



September 29, 2017

Mike Desai
M Y Investments
1003 Mission Park Drive
Vicksburg, MS 39180

RE: **TownePlace Suites by Marriott at Baton Rouge Denham Springs, LA**
90% Design Review
*Review Outcome: **Revise as noted and resubmit with owner response before proceeding to Construction Phase***
[MI Review 11.20.17](#) : Marriott International Review comments. Note that Owners responses are acknowledged unless otherwise noted.

Dear Mr. Desai,

Thank you for the recent design submittal for the TownePlace Suites by Marriott in Baton Rouge Denham Springs, LA. The documents were received by your Marriott project team on September 25, 2017).

These documents were reviewed for compliance with Marriott Design Standards only, and are approved to proceed into the next phase, contingent on the satisfactory resolution of the comments included in this review. Please furnish a written response, indicating your agreement with the comments at your earliest convenience.

Attached is the above referenced design review, as well as the following documents for your use:

- Marriott's Review Mark-ups Plans
- Next Steps in the Plan Approval Process

Final acceptance of the project design by Marriott is conditioned upon conformance to Design Standards, as well as approval of future project design documents and submittals. The latest Design Standards can be accessed through the New Build and Renovations Web Site (Lobo) at <https://globaldesign.marriott.com/web/guest/home>

Congratulations on your approval to proceed into the next phase. As always, we look forward in assisting you with optimizing the results of your design efforts!

Kind regards,

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cc: Dammon Engineering, Inc.
A&C File

Review Comments - Site Plan and Building Exterior

Site Plan

General:

1. Employ an acoustical consultant to assess the impact of the nearby highway. Submit the results of the acoustical survey to Marriott International, in addition to a recommended action plan to mitigate these conditions.

Response: This will be done by others.

MI Review 11.20.17 : Owner to submit when complete for our review.

RESPONSE: Dammon Engineering does not perform this.

2. Label monument sign.

Response: It has been labeled

3. Eliminate / Relocate Accessible spots from this location to avoid guests with disabilities having to cross drive aisle to enter the hotel.

Response: Relocated Accessible spots.

4. Provide heavy duty (concrete) paving, extending 8 feet in front of the dumpster enclosure, to minimize damage from service trucks.

Response: Provided the heavy duty paving.

5. Note that chain-link fence is not permitted anywhere on the site.

Response: It has been noted on the landscaping plan that chain link fences are not permitted.

6. Shift pool storage door towards wall to avoid accidents.

Response: The door has been shifted.

Outdoor Patio

1. Ensure to provide paver flooring at the Outdoor Patio and install edge curb restraint at edge of pavers.

Response: Provided the paver flooring and edge curb restraint.

Landscape Design:

1. Update landscaping plan to include plant quantities and species for review and approval.

Response: This has been updated.

2. Include seasonal color at the base of the monument sign.

Response: Seasonal color is provided.

3. Screen the dumpster enclosure from view with varied landscaping.

Response: dumpster has been screened.

4. Screen water meter, transformers and ground-mounted condensing units with fencing.

Response: MEP units are screened.

MI Review 11.20.17 : Planting bed between patio and guest bedroom window is too narrow to plant the indicated azaleas. Enlarge bed sufficiently to accommodate. Ensure the FF&E fits in the updated space.



RESPONSE: Added 1' of landscaping space.

Mechanical, Electrical, and Plumbing:

1. Submit a comprehensive site photometric study indicating site light levels for review and approval. Site lighting must furnish an average of 2 foot-candles with a minimum of 1 foot candle in any one area of the site.

Response: Added the photometric site plan

MI Review 11.20.17 : Pool deck needs to have 15 fc minimum lighting. Pool to have a minimum of 40 fc at water level supplied by underwater lights and able to view pool bottom clearly. Pool lamps to be on GFI and emergency back up power. Refer to lighting table 15D in the Design standards.

RESPONSE: Pool designing company will supply this. Dammon Engineering does not supply.

2. Consider proving pole lights Z65 in the drop-off area to meet lighting requirements of 15 fc.

Response: Provided the Z65.

3. Ensure that light pole light standards are at least 4 inches high, but do not exceed 12 inches in height, as measured from grade.

Response: This standard has been included.

4. Coordinate Site plan with MEP plans to show MEP units. Provide landscape screening or fence.

Response: MEP units are now coordinated and screened with landscaping.

