, guest rooms must be nominally 12' wide and at least 396 square feet and have a separate soft seating area. In addition, all rooms must include a microwave and refrigerator, a desk with data port phone, and a second phone in the bedroom.

### 207.03 Closets

Closets are a requirement in all La Quinta lodging facilities. Provide a closet with minimum inside dimensions of 2'-6" wide and 2'-0" deep in each guest room. Closets shall have a pair of swinging three-panel doors with dummy hardware. Mount a hardwood or chrome plated hanging rod, shelf, iron and ironing board inside the closet. Closet floor shall be carpet with carpet base, and walls are to be painted knockdown texture. A folding luggage rack is required in all closets.

### 207.04 Décor

La Quinta has developed Interior Decor Packages for guest rooms and guest baths. Use La Quinta Décor Packages in all new construction and conversions. Selected portions of the packages are included in section 210. Complete Decor Package specifications can be obtained from:

LQ Management, LLC  
909 Hidden Ridge, Suite 600  
Irving, Texas 75038  
Attn: Design and Construction Department

### 207.05 Minimum Size and Configuration

All rooms are required to be adequately sized to accommodate the La Quinta furnishings packages.

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The following furniture is required:

Category	Item			La Quinta Inn		La Quinta Inn & Suites				
	X Number	Description	Dimension	Standard Double	Standard King	Standard Double	Standard King	Standard King Sofa	Extended King Suite	Two Room Suite
Bedding	X101AD X101ADB	Double Bed	54"W x 80"L	2		2				
	X101AK X101AKB	King Bed	72" W x 80" L		1		1	1	1	1
Furniture - Casegoods	X201D X201K	Straight Headboard	Varies with King & Double	2	1					
	X201DA X201KA	Arched Headboard	Varies with King & Double			2	1	1	1	1
	X200	2 Drawer Dresser	60" W x 22" D x 24" H	1	1	1	1	1	1	1
	X202	Night Stand	24" W x 16" D x 24" H	1	2	1	2	2		2
	X203	Night Stand	16" W x 16" D x 24" H						2	
	X204	Desk - Rectangular	48" W x 26" D x 30" H	1		1		1		1
	X213	P-Top Desk - P or 9	66" W. x 42" D x 30" H		1		1		1	
	X214	Love Seat Sleeper	61" w. x 35"d. x 32"h, 19" seat ht., 24" arm ht.					1	1	
	X215	Coffee Table	34" W x 20" D x 16" H					1	1	1
	X216	End Table	22" W x 27" D x 23" H						1	2
	X217	Round Table	24" Dia. X 23" H.						1	
	X218	Micro-Fridge Cabinet	25.5"w. x 24"d. x 49.5"h.			1	1	1	1	
	X220	3 drawer Dresser	34-3/8" W x 20" D x 30" H							1
	Upholstered Furniture	X205	Desk Chair Ergonomic	25 1/4"W X 25 1/4" D X 35 1/2" - 38 1/4" H Seat H: 18 1/2" - 21 1/4" Arm H: 23 1/4" - 26"	1		1			
X209		Desk Chair High Back	25.5" W X 29"D X 45.5" H, 17.5-21.5" SEAT H, 25-29" ARM H		1		1	1	1	1
X210		Lounge Chair	24" w x 23" d x 32.5" h - Seat H. 18.5" / Arm H. 22"	1		1			2	1
X211		Recliner Chair			1		1			
X212		Desk Chair Straight Back	19" w x 22 3/4" d x 38" - 18 1/2" seat h		1		1			
X219		Sofa	73" w. x 35"d. x 32"h, 19" Seat H., 24" Arm H							1
X221		Upholstered Bench	40"w. x 18"d. x 18" ht.							1
X222		Barrel Chair King	30-1/2"w. x 32-1/2"d. x 32" h, 18-1/2" Seat H. / 27" Arm H.							1

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## 207.06 Acoustics

Demising walls between guest rooms and walls between guest rooms and the corridor shall provide an STC 50 or better. Walls between guest rooms and noisy spaces such as elevators, maid's closets and vending areas must provide an STC 54 or better.

Guest room floors/ceiling assemblies shall provide a minimum STC rating of 50.

## 207.07 Entrance Doors

Guestroom entry doors for interior corridor properties shall be 1 ¾" (4.45cm) 20 ga 6 panel steel, tight fitting smoke- and draft- control assemblies having a fire protection rating of not less than 20 minutes or as otherwise required by code. Ratings shall be so indicated by Underwriters Laboratory labels attached permanently to the doors and frames.

Existing guestroom flush doors shall receive applied molding to simulate a six-panel door, refer to details.

Guestroom entry doors are to be a minimum of 3'-0" x 6'-8" (.81m x 2.03m). Doors are to have two spring-loaded hinges or commercial grade door closers with covers. Doors must be adjusted to be self-closing and self-latching.

Frames for interior corridor guestroom entry doors shall be 18 gauge hollow metal or knockdown type. Framed, non-masonry walls shall be reinforced on both sides of the jamb to prevent prying and flexing for security control.

Provide the following door hardware:

1. 1 ½ pair of butt hinges, 1 pair to be spring-loaded or a commercial grade door closer with cover.
2. Kick plate on the corridor side of the door.
3. Sound seals on interior doors and thresholds and weather-stripping on exterior doors.
4. U-bolt type security latch located no higher than 48" above finished floor.
5. Tamper-proof, one-way viewers located at 60" above finished floor.

An electronic lockset with automatic deadbolt and lever handle for hotel usage as manufactured by TESA, VingCard, or Saflok or equal. Door hardware finish for all hotels must be US4 Satin Brass. The finish on all hardware must be the same.

In addition to the requirements above, exterior doors are to have thresholds and weather stripping in lieu of sound seals.

## 207.08 Connecting Room Doors

The use of connecting rooms is discouraged. If used, connecting rooms are to be connected by two solid core wood or steel doors rated as required by code. The two

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doors shall have a combined STC rating of not less than 50. Provide the following hardware for both connecting room doors:

1. Latch set equal to Sargent 10G15-3LL with operating lever on the room side only.
2. 1 1/2 pair of butt hinges
3. Thumb turn deadbolt with 1" throw with a blank plate installed on the opposite side of the door.
4. Sound seals.
5. The finish of all connecting room hardware must match the entry door finish.

## 207.09 Floor Covering

Guest rooms floors are to be carpeted with pad and a carpet base. Carpet must be a 32-oz. commercial grade solution dyed nylon tufted cut pile with at least three (3) yarn colors. Refer to La Quinta Décor Packages for complete specifications.

## 207.10 Wall Finish

Walls are to be bright, appealing and well maintained. Painted knock-down texture is preferred. Paint all four walls:

Sherwin Williams    City Loft    SW1032    Latex Eggshell Enamel

Contract quality, type I (15 oz.), Class A, vinyl wall covering is acceptable in conversions. Painted vinyl wall covering and painted concrete block are not acceptable.

Where ceiling trim is installed, the wall above the trim is to be Luminous White SW 1900 eggshell.

## 207.11 Ceiling Finish

Ceilings shall be sound absorbent, light reflecting and a minimum of 8'-0" for "Inn" properties and 9'-0" high for all "Inn & Suites" properties. Cover ceilings uniformly with spray acoustical (popcorn) texture. Paint ceilings:

Sherwin Williams    Luminous White    SW1900    Latex Flat

## 207.12 Electrical

Electrical outlets are to be placed to allow convenient connection of the individual fixtures/lamps. Electrical cords must be concealed from guests' view.

1. Provisions must be made for electrical outlets to supply power to the television set, AM/FM clock radio, microwave, refrigerator, coffee maker and hair dryer.
2. At least one electrical outlet shall be conveniently located and accessible to guests for use with an iron.
3. A duplex outlet and telephone outlet mounted 15" above the floor are required at each desk.
4. A ceiling or wall mounted light fixture is required in the entry area. This light must be controlled by a switch mounted adjacent to the entry door.

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5. Back-to-back power, telephone, television and other electrical outlets or junction boxes are not permitted between guestrooms. Device boxes in adjacent rooms must not be set in the same stud cavity.
6. Ground fault interrupter circuit (GFIC) receptacle shall be installed at any location within six feet (6') of a water source.

## 207.13 Environmental Controls

Heating, ventilation (fresh air) and air conditioning must be provided for all guestrooms and shall be thermostatically controlled. Where thru-wall air conditioning units (PTACs) are used in guestrooms:

1. Provisions must be made to allow positive drainage from the unit.
2. Thru-wall units must be complete with a metal sleeve.
3. Louvers for thru-wall units shall be architectural style with finish to match the window sections or the adjacent wall, as appropriate.
4. Thru-wall wall sleeves shall be properly sealed on the exterior and interior.

## 207.14 Drapery

Provide the following at all guest room windows:

1. Side panels- Fixed full length Min. 15" wide panels on either side of window
2. Valance- Hardboard framed 15" deep or proportioned to the ceiling height.  
Match side panel fabric
3. Sheers- Flame retardant polyester, 200% fullness
4. Black-out panels- White black-out fabric with batons and weights to prevent blowing

Refer to La Quinta décor package for complete details of draperies and drapery fabric.

## 207.15 Art Work

Inn: In a double/double a total of four pieces, one over each bed, one at the desk and one at the dresser. In a king a total of three pieces, one over the bed, one at the desk and one at the dresser. Refer to La Quinta décor package for artwork selections.

Inn and Suite: A total of three pieces in each room, one at the desk, one at the dresser and one on the bath wall adjacent to the bed. There is no art over the beds with the arched headboards. Refer to La Quinta décor package for artwork selections.

## 207.16 Lighting

Guest room lighting must be provided by recessed can lights, decorative ceiling mounted fixtures, decorative wall mounted bedside fixtures, table and floor lamps. Decorative lights shall be per La Quinta FF&E package. Provide a well-lit room using appropriate fixtures. Fixtures must be contemporary, UL listed and powder coated. Provide matching cord covers for all wall mounted fixtures. Select lamps to provide a consistent warm light color (2700 kelvin), long lamp life, and low energy usage. Warm white fluorescent lamps are preferred, but incandescent lamps are acceptable. Light fixtures with prismatic lenses, egg crate diffusers or bare bulbs are not acceptable.

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A ceiling fixture or decorative wall sconce is required at the entry area. This fixture shall be three-way switched from the entrance door and the bedside.

Provide a wall mounted bedside fixture over each night table. A matching fixture is to be installed beside the mirror over the dresser.

Provide appropriate task lighting at the desk. This fixture should be a, wall sconce or recessed can light. If a desk lamp is provided, it is recommended that a data jack be provide in the lamp base.

A table or floor lamp is to be provided adjacent to any soft seating for reading.

## **207.17 Microwave/Refrigerator**

All guest rooms in La Quinta Inns & Suites must have a microwave and refrigerator. These must be installed in a cabinet with doors that matches the casegoods or built into millwork.

All suites in an Inn must have a microwave and refrigerator. These must be installed in a cabinet with doors that matches the casegoods or built into millwork.

## **207.18 Telephones and Data Terminals**

All guestrooms shall have a touch-tone phone. Each single bed guest room shall have two touch-tone telephones, one at bedside and one at the desk. In new construction, they shall be two-line telephones, capable of two conversations at once or a conversation and use of a computer. All telephones shall have push buttons, a message warning light and a data port.

## **High Speed Internet Access (HSIA) Standards**

Wireless or wired high speed Internet access has become “the amenity” for today’s business and recreational traveler. The hotel industry has recognized that travelers expect access to Internet connections around the clock in order to handle work and personal matters while away from the office or home. To ensure customer’s expectations are met, the standard for every La Quinta branded hotel is to provide High-Speed Internet Access (HSIA) for guest usage 24 hours a day, seven days a week.

### **Definition**

HSIA is defined as the hardware, software, and support services needed to deliver high speed Internet access to hotel guests and other users who will use their own computer or devices in guestrooms, meeting rooms or public areas. The HSIA solution includes the consistency of the guest experience, content, security, networking and support services to the end user. The intent of this standard is to ensure that providers of HSIA service comply with the technology standards for both wired and wireless systems.

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## Meeting Rooms

- All hotels must install HSIA into all meeting rooms. The HSIA can be wired, wireless or a combination thereof.
- At least one meeting room must have a wired HSIA infrastructure.
- Hotels may charge for HSIA in meeting rooms in accordance with local market demand.

## Guest Rooms

- All guest rooms must have HSIA installed. The HSIA can be wired, wireless or a combination thereof. Guests must not be charged for use of HSIA in guest rooms.

## Public Areas

- Public Areas at all hotels must provide HSIA wireless coverage. Public areas include the lobby, breakfast areas, public gathering areas (e.g., gazebos), pool-side, restaurants, and bars. Guests must not be charged for use of wireless HSIA in public areas.

## La Quinta Approved Vendors

For assistance in reaching approved vendors, please call the help desk at 1(800) 527-5331 or email DEPT – Support.

- ❑ Guest-Tek Interactive
- ❑ Ethostream
- ❑ iBAHN (formerly STSN)

## System Requirements

### Basic Functionality:

The high-speed connection must include:

- Ethernet connection – no modem required – all cables provided
- Connection is “always on”; just as a LAN connection would be in the user’s own office
- Connection enabled while the user is speaking on the phone, even without two-line phone capability in the room

### Guest Instructions:

Clear instructions must be provided within the room itself for how the service can be accessed.

### Support:

24x7 troubleshooting support must be available to guests. The support must be provided at no charge. A support number must be clearly identified with professionally

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prepared signage in the guest room. Hotel staff must be offered clear procedures to follow, provided by supplier, if they are providing troubleshooting advice. It is not recommended for members of the hotel staff to handle the guest's personal computer equipment at any time.

## Seamless Connectivity:

The System must provide guests with the ability to connect to the network and the Internet without any reconfiguration of the guests' laptop computer. The solution must be a "plug and play" application such that guests are not required to install any additional software or software drivers or make changes to the networking settings in their computers in order to use the high speed Internet service.

## Wireless – Security:

It is the HSIA WLAN Access Provider's responsibility to make every effort to ensure that the privacy of the information that is transmitted over the WLAN interface is secure, and not susceptible to interception.

## Ethernet/Wireless Bridge:

For those guest room users that are concerned about security in a public wireless network environment or who do not have wireless capability, the hotel must be able to provide an Ethernet/Wireless bridge. The minimum number of such devices should be equivalent to 5% of rooms with wireless access. The Ethernet/Wireless bridge must provide encryption to effectively secure guest traffic between the user device and the wireless access point and vice versa. The bridge must be seamless for the guest room user to install requiring no software or re-configuration to the user's PC.

A Start Page is required and will include the brand approved Terms and Conditions. Because there are certain risks associated with wireless LAN security, properties must advise all guests using the public area HotSpot and, if applicable, WiFi access in meeting rooms that they are assuming the risks associated with use of a wireless network. Once logged on and the guest proceeds to the Internet, a branded Hotel Splash Page must be displayed as the gateway to the Internet. La Quinta Marketing must approve the Hotel Splash page.

## Minimum Connection Speed – to the ISP:

The connection speed to the ISP must be at least 512k or higher.

## Network Monitoring:

The HSIA Service Provider must provide proactive 24/7/365 network monitoring to ensure the performance of the network at an acceptable level of service to the guest,

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maximize up-time and identify and address system performance issues before hotel intervention is required.

## Wireless Coverage:

Provide Minimum Signal Strength at each meeting room and public gathering areas at the Site with a signal to noise ratio of not less than twenty (20). To the extent this can be provided via wireless access points installed within the interior of the physical hotel structure, provide Minimum Signal Strength to each chair, sofa, bed, lounge, stool or other arrangement where a guest can sit down within the site, in the immediate surrounding public areas provided by the hotel for use by its guests (excluding parking lots), and on the paved area surrounding the pool.

## **208 Guest Baths**

### **208.01 Layout**

The La Quinta guest expects a well lit generous bath area with quality fixtures.

### **208.02 Floors**

Floors must be minimum 6" x 6" non-slip ceramic tile with a minimum static coefficient of friction of 0.6 when wet per ASTM 1028. A solid surface threshold at the junction between carpet and tile with a 2" (5.08cm) minimum width, not to exceed 5/16" (.79cm) above bath floor level, is required.

### **208.03 Walls**

Walls shall be moisture resistant and light reflecting. Cover all bath walls uniformly with knock down texture. Paint walls:

Sherwin Williams    City Loft                      SW1032            Eggshell Enamel Latex

Type I vinyl wall coverings are also acceptable, except in humid climates.

### **208.04 Ceilings**

Ceilings shall be moisture resistant, light reflecting and a minimum of 7'-4" high. Cover ceilings uniformly with orange peel texture. Paint ceilings:

Sherwin Williams    Luminous White    SW1900            Semi-Gloss Alkyd Enamel

### **208.05 Vanity**

Tops shall be made of cultured marble with a raised drip edge in front and cultured marble side and back splashes. Provide an under-counter mounted or top set porcelain enamel lavatory bowl.

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## 208.06 Plumbing Fixtures

Provide a tub/shower combination. Cast iron or steel tubs with sound blankets and factory finished non-slip bottoms are required. The minimum tub length is 5'-0" (1.52m).

Toilets must be white, tank type and have elongated bowls. Flush valve toilets are not permitted.

The toilet must have a white, open front plastic seat with lid. The seat and lid must remain in an upright position without being held. Padded seats are unacceptable.

All exposed plumbing fixtures (pipes, faucets, spouts, etc.) must be high quality, chrome-plated brass as manufactured by nationally known manufacturers. Single lever mixing valves must be installed for lavatory and bath/shower. All tubs shall have stoppers. Rubber stoppers are not permitted.

The tub/shower valve in the typical guestroom bath shall be Symmons #S-25-2-BF-X-LP with an adjustable massage showerhead by Waterpik (Item# Z7ZNVL623CGP, Z7ZNVL653CGP (ADA)) distributed by American Hotel Register or equal for "Inn & Suites" properties and Sloan Act-o-matic AC-51 showerhead or equal for "Inn" properties.

The lavatory faucet for the typical guestroom or accessible bath shall be American Standard 2385.400 with pop-up drain or equal.

Each hot and cold water supply shall have an individual cut-off valve. Water supply for toilet must be mounted 10" above finished floor to avoid conflicting with tile base.

Bathtubs and lavatories must have overflow outlets.

ABS pipe is not permitted for use in La Quinta lodging facilities.

If PVC drainage piping is used above public spaces, the area must be insulated for sound control. As an option, the drainpipes may be insulated.

## 208.07 Tub Surrounds

Acceptable surrounds are cultured marble or solid surfacing products equal to Corian. Finish and color of surrounds shall match Corian Cameo. The tub/shower surrounds must extend to the ceiling. Ceramic tile, acrylic and fiberglass units are not acceptable, except at existing properties, and only if in like new condition.

## 208.08 Lighting

General illumination for dressing and color-balanced illumination for grooming are required. Use contemporary decorative fluorescent fixtures with warm white lamps, a tube type over the vanity and a round fixture in the ceiling. Provide a minimum of 40 foot-candles at the vanity. When the vanity and tub/shower are in separate areas, switch each area independently.

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## 208.09 Electrical

A GFI duplex electrical outlet must be located at both ends of the vanity to allow convenient use of personal care appliances in front of the vanity mirror and for the required hair dryer (1500 watts) and coffee maker.

## 208.10 Exhaust System

The toilet area is to be mechanically exhausted by metal ducts and continuously operating fans. The exhaust system must contain baffles to prevent sight and sound transmissions between bathrooms. Baths shall not vent into the chase ways.

Combine exhaust ducts to minimize penetrations through the building exterior. Exhaust vents shall be placed no closer than ten feet from an operable window or air intake louver. When possible, exhaust shall be routed through the roof on the rear of the building.

## 208.11 Bath Door

Provide six panel hollow core wood doors, minimum size of 3'-0" x 6'-8" x 1 3/8". If a full-length dressing mirror is used on the bath door, a solid-core door is to be provided.

A privacy set equal to Sargent 10 line is required on bathroom doors. The finish must be US26D satin chrome finish on the bath side and the finish on the room side must match the entry door hardware. One pair of butts with US26D finish is required. Lever type handles are required.

Lock operation: The latch bolt must operate by lever from either side, except when a push-button locks the outside lever. The push-button lock must release by turning the inside lever or by closing the door. The push-button lock must also be released by an emergency key. The backset must be 2 3/8" (6.03cm) minimum with a minimum latch projection of 1/2" (1.27cm).

## 208.12 Mirrors

**Vanity Mirror.** A wall-mounted full wall unframed mirror is required above the vanity. The light switch and outlet must be located so they do not conflict with the mirror. The mirror must be 1/4" distortion free, polished float plate glass, manufactured according to federal specifications DDM-411 for Grade 1 mirrors.

**Dressing Mirror.** A full-length mirror is required in all rooms, located in or immediately adjacent to the dressing area and mounted 18" above the finished floor. Minimum size is to be 18" x 60" (.46m x 1.52m). The mirror must have polished edges. If mounted on the bath door or closet door, it is to be mounted 12" above the finished floor with mirror clips. The door must be solid core.

## 208.13 Bath Accessories

All accessories shall be non-corrosive, stainless steel or chrome. The following accessories shall be provided:

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1. **Facial Tissue Dispenser.** A recessed facial tissue dispenser shall be installed in the vanity front adjacent to the bath door. The panel is to be of one piece, heavy gauge, and triple chrome-plated metal, with snap-in installation or with a dispensing slot cut into the man-made marble vanity skirt. Depth is to be a minimum of 2 1/2" (6.35cm). No brand name designation is allowed.
2. **Toilet Tissue Dispenser.** The toilet tissue dispenser is required equal to CSI Donner 576/587.
3. **Robe Hook.** The double robe hook is to be zinc and triple chrome-plated with a concealed screw and minimum hook projections of 1 5/8" (4.13cm) mounted at 6'-0" AFF.
4. **Shower Rod.** The shower rod must be located 6'-8" off the finished floor to the center line of the rod. The shower rod must be permanently secured. For "Inn & Suites" only the shower rod shall be 5'-0" curved chrome finish rod (Item # N5CCR600-60SS) by Hospi-tel Manufacturing Company distributed by American Hotel Register or equal.
5. **Grab Bar.** A chrome or stainless steel grab bar, 24" (.61m) in length, is to be installed horizontally on the tub back wall. Proper backing/blocking is to be provided for secure installation. All grab bars must be securely anchored and capable of withstanding 250 lbs. of pull. Grab bars must have flange covers to conceal the mounting screws
6. **Towel Shelf.** One corian towel shelf with angled support brackets (minimum length 24") (.69m) will be located over the toilet.

When the tub/shower and toilet are separate from the vanity, one chrome towel shelf, including braces and towel bar, minimum length 18" (45.7 cm), shall be located in the tub area mounted over the toilet, and one towel bar, minimum length 18" (45.7 cm), is to be located in the vanity area. Towel bar with towels shall not cover light switches/receptacle.

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Design and Construction Standards

## 209 Support Areas and Systems

### 209.01 Electrical Panel Boxes/Circuits

All electrical panel boxes and circuits must be labeled and lockable. Unless prohibited by local authorities, all electrical panels and circuits accessible to the public must be kept locked. Exposed electrical panel boxes must be finished to coordinate/blend with the surrounding interior finish and color scheme.

### 209.02 Emergency Lighting

Emergency lighting is to be provided to comply with all codes and authorities having jurisdiction. Additionally, emergency lighting fixtures shall be provided in any area that may be occupied by a guest, except guest rooms and guest baths. Emergency lighting fixtures shall be arranged to maintain not less than one foot-candle measured at the floor at all points, including corners. Emergency lighting fixtures shall be automatic, not requiring any manual action to put them into operation after failure of normal lighting. Power for emergency lighting shall be supplied by approved reliable electric storage batteries with trickle charge system or equivalent.

### 209.03 Property Management System

#### 209.03.1 Manager's Office

Space must be made in General Managers' office for one workstation with monitor and one printer. Three power outlets near the workstation are required.

#### 209.03.2 Mainframe System

Provide a room for one 8' x 4' x 3' rack to facilitate 2 file servers. Room must be accessible to auditor 24 hours a day. A total of four dedicated power outlets and one surge protected power strip will be required for installation and must be within 3 ft of rack.

Location of file servers must be taken into consideration if any Interface equipment is going to be installed such as call accounting, movies, etc... A power source must be available for these interfaces.

Interface vendors must be contacted and made available to La Quinta IS Personnel 2 weeks prior to opening to insure proper configuration of equipment. 45 days prior to installation, a La Quinta Data Communication Technician will be contacting you to begin the procedures of installation of the T1 line at your facility.

Since location of T1 demarc will be near phone cabinet, an extended demarc may be placed within 6 ft of network router and switchbox.

Category 5 cable may be run from T1 demarc near phone cabinet to a patch panel located within 6 ft of rack.

#### 209.03.3 Front and Back Office Requirements

A total of 5 power outlets are required in front office area.

Front desk area will require a space for two workstations and monitors.

If additional equipment is needed, contact La Quinta for assistance.

Space for printer (2' x 2' x 1') must also be made in front office area.

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Category 5 cable (CAT 5) must be run, and pinned at each end with RJ-45 connectors, from location of router and switch box to each workstation and printer at front office area.

General Manager's office shall have 3 power outlets.

Space must be made in the General Manager's office for one workstation, one monitor and one printer.

Category 5 cable (Cat 5) must be run, and pinned at each end with RJ-45 connectors, from location of router and switchbox to managers' workstation and printer.

## **209.03.4 Telephone Requirements**

One dedicated phone line with it's own number is required for dial backup system. This line must be located within 6 ft of network router and switch.

## **209.04 Employee Break Room**

If an employee break room is included, include a minimum of six (6) lockers when the hotel has 75 guestrooms or less. Lockers should be a minimum of 2.5 cubic feet (.07m<sup>3</sup>).

Walls are to be textured and painted. Ceilings may be textured and painted or 2x2 lay-in acoustical tile.

Provide a minimum of one employee restroom separate from the public restrooms. A cooking surface is not allowed in employee break rooms.

Provide a central HVAC or a thru-wall unit in the break room, designed such that there is a negative air pressure differential in the break room. Provide continuous exhaust in the employee restroom.

## **209.05 Environmental Controls**

Heating, ventilation (fresh air) and air conditioning must be provided for all areas of the hotel and shall be thermostatically controlled. Thru-wall air conditioning units (PTACs) are allowed in guestrooms, two-bay meeting rooms, and employee break rooms. When PTACs are used:

1. Provisions must be made to allow positive drainage from the unit.
2. Thru-wall units must be complete with a metal sleeve.
3. Louvers for thru-wall units shall be architectural style with finish to match the window sections or the adjacent wall, as appropriate.
4. Thru-wall wall sleeves shall be properly sealed on the exterior and interior.

## **209.06 Laundry/Housekeeping Area**

Floors must be non-slip sealed concrete or better, with a minimum coefficient of friction of 0.6 per ASTM 1028 in the laundry area. Walls must be painted gypsum board, masonry or better.

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Pre-manufactured linen chutes are required in each building with three or more floors and must comply with all codes and authorities having jurisdiction. Linen chutes must have lockable doors if accessible by guests.

Provide a separate central HVAC system for the laundry room that will maintain a comfortable temperature and humidity level.

Provide a non-combustible enclosure around the dryers.

Provide a wall-mounted telephone in the laundry area.

## **209.07 Hot Water Supply**

Domestic hot water for guestrooms must have a circulating pump or other approved system installed in-line to provide instant hot water at all fixtures. The maximum water temperature delivered to the guestroom shall be 110° - 120° F.

Hot water temperature for laundry shall meet local health codes. Temperature gauges shall be provided in all hot water supply and return lines.

## **209.08 Mechanical Rooms/Electrical Rooms/Elevator Equipment Rooms**

Storage of any materials in these rooms is prohibited. The floor finish must be sealed concrete or better with vinyl base. The walls must be painted.

Fire safety detectors and alarms shall comply with all codes and authorities having jurisdiction

## **209.09 Storage Rooms**

Adequate storage shall be provided at all properties. All storage rooms shall be provided with a hard-wired smoke detector. Suggested minimum storage requirements are:

- Linen storage (including bedspreads, blankets, etc.).
- Replacement furniture (at least one set, including mattress and box springs).
- Stationery and miscellaneous supplies for rooms (including hand soap).
- Guest equipment (irons, ironing boards, hair dryers, etc.).
- Extra television sets and extra individual air conditioning units.
- Toilet tissue, facial tissue, coffee host supplies and glasses.
- Roll-away beds and baby cribs.
- Chemical and soap supplies.
- Maid carts, vacuums and related equipment.

Electronic locksets are to be used at all linen storage rooms.

## **209.10 Trash Collection**

Trash chutes and trash collection rooms are not permitted. Separate service elevators are recommended for buildings over five (5) stories high.

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## **209.11 TV/Video Equipment Room**

Provide a room ten feet (10') by twelve feet (12'). The room must be independently conditioned to handle the following heat loads:

Telephone Switch: Heat load – 600 BTU's/hr. Electrical power – Dedicated 120VAC 60Hz (NEMA 5-20R or –15R) standard grounded outlets.

LodgeNet System: Heat load – 5,000 BTU's/hr. Electrical power – Dedicated 120VAC 60Hz (NEMA 5-20R or –15R) grounded outlets: 1-15Amp twist-lock and 1- standard.

General room electrical power outlets: 3-15Amp standard grounded quad outlets (may be ganged on same NEMA 5-20 circuit)

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**Guest Room Interior Design Scheme- AUSTIN (A)**



**Guest Room Interior Design Scheme- CAPRI (C)**



**Guest Room Interior Design Scheme- GRANDE (G)**



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## La Quinta Prototype FINISH MATERIALS

210.02

Room Type	Code	Description	Manufacturer	Specifications
Guestroom Bath	CTI	Ceramic Tile	Daltile	Pattern: Vitrestone - VS04 Almond Size: 8" x 8" Grout: Custom Building Products 1-800-272-8786 #145 Light Smoke
	CTIB	C.T. Base	Daltile	Pattern: Vitrestone - P3689 Size: 6" x 8" Sanitary Cove Base Grout: Custom Building Products #145 Light Smoke
Lobby/ Breakfast Area, Vending (1st Floor Only)	CT2	C.T.	American Tile	Pattern: Travertino Color: Beige Size: 12" x 12" Finish: Semi - Polished Grout: Custom Building Products #101 Quartz
	CT2B	C.T. Base	American Tile	Same as Floor Tile CT2 Size: 6" Ht x 12"L (cut from 12x12) Grout: Custom Building Products #101 Quartz
Public Toilet, Vending, Guest Laundry	CT3	C.T. (Wall & Floor as req.)	Daltile	Pattern: Vitrestone Abrasive Color: VS08 Brownstone Size: 8" x 8" Grout: Custom Building Products #185 New Taupe
	CT3B	C.T. Base	Daltile	Pattern: Same as CT3 Cove Base Size: 6" x 8" Grout: Custom Building Products #185 New Taupe
Swimming Pool	CT4	C.T. Band - at waterline	Daltile	Pattern: Aquarium Porcelain Pool & Spa Tile Color: Coastal Blue P072 Size: 6" x 6"
H.C. Guestroom, Roll-In Shower	CT5	C.T.	Daltile	Pattern: Keystone - Mosaic Unglazed: Group 2 Color: Marble DK-325 Size: 2" x 2" Grout: Custom Building Products #145 Light Smoke

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Front Desk, Band Below the Top	CT6	Decorative Tile	Daltile	Pattern: Tumbled Natural Stone Color: TS4 Emerald Size: 4" x 4" Accent Strip Grout: Custom Building Products #145 Light Smoke
Breakfast Counter Back Splash	CT7	Wall	Daltile	Pattern: Goldrush Wheatland 5207 Color: Accent Size: 8" x 10" Grout: Custom Building Products #145 Light Smoke
Breakfast Counter Apron	CT8	Wall	Daltile	Pattern: Tumbled Natural Stone Color: TS4 Emerald Size: 4" x 4" Accent Strip Grout: Custom Building Products #145 Light Smoke
Employees Break Room	VCT1	VCT Tile	Armstrong	Style: 51929 Size: 12" x 12" x 1/8" Color: Sandy Beach
Back of the House	RB1	Rubber Base	Johnsonite Wall Base	Style: 1/8" Rubber Cove Base No. 49 - Beige
Lobby, Registration, Breakfast Counter	COR1	Corian	Corian or Approve Equal	Pattern: Sierra Family Color: Beach Finish: 1/2" Thickness
Meeting Room, Board Room - Millwork, Front Desk, Breakfast, Computer Millwork	PL1	Plastic Lam	Formica	Pattern: 7022-58 Color: Natural Canvas Finish: Matte
Suite Wet Bar, Back of the House Millwork, Toilet Partitions	PL2	Plastic Lam	Formica	Pattern: 771-58 Color: White Kid Leather Finish: Matte
Elevator Wall	PL3	Plastic Lam	Wilson Art	Pattern: #4206-60 Color: Verdigris
Lobby, Corridor, Meeting Room Prefunction Area, Office, Back of House, Exercise Room	VA	Vinyl	BOLTA / MDC Wallcoverings (877) 294 8939	Pattern: Satsuma II Color: Stone BB-SA-07 Weight: 20 oz
Meeting Room, Board Room	VB	Vinyl	BOLTA / MDC Wallcoverings (877) 294 8939	Pattern: Jacquard Tye II Color: Lightning BB-JQ-01 Weight: 20 oz

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Women - Public Toilet, Employee's Break Room	VC	Vinyl	BOLTA / MDC Wallcoverings Tessa B. Moss 214-760-9300 ph 214-674-9693 cell	Pattern: Brielle Type I Color: Canopy A1-2503 Weight: 20 oz
Accent Wall, Front Desk	VD	Vinyl	Tower Vinyl Wallcovering	<u>Austin, Baja, Capri, Grande Schemes:</u> Pattern: Peppertone Type II Color: Spruce T2-PT-13 Weight: 15 oz
			National Wallcovering Kristen Harris 214-320-1239 ph 800-222-1028 w 214-495-8635 fx	<u>For Dallas Scheme:</u> Pattern: Plexus Haiku Color: Ocean Type II 71492020 Weight: 20 oz
Men's Public Toilet	VE	Vinyl	MDC Wallcoverings	Pattern: Brielle Type I Color: Divine A1-2512
Guest Room Walls Below Trim	PIA	P. On Knockdown	Sherwin Williams	Color: City Loft SW1032 Finish: Latex Eggshell Enamel
Guest Bath Room Walls	PIB	P. On Knockdown	Sherwin Williams	Color: City Loft SW1032 Finish: Acrylic Semi-Gloss
Lobby Breakfast Area	PIC	P. On Knockdown	Sherwin Williams	Color: China Doll SW1101 Finish: Acrylic Eggshell Enamel
Ceilings - Lobby, Meting Room, Meeting Room Prefunction, All Public Areas	P2A	P. On Gyp Board	Sherwin Williams	Color: Luminous White - SW1900 Finish: Matte Finish
Guest Bath Ceiling And Back Of House Ceiling	P2B	P. On Gyp Board	Sherwin Williams	Color: Luminous White - SW1900 Finish: Acrylic Semi-Gloss
Guest Room - Above Ceiling Moulding	P2C	P. On Gyp Board	Sherwin Williams	Color: Luminous White - SW1900 Finish: Latex Flat
Guest Room, Ceiling	P3	P. On Popcorn Texture	Sherwin Williams	Color: Luminous White - SW1900 Finish: Latex Flat

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Lobby, Meeting Room, Meeting Room Corridor, Board Room, Men's, Ladies Room, Corridor Side Guestroom Door/Frame	P4A	Paint Wood Trim	Sherwin Williams	Color: Luminous White - SW1900 Finish: Semi-Gloss
Guest Room Bath Room - Door/Door Frame, Ladies Room, Room Side of Guestroom Door	P4B	P. On Wood	Sherwin Williams	Color: Luminous White - SW1900 Finish: Semi-Gloss
Back of the House - Floor	P5	Paint	Sherwin Williams	Finish: Epoxy paint grey
Back of the House - Walls	P6	Paint	Sherwin Williams	Superpaint Color: China Doll SW1101 Finish: Acrylic Eggshell Enamel
Lobby Mat - Main Entrance Vestibule	C6	Pedimat	American Floor Products Co, Inc. 301-987-0490 800-342-0424 301-987-0422 fx Marcos Reyes	<u>Austin, Capri, Grande Schemes:</u> Product: Anodized Aluminum Metal Stratoflex (UX280) W/ Carpet Insert Color: #9310 Spruce  <u>For Dallas Scheme:</u> Product: Anodized Aluminum Metal Stratoflex (UX280) W/ Carpet Insert Color: #9122 Denim
Guestroom	CG1	Corner Guard	Johnsonite 817-461-6404 800-899-8916 Peter Button	Size: 3/4" x 3/4" Color: Match City Loft Weight: 75 oz per ft. Pattern: Saturn (CG-2163) *Use parabond Adhesive
Corridor	CG2	Corner Guard	Johnsonite	Size: 1 1/2 " x 1 1/2" Vinyl Corner Guard Color: Corner Wall Guard To Match to Paint - China Doll SW1101 VBGXX-A48

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## ALTERNATE FINISHES

Front Desk	GR1	Granite	Alamo Tile Co. 214-638-8350 ph 214-638-8356 fx	Color: Absolute Black #2201 Thickness: 1" Slab
Guestroom	VF	Wall Vinyl	MDC Wallcoverings	Pattern: BBAN15 / 4610 Color: Antique Porcelain Calm Neutral
Guestroom	VFB	Wall Vinyl Border	Seabrook Carylind	Pattern: AN9739AB
Suite Millwork to Match to VF Vinyl	PL5	Plastic Lam	Formica	Pattern: 33-58 Sail White Oxide

As An Alternate to paint

\* Guestroom can have Vinyl Wallcovering VF and Border VFB if Hotel is not in humid temperature

# LQ Management, LLC

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210.03

## LAQUINTA EXTERIOR PAINT SPECIFICATIONS (Feb 1, 2003)

### REFER TO LA QUINTA FINISH MATERIALS FOR INTERIOR COLORS

Name: **La Quinta Inn Frosty White LQ5006**  
Product: SuperPaint Exterior Gloss Extra White  
REX: A84W51  
Area Main Wall Color

Y3-4  
N1-2  
R4-+01  
W1-2 One Gallon Formula

Name: **La Quinta Inn Pueblo LQ1079**  
Product: SuperPaint Exterior Gloss Extra White  
REX: A84W51  
Area |Wall/Window Trim|

R2-4  
B1-7+1  
Y3-29+1 One Gallon Formula

**La Quinta Inn Only**  
Name: **La Quinta Inn Patina Green LQ77**  
Product: SuperPaint Exterior Gloss Extra White  
REX: A84W51  
Area Fascia/Gutter

B1-49  
L1-34  
G2-47  
Y3-13 One Gallon Formula

**La Quinta Inn Only**  
Name: **La Quinta Inn Patina Green LQ77**  
Product: Industrial Enamel Pure White  
REX: B54W101  
Area Top Rail/Doors

Y3-9  
L1-27  
G2-36  
B1-38 One Gallon Formula

**La Quinta Inn & Suites Only**  
Name: **La Quinta Inn Trinidad LQ1109**  
Product: Industrial Enamel Deeptone  
REX: B54W113  
Area Gutters/Metal

B1-12+11  
G2-27  
Y3-12 One Gallon Formula

**La Quinta Inn & Suites Only**  
Name: **La Quinta Inn Trinidad LQ1109**  
Product: A-100 Satin Deeptone  
REX: A82W53  
Area Fascia

B1-17  
G2-36  
Y3-16 One Gallon Formula

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Name: **La Quinta Inn Bronze LQ9800**

Product: Industrial Enamel Ultradeep

REX: B54T104

Area Handrail Pickets

R2-14

Y3-51

B1-2y30

W1-4y48                      One Gallon Formula

Name: **La Quinta Inn Roof Tile Red**

Product: Metalatex Ultradeep

REX: B42T104

Area Roof

(Environtoners)

R102-15

B100-2

R101-20

W100-11

Y101+1

Y100-1                      One Gallon Formula

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**Walkways**

**H&C Shield Plus Concrete Stain – Gray**

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**Pool Deck**

**Franciscan Tan by Sundek**

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**FOR WALKS AND DECKS, FOLLOW MANUFACTURER'S RECOMMENDATION FOR THE ADMIXTURE REQUIREMENTS AND APPLICATION METHODS.**

**NOTE THESE FORMULAS ARE FOR COLOR ONLY. SELECTION OF THE PROPER BASE PRODUCT AND/OR ADMIXTURE PRODUCT REQUIRED FOR SPECIFIC APPLICATION IS THE REponsibility OF THE APPLICATOR.**

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210.04

## La Quinta Inns Carbon Monoxide Detector

### Project

#### STANDARD INSTALLATION (1) CARBON MONOXIDE DETECTOR

QTY.	DESCRIPTION
1	MA-CM15A CARBON MONOXIDE DETECTOR W/SOUNDER
1	IV-FA250 HIGH POWER TRANSMITTER
1	IV-FA416DR 16 ZONE RECEIVER W/DISPLAY
1	AC-SPX5760 ANNUNCIATOR PLATE
1	SCN RB-5 AUXILLIARY RELAY MODULE
2	POWER SUPPLY DC, 12V 1-AMP
2	BATTERY 12V 7AH
2	TRANSFORMER
	<b>ANNUAL MAINTENANCE AND ANNUAL INSPECTION IS REQUIRED</b>