5. Provide missing Plumbing plans.

Response: Missing plumbing plans have been added.

Building Exterior

General:

1. Extend end tower parapet walls on roof and overhangs, as per markups on A103 and A104.

Response: Parapet has been corrected.

2. Match Elevation with plan. Windows on the end rooms on each floor are not shown in plan, but shown on rear elevation.

Response: Windows have been corrected.

3. Indicate windows at each stair landing on elevation as shown on plan. Match window height to adjacent guestroom window heights including the PTAC portion. Width can be adjusted to be narrow and more in proportion with the tower. Suggest using public space window panel width E1 or E5 for consistency.

Response: Windows have been corrected.

4. Update elevation per changes suggested in E104.

Response: Elevation is updated.

5. Choose scheme (see prototypical scheme colors attached) and indicate colors on the legend.

Response: Added Scheme to the project.

MI Review 11.20.17 : Indicate colors, materials, textures in the Exterior finish legend.

RESPONSE: Fixed legend.

6. Submit samples of custom material and custom colors. Note that Fiber cement panel is custom.

Match panel sizes, colors and textures with the Nichiha.

Response: Not needed due to going with your prototypes.

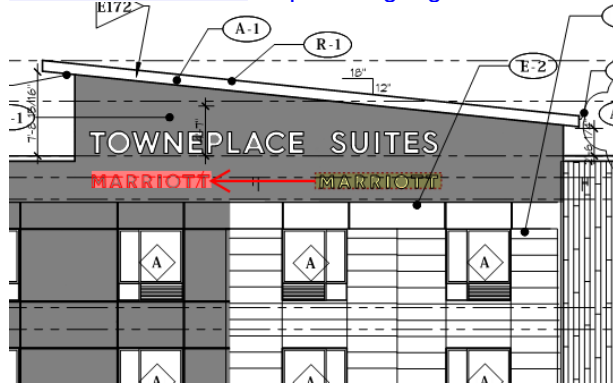
MI Review 11.20.17 : Fiber cement is custom. Please submit samples. Avoid residential look by avoiding overlap of joints. The panels have to be laid flat.

RESPONSE: Samples will be provided by contractor.

7. Shift signage to right justified on front elevation.

Response: Shifted signage to be right justified.

MI Review 11.20.17 : Update signage on rear elevation.



RESPONSE: Sign has been updated.

8. Provide a covered canopy at every guest entry to the building.

Response: The door way has been shifted to let the second floor hangover the door, like the door to the pool, to eliminate the canopy.

9. Update wall section on A108. Shift overhang to project more in the front as shown in roof plan.

Response: This has been corrected.

10. Provide details for water drainage at front canopy.

Response: Added not to check civil plans.

MI Review 11.20.17 : Provide roof canopy details. Sheet is missing.

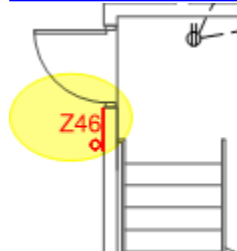
Mechanical, Electrical and Plumbing:

RESPONSE: I apologize for missing this. I have included it this time.

1. Locate card reader on exterior wall on side entrances.

Response: Added card reader.

MI Review 11.20.17 : Add Z46 exterior wall sconce at staircase exit.



RESPONSE: Added the light fixture.

Public Space

General:

1. Swap location of TV and Connection Center. Ensure accessible clearances are met for guest use of computer.

Response: TV and Connection Center have been swapped.

2. Depict dropped ceiling with single line.

Response: Dropped ceiling has been changed to a single line.

Mechanical, Electrical and Plumbing:

1. Coordinate mechanical diffusers with architectural reflected ceiling plan (soffits, grid, etc.).

Response: Diffusers have been coordinated.

2. Ensure there are no MEP/FP elements on wall behind the front desk. As appropriate, reposition to side wall(s).

Response: Removed the millwork and wall are for front desk on the RCP drawing.

Market:

General:

1. Provide dropped ceiling over Market area.

Response: Provided the drop ceiling.

2. Provide separate cabinet for 'Sundry' at the 'In-A-Pinch' Market. Refer markups on A319.

Response: Added sundry

MI Review 11.20.17 : Indicate location of Sundries cabinet in plan.

RESPONSE: It is there.

Mechanical, Electrical and Plumbing:

1. Provide an exhaust fan at the Market.

Response: Added exhaust fan.

2. Provide linear diffusers in lieu of the square ones. Locate them discretely to work with the scale and Architecture of the ceiling and Architecture.

Response: Provided linear diffusers and relocated them.

3. Rotate diffuser in line with the drop soffit direction over the Welcome desk.

Response: Rotated diffusers.

4. Coordinate location of Mechanical units with lighting plan and drop soffits.

Response: Coordinated the all units in the rcp.

5. Plumbing plans are incomplete. Provide missing sheets.

Response: Completed plumbing plans.

MI Review 11.20.17 : Only Sanitary plans have been provided. Water plumbing plans are missing.

RESPONSE: Potable water is not included but is shown on Site Utility Plan from street to building.

Breakfast Room:

General:

1. Relocate ice machine or eliminate from buffet area. Add additional counter space at buffet of support the high quantity of Queen/Queen rooms.

Response: Ice machine has been relocated.

MI Review 11.20.17: Please update drawings to reflect the Ice machine shift and expanded buffet counter.

RESPONSE: Relocated ice machine and shortened the pool room.

2. Shift coffee counter out of path of travel corridor. Counter tucks around column. Drawings detail indicate this installation. Coordinate with plans.

Response: Coordinated coffee counter and moved it out of the path.

Buffet:

1. Enlarge buffet to accommodate higher key count or higher occupancy rooms such as Queen/Queen when QQ room count is above 25% of the total rooms. Utilize space where ice machine is now shown.

Response: Fixed the counter space.

MI Review 11.20.17: Update drawings to reflect the Ice machine shift and enlarged buffet.

RESPONSE: Updated drawings.

2. Omit the pass through window at buffet. It has been removed from the TownePlace Suites program.

Response: Removed the thru window.

3. Please note the Buffet vertical sliding doors have specific weight restrictions and hardware specifications. Refer to manufacturer's specifications for design details.

Response: A313 has an architectural note to look at the specifications of the sliding doors.

Recreational Spaces – Outdoor Pool:

General:

1. Provide stamped concrete flooring at the Outdoor Pool.

Response: Added stamped concrete.

2. Pool gates need to swing in the direction of egress. Adhere to local Fire code.

Response: Changed the swing direction of gates.

3. Coordinate Site plan with MEP plans to show MEP units. Provide landscape screening or fence.

Response: All site plans are currently coordinated with MEP units.

Mechanical, Electrical and Plumbing:

1. Provide enlarged Electric plan for pool area.

Response: Added enlarged pool electric plan.

MI Review 11.20.17 : Refer to earlier pool and pool deck lighting comments.

RESPONSE: Not performed by Dammon Engineering. Provided by pool company.

2. Secure the Pool area with an electronic card reader.

Response: Added card readers.

3. Provide a house telephone in the pool area with a direct connection to the front desk.

Response: Added house telephone in pool area.

4. Provide a fully plumbed, OSHA-compliant eyewash station in the Pool Equipment/ Storage Room. Show the connection in Plumbing plan.

Response: added the eyewash station to pool equipment room and pool storage room.

Recreational Spaces - Exercise Room:

Mechanical, Electrical and Plumbing:

1. Elliptical cross trainers have an attached LCD screen. Provide the required data and power connections.

Response: Provided proper outlets for the elliptical equipment.

2. Provide plumbing for hydration system.

Response: Fixed plumbing drawing to provide plumbing to hydration station.

MI Review 11.20.17 : Water plumbing drawings missing in set.

RESPONSE: You are correct we only design sewage drawings for the plumbing. Please refer to schedules and details sheet for the valves, hook-ups and drainage information.

Public Restrooms:

Mechanical, Electrical and Plumbing:

1. Provide keyed light switch, remote switch or ceiling-mounted occupancy sensor (not within guest reach) is provided at the Public Restrooms.

Response: Added ceiling-mounted occupancy sensor.

2. Provide a floor drain for each Public Restroom.

Response: There is floor drains in the public restroom.

Meeting Space / Board Room

General:

1. Provide recessed downlight R72 centered over the service counter.

Response: Added light IDEN.

2. Update detail labels on A318.

Response: Labels have been updated.

Mechanical, Electrical and Plumbing:

1. Provide magnetic hold-open devices at Meeting Room entry doors.

Response: Added the magnetic hold-open device

Corridors:

General:

Mechanical, Electrical, and Plumbing:

1. Clarify HVAC plan for Levels 2,3 &4.

Response: It has been clarified.