Presented By:

Mike Korbuly

ADT National Account Manager

Direct: (972) 406-4211



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210.04

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## *La Quinta Inns Carbon Monoxide Detector*

### Project

INSTALL HIGH POWER REPEATER FOR LONG RANGE SIGNAL OF CARBON MONOXIDE DETECTOR TO RECEIVER

QTY.	DESCRIPTION
1	IV-FA575 HIGH POWER REPEATER
1	IV-BAT603 BACKUP BATTERY

**ANNUAL MAINTENANCE AND ANNUAL INSPECTION IS REQUIRED**

Presented By:  
Mike Korbuly  
**ADT National Account Manager**  
Direct: (972) 406-4211



210.04

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## *La Quinta Inns Carbon Monoxide Detector*

### Project

# LQ Management, LLC

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## INSTALL (1) ADDITIONAL CARBON MONOXIDE DETECTOR

QTY.	DESCRIPTION
1	MA-CM15A CARBON MONOXIDE DETECTOR W/SOUNDER
1	IV-FA250 HIGH POWER TRANSMITTER
1	POWER SUPPLY DC, 12V 1-AMP
1	BATTERY 12V 7AH
1	TRANSFORMER

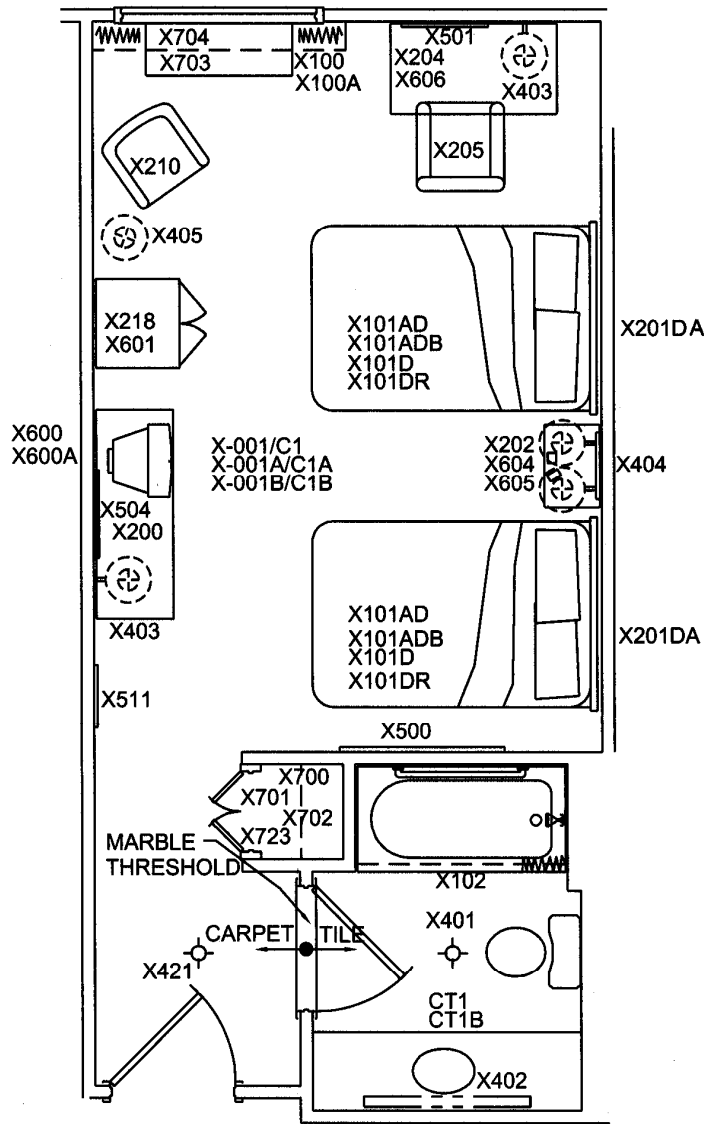
**ANNUAL MAINTENANCE ANNUAL INSPECTION  
IS REQUIRED**

Presented By:  
Mike Korbuly  
**ADT National Account Manager**  
Direct: (972) 406-4211

# LQ Management, LLC

Design and Construction Standards

210.05.1

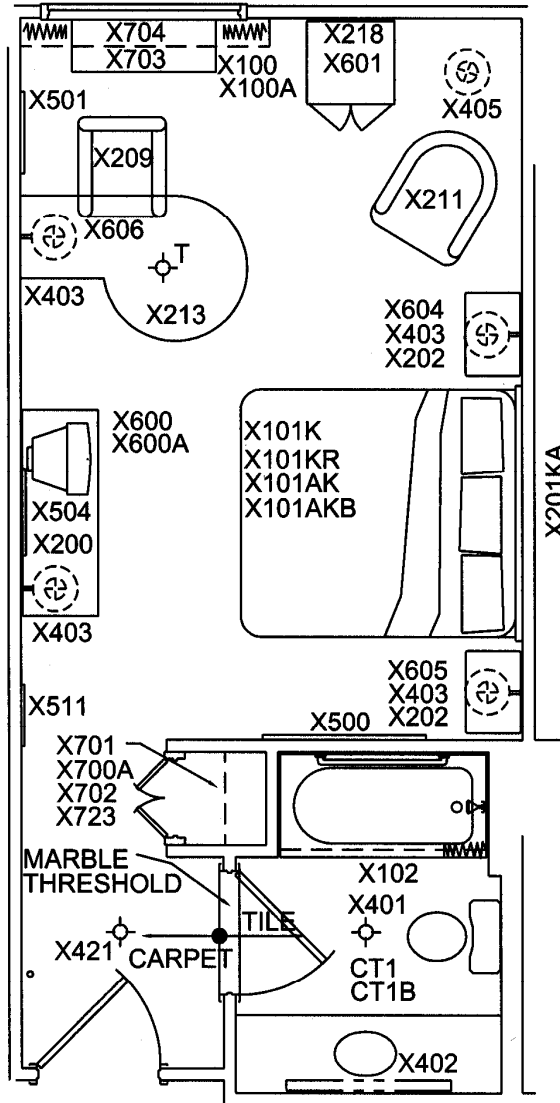


## STANDARD DOUBLE GUESTROOM



La Quinta Inn and Suites

LA QUINTA INN & SUITES - ROOM FURNITURE LAYOUT  
11/08/04

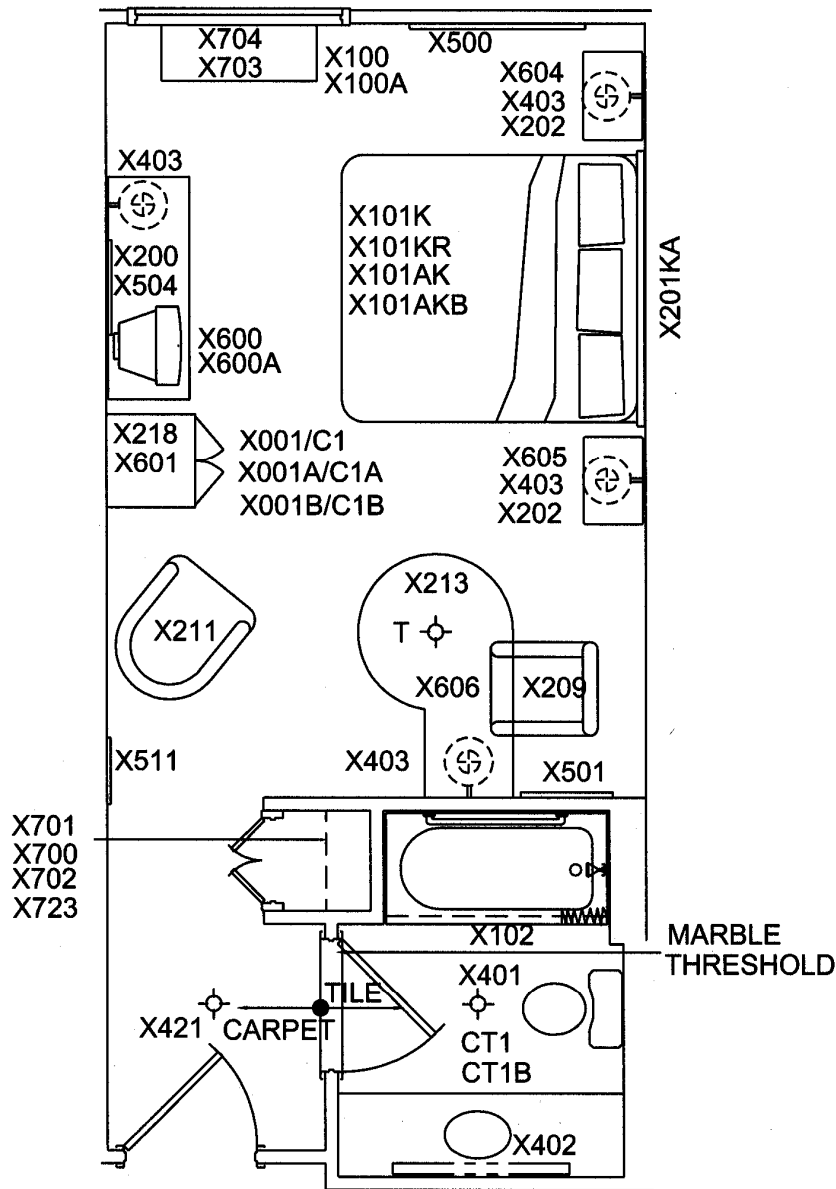


STANDARD KING GUESTROOM



La Quinta Inn and Suites

LA QUINTA INN & SUITES - ROOM FURNITURE LAYOUT  
11/08/04

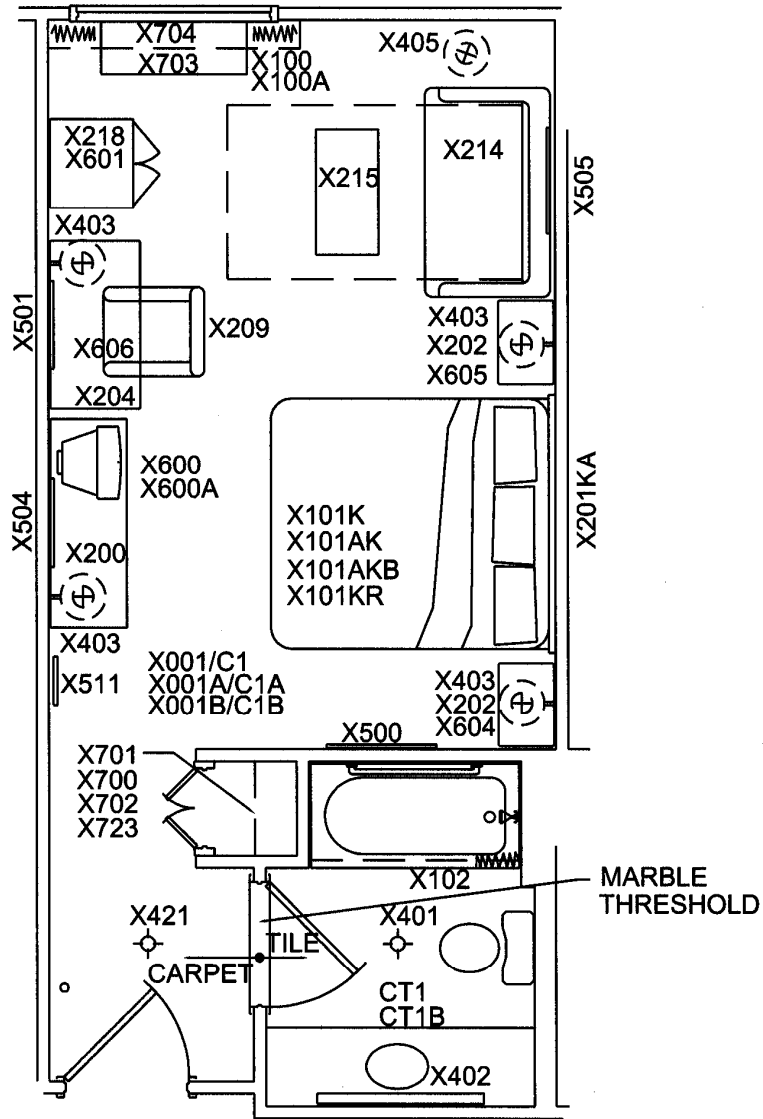


## OPTIONAL STANDARD KING



La Quinta Inn and Suites

LA QUINTA INN & SUITES – ROOM FURNITURE LAYOUT  
11/08/04

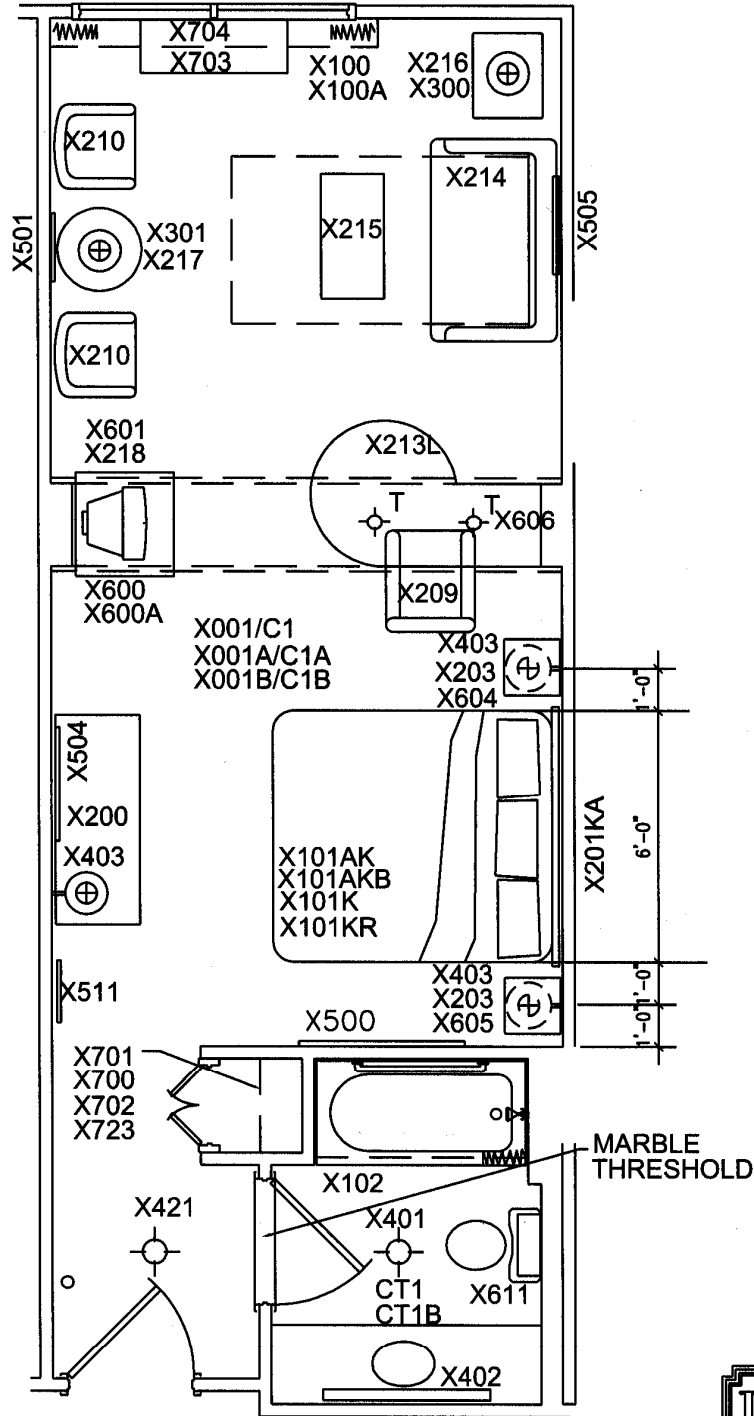


## KING SOFA ROOM



La Quinta Inn and Suites

LA QUINTA INN & SUITES – ROOM FURNITURE LAYOUT  
11/08/04



## EXTENDED KING SUITE



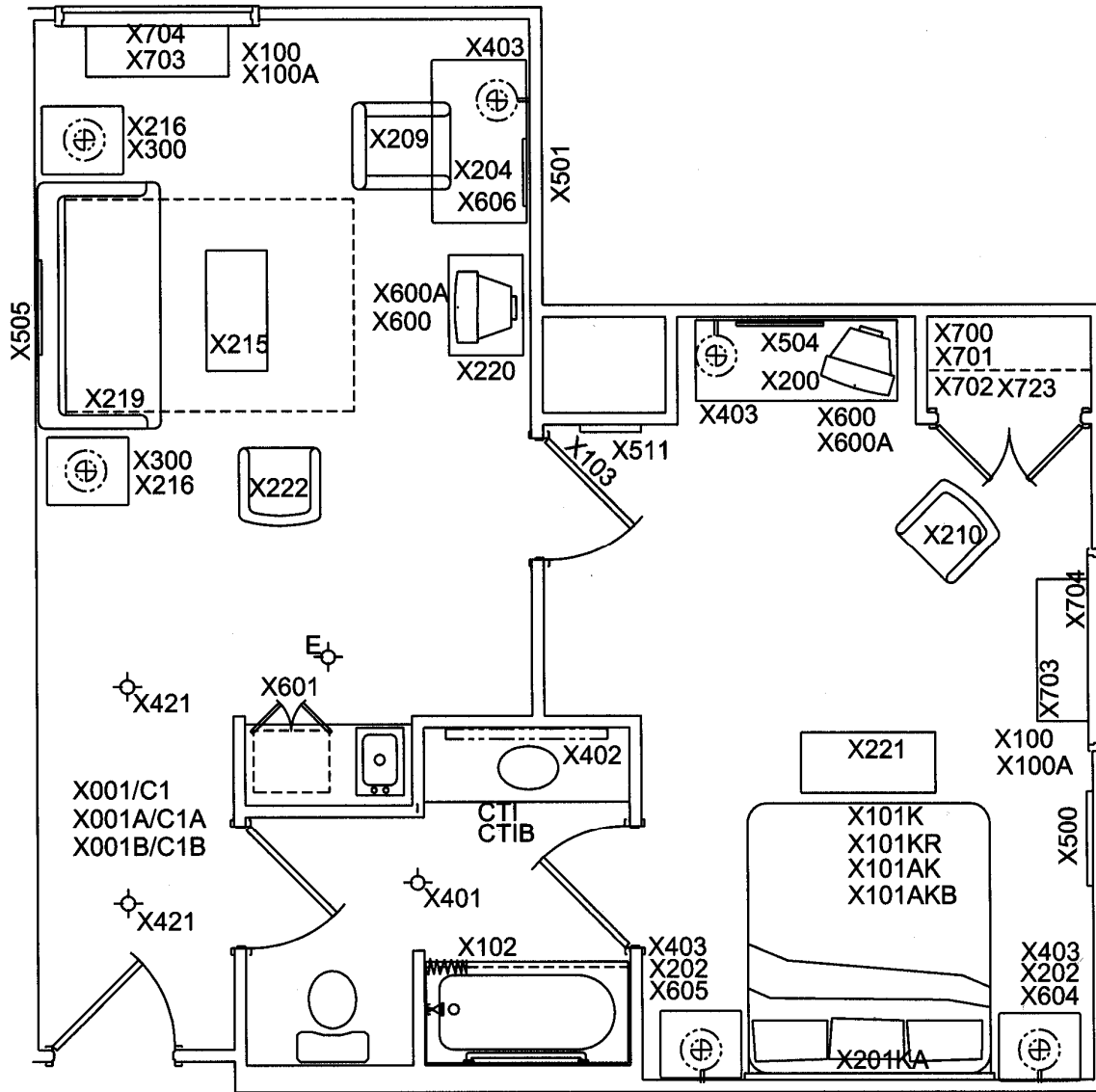
La Quinta Inn and Suites

LA QUINTA INN & SUITES - ROOM FURNITURE LAYOUT  
11/08/04

# LQ Management, LLC

Design and Construction Standards

210.05.6



## TWO ROOM SUITE



La Quinta Inn and Suites

INTERIOR CORRIDOR PROPERTY - ROOM FURNITURE LAYOUT  
11/08/04



## FINISH SELECTION AND FF&E SPECIFICATION BOOK INDEX

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### CARPET

X-001/C1_I&S	<i>Varies per Design Scheme</i>	GUEST ROOM CARPET FOR INN & SUITES HOTELS
X-001B/C1B_I&S	<i>Varies per Design Scheme</i>	GUEST ROOM CARPET BASE FOR INN & SUITES HOTELS
X-001/C1_I	<i>Varies per Design Scheme</i>	GUEST ROOM CARPET FOR INN HOTELS ONLY
X-001B/C1B_I	<i>Varies per Design Scheme</i>	GUEST ROOM CARPET BASE FOR INN HOTELS ONLY
X-001A/C1A		GUEST ROOM CARPET PAD
X-002/C2	<i>Varies per Design Scheme</i>	CORRIDOR CARPET
X-002A/C2A		PUBLIC SPACE AND CORRIDOR CARPET PAD
X-002/C2B	<i>Varies per Design Scheme</i>	CORRIDOR CARPET BASE
X-003/C3	<i>Varies per Design Scheme</i>	LOBBY CARPET
X-003/C3A		LOBBY CARPET PAD
X-003/C3B	<i>Varies per Design Scheme</i>	NOT USED
X-004/C4	<i>Varies per Design Scheme</i>	EXERCISE ROOM CARPET
X-004/C4B	<i>Varies per Design Scheme</i>	EXERCISE ROOM CARPET BASE
X-005/C5	<i>Varies per Design Scheme</i>	BREAKFAST, MEETING ROOM, BOARD ROOM, ASSEMBLY, FRONT DESK & OFFICE CARPET
X-005B/C5B		BREAKFAST, MEETING ROOM, BOARD ROOM, ASSEMBLY, FRONT DESK & OFFICE CARPET BASE