Stairwells:

General:

1. Provide a vision panel at all doors between Stairwells and Guestroom Corridors.

Response: Added door type for stairwells.

2. Note that corridor finishes are required at Stairwells. Comply with the following Interior Design requirements:

- a. Completely finish stair interiors (floor, base, landings, walls and ceiling)
- b. Floor / Base: Carpet and carpet base throughout. Note that only the carpet at stair landings receive padding and treads and risers do not.
- c. Nosings: Vinyl.
- d. Low wall with wood cap and reveal (wrap VWC into reveal).
- e. Railings: Stain-grade wood or painted metal pipe railing.
- f. Full-height wall to enclose underside of stairway at first floor.
- g. Vertical pipes: Painted.
- h. Walls: VWC or Paint, with full-height corner guards on outside corner edges to match wall color.
- i. Ceiling / underside of stair treads: Smooth or Textured coating with paint finish.

Response: All are applied.

2. Submit plans, sections and details of Stairwells for review and approval. Refer to the Design Guideline Drawings.

Response: All have been applied.

MI Review 11.20.17 : Ensure stair exterior door 51 adhere to fire code. See approved alternate.

#	LOCATION	W	H	TYPE	DOOR MAT.	DOOR FINISH	THRESH.	HDW	FRAME MATERIAL
51	STAIR (EXTERIOR)	3'-0"	6'-8"	B	HM	PTD		T11A	HM

RESPONSE: Per code it is not required. No change is made.

Mechanical, Electrical, and Plumbing:

1. Provide magnetic hold-open devices (tied to the building's fire alarm system) at all doors between interior stairwells and corridors.

Response: Added magnetic hold-open device

Elevators and Elevator Lobbies:

General:

1. Provide recessed can lights R70 at all Elevator Lobbies.

Response: Lights have been changed.

Mechanical, Electrical, and Plumbing:

1. Provide wall mounted house telephones at all Elevator Lobbies (except at the First Floor).

Response: Added the house telephones in elevator lobbies.

Guest Laundry

General:

1. Eliminate unused equipment from Guest laundry schedule.

Response: Removed unused equipment.

MI Review 11.20.17 : 418 is a guest stacking dryer and should be included in the schedule for adequate connections.

RESPONSE: This has been corrected.

Mechanical, Electrical and Plumbing:

1. Provide a floor drain.

Response: Added floor drain

2. Provide a keyed light switch, remote switch or ceiling-mounted occupancy sensor (not within guest reach) the Guest Laundry.

Response: Added ceiling-mounted occupancy sensor.

Review Comments - Back of House

Employee Break Room:

General:

1. Reduce seating as it may not be used.

Response: removed seating added storage closet.

Mechanical, Electrical and Plumbing:

1. Coordinate location of power for refrigerator, microwave, dishwasher and garbage disposal.

Response: Please refer to the first floor power plan E104.

Main Laundry / Linen Storage:

General:

1. Eliminate unused equipment from BOH laundry.

Response: removed unused equipment.

2. Provide laundry chute door.

Response: Made laundry chute door more visible.

Mechanical, Electrical and Plumbing:

1. Provide a fully plumbed OSHA-compliant eyewash station.

Response: Added plumbing for the eyewash station.

MI Review 11.20.17 : Water plumbing drawings missing in set.

RESPONSE: You are correct we only design sewage drawings for the plumbing. Please refer to schedules and details sheet for the valves, hook-ups and drainage information.

Food Preparation Room:

General:

1. Add extra shelving in food service area. Refer to latest equipment schedule.

Response: Added extra shelving.

Mechanical, Electrical and Plumbing:

1. Provide floor sinks/drains.

Response: Fixed plumbing drawing.

Engineer / Maintenance Office:

Mechanical, Electrical and Plumbing:

1. Provide a fully plumbed OSHA-compliant eyewash station. Note that portable units are not approved.

Response: Added the eyewash station.

2. Provide a house phone.

Response: House phone is on E104.

Review Comments-Guestrooms/Guestroom Support

General:

1. Provide a Guestroom Matrix in tabular format, with a breakdown of all room types.

Response: Added guestroom matrix.

MI Review 11.20.17 : Shift Guestroom matrix from QQ Studio sheet to floor plan sheet. Separate room type per floor.

RESPONSE: This has been changed.

2. Only 1 Accessible room required per room type, unless local ADA regulations require the property to have more in every floor. Revise room mix to eliminate too many ADA room types. Advise if required by local jurisdiction.