### WINDOW TREATMENT/SHOWER CURTAIN

X-100	<i>Varies per Design Scheme</i>	GUESTROOM DRAPERY, INCLUDING VALANCE, SIDE PANEL AND OVERDRAPERY WITH BLACKOUT.
X-100A		GUESTROOM DRAPERY HARDWARE
X-102		SHOWER CURTAIN
X-103		SHEER CURTAIN FOR CONNECTING DOOR & SIDE PANEL IN TWO BAY SUITE, BUSSINESS CENTER & CORRIDOR WINDOWS
X-104	<i>Varies per Design Scheme</i>	LOBBY & BREAKFAST ROOM DRAPERY
X-104A	<i>Varies per Design Scheme</i>	LOBBY & BREAKFAST ROOM SHEER
X-105	<i>Varies per Design Scheme</i>	MEETING ROOM & BOARD ROOM DRAPERY
X-106		WOOD BLINDS
X-107		SHOWER CURTAIN UPGRADE

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Design and Construction Standards

## BEDDING

X-101K	<i>Varies per Design Scheme</i>	KING COVERLET
X-101AK		KING MATTRESS, BOXSPRING
X-101AKB		KING MATTRESS BASE
X-101KR	<i>Varies per Design Scheme</i>	KING DUST RUFFLE
X-101D	<i>Varies per Design Scheme</i>	DOUBLE COVERLET
X-101AD		DOUBLE MATTRESS, BOXSPRING
X-101ADB		BOUBLE BOXSPRING BASE
X-101DR	<i>Varies per Design Scheme</i>	DOUBLE DUST RUFFLE
X-101KHC		ADA KING MATTRESS, BOXSPRING
X-101KHCF		ADA KING MATTRESS, BOXSPRING W/CASTERS
X-101DHC		ADA DOUBLE MATTRESS, BOXSPRING
X-101DHCF		ADA DOUBLE MATTRESS, BOXSPRING W/CASTERS

## FURNITURE – GUESTROOM

X-200		DRESSER 60”L X 22”D X 24”H
X-201D		DOUBLE HEADBOARD
X-201DA		DOUBLE HEADBOARD ARCHED
X-201K		KING HEADBOARD
X-201KA		KING HEADBOARD ARCHED
X-202		NIGHTSTAND 24” X 16” X 24”
X-203		NIGHTSTAND 16” X 16” X 22”
X-204		DESK RECTANGULAR 48”W X 26”D X 30”H
X-205	<i>Varies per Design Scheme</i>	DESK CHAIR W/ARMS & W/CASTERS
X-206		NOT USED (DRESSER 71.5”L X 22”D X 24”H)
X-207		NOT USED (FRAMED MIRROR)
X-207A		NOT USED (FRAMED MIRROR ARCHED)
X-209	<i>Varies per Design Scheme</i>	DESK CHAIR HI-BACK
X-210	<i>Varies per Design Scheme</i>	LOUNGE CHAIR
X-211	<i>Varies per Design Scheme</i>	RECLINER CHAIR
X-212	<i>Varies per Design Scheme</i>	STRAIGHT BACK DESK CHAIR
X-213-P		P-TOP DESK-P – 42”DIA X 66”L
X-213-9		P-TOP DESK-9 – 42” DIA X 66”L
X-214	<i>Varies per Design Scheme</i>	LOVE SEAT SLEEPER – 60”L
X-215		COFFEE TABLE
X-216		END TABLE
X-217		ROUND TABLE – 24”DIA
X-218		MICRO-FRIDGE CABINET
X-219	<i>Varies per Design Scheme</i>	SOFA SLEEPER – 73” L
X-220		THREE-DRAWER DRESSER
X-221	<i>Varies per Design Scheme</i>	TWO-BAY SUITE UPHOLSTERED BENCH
X-222	<i>Varies per Design Scheme</i>	KING BARRELL CHAIR

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Design and Construction Standards

X-245		TV ARMOIRE
X-250		DESK 42"W X 24"D X 30"H
X-262-P		P-TOP DESK P – 36"DIA X 60"L
X-262-9		P-TOP DESK 9 – 36"DIA X 60"L

## FURNITURE – PUBLIC SPACE

X-208	<i>Varies per Design Scheme</i>	BREAKFAST ROOM CHAIR W/ARMS
X-223	<i>Varies per Design Scheme</i>	LOBBY SOFA
X-224	<i>Varies per Design Scheme</i>	LOBBY BARREL CHAIR
X-225		LOBBY END TABLE
X-226		LOBBY COCKTAIL TABLE
X-227	<i>Varies per Design Scheme</i>	BREAKFAST ROOM CHAIR W/O ARMS
X-228	<i>Varies per Design Scheme</i>	BREAKFAST ROOM TABLE 30" DIA
X-228A		NOT USED
X-229	<i>Varies per Design Scheme</i>	BREAKFAST ROOM TABLE 24"DIA
X-229A		NOT USED
X-230		NOT USED (BREAKFAST AREA LOVESEAT)
X-231	<i>Varies per Design Scheme</i>	OVERFLOW BREAKFAST TABLE 30" X 30"
X-232		SOFA TABLE
X-233		DECORATIVE MIRROR
X-234		MEETING ROOM PRESENTATION CABINET
X-235		BOARD ROOM TABLE
X-236		NOT USED
X-240	<i>Varies per Design Scheme</i>	LOBBY BENCH
X-244	<i>Varies per Design Scheme</i>	OFFICE/BUSINESS CENTER CHAIR
X-251		DECORATIVE NICHE
X-252		DECORATIVE MIRROR
X-255		LOBBY ROUND TABLE

## FURNITURE – BACK OF HOUSE / OFFICES

X-241		OFFICE DESK
X-242		COMPUTER TABLE
X-243		NOT USED
X-261	<i>Varies per Design Scheme</i>	SIDE CHAIR W/ARMS

## FURNITURE – SWIMMING POOL / COURTYARD

X-246		SWIMMING POOL CHAISE LOUNGE
X-247		SWIMMING POOL UMBRELLA TABLE 42"DIA
X-247A		SWIMMING POOL UMBRELLA
X-247B		BASE FOR MARKET UMBRELLA
X-248		SWIMMING POOL CHAIR
X-249		SWIMMING POOL COCTAIL TABLE
X-253		COURTYARD BENCH

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Design and Construction Standards

X-254	PATIO DINING CHAIR
X-256	SWIMMING POOL TABLE W/O UMBRELLA
X-263	INDOOR SWIMMING POOL CHAIR
X-263A	INDOOR SWIMMING POOL CHAIR
X-264	INDOOR SWIMMING POOL TABLE 36" DIA
X-264A	INDOOR SWIMMING POOL TABLE 36" DIA
X-265	INDOOR SWIMMING POOL TABLE 24" DIA
X-265A	INDOOR SWIMMING POOL TABLE 24" DIA

## PLANTERS / TRASH RECEPTACLES

X-237	TRASH RECEPTACLE – EXTERIOR
X-238	ASH RECEPTACLE – EXTERIOR
X-239	TRASH RECEPTACLE – INTERIOR
X-259	EXTERIOR PLANTER
X-260	EXTERIOR PLANTER

## LIGHTING - GUESTROOMS

X-300	SUITE TABLE LAMPS
X-301	SUITE TABLE LAMPS
X-400	GUESTROOM ENTRY WALL SCONCE- <b>ALTERNATE</b>
X-401	GUESTROOM BATH CEILING LIGHT
X-402	GUESTROOM & PUBLIC TOILET VANITY LIGHT
X-403	SINGLE HEAD WALL SCONCE
X-404	DOUBLE HEAD WALL SCONCE
X-405	FLOOR LAMP W/GLASS TRAY
X-406	GUEST BATHROOM VANITY LIGHT 37.5"
X-421	GUESTROOM ENTRY SURFACE MTD. CEILING FIXTURE

## LIGHTING – PUBLIC SPACE

X-302	LOBBY TABLE LAMPS
X-303	LOBBY TABLE LAMPS
X-306	LOBBY TORCHIERE
X-407	CORRIDOR CEILING MTD. LIGHT
X-408	CORRIDOR WALL SCONCE
X-408A	CORRIDOR WALL SCONCE - ALTERNATE
X-409	LOBBY & ELEV. LOBBY WALL SCONCE
X-410	LOBBY WALL SCONCE
X-411	MEETING ROOM & BOARD ROOM WALL SCONCE
X-412	BOARD ROOM HANGING LAMP
X-413	LOBBY HANGING LAMP
X-414	BREAKFAST ROOM, ELEV. LOBBY SURFACE MTD. CEILING LIGHT
X-415	EXTERIOR WALL SCONCE

# LQ Management, LLC

Design and Construction Standards

X-416		SWIMMING POOL EXTERIOR POST LIGHT
X-416A		POST FOR POOL LIGHT
X-417		MEETING ROOM SURFACE MTD. CEILING FIXTURE
X-418		MEETING ROOM, ASSEMBLY & UPPER FLOOR ELEVATOR LOBBY WALL SCONCE
X-419		HANGING LAMP
X-420		BUSINESS CENTER SURFACE MTD. CEILING FIXTURE
X-422		WALL SCONCE AT LOBBY BULKHEAD
X-423		STAIRWELL WALL SCONCE
X-424		CORRIDOR WALL SCONCE
X-426		MEETING ROOM FLOURESCENT PARABOLIC STRIP LT.

## ARTWORK / ACCESSORIES

X-500	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-501	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-502	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-503	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-504	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-505	<i>Varies per Design Scheme</i>	GUESTROOM ARTWORK
X-506	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-507	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-508	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-509	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-510	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-511		FULL LENGTH MIRROR
X-512	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-513	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-514		SILK FLOWER
X-515	<i>Varies per Design Scheme</i>	PUBLIC SPACE ARTWORK
X-516	<i>Refer Interior Signage Package in Design &amp; Construction Standards</i>	LA QUINTA INN & SUITES LOGO
X-517	<i>Refer Interior Signage Package in Design &amp; Construction Standards</i>	LA QUINTA INN LOGO
X-518		SILK FLOWER
X-519		SILK TREE
X-520		SILK TREE

## MISCLLANEOUS - GUESTROOM

X-600		TELEVISION – 27”
X-600A		TELEVISION SWIVEL MOUNT
X-601		MICRO-FRIDGE UNIT

# LQ Management, LLC

Design and Construction Standards

X-603	COFFEE MAKER
X-604	CLOCK RADIO
X-605	BEDSIDE TELEPHONE
X-606	SPEAKER TELEPHONE
X-607	HAIR DRYER
X-608	TOILET PAPER HOLDER
X-609	SHOWER CURTAIN ROD
X-610	TOWEL BAR
X-611	DECORATIVE TOWEL SHELF
X-612	FASCIAL TISSUE DISPENSER
X-613	ROBE HOOK
X-700A	SUIT HANGER MINI HOOK
X-700B	SKIRT HANGER MINI HOOK
X-701	LUGGAGE RACK
X-702	IRON, IRONING BOARD & HOOK
X-703	PTAC
X-704	PTAC DEFLECTOR
X-723	COAT CLOSET ROD WITHOUT SHELF
X-723 A	COAT CLOSET ROD WITH SHELF
X-742	GUESTROOM DOOR LOCKS

## MISCELLANEOUS - OTHER AREAS

X-614	TELEVISION – 32”
X-615	READER BOARD
X-616	EXERCISE EQUIPMENT
X-705	LUGGAGE CARTS
X-706	SECURITY CAMERA
X-707	SECURITY CAMERA MONITOR
X-708	SECURITY CAMERA SWITCHER
X-708A	SECURITY CAMERA CASSETTE RECORDER
X-709	EMPLOYEE LOCKERS
X-710	VCR
X-711	PIX CART WITH CASTERS
X-712	SPEAKER PODIUM
X-713	STACK CHAIR CADDY
X-714	PERSONAL COMPUTER – BUSINESS CENTER
X-715	COPIER / FAX
X-716	HOUSEHOLD REFRIGERATOR – BREAK ROOM
X-717	MEETING ROOM TABLE 18” X 72”
X-718	MEETING ROOM TABLE – 60” DIA
X-719	STACK CHAIR – MEETING ROOM / BREAK ROOM
X-720	MEETING ROOM TABLE STACK CADDY
X-721	PLANTER – 24”
X-722	PLANTER – 36”
X-724	CONTINENTAL BREAKFAST DISPLAY EQUIPMENT
X-725	OVERHEAD PROJECTOR
X-726	PORTABLE COAT RACK
X-727	50 LB. WASHER – LAUNDRY

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Design and Construction Standards

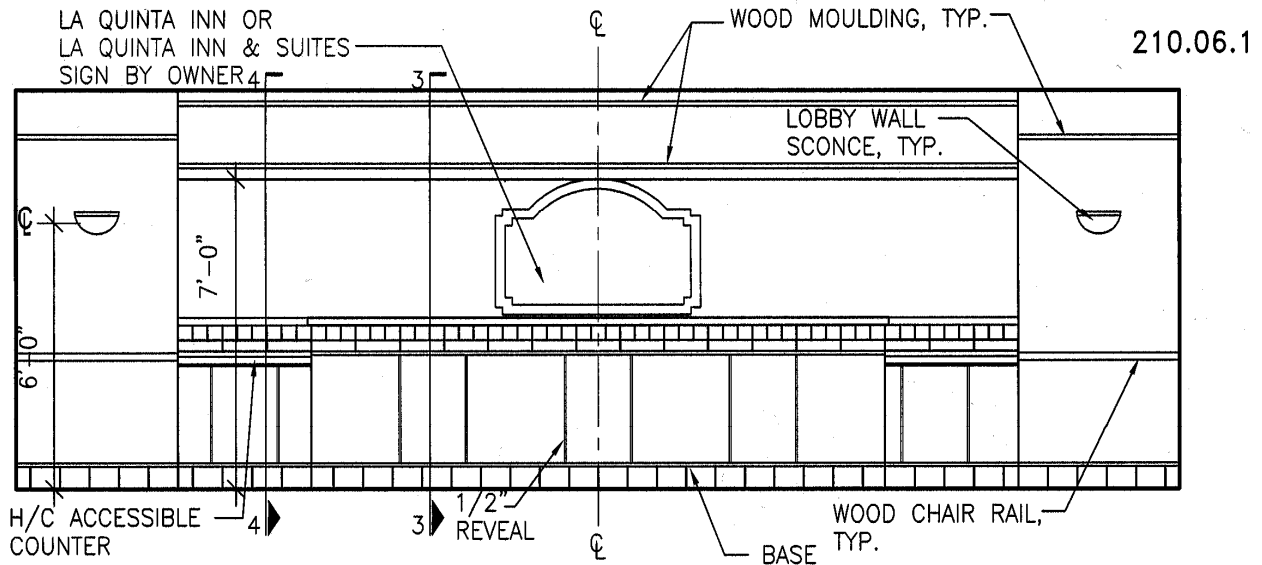
X-728	75 LB. DRYER – LAUNDRY
X-729	ICE MACHINE – VENDING ROOM
X-730	MICROWAVE – BREAK ROOM
X-731	ROOM ATTENDANT CART
X-732	COMMERCIAL REFRIGERATOR – PANTRY
X-733	COMMERCIAL FREEZER – PANTRY
X-734	COMMERCIAL DISHWASHER – PANTRY
X-735	PRE SOAK WASHER
X-736	GUEST LAUNDRY WASHER
X-737	GUEST LAUNDRY DRYER
X-738	NOT USED
X-739	HOUSEKEEPING DESK
X-740	FILE CABINET
X-741	BREAK ROOM TABLE
X-743	SAFE
X-744	SAFE DEPOSIT BOXES
X-745	LAUNDRY CARTS

**Note:**

***Information about the items marked “Varies Per Design Scheme” will be found in the FF&E Books for the design schemes- Austin, Capri and Grande. Information about all other items in the index above will be found in the “ALL SCHEMES” FF&E Book.***

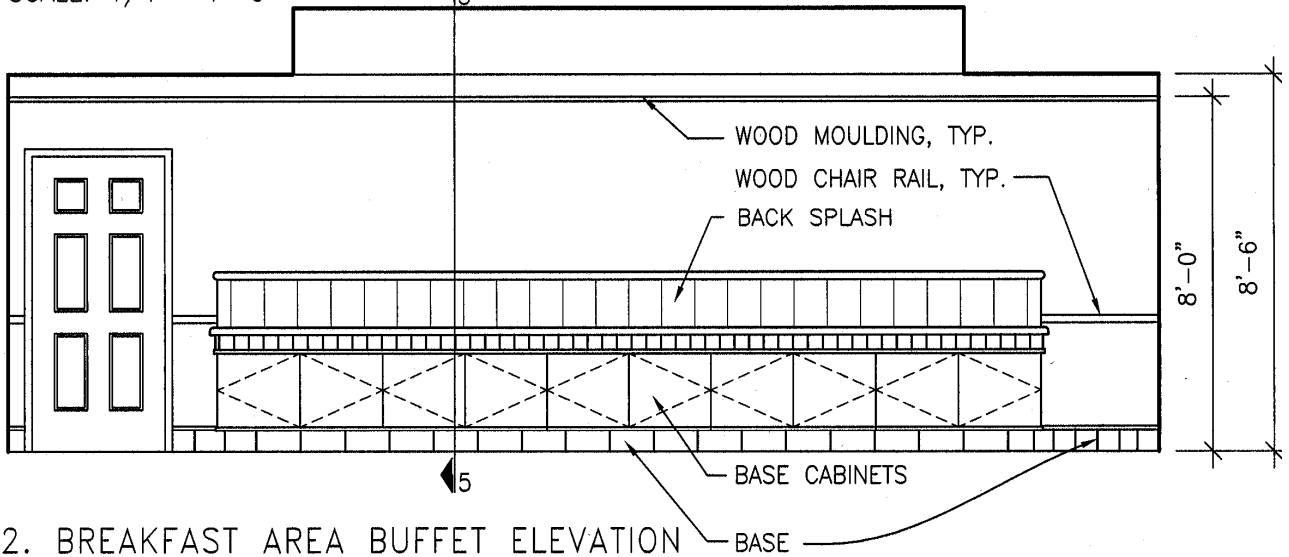
# LQ Management, LLC

Design and Construction Standards



## 1. REGISTRATION FRONT DESK ELEVATION

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



## 2. BREAKFAST AREA BUFFET ELEVATION

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

**NOTE:**

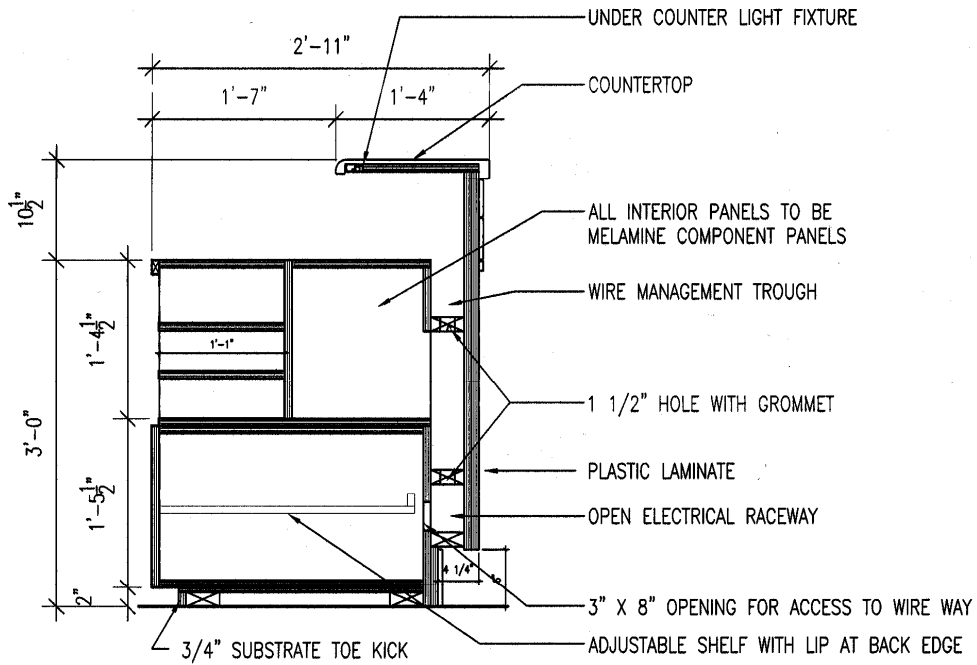
1. MINIMUM LENGTH OF THE BREAKFAST BUFFET COUNTER NEEDS TO BE 16'-0".
2. REFER LQ- FINISH MATERIAL LIST FOR DETAILS OF THE FINISHES.
3. IF BREAKFAST ROOM MILLWORK EXISTS, THEN MATCH WITH SIMILAR; IF NOT CONSTRUCT NEW PER DETAIL.
4. FINISH MAY BE ADJUSTED TO MATCH EXISTING DECOR. LQI APPROVAL REQUIRED.



La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards



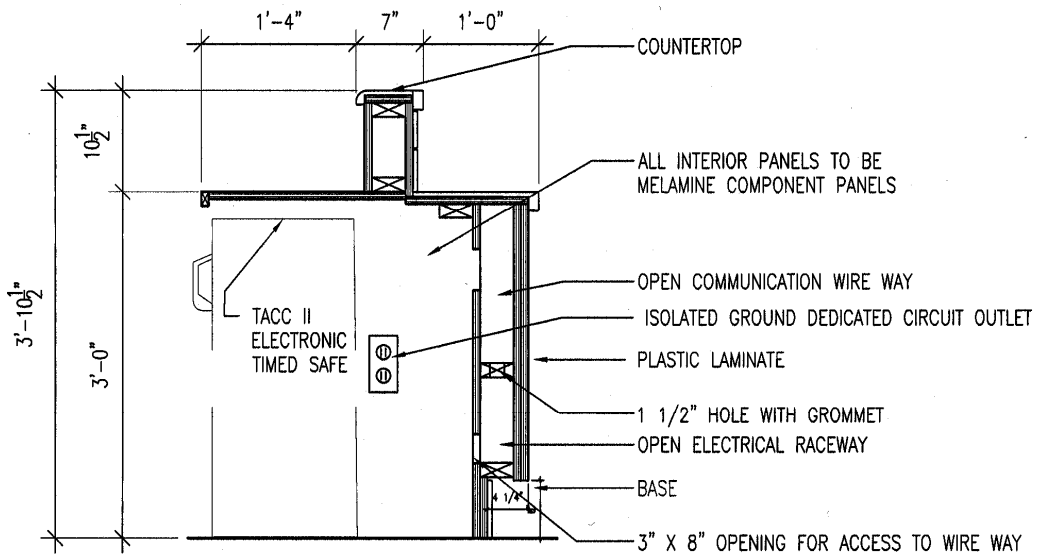
12/18/03



**3. FRONT DESK SECTION**

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

REFER TO LA QUINTA PROTOTYPE FOR COMPLETE DETAILS



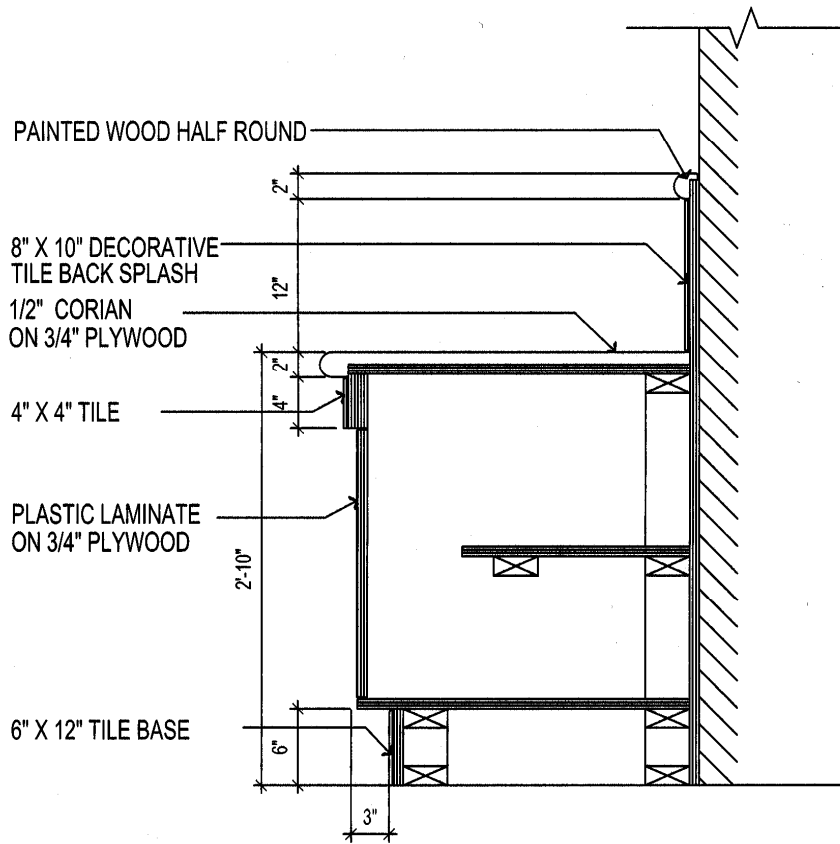
**4. FRONT DESK SECTION**

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



La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards





## 5. BREAKFAST BUFFET SECTION

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

**NOTE:**

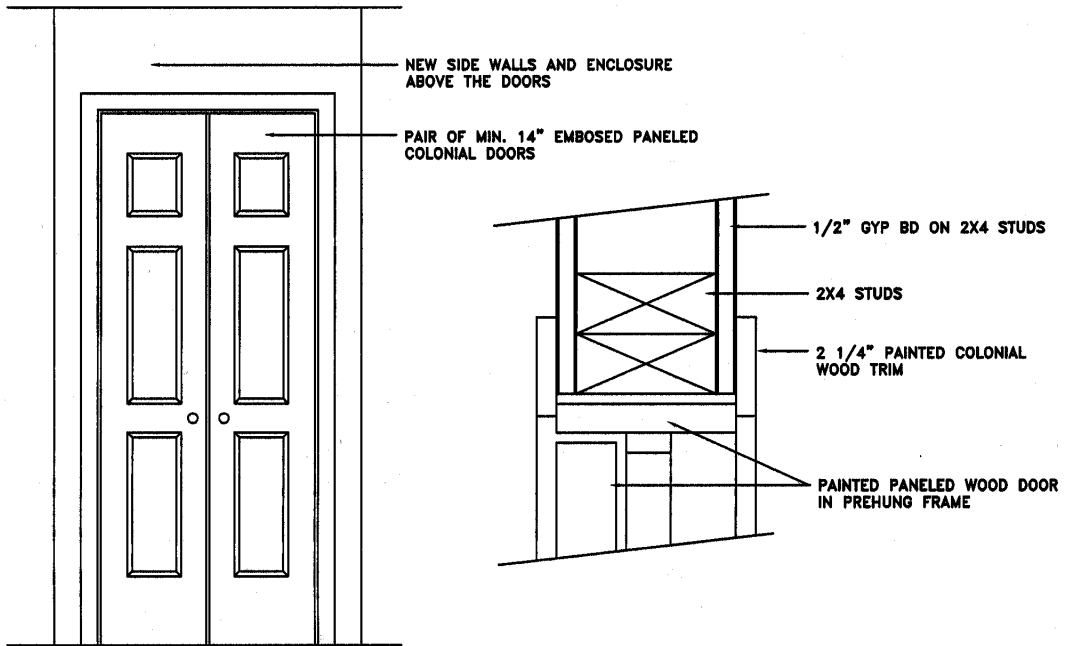
1. MINIMUM LENGTH OF THE BREAKFAST BUFFET COUNTER NEEDS TO BE 16'-0".
2. REFER LQ - FINISH MATERIAL LIST FOR DETAILS OF FINISHES
3. IF BREAKFAST ROOM MILLWORK EXISTS, THEN MATCH WITH SIMILAR;  
IF NOT CONSTRUCT NEW PER DETAIL.
4. FINISH MAY BE ADJUSTED TO MATCH EXISTING DECOR. LQI APPROVAL REQUIRED.



La Quinta Inn And  
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12/04/01



**CLOSET ELEVATION**

SCALE: 1/2" = 1'-0"

**DOOR JAMB DETAIL**

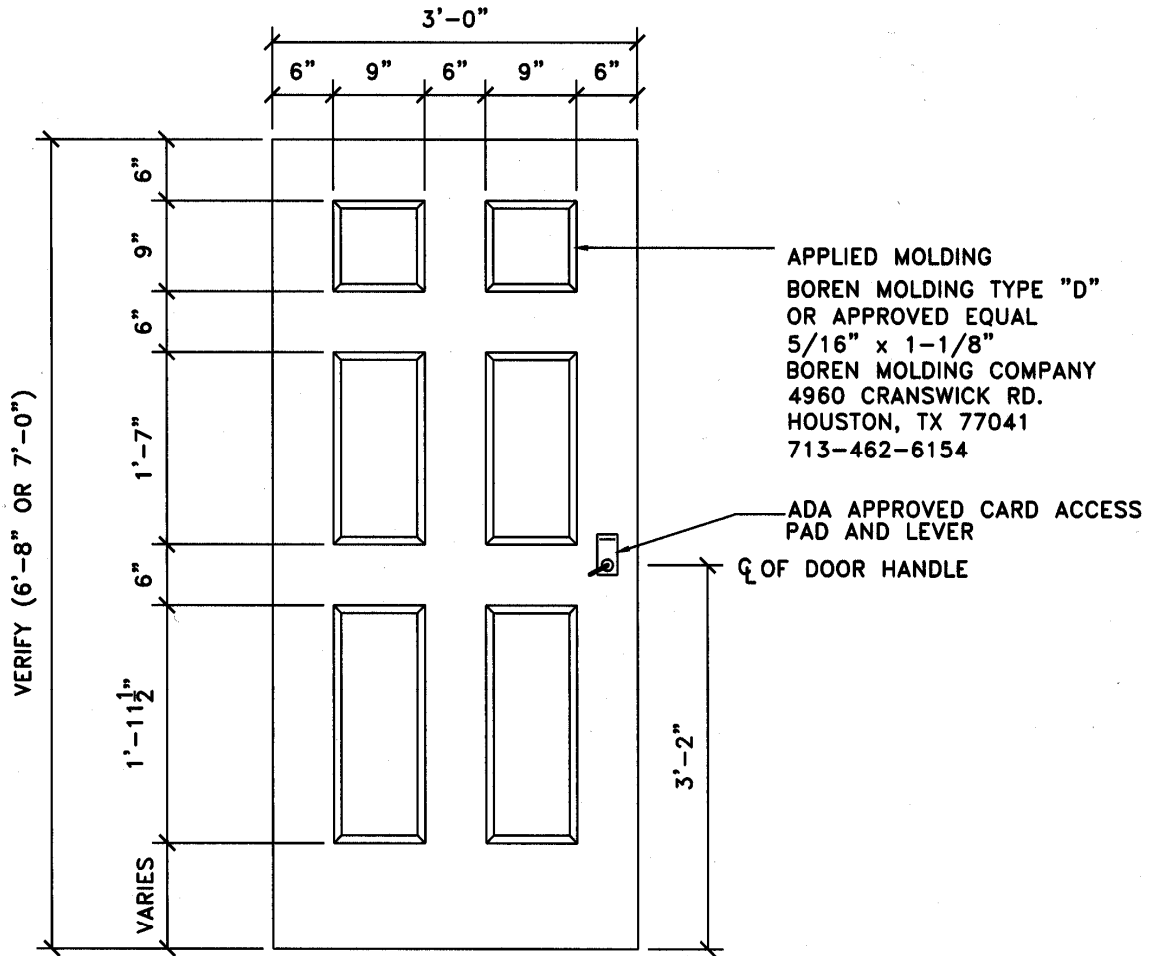
SCALE: 3" = 1'-0"



La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards



12/18/03



**PANEL DOOR APPLIED MOLDING LAYOUT**

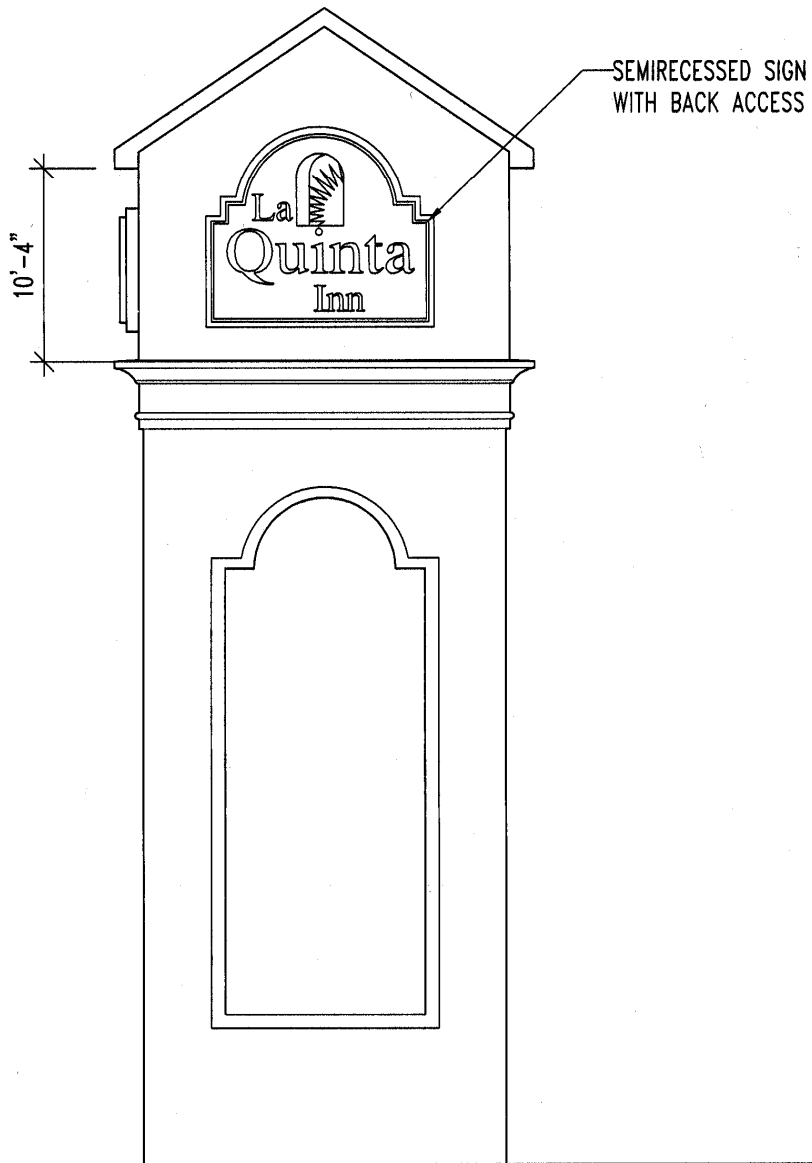
Scale: 3/4" = 1'-0"



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12/18/03



**TYPICAL TOWER ELEVATION**

SCALE: 1/8" = 1'-0"