Response: ADA rooms were by request of owner.

3. At stack X11 & X13 do not provide accessible Q/Q rooms for entire stack unless required by code. Provide enlarged floor plans for standard room types in this stack. Additional furniture may be required for enlarged bay.

Response: Provided the enlarged floor plans and added furniture.

MI Review 11.20.17 : You have 9 accessible rooms. Confirm if the Owner's intent is such.

RESPONSE: This is correct and will not be changed.

4. Be advised bay depth of Studio Extra King is larger than prototype. Provide narrative to confirm intent of extra length.

Response: Bay depth was requested by owner.

5. Ensure a minimum Sound Transmission Coefficient (STC) of 55 between guestrooms, and 55+ between Guestrooms and back of house areas / mechanical spaces.

Response: Changed the number on partition sheet.

6. Provide tubs for atleast 50% of higher occupancy rooms.

Response: Switched out 50% of showers to tubs.

MI Review 11.20.17 : This comment was only for the Double Queen and 1 bedroom guestroom types. All King rooms can have showers.

RESPONSE: The kings have been changed to all showers.

7. Coordinate all electrical placements with the location of the furniture.

Response: All electrical guestroom plans are in E109 & E110.

8. Shift electrical closer to floor lamp in Q/Q studio.

Response: Moved outlet to be closer to the floor lamp.

MI Review 11.20.17 : Acc. QQ room type shown in E110 bay depth does not match with floor plans. Coordinate Electrical with Architectural plans. Ensure Dining chairs have sufficient space to move and space requirements meet ADA standards.

RESPONSE: The depth has been fixed.

9. Provide IFI#322 at all guestroom walls, except at headboard wall (IFI#314) and exterior wall (IFI#326).

Response: This has been applied.

10. Provide a minimum of 24" interior depth for all Guestroom closet interiors to ensure appropriate fit and function of closet shelving system.

Response: Arranged the closet to be 24".

11. Remove all outlets from inside the closet.

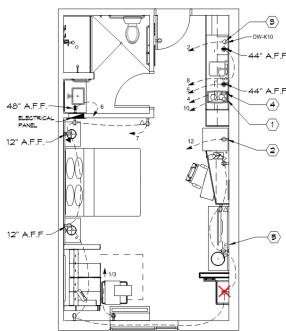
Response: There are no longer outlets in the closet.

MI Review 11.20.17 : Update E109 Acc King still shows outlet in closet.

RESPONSE: Removed outlet.

12. At Guestroom closets, install micro switch at door hinge and coordinate with Electrical drawings.

Response: Added micro switch to guestroom closets.



13. Confirm with Marriott ceiling heights at first floor guestrooms. It is not called out on first floor RCP.

Response: A note has been added on the guestroom elevations that will be on the first floor. This was done like your prototypes.

MI Review 11.20.17 : Prototypical drawings is a guide only. Please ensure adequate details are provided in your drawings to provide clarity to GC in the field.

RESPONSE: Added ceiling heights to the RCP plans.

14. Provide a tub in at least 50% Double Queen and One Bedroom Unit.

Response: 50% of showers have been changed to tubs.

15. Ensure interior of millwork vanity and kitchen cabinets are black melamine.

Response: Put notes on the millwork for black melamine.

16. Provide two (2) amenity shelves at inside corner of wall opposite shower head.

Response: This is done according to your prototypes. If you want something different than your prototypes please let me know exactly what you want and where to find it on lobo.

MI Review 11.20.17: Updated drawings are indicating correct accessories

17. Typical for all showers, provide (1) soap basket at corner adjacent to shower head.

Response: This was done according to your prototypes. . If you want something different than your prototypes please let me know exactly what you want and where to find it on lobo.

MI Review 11.20.17: Updated drawings are indicating correct accessories

18. Queen/Queen End room with Air duct:

- a. Relocate shaft out of the entry to room to avoid shifting kitchen toward living area. Kitchen will conflict with furniture layout.

Response: The air duct has been removed from guest rooms and relocated kitchen.

19. Studio Q/Q Acc Alternative (stack X10) does not have a corresponding enlarged floor plan and is not shown as accessible. Clarify intent and provide enlarged plan. Room is large enough for sofa and lounge chair.

Response: This has been changed to Double x Queen. It is the hearing impaired room that is what was meant by ACC Alternative.

20. Remove unneeded details of guestroom kitchens form plan. (Sheet A403)

Response: Fixed this sheet.

21. Confirm 18"-22" clear between counter top and microwave at guestroom kitchens.

- a. Accessible King Studio, Kitchen elevation does not match detail elevation on A408. Elevation on A408 is preferred; advice if this can be incorporated into plans. Update drawings and resubmit.

Response: Added a dimension to specify this measurement.

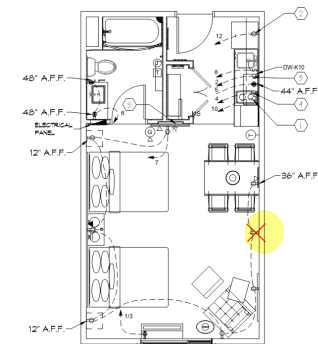
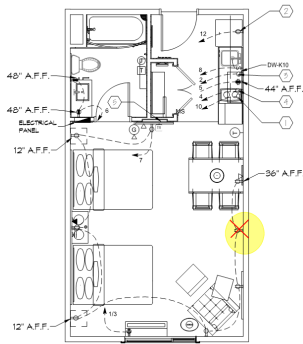
Mechanical, Electrical, and Plumbing:

1. Provide outlet at 78" AFF for microwave mounted above cooktop. Install horizontally.

Response: Added outlet.

MI Review 11.20.17 : In QQ standard room types, eliminate unused outlets shown in E110, typical.

RESPONES: Removed unused outlets.

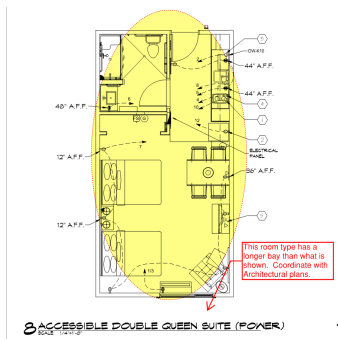


10 DOUBLE QUEEN SUITE (POWER)
SCALE: 1/8"=1'-0"

10 DOUBLE X QUEEN SUITE (POWER)
SCALE: 1/8"=1'-0"

MI Review 11.20.17 : Acc. QQ room type shown in E110 bay depth does not match with floor plans. Coordinate Electrical with Architectural plans. Ensure Dining chairs have sufficient space to move and space requirements meet ADA standards.

RESPONSE: Fixed the depth.



3 ACCESSIBLE DOUBLE QUEEN SUITE (POWER)
SCALE: 1/8"=1'-0"

2. Provide ducted fresh make-up air system. This is a nonnegotiable requirement. Provide narrative as to how make up air will be provided.

Response: Each room is provided with a P-TAC unit and is provided with fresh air. See mechanical schedule on sheet M101 (P-TAC Schedule).

3. Coordinate power requirements for micro switch at Guestroom closets.

Response: Added micro switch.

4. Relocate thermostat to wall beside TV. Coordinate with installation of TV mount.

Response: Moved thermostat.

5. Ensure to provide a conduit with coaxial and data (Cat5/Cat6) wiring at guestroom TV locations to ensure current Guestroom Entertainment standards can be met.

Response: Added note.

6. ADA/hearing-impaired guestrooms: provide a doorbell (horn / strobe) in each room (bathroom compartment, living room and bedroom), with an accessible shut-off switch located adjacent to the thermostat. Hearing impaired rooms are not identified on plans, include on resubmission.

Response: This has been added as ACC R.I.S.

7. Standard Guest Bathrooms, provide a fixed shower head at 7'-0" A.F.F.

Response: This has been fixed.

8. Accessible Guest Bathrooms featuring a tub / roll-in shower, provide a fixed shower head at 6'-11" A.F.F. and a separate handheld shower head on a vertical slider bar, with an accessible diverter valve. Provide enlarged bath plan indicating these elements.

Response: This has been fixed.