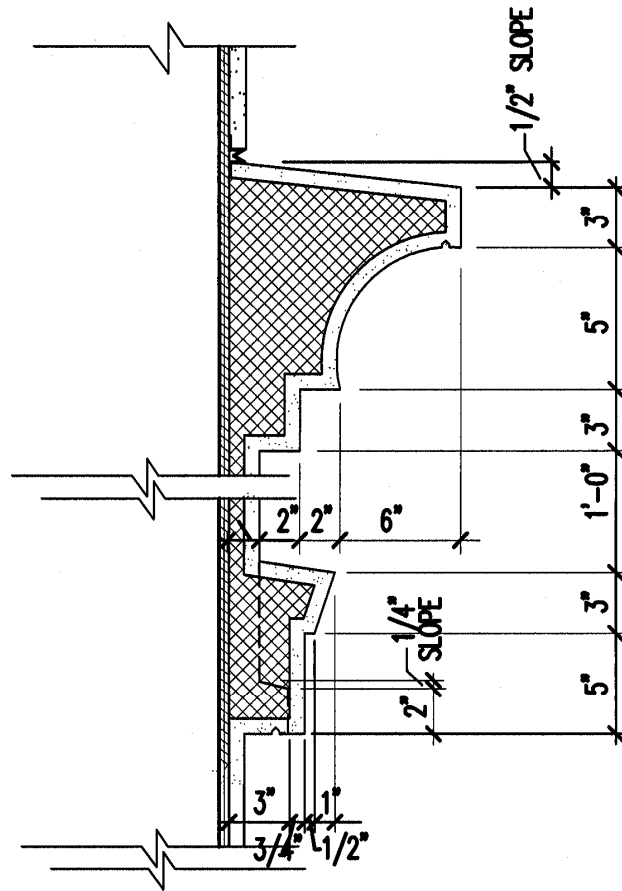
CONVERSION



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Design Standards



12/18/03



**TOWER TRIM DETAIL**

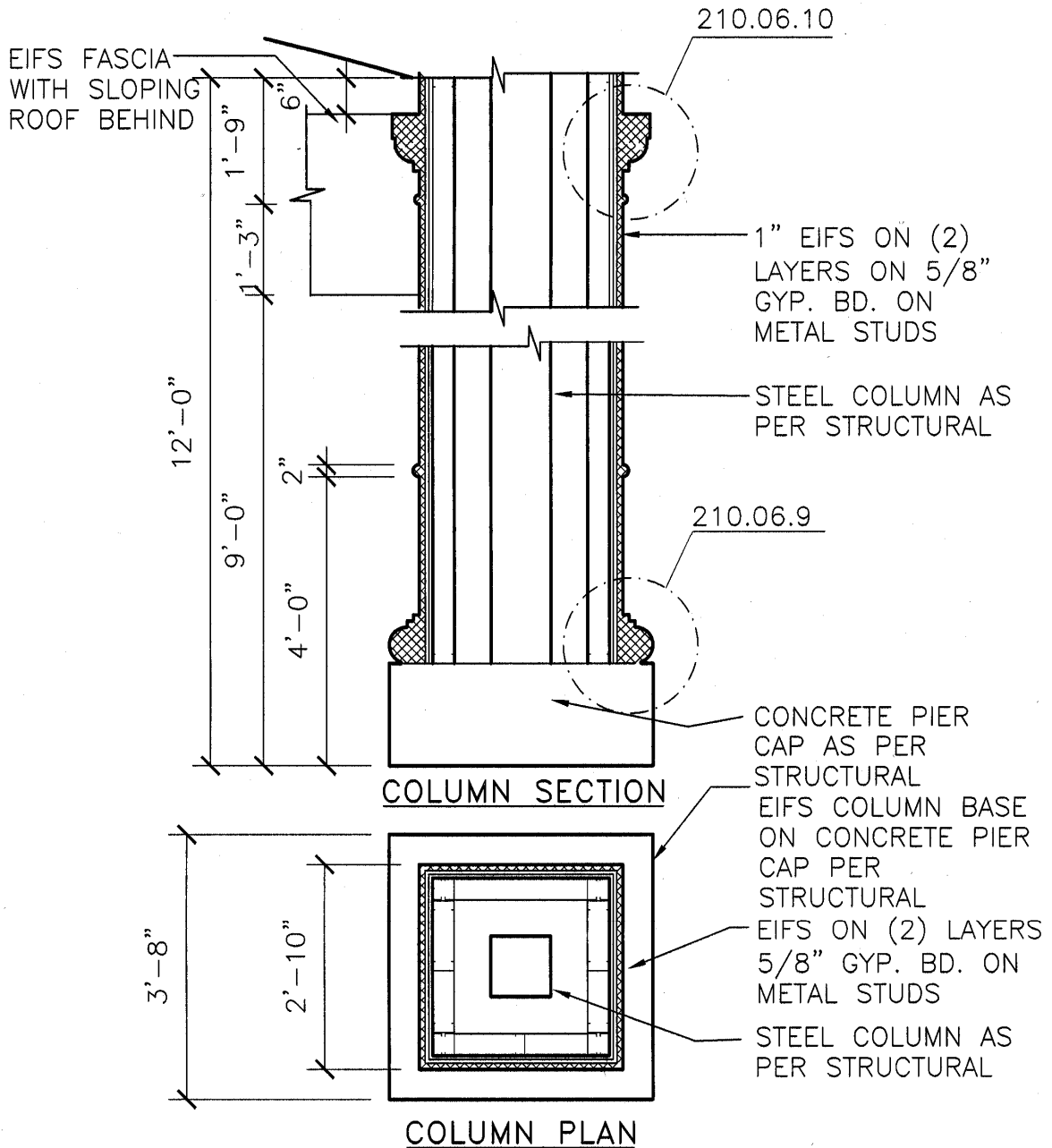
PROTOTYPE DESIGN



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Design Standards



12/18/03



**PORTE COCHERE COLUMN DETAIL**

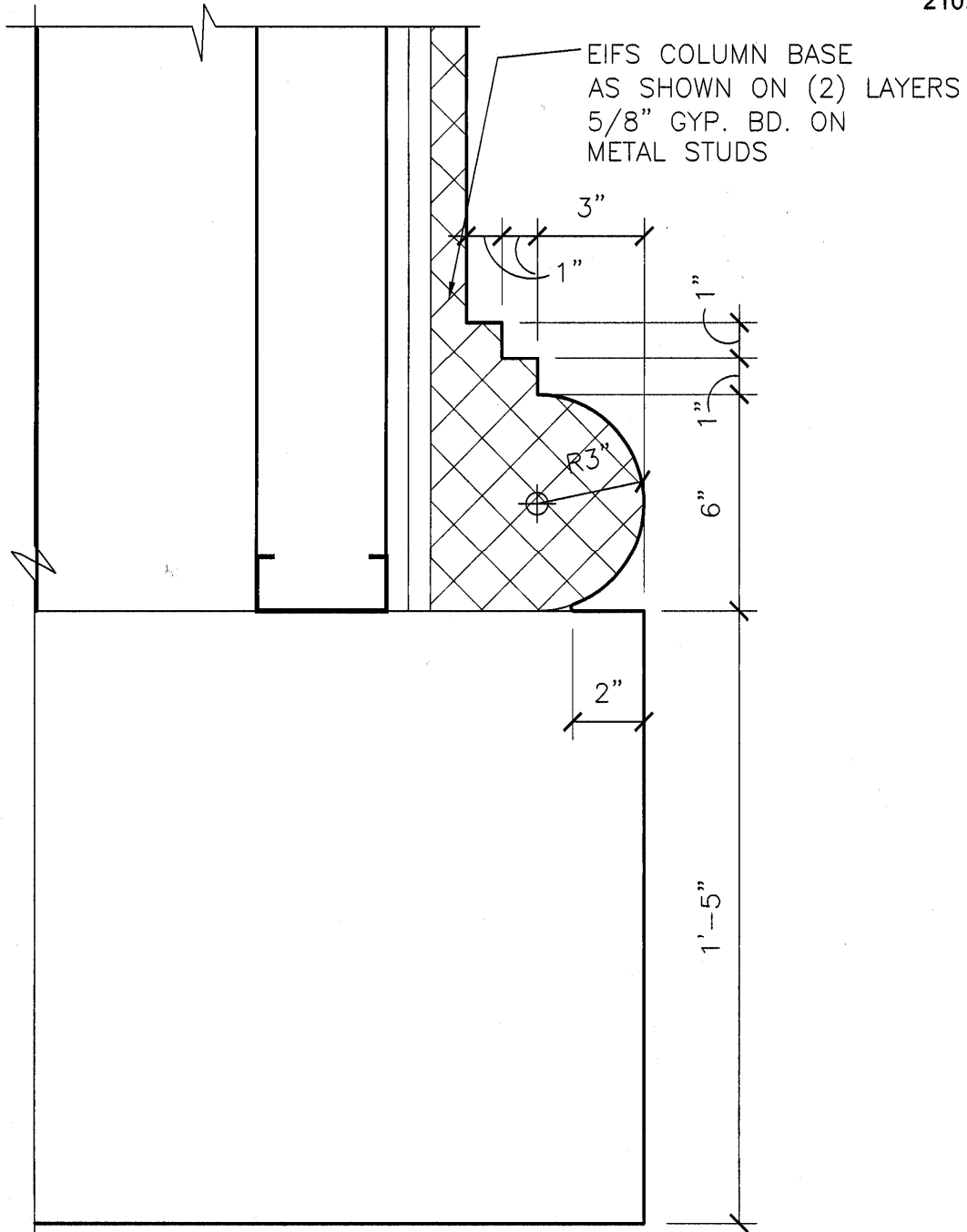
SCALE: 1 1/2" = 1'-0"

PROTOTYPE DESIGN



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### COLUMN BASE DETAIL

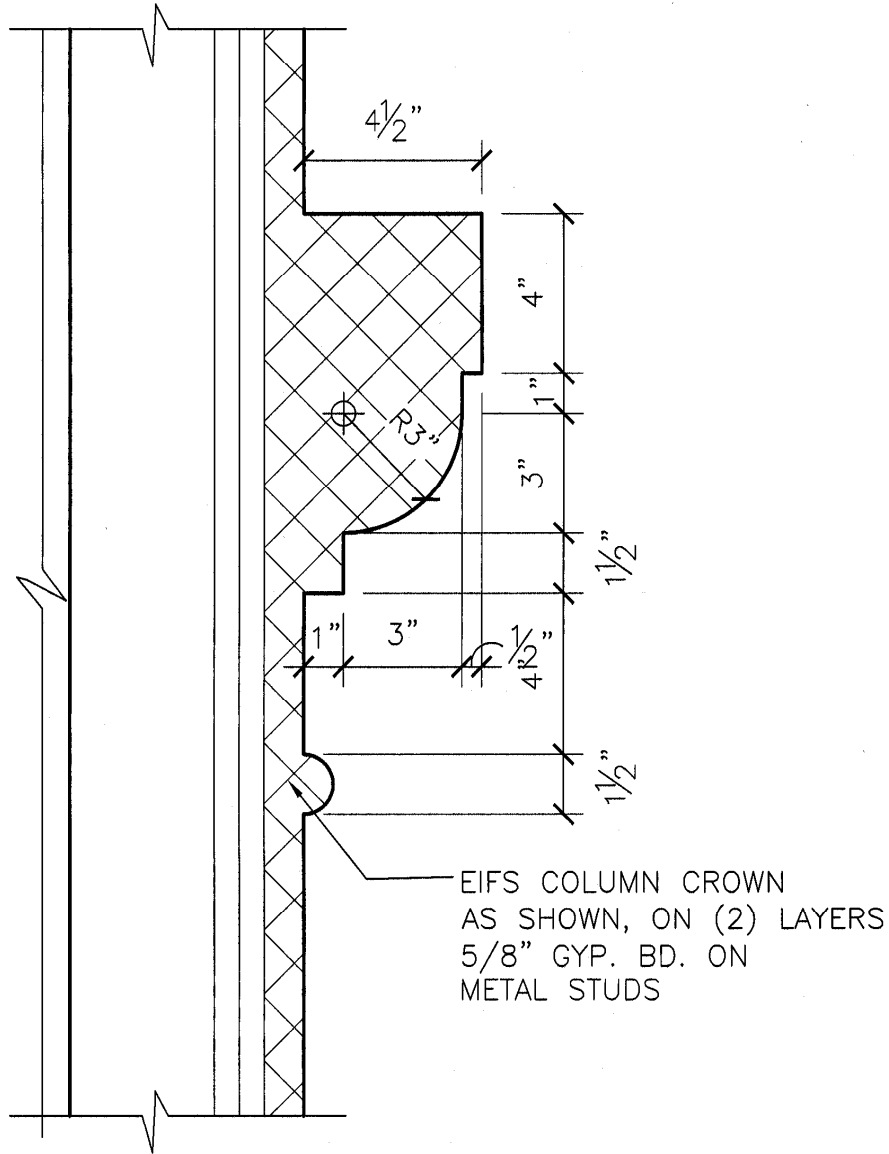
SCALE: 3" = 1'-0"

PROTOTYPE DESIGN



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Design Standards





### COLUMN CROWN DETAIL

SCALE: 3" = 1'-0"

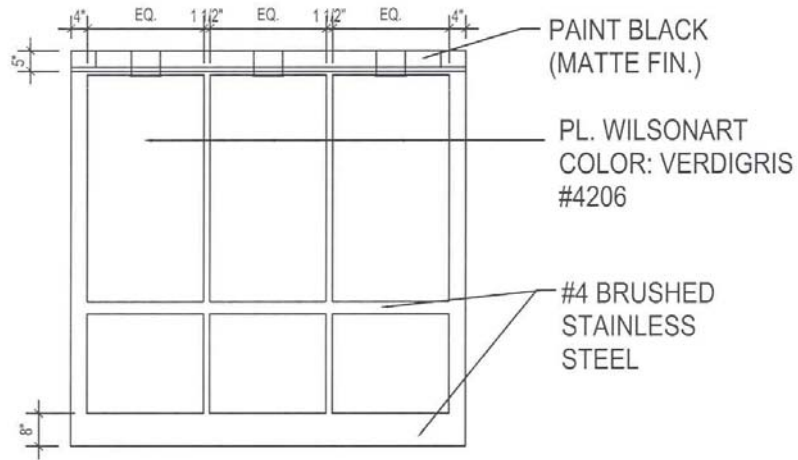
PROTOTYPE DESIGN



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La Quinta Inn & Suites  
Design Standards



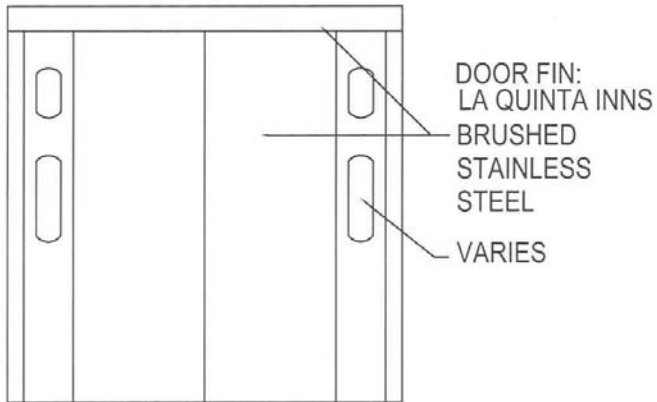
12/18/03



ELEVATION - BACK & SIDE WALLS  
N.T.S.

DOOR FIN:

1ST FLOOR:  
SATIN BRASS  
(BRUSHED  
BRASS)  
2ND FLOOR:  
BAKED ENAMEL  
FIN. TO MATCH  
PAINT: S.W.  
VELLUM -  
SW1116



ELEVATION @ DOORS  
N.T.S.

## ELEVATOR DETAILS



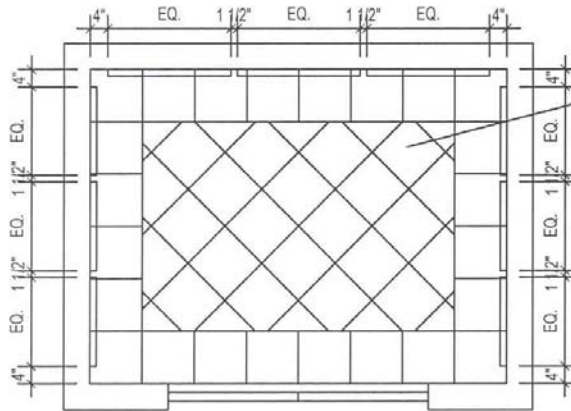
La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards



# LQ Management, LLC

Design and Construction Standards

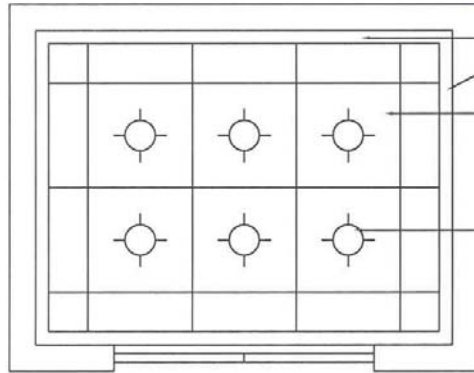
210.06.12



FLOOR PLAN

12" x 12" TO MATCH LOBBY FLOOR TILE

\*ELEVATOR CAB SIZES VARY



REF. CEILING PLAN

PAINT BLACK (MATTE FIN.)

#SC04 CEILING CONCEALED FRAME #8 MIRROR BRONZE

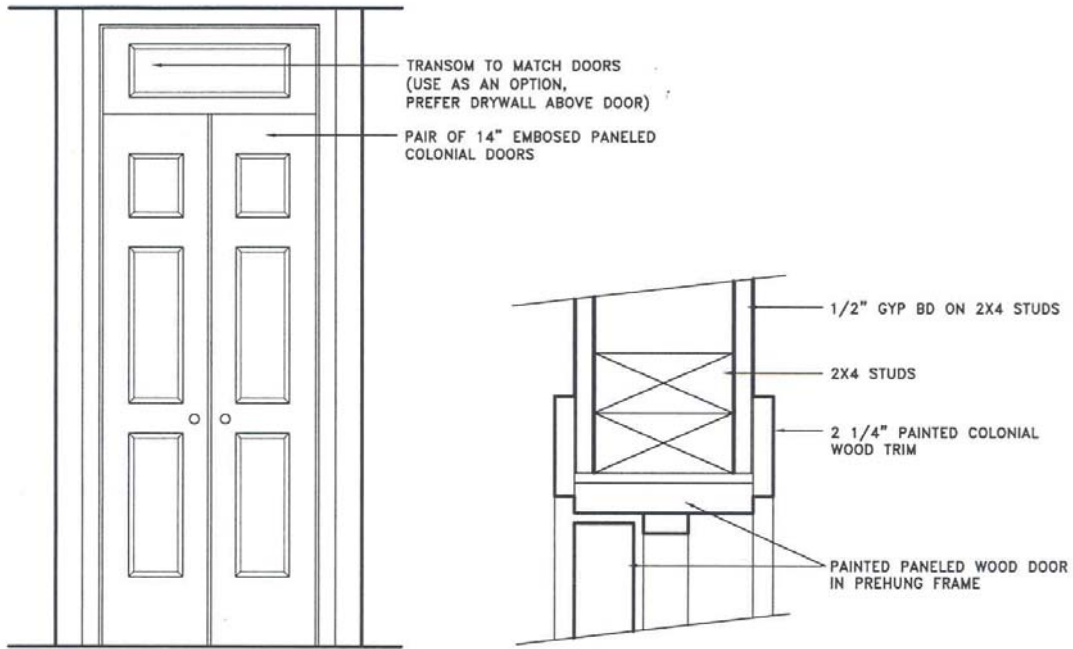
40W. INCANDESCENT DOWNLIGHT

## ELEVATOR DETAILS



La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards





6. CLOSET ELEVATION

SCALE: 1/2" = 1'-0"

7. DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



La Quinta Inn And  
La Quinta Inn & Suites  
Design Standards



12/04/01

# LQ Management, LLC

Design and Construction Standards

210.07

## La Quinta Preferred Vendor and Contractor and Consultant Listing

La Quinta Inns, Inc. has composed this list of preferred national Vendors and Contractors and Consultants for your use.

National companies will tend to offer services across the USA. Regional companies are better suited in a given City or State or close surrounding areas.

### La Quinta National Vendors Accounts

Product/Service	Company	Contact	National / Regional	Vendor / Contractor / Consultant	City	State	Phone
PTAC Systems	Amana	Earl Holder	National	Vendor	Arlington	TX	281-920-3420
PTAC Grilles	Amana	Earl Holder	National	Vendor	Arlington	TX	281-920-3420
PTAC Grilles	G.E.	Leslie Holden	National	Vendor			800-772-8296
PTAC Grilles	Reliable	James Drake	National	Vendor			334-684-3621
Corian Vanity	Vanity & Wet Wall	Virgil Crane	National	Vendor	San Antonio	TX	210-828-6057
Door Hardware	Opening Specialties	Paul Mathis	National	Vendor	San Antonio	TX	210-653-1234
Door Locks	Ving	Bill Mask	National	Vendor	Dallas	TX	800-367-8094
	TESA/Entry Systems	David Ginn	National	Vendor	Norcross	GA	800-248-6189
Laundry Equipment	Skyline Equipment	Donna Weaver	National	Vendor	Houston	TX	800-444-1227
Paint	Sherwin Williams	Brian Patten	National	Vendor	Houston	TX	713-957-4209
Fire Alarm Systems	Grinnell	National Account	National	Contractor	Houston	TX	800-299-4377
Roofing	Met-Tile	National Account	National	Vendor			800-899-0311
	Decra-Tile	Michael Twedell	National	Vendor	Arlington	TX	800-258-7940
Pool Decking & Concrete Surfacing	"Keystone Kool Deck" By: Mortex Manuf. Co.		National	Vendor			800-338-3225
	"Sundeck" By: Sundeck Products Inc.		National	Vendor	Arlington	TX	817-265-2406
Bathtub Surrounds	Ambath Corp.	David Sanders	National	Contractor	Phoenix	AZ	888-826-2284
	Corian	Virgil Crane - Wet Wall	National	Vendor	San Antonio	TX	210-828-6057
	Byars Supply	Charles Byars	National	Contractor	Houston	TX	713-668-5276
Elevator	Otis	Local office Rep. (see Yellow Pages)	Regional	Contractor	Farmington	CT	800-233-6847

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	Schindler	Local office Rep. (see Yellow Pages)	Regional	Contractor	Morristown	NJ	973-397-6500
<b>FF&amp;E -Casegoods</b>	American of Martinsville	Peggy Hodges	National	Vendor	Martinsville	VA	276-634-2981
<b>FF&amp;E -Casegoods</b>	JTB Furniture	Reau Berry	National	Vendor	Columbus	MS	800-654-3876, #269
<b>FF&amp;E -Casegoods</b>	Kimball	Bob Brown	National	Vendor		TX	214- 522-8126
<b>FF&amp;E -Casegoods</b>	Braman Furniture International	Mark Gist	National	Vendor			214-340-4018
<b>FF&amp;E –Casegoods</b>	University Loft Company	Paul Shike	National	Vendor	Dallas	TX	214-354-7670
<b>FF&amp;E – Drapery Fabricator</b>	Quiltcraft	Ryan Day	National	Vendor	Dallas	TX	214-376-0065 ext 25
<b>FF&amp;E – Drapery Fabricator</b>	Eagle Contract Resources	Danny Glenn	National	Vendor	North Richland Hills	TX	817-427-4854
<b>FF&amp;E - Purchasing</b>	Atlantic Hospitality Supply	J. Philip O'Brien / Ralph Webb	National	Vendor	Garner	NC	919-771-2444
<b>FF&amp;E - Purchasing</b>	Snowwhite Textile, Inc. <a href="http://www.esnowwhite.com">http://www.esnowwhite.com</a>	Dick Kapadia/ Ken Qualtier	National	Vendor	Addison	IL	800-858-6565
<b>FF&amp;E - Purchasing</b>	Supreme Hospitality	Ray Gandhi	National	Vendor	Atlanta	GA	404-305-8555
<b>FF&amp;E - Purchasing</b>	HSI Design Group, Inc	Nick Carter /Lisa Petrosky	National	Vendor	San Antonio	TX	800-288-2391
<b>FF&amp;E Purchasing</b>	American Hotel Furnishings Company – An American Hotel Register Company	David T. Tibbs	National	Vendor	Vernon Hills	IL	847-743-1401
<b>FF&amp;E - Carpet Guest Rooms</b>	Templeton Carpet Mills	Susan Clark Hepler	National	Vendor	Plano	TX	972-208-5955
<b>FF&amp;E - Carpet Guest Rooms</b>	Shaw Hospitality	Trish Garrett	National	Vendor	Allen	TX	214-724-7429
<b>FF&amp;E - Carpet Corridors</b>	Shaw Hospitality	Trish Garrett	National	Vendor	Allen	TX	214-724-7429
<b>FF&amp;E – Art Work</b>	Sigoloff Frame & Art	Bruce Sigoloff	National	Vendor	San Antonio	TX	210-824 - 7974
<b>Fire Alarms</b>	Grinnell	National Account	National	Contractor	Houston	TX	800-299-4377
<b>Fire Protection</b>	Grinnell	National Account	National	Contractor	Houston	TX	800-299-4377
<b>Tile</b>	Dale Tile	Jill Panzer	National	Vendor	Dallas	TX	972-783-6123
<b>Tile</b>	American Tile	Azi Soltani	National	Vendor	Dallas	TX	972-280-0176
<b>Tub Liners</b>	Ambath Corp.	David Sanders	National	Contractor	Phoenix	AZ	602-844-2596, 888-826-2284
<b>Signage Exterior</b>	Dualite Sales and Service, Inc.	Vern Wooten	National	Contractor	Williamsburg	OH	513-724-7100
	Fairmont Sign Company	Rob Ortega	National	Contractor	Lodi	CA	209-365-6490 Ext. 105

# LQ Management, LLC

Design and Construction Standards

	Jones Sign	David Gruber	National	Contractor	Green Bay	WI	800-536-7446
<b>Signage Interior</b>	InterSign Corporation	Jon Wooldridge, Candace Cox	National	Contractor	Chattanooga	TN	800-322-8426
<b>Signage Interior</b>	American Image	John Parageon	National	Contractor			201-960-8898
	Environmental Graphics	Norma Klimek	National	Contractor			770-227-0701
<b>Professional Consultants</b>							
<b>Architect</b>	3DI Inc.	Jana Fowler	National	Architect		TX	210-227-2500
	Carrel Poole & Yost	Edward Yost	National	Architect		TX	214-953-0042
	Pate Design Group	Kirby Pate	Regional	Architect	Duluth	GA	770-814-0885
	Lindsay Pope Brayfield & Associates	Buck Lindsay	National	Architect	Lawrenceville	GA	(770) 963-8989
	Phillips Partnership	Tony Patel	National	Architect	Atlanta	GA	770-355-4300
	GH2 Architects	Cara Hall	National	Architect	Tulsa	OK	(918) 587-6158
	Todd & Associates	Doug Sexton	National	Architect	Phoenix	AZ	(602) 952-8280
	Truman Howell Architects	Truman Howell	National	Architect		MN	612-401-7889
	Tischler Hous	Richard Tischler	Regional	Architect	Kinnelon	NJ	973-283-1874
	D. R. Associates	Danny Shaw	Regional	Architect	Houston	TX	(713)266-3304
<b>Fire Protection</b>	Schirmer Engineering	Warren Bonisch	National	Fire Protect Engineer	Richardson	TX	(972) 234-1617
<b>Indoor Air Quality</b>	Assured Indoor Air Quality	Bill Holder	National	Specialist	Blanco	TX	830-833-1003

# LQ Management, LLC

Design and Construction Standards

## La Quinta<sup>®</sup> Inn

### IDENTIFICATION PROGRAM



Proper and effective identification is a combination of many elements. Signage, properly sized, located and maintained is a vital marketing tool and is the least expensive advertising available per exposure.