Engineering - Global Design Strategies MEP Review Comments (*Franchised Projects*)

Prepared by: Julius Stone
To: Agila Kumar
Date: October 2, 2017
Subject: Review of MEP 90% Set (dated 4/20/2017) (*)
Written response and resubmission required
Project Name/Number: TPS – LA Denham Springs (#9315)

****Please note that the scope of this review is limited to the following specific design items, and should not be construed as a comprehensive review of the project mechanical, plumbing and electrical design, unless specifically noted otherwise. Refer to Module 15 of Marriott Design Standards for other requirements.***

General: 80 keys, 4 stories

Mechanical

- 1 General
 - a Show gridlines, room names and numbers on all floor plans for coordination. Response: Added grid lines, room numbers, room names.
 - b Provide schedules for diffusers and grilles. Response: Schedule on M101
 - c Heat pump schedule: provide 2-step control for all electric heaters. Response: note on M101
- 2 DOAS (MUA-1 and 2)
 - a Entering conditions selected are acceptable. Response: okay
 - b Operate units on static pressure sensors in supply duct, to ensure guest floor corridors are not over-pressurized. Response: Added the VFD drives and show DP sensors.
 - c 1st Floor: deliver OA directly to occupied space of each zone served, instead of mixing with return air at AH units, for optimal performance in dehumidification. Response: Engineer disagreed but it was applied.
- 3 Guestroom floors
 - a Bathroom exhaust:
 - i EF-1 as specified has sound rating higher than requirement (1.0 sone maximum). Verify and re-select as required. Response: Scheduled on M104.
 - ii With combination of bathroom fan (EF-1) and roof fan, the roof fans must be selected based on 20 cfm per guest unit, instead of 50 cfm, to avoid placing all guest units under perpetual negative pressure. Revise fan selections accordingly. Response: on schedule M104
 - iii Ductwork: connection of branch duct (discharge of EF-1) to riser must have either fire damper or meet NFPA sub-duct requirement. Revise as required. Response: on M105
 - iv
 - b PTAC
 - i Model specified acceptable, however OA rate must be revised to 35 cfm (per manufacturer's literature). Revise schedule accordingly. Response: on M101 PTAC Unit Schedule.
 - ii Confirm that sub-base is provided. Response: Not sure what you are asking.
 - iii Condensate drain: provide risers. Horizontal runouts is not recommended as it would adversely impact ceiling height of guestrooms and corridors. Response: on M105 drawing 1
 - iv Confirm that OA intake of PTACs maintain a minimum distance of 10 feet from any source of exhaust, including discharge from condensing units on ground and equipment such as water heaters. Revise design as required. Response: This has been confirmed M101 drawing 1.

- c Linen Rooms: operate exhaust fan through thermostatic control. Response: This has been confirmed on M101 & M102.

4 Public spaces and BOH

a General

- i Provide 10 feet of acoustically lined supply duct main for each terminal unit (15 feet recommended for meeting rooms). Response: added note M102.
 - ii Maintain 10 feet distance between supply and return/exhaust air devices. Response: This has been applied M101.
 - iii Provide transfer ductwork (with acoustical lining) or door undercuts (under 50 cfm) for all rooms requiring makeup for exhaust, or return of air. Example: Laundry. Response: Noted on door schedule A114.
 - iv Confirm that all linear diffusers have adjustable flow pattern control to avoid dumping. Response: this has been applied.
 - v Return grilles: limit face velocity to 350 FPM. Response: This has been applied on M101.
 - vi Provide exhaust for all storage and utility rooms to maintain negative pressure. Provide OA and rate of ventilation to meet code requirements and in accordance with purpose of room. Response: This has been applied.
 - vii Exhaust: locate exhaust device at or near innermost corner of room it serves. Response: This has been applied.
 - viii Locate sources of exhaust and outdoor condensing units at a minimum distance of 10 feet from OA intakes. Response: This has been applied.
- b Breakfast: relocate return grille. Response: Has been provided.
 - c Fitness: provide exhaust. Response: Has been provided.
 - d Meeting room: exposed indoor unit is not acceptable. Re-select concealed horizontal unit. Response: SEE NOTE 1 ON M102.
 - e Water heater room: provide exhaust. Response: It has been provided.
 - f Market: provide exhaust above vending machines. Response: It has been provided.
 - g House Laundry:
 - i Provision of untreated OA for makeup is not acceptable. All makeup air must be pre-cooled. Revise as required. Response: It has been provided.
 - ii Laundry storage: reduce supply air. provide return or exhaust as required. Response: This has been provided.