Dualite Sales & Service, Inc.

WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

**Contact: Vern Wooten**

**Tel: 513-536-3193**












**E-Mail: [vwooten@dualite.com](mailto:vwooten@dualite.com)**

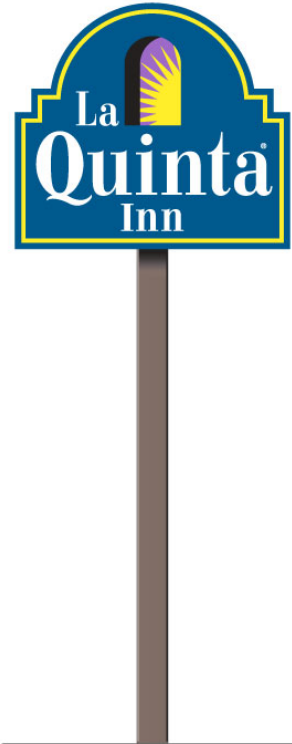
**FAX 513-536-3116**

# LQ Management, LLC

Design and Construction Standards

## Ground Signs

	SIGN	SIZE	Net Sq. Ft.
	Q-400 DF/CP	18' 11 3/8" X 21' 1 3/4"	334.97
	Q-350 DF/CP	17' 8 3/8" X 19' 9 1/8"	294.48
	Q-300 DF/CP	16' 4 3/4" X 18' 3 3/8"	251.67
	Q-250 DF/CP	15' 0" X 16' 8 1/4"	211.23
	Q-200 DF/CP	13' 4 3/8" X 14' 11"	168.70
	Q-150 DF/CP	11' 7" X 12' 11 1/8"	126.78
	Q-100 DF/CP	9' 5 7/8" X 10' 6 3/4"	85.20
	Q-75 DF/CP	8' 2 1/8" X 9' 1"	62.78
	Q-50 DF/CP	6' 9" X 7' 5 7/8"	42.85
	Q-42 ENTER DF/CP	7' 0 43/64" X 6' 0 5/8"	37.37
	Q-33 DF/CP	5' 6 43/64" X 6' 0 5/8"	27.98



## Building Signs

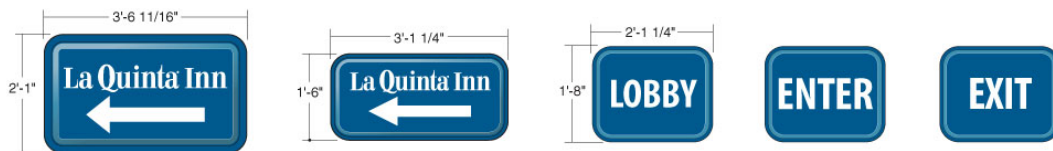
Recessed Building Signs require special consideration during installation. Template sleeves are available for sign sizes Q-33 through Q-100. Full size patterns are available for \$150.00

	SIGN	SIZE	Net Sq. Ft.
	Q-200 SF/WM	13' 4 3/8" X 14' 11"	168.70
	Q-150 SF/WM	11' 7" X 12' 11 1/8"	126.78
	Q-100 SF/WM	9' 5 7/8" X 10' 6 3/4"	85.20
	Q-75 SF/WM	8' 2 1/8" X 9' 1"	62.78
	Q-50 SF/WM	6' 9" X 7' 5 7/8"	42.85
	Q-33 SF/WM	5' 6 43/64" X 6' 0 5/8"	27.98
	Q-8 SF/WM	2' 9 3/8" X 3' 1"	8.57



## Directionals

Directionals assist your guests in finding not only the entrance to your property but also guides them to specific areas. All of these signs can be customized to fit your particular needs.



# LQ Management, LLC

## Design and Construction Standards

### SIGN DETERMINATION

To maximize your signage benefits it should:

- 1.) Be visible before any exits or turn decisions. For the typical interstate location, the signage needs to be visible at least 1/4 mile before the decision point to allow motorists ample time to slow and make any needed lane changes.
- 2.) Be adequately sized ... height and square footage need to work together. There is a formula you can use called the rule of 35. Here's how it works:

**A.** Determine the needed height of the pole sign. This is relatively easy if this is a "conversion" property and there is existing signage to use for a guideline. If there is any doubt, have a flag test performed. Be sure to drive every approach. This not only determines the needed height but also determines the proper location. Locating the pole sign in the front of the property may not always provide the best visibility.

**B.** After the height is determined, multiply the height by 35% for the minimum square footage that should be installed.  
Example:

80' above grade x 35% equals 28.00 or 280 square feet  
50' above grade x 35% equals 17.50 or 175 square feet

Remember, this is only intended to act as a general guideline and is not a guarantee of visibility. You also have to take into account the distance of the location from the traffic flow, obstructions and topography.

- 3.) Assist guests in finding the entrances. Clearly mark entrances and provide interior directionals as needed.
- 4.) Increase consumer awareness of your property by using wall signage. Does the guest in the parking lot of your competitor know you are there?

### CODES AND ORDINANCES

Now that you have some idea what signage is needed, where they are to be located and how many you need, it's time to determine what the local code will allow. Should the local codes not allow the sign package you deem necessary, you need to establish a list of the minimum signage you feel is needed and determine how this compares to the code allowance. Is it close? Depending on how close, you may decide to take what is offered or request a variance. Variances are not that difficult and are usually successful when a reasonable request is made. In addition, do their setback regulations allow you to place the ground sign in the location you've spotted?

### PERMITS

Once permits are in hand, you can then order the signage keeping in mind there is usually a 3 to 4 week lead time before shipping. To save time, have the sign vendor prepared to begin production once permits are in hand.

### INSTALLATION

Use a reputable contractor to handle your installation. You should receive from them a certificate of insurance and a copy of their workers compensation insurance. In addition, you should obtain at least three references from customers for whom they have completed similar projects. In addition, some of them should be for work completed a couple of years earlier. This is the only way to determine if their work stands the test of time. Finally, they should obtain and provide a copy of a sealed engineering print for all pole sign installations over 30' above grade. The cost is usually in the \$300.00 dollar range which is inexpensive insurance when you consider the ramifications of a failure at a later date. In addition, you will always have this available should you need to replace the sign in the future.

### TIMELINES

- Sign Package Determination: 1 to 2 weeks
- Installation Quotes: 2 to 3 weeks
- Permits (without a variance): 2 to 3 weeks
- Sign Delivery: 4 to 5 weeks

Ideally, you should allow 4 months from beginning to completion for your sign package. Some of these items are flexible ... you may know your sign package in 2 days ... you may only use one installer ... permits may become available in 2 days. Conversely, a variance may be needed or a Design Review Board hearing may be required ... add 30 to 90 days ... you may need special engineering or pole structures ... add 1 to 2 weeks. No one can tell you exactly how long it will take to complete the project from beginning to end.

There are too many variables to establish a completion date without the above information, however, there are two items that are absolutes:

- 1.) High rise pole structures should have a foundation that has been cured for 28 days before installing the sign.
- 2.) It takes time to assemble and deliver the sign package. As you will find when checking the local sign codes, allowable sign sizes will vary from location to location. For that reason, signs are not built in advance and held for shipping. In addition, the warranty on electrical components begins on the date the signs are finally assembled. Dualite stocks components and sign faces in order to maximize our ability to provide quick delivery.

Dualite has been and continues to be the sole supplier to La Quinta Corporate since 1993 for several reasons ...

### Service • Premium Quality • Value

Unlike other hospitality chains that only franchise, LaQuinta owns and operates almost 300 properties. They not only look at the initial cost of a product, they evaluate the long term costs including maintenance and service. They realize saving a few percent today is not cost effective in the long run.

We have the knowledge ... we have the experience ... we have the product. Trust the company LaQuinta has trusted over 300 times.

If you have any questions or require further assistance, call Vernon Wooten @ 513-536-3193 or e-mail: vwooten@dualite.com

# LQ Management, LLC

Design and Construction Standards

## IDENTIFICATION REQUIREMENTS

Consistent identification coast to coast is the key to the success of your property. Extensive marketing efforts are undertaken in your behalf and to fully realize their benefits, the correct display of our logo is imperative. To assist you in this process, we have compiled this handbook.

## LOGO REQUIREMENTS

1. All properties are required to display the trademarked logo.
2. No copy alterations are permitted.
3. To insure the accurate reproduction of the logo, only approved vendors may be used.
4. Trademarked logos cannot be used without written authorization from La Quinta corporate office.

## SIGN CABINETS

The correct display of the logo requires a properly sized cabinet. A non-standard cabinet can only be used with the prior approval of the Corporate Sign Department.

All accessory signs on the same structure must have the same cabinet color as the accompanying logo sign.

## SUPPORT POLE/CLADDING

All support poles and pole cladding must be painted Walnut Brown

## READERBOARDS

Readerboards may be used in conjunction with the logo provided the cabinets are painted Gold to match the accompanying logo sign. We recommend at least three (3) lines of 8" copy at minimum.

## GRAPHICS

The accurate reproduction of the logo is imperative to maintaining a consistent image for all properties. For this reason, **ONLY APPROVED VENDORS MAY BE USED**. Approval must be received before beginning production.

## FACE MATERIALS

Larger faces are to be made from Signtech Flexface with first surface decoration by way of screen printing or heat transfer graphics. Smaller faces are to be either GE Solar Grade lexan or Sheffield Hyzod Sunlife polycarbonate pan formed and embossed (if suitable) and decorated via second surface screen printing.

## ILLUMINATION

**ONLY** high-output cool white fluorescent lamps are approved for illumination source. No HID's are permitted.

## CUSTOM FACES/SIGNS

Consistent signage is an important element of successful marketing. In those instances where restrictive codes will not allow the installation of a new sign without loss of either size or height, face replacements to cabinets may be allowed with prior approval of the Corporate Sign Department.

The use of your name along with the logo must be approved by the Corporate Sign Department.

## NON-APPROVED VENDORS

Our approved vendors are familiar with our programs and use stringent quality controls to insure the accurate reproduction of our logo. Non-approved vendors may only be used upon receipt of warranty information, proof of liability insurance, proof of workers comp insurance, detailed engineering plans and graphics layout. Logo specifications will be sent for their use only with the written approval of La Quinta corporate offices.



Dualite Sales & Service, Inc.  
WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Contact Vern Wooten

Tel: 513 536 3193

E-Mail: [vwooten@dualite.com](mailto:vwooten@dualite.com)

FAX 513-536-3116

One Dualite Lane • Williamsburg, Ohio • 45176

# LQ Management, LLC

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# La Quinta<sup>®</sup> INN & SUITES IDENTIFICATION PROGRAM



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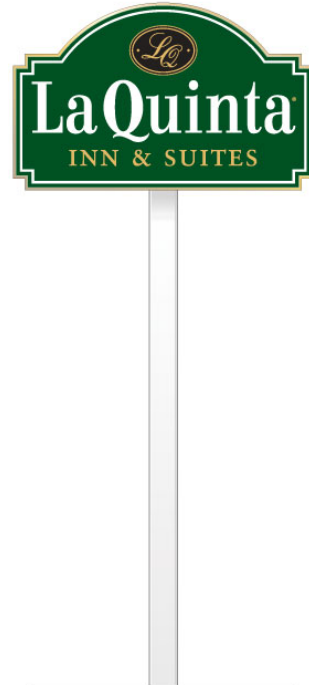
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Design and Construction Standards








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	S-350 DF/CP	14' 9 3/8" X 23' 8"	297.42
	S-300 DF/CP	13' 8 1/2" X 21' 10 1/2"	255.23
	S-250 DF/CP	12' 6" X 20' 0"	212.62
	S-200 DF/CP	11' 2" X 17' 11"	170.12
	S-150 DF/CP	9' 8" X 15' 6"	127.47
	S-100 DF/CP	7' 10 1/2" X 12' 8"	84.86
	S-75 DF/CP	6' 10 1/4" X 10' 11"	63.97
	S-50 DF/CP	5' 7" X 8' 11 3/8"	42.82
	S-42 ENTER DF/CP	5' 10" X 7' 2"	36.46
	S-33 DF/CP	4' 7 1/4" X 7' 2"	28.16



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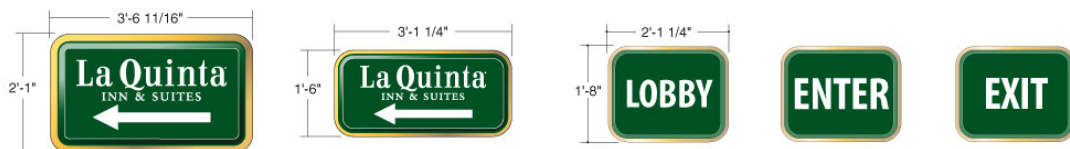
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The accurate reproduction of the logo is imperative to maintaining a consistent image for all properties. For this reason, **ONLY APPROVED VENDORS MAY BE USED.** Approval must be received before beginning production.

## FACE MATERIALS

Larger faces are to be made from Signtech Flexface with first surface decoration by way of screen printing or heat transfer graphics. Smaller faces are to be either GE Solar Grade lexan or Sheffield Hyzod Sunlife polycarbonate pan formed and embossed (if suitable) and decorated via second surface screen printing.

## ILLUMINATION

**ONLY** high-output daylight fluorescent lamps are approved for illumination source. No HID's are permitted.

## CUSTOM FACES/SIGNS

Consistent signage is an important element of successful marketing. In those instances where restrictive codes will not allow the installation of a new sign without loss of either size or height, face replacements to cabinets may be allowed with prior approval of the Corporate Sign Department.

The use of your name along with the logo must be approved by the Corporate Sign Department.

## NON-APPROVED VENDORS

Our approved vendors are familiar with our programs and use stringent quality controls to insure the accurate reproduction of our logo. Non-approved vendors may only be used upon receipt of warranty information, proof of liability insurance, proof of workers comp insurance, detailed engineering plans and graphics layout. Logo specifications will be sent for their use only with the written approval of La Quinta corporate offices.



Dualite Sales & Service, Inc.

WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Contact Vern Wooten

Tel: 513 536 3193

E-Mail: [vwooten@dualite.com](mailto:vwooten@dualite.com)

FAX 513-536-3116

One Dualite Lane • Williamsburg, Ohio • 45176

# LQ Management, LLC

Design and Construction Standards



Dualite Sales & Service, Inc.

One Dualite Lane • Williamsburg, OH 45178 • (513) 724-7100 • FAX (513) 724-8029

## **LaQuinta "sleeved" sign installation details.**

Single faced signs that are recessed into the building openings require special attention in two areas:

1. The leading edge of the cabinet that faces "out" of the sleeve **MUST** extend three (3) inches from the building face. This is to allow room for the drain holes and prevent water from backing up into the sign and the tower.
2. The opening around the sign cabinet **MUST** be completely and thoroughly caulked with GE clear silicone. This has to be done both from the front and the rear of the cabinet.

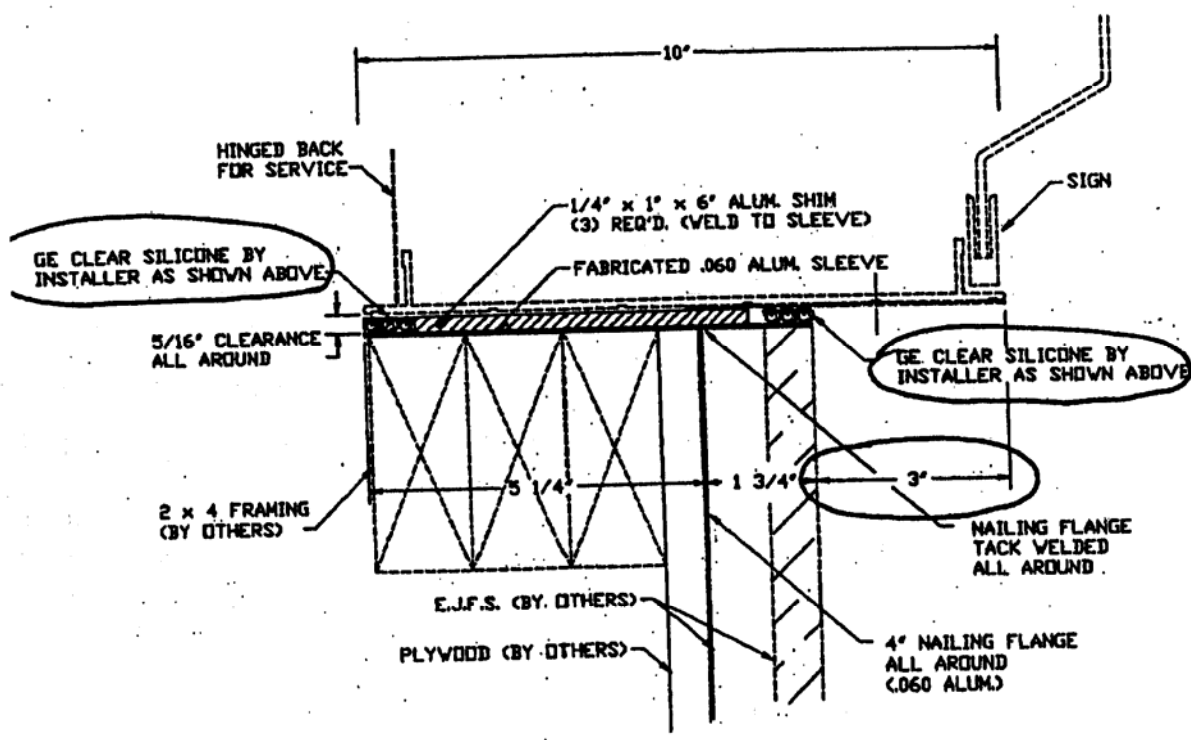
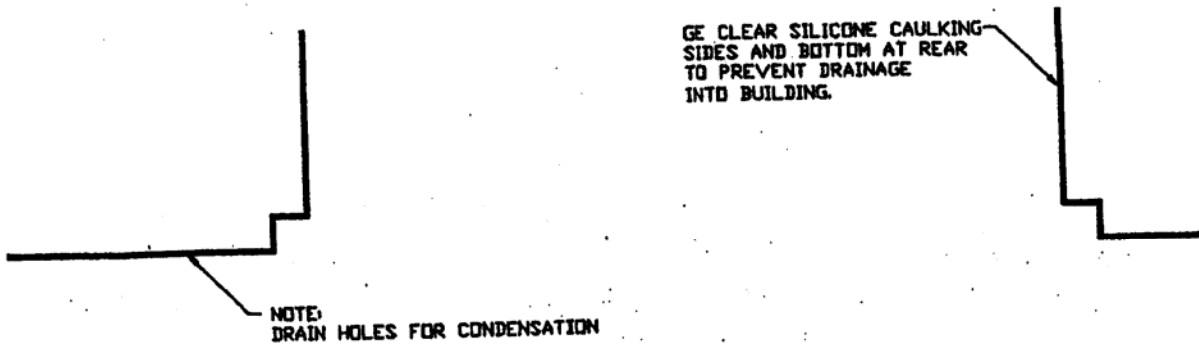
A cross section drawing is enclosed for your review.

You will be held responsible for any damages that are caused by water leaking in around the cabinets.

Please, be very careful and thorough.

# LQ Management, LLC

Design and Construction Standards



**TYPICAL SECTION**  
(AFTER INSTALLATION)  
1/2" = 1"



# CUSTOM INTERIOR SIGNAGE

















## La Quinta Approved Interior Signage Vendors

Company	Contact	Phone Number
American Image	John Parageon	(201) 960 8898
Environmental Graphics <a href="http://www.hotelsigns.com">www.hotelsigns.com</a>	Felicia White	(800) 868 9147
Intersign Corporation	John Wooldridge	(800) 322 8426










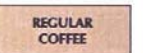




## SIGNAGE MENU

<p><b>1</b></p>  <p>4-3/4" w x 4-3/8" h Interior ADA Guestroom Number with Braille</p>	<p><b>1A</b></p>  <p>3" w x 3" h Interior Guestroom Number HC Symbol</p> <hr/> <p><b>1B</b></p>  <p>4-3/4" w x 1-1/2" h No Smoking Guestroom Symbol</p>	<p><b>2</b></p>  <p>8" w x 8" h In Case of Fire</p>	<p><b>3</b></p>  <p>6" w x 5-1/2" h Vending</p>
<p><b>4</b></p>  <p>8" w x 8" h Women's Restroom w/HC Symbol</p>	<p><b>5</b></p>  <p>8" w x 8" h Men's Restroom w/HC Symbol</p>	<p><b>6</b></p>  <p>8" w x 6" h Late Check-In</p>	<p><b>7</b></p>  <p>6-3/4" w x 6-3/4" h Doors Locked 24 Hours (Exterior)</p>
<p><b>8A</b></p>  <p>8" w x 9-1/2" h Meeting Room w/Insert * Indicate Name on Page 5</p>	<p><b>8B</b></p>  <p>8" w x 9-1/2" h Meeting Room w/Insert * Indicate Name on Page 5</p>	<p><b>9</b></p>  <p>6" w x 5-1/2" h Business Center</p>	<p><b>10</b></p>  <p>6" w x 5-1/2" h Staff Only 10) Interior 10E) Exterior</p>
<p><b>11</b></p>  <p>6" w x 5-1/2" h Fitness Center</p>	<p><b>12</b></p>  <p>6" w x 5-1/2" h Guest Laundry</p>	<p><b>13</b></p> <p>MEETING ROOM</p> <p>64 w x 6" h Meeting Room Dimensional Letters</p>	<p><b>14</b></p>  <p>6" w x 5-1/2" h Sales</p>

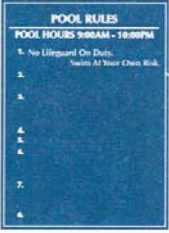










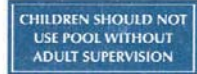




## SIGNAGE MENU

<p><b>15</b></p>  <p>6" w x 5-1/2" h Stairs</p>	<p><b>16</b></p>  <p>6" w x 5-1/2" h Luggage</p>	<p><b>17</b></p>  <p>6" w x 5-1/2" h Carts</p>	<p><b>18</b></p>  <p>12" w x 12" h Floor Stair/Level ID 1SR) Roof Access 1SN) No Roof Access</p>
<p><b>19</b></p>  <p>12" w x 4" h 1 Line Directional Typical Room Directional Sign *Enter Text on Page 2</p>	<p><b>20</b></p>  <p>12" w x 6" h 2 Line Directional *Enter Text on Page 2</p>	<p><b>21</b></p>  <p>12" w x 8" h 3 Line Directional *Enter Text on Page 2</p>	<p><b>22</b></p>  <p>12" w x 10" h 4 Line Directional *Enter Text on Page 3</p>
<p><b>23</b></p>  <p>12" w x 12" h 5 Line Directional *Enter Text on Page 3</p>	<p><b>24</b></p>  <p>12" w x 12" h 6 Line Directional *Enter Text on Page 4</p>	<p><b>25</b></p>  <p>12" w x 16" h Directory - Prototype C *Enter Text on Page 5</p>	<p><b>26</b></p>  <p>8" w x 6" h Electrical Room</p>
<p><b>27</b></p>  <p>8" w x 6" h Pantry 27) Interior 27E) Exterior</p>	<p><b>28</b></p>  <p>8" w x 6" h Elevator Equipment</p>	<p><b>29</b></p>  <p>8" w x 6" h Maintenance 29) Interior 29E) Exterior</p>	<p><b>30</b></p>  <p>8" w x 6" h Storage 30) Interior 30E) Exterior</p>

## SIGNAGE MENU

<p><b>31</b></p>  <p>MECHANICAL ROOM</p> <p>8" w x 6" h Mechanical Room 31) Interior, 31E) Exterior</p>	<p><b>32</b></p>  <p>TELEPHONE/ CABLE ROOM</p> <p>8" w x 6" h Telephone/Cable Room</p>	<p><b>33</b></p>  <p>No Smoking</p> <p>8" w x 6" h No Smoking</p>	<p><b>34</b></p>  <p>BOARD ROOM</p> <p>8" w x 8" h Board Room w/Insert * Indicate Name on Page 5</p>
<p><b>35</b></p> <p>BOARD ROOM</p> <p>55" w x 6" h Board Room Dimensional Letters * Indicate Name on Page 5</p>	<p><b>36</b></p>  <p>MAXIMUM OCCUPANCY 00</p> <p>8" w x 8" h Maximum Occupancy</p>	<p><b>37</b></p>  <p>Manager on Duty MANAGER'S NAME</p> <p>12" w x 12" h Owner/Manager on Duty *Enter Names on Page 6</p>	<p><b>38</b></p>  <p>TELEPHONE FOR EMERGENCY USE ONLY DIAL "9"</p> <p>6" w x 2" h Telephone Use</p>
<p><b>39</b></p> <p>CLEARANCE XX'X"</p> <p>48" w x 5-3/4" h Clearance</p>	<p><b>40</b></p>  <p>Quinta Imm</p> <p>36" w x 30-1/8" h with 1/2" Thick Letters Front Desk Logo Sign</p>	<p><b>41</b></p>  <p>DECAFFEINATED COFFEE</p> <p>4" w x 1-1/2" h Decaffeinated Coffee Plate</p>	<p><b>42</b></p>  <p>REGULAR COFFEE</p> <p>4" w x 1-1/2" h Regular Coffee Plate</p>
<p><b>43</b></p>  <p>HOT WATER</p> <p>4" w x 1-1/2" h Hot Water Plate</p>	<p><b>44</b></p>  <p>Guest Laundry</p> <p>24" w x 16" h Guest Laundry Liability</p>	<p><b>45</b></p>  <p>Fitness Center Safety Rules</p> <p>24" w x 12" h Fitness Center Rules</p>	<p><b>46</b></p>  <p>SPA RULES FOR YOUR SAFETY PLEASE OBSERVE</p> <p>12" w x 18" h Spa Rules w/Hours * Consult Your Local Health Department for Specific Rules</p>










## SIGNAGE MENU

<p><b>47</b></p>  <p>12" w x 18" h Pool Rules w/Hours <small>* Consult Your Local Health Department for Specific Rules</small></p>	<p><b>48</b></p>  <p>12" w x 18" h No Diving</p>	<p><b>49</b></p>  <p>15" w x 10" h Pool Towels</p>	<p><b>50</b></p>  <p>6-3/4" w x 6-3/4" h Area of Rescue Assistance</p>
<p><b>51</b></p>  <p>21-1/2" w x 6" h Evacuation Assistance</p>	<p><b>52</b></p>  <p>12" w x 18" h Courtesy Parking</p>	<p><b>53</b></p>  <p>12" w x 18" h Courtesy Van Parking</p>	<p><b>54</b></p>  <p>12" w x 18" h HC Accessible Parking</p>
<p><b>55</b></p>  <p>12" w x 18" h HC Van Accessible Parking</p>	<p><b>56</b></p>  <p>9" w x 12" h Emergency Exit &amp; State Laws</p>	<p><b>57</b></p>  <p>18" w x 14" h 911 Emergency w/Address (Texas Only) <small>*Enter Information on Page 7</small></p>	<p><b>58</b></p>  <p>20" w x 8" h Child Supervision (Texas Only)</p>
<p><b>59</b></p>  <p>12" w x 5-1/2" h Spa Temperature (Texas Only)</p>	<p><b>60</b></p>  <p>10" w x 8" h Tobacco Smoking - Area Specific (California Only)</p>	<p><b>61</b></p>  <p>10" w x 8" h Tobacco Smoking - Building Specific (California Only)</p>	<p><b>62</b></p>  <p>10" w x 8" h Tobacco Smoking - Floor Specific (California Only)</p>

# LQ Management, LLC

Design and Construction Standards

## SIGNAGE MENU

<p><b>63</b></p>  <p><b>RESTROOMS</b></p> <p>8" w x 8" h Restrooms</p>	<p><b>64</b></p>  <p><b>SPRINKLER ROOM</b></p> <p>8" w x 6" h Sprinkler Room 64) Interior 64E) Exterior</p>	<p><b>65</b></p>  <p><b>POOL EQUIPMENT</b></p> <p>8" w x 6" h Pool Equipment 65) Interior 65E) Exterior</p>	<p><b>66</b></p>  <p><b>FIRE PUMP</b></p> <p>8" w x 6" h Fire Pump 66) Interior 66E) Exterior</p>
<p><b>67</b></p>  <p><b>COMPLIMENTARY BREAKFAST</b></p> <p>SERVED XXXX AM - XXXX AM</p> <p>12" w x 8" h Complimentary Breakfast</p>	<p><b>68</b></p>  <p><b>CUSTOM SIGN</b></p> <p>8" w x 6" h Custom Sign *Enter Text on Page 7</p>	<p><b>69</b></p>  <p><b>CUSTOM SIGN</b></p> <p>6" w x 5-1/2" h Custom Sign *Enter Text on Page 7</p>	<p><b>70</b></p>  <p><b>James Jones</b> FRONT DESK</p> <p>3" w x 1" h Name Badge *Enter Names on Page 6</p>
<p><b>71</b></p>  <p><b>NOW OPEN</b></p> <p>120" w x 48" h "Now Open" Banner</p>			



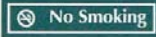




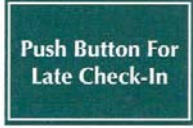










# CUSTOM INTERIOR SIGNAGE

## La Quinta Approved Interior Signage Vendors

<b>Company</b>	<b>Contact</b>	<b>Phone Number</b>
American Image	John Parageon	(201) 960 8898
Environmental Graphics <a href="http://www.hotelsigns.com">www.hotelsigns.com</a>	Felicia White	(800) 868 9147
Intersign Corporation	John Wooldridge	(800) 322 8426


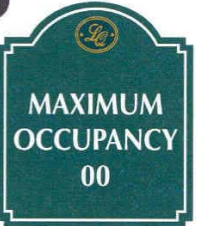
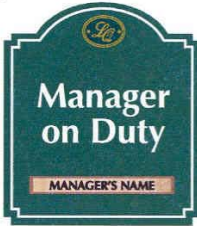
## SIGNAGE MENU

<p><b>1</b></p>  <p>6-1/4" w x 4" h Interior ADA Guestroom Number with Braille</p>	<p><b>1A</b></p>  <p>3" w x 3" h Interior Guestroom Number HC Symbol</p> <p><b>1B</b></p>  <p>5-3/4" w x 1-1/2" h No Smoking Guestroom Symbol</p>	<p><b>2</b></p>  <p>7-1/4" w x 8-1/4" h In Case of Fire</p>	<p><b>3</b></p>  <p>6-1/4" w x 4-5/8" h Vending</p>
<p><b>4</b></p>  <p>7-1/4" w x 8-1/4" h Women's Restroom w/HC Symbol</p>	<p><b>5</b></p>  <p>7-1/4" w x 8-1/4" h Men's Restroom w/HC Symbol</p>	<p><b>6</b></p>  <p>8" w x 6" h Late Check-In</p>	<p><b>7</b></p>  <p>6-3/4" w x 6-3/4" h Doors Locked 24 Hours (Exterior)</p>
<p><b>8</b></p>  <p>7-1/4" w x 8-1/4" h Meeting Room w/Insert * Indicate Name on Page 4</p>	<p><b>9</b></p>  <p>6-1/4" w x 4-5/8" h Business Center</p>	<p><b>10</b></p>  <p>6-1/4" w x 4-5/8" h Staff Only</p>	<p><b>11</b></p>  <p>7-1/4" w x 8-1/4" h Fitness Center</p>
<p><b>12</b></p>  <p>6-1/4" w x 4-5/8" h Guest Laundry</p>	<p><b>13</b></p> <p>MEETING ROOM</p> <p>64-7/8" w x 6" h Meeting Room Dimensional Letters</p>	<p><b>14</b></p>  <p>6-1/4" w x 4-5/8" h Sales</p>	<p><b>15</b></p>  <p>6-1/4" w x 4-5/8" h Stairs</p>

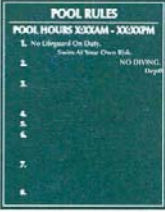



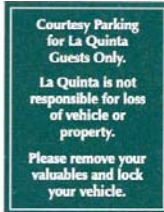
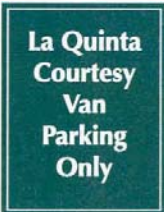






## SIGNAGE MENU

<p><b>16</b></p>  <p>12" w x 12" h Floor Stair/Level ID 16(R) Roof Access 16(N) No Roof Access</p>	<p><b>17</b></p>  <p>6-1/4" w x 4-5/8" h Luggage</p>	<p><b>18</b></p>  <p>6-1/4" w x 4-5/8" h Carts</p>	<p><b>19</b></p>  <p>12" w x 4" h 1 Line Directional</p>
<p><b>20</b></p>  <p>12" w x 6" h 2 Line Directional</p>	<p><b>21</b></p>  <p>12" w x 8" h 3 Line Directional</p>	<p><b>22</b></p>  <p>12" w x 10" h 4 Line Directional - Prototype B</p>	<p><b>23</b></p>  <p>12" w x 12" h 5 Line Directional - Prototype B</p>
<p><b>24</b></p>  <p>12" w x 12" h 6 Line Directional</p>	<p><b>25</b></p>  <p>12" w x 16" h 10 Line Directional - Prototype D</p>	<p><b>26</b></p>  <p>12" w x 16" h Directory - Prototype D</p>	<p><b>27</b></p>  <p>8" w x 6" h Electrical Room</p>
<p><b>28</b></p>  <p>8" w x 6" h Pantry</p>	<p><b>29</b></p>  <p>8" w x 6" h Elevator Equipment</p>	<p><b>30</b></p>  <p>8" w x 6" h Maintenance</p>	<p><b>31</b></p>  <p>8" w x 6" h Storage</p>

## SIGNAGE MENU

<p><b>32</b></p>  <p>MECHANICAL ROOM</p> <p>8" w x 6" h Mechanical Room</p>	<p><b>33</b></p>  <p>TELEPHONE/ CABLE ROOM</p> <p>8" w x 6" h Telephone/Cable Room</p>	<p><b>34</b></p>  <p>No Smoking</p> <p>8" w x 6" h No Smoking</p>	<p><b>35</b></p>  <p>BOARD ROOM</p> <p>7-1/4" w x 8-1/4" h Board Room w/Insert * Indicate Name on Page 4</p>
<p><b>36</b></p> <p>BOARD ROOM</p> <p>57-1/2" w x 6" h Board Room Dimensional Letters</p>	<p><b>37</b></p>  <p>MAXIMUM OCCUPANCY 00</p> <p>7-1/4" w x 8-1/4" h Maximum Occupancy</p>	<p><b>38</b></p>  <p>Manager on Duty</p> <p>MANAGER'S NAME</p> <p>11" w x 12" h Owner/Manager on Duty</p>	<p><b>39</b></p>  <p>TELEPHONE FOR EMERGENCY USE ONLY DIAL "0"</p> <p>2" h x 6" w Telephone Use</p>
<p><b>40</b></p>  <p>CLEARANCE XX'X"</p> <p>48" w x 5-3/4" h Clearance</p>	<p><b>41</b></p>  <p>La Quinta INN &amp; SUITES</p> <p>48" w x 29" h with 1/2" Thick Letters Front Desk Logo Sign</p>	<p><b>42</b></p>  <p>DECAFFEINATED COFFEE</p> <p>4" w x 1-1/2" h Decaffeinated Coffee Plate</p>	<p><b>43</b></p>  <p>REGULAR COFFEE</p> <p>4" w x 1-1/2" h Regular Coffee Plate</p>
<p><b>44</b></p>  <p>HOT WATER</p> <p>4" w x 1-1/2" h Hot Water Plate</p>	<p><b>45</b></p>  <p>Guest Laundry</p> <p>FOR GUEST USE ONLY: NOT RESPONSIBLE FOR LOST OR DAMAGED ARTICLES. USE AT YOUR OWN RISK. LA QUINTA DOES NOT PROVIDE AN ATTENDANT FOR THE OPERATION OF LAUNDRY EQUIPMENT. READ ALL OPERATING INSTRUCTIONS. DO NOT LEAVE PERSONAL PROPERTY UNATTENDED. NO GLASS CONTAINERS PERMITTED.</p> <p>24" w x 16" h Guest Laundry Liability</p>	<p><b>46</b></p>  <p>Fitness Center Safety Rules</p> <ol style="list-style-type: none"> <li>This facility is not supervised. User of the equipment is the responsibility of the Guest.</li> <li>Guest is responsible for knowing his/her own physical limitations.</li> <li>Please do not drinking while at base level.</li> <li>Please keep hands/feet/objects out of Fitness Center.</li> <li>No alcoholic beverages.</li> <li>Unsupervised use of this facility by children is prohibited.</li> </ol> <p>24" w x 12" h Fitness Center Rules</p>	<p><b>47</b></p>  <p>SPA RULES SPA HOURS 10:00AM - 10:00PM FOR YOUR SAFETY, PLEASE OBSERVE</p> <p>12" w x 18" h Spa Rules w/Hours Indicate Hours: _____ * Consult Your Local Health Department for Specific Rules</p>







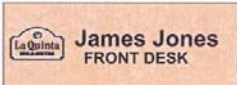


## SIGNAGE MENU

<p><b>48</b></p>  <p>12" w x 18" h Pool Rules w/Hours Indicate Hours: _____ <small>* Consult Your Local Health Department for Specific Rules</small></p>	<p><b>49</b></p>  <p>12" w x 18" h No Diving</p>	<p><b>50</b></p>  <p>15" w x 10" h Pool Towels</p>	<p><b>51</b></p>  <p>6-3/4" w x 6-3/4" h Area of Rescue Assistance</p>
<p><b>52</b></p>  <p>21-1/2" w x 6" h Evacuation Assistance</p>	<p><b>53</b></p>  <p>12" w x 18" h Courtesy Parking</p>	<p><b>54</b></p>  <p>12" w x 18" h Courtesy Van Parking</p>	<p><b>55</b></p>  <p>12" w x 18" h HC Accessible Parking</p>
<p><b>56</b></p>  <p>12" w x 18" h HC Van Accessible Parking</p>	<p><b>57</b></p>  <p>9" w x 12" h Emergency Exit &amp; State Laws</p>	<p><b>58</b></p>  <p>18" w x 14" h 911 Emergency w/Address (Texas Only)</p>	<p><b>59</b></p>  <p>20" w x 8" h Child Supervision (Texas Only)</p>
<p><b>60</b></p>  <p>12" w x 5-1/2" h Spa Temperature (Texas Only)</p>	<p><b>61</b></p>  <p>10" w x 8" h Tobacco Smoking - Area Specific (California Only)</p>	<p><b>62</b></p>  <p>10" w x 8" h Tobacco Smoking - Building Specific (California Only)</p>	<p><b>63</b></p>  <p>10" w x 8" h Tobacco Smoking - Floor Specific (California Only)</p>

# LQ Management, LLC

Design and Construction Standards

## SIGNAGE MENU

<p>64</p>  <p>7-1/4"w x 8-1/4"h Restrooms</p>	<p>65</p>  <p>6"w x 8"h Sprinkler Room</p>	<p>66</p>  <p>6"w x 8"h Pool Equipment</p>	<p>67</p>  <p>6"w x 8"h Fire Pump</p>
<p>68</p>  <p>12"w x 8"h Complimentary Breakfast</p>	<p>69</p>  <p>12"w x 4"h 1 Line Directional</p>	<p>70</p>  <p>3"w x 1"h Name Badge *Enter Names on Page 5</p>	<p>71</p>  <p>120"w x 48"h *Now Open* Banner</p>
<p>72</p>  <p>7-1/4"w x 8-1/4"h Public Telephones</p>			

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