Plumbing:

1. Plumbing

- a. Water heaters: provide complete equipment schedules to show capacity. Response: on M101
- b. Mixing valve: provide equipment schedule. Response: on p103
- c. Water riser diagram: revise to confirm compliance with Marriott requirement for temperature zoning, as follows: Detail 6 and 9 on P103.
 - i. Storage temperature: 140°F Response: on P103
 - ii. Delivery temperature to laundry/kitchen zone: 140°F Response: on P103
 - iii. Delivery temperature to other zones: 124°F Response: on P103.
 - iv. Show proper piping of mixing valve per manufacturer's recommendations. Response: on P103

End of Commentary

MI Review 11.20.17 : Provide missing Owners response to MEP comments and res-submit drawings as requested per 90% review.

Next Steps

Marriott's plan review program is structured to assist you in developing the best hotel property possible and to ensure that the proposed design of your project is fully aligned with Marriott's Design and Construction Standards.

Throughout the process, you should feel free to contact the Project Team members listed on the next page. The sequence below outlines the next steps in the plan review process:

Step 1: Incorporate the Comments Listed in the Construction Document Review:

- Carefully review each comment, and incorporate the revisions listed into your final Construction document set.
- Prepare missing or additional drawings as noted in the plan review commentary section and submit to Marriott A&C for review and approval.

Step 2: Submit a Response to the Construction Document Review:

- For any comment that cannot be incorporated due to a zoning / code limitation, please furnish documentation (from the jurisdiction of record) of that limitation to your designated Project Design Manager, **Agila Kumar** for review and approval.
- For any comment that cannot be incorporated due to an unreasonable hardship, kindly advise **Design Manager** of the condition, and work with the design team to develop an alternate accommodation that delivers a similar feature or experience.
- Marriott will review your response, and work with you to develop a balanced resolution to each item listed in your response.
- Marriott will issue (within fifteen (15) business days) our review of your response, to ensure alignment between the specific needs of your project and Marriott's Design & Construction Standards.

Step 3: Contact Your Designated Marriott Project Manager:

- As you prepare to begin the construction of your hotel, contact your Marriott Project Manager, **Hector Jimenez (301.910.0714)**, to discuss your planned schedule, and to obtain critical program information that will assist you throughout the execution phases of the project.
- **Hector** will visit your site during the construction phase of your project, and perform three (3) site observations, one at the rough-in stage, the second at the sample room phase and the third near the opening of the project. Each of these visits is geared toward assisting you execute your project in a seamless, streamlined manner.

Program Notes

To ensure the smooth execution of your project, it is essential that your project team fully understands Marriott's standards and processes as well as the limitations of the plan review document. Outlined below are some of the key requirements that relate to the execution of your project:

Code Compliance:

- The Owner, their Design Professionals and consultants are responsible for compliance with governing laws, codes and regulations. Conflicts within Marriott Design Standards shall be referred to Marriott for resolution.
- The Owner's Design Professionals are fully responsible for compliance with accessibility regulations for the subject property, as prescribed by national accessibility codes as well as local jurisdictional requirements. Prior to acceptance of the project, Marriott requires the Architect of Record to furnish the opening manager with a certificate of compliance with all accessibility requirements.

Standards Compliance:

- The Owner and their Design Professionals shall remain responsible for construction coordination and compliance with all TownePlace Suites by Marriott criteria and standards. Additionally, the Owner and Architect of Record must obtain Marriott's approval for any substitution or variance from Marriott's Design and Construction Standards.
- Marriott requires full compliance with National Fire Protection Association (NFPA) Standards, including **NFPA 101 - The National Life Safety Code** and **NFPA 13 - The Automatic Sprinkler Systems Handbook**. In addition, the project must be in full compliance with **Marriott Module 14 - Fire and Life Safety Protection Standards**.

Exclusions

- Marriott does not review structural drawings.
- It is the responsibility of the project Interior Design Professional(s) to ensure that all finishes meet or exceed the standards outlined in the Interior Finish Index. Any deviations must be submitted for review and approval.

Additional Process Requirements:

- To obtain a copy of the Interior Specification Manual, submit an Interior Design Select Form (contained in your Welcome Manual).
- Submit non-prototypical or custom furniture, fixture and equipment (FF&E) components planned for implementation to the project Interior Design Manager for review and approval. Refer to the Interior Design Specification Manual for comprehensive process requirements.
- For any prototypical furniture, fixture and equipment item(s) not obtained through Marriott's Procurement Group, each such item must be submitted for review and approval, to ensure compliance with the technical specifications set by brand standards.
- Submit non-prototypical lighting and plumbing fixture cut sheets to Marriott for review. To expedite the review process, label all fixtures to match Marriott's fixture plan marks, as indicated on the Design Guideline drawings.