

Review Comments-Guestrooms/Guestroom Support

General:

1. Provide a Guestroom Matrix in tabular format, with a breakdown of all room types.
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.
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.
4. Be advised bay depth of Studio Extra King is larger than prototype. Provide narrative to confirm intent of extra length.
5. Ensure a minimum Sound Transmission Coefficient (STC) of 55 between guestrooms, and 55+ between Guestrooms and back of house areas / mechanical spaces.
6. Provide tubs for atleast 50% of higher occupancy rooms.
7. Coordinate all electrical placements with the location of the furniture.
8. Shift electrical closer to floor lamp in Q/Q studio.
9. Provide IFI#322 at all guestroom walls, except at headboard wall (IFI#314) and exterior wall (IFI#326).
10. Provide a minimum of 24" interior depth for all Guestroom closet interiors to ensure appropriate fit and function of closet shelving system.
11. Remove all outlets from inside the closet.
12. At Guestroom closets, install micro switch at door hinge and coordinate with Electrical drawings.
13. Confirm with Marriott ceiling heights at first floor guestrooms. It is not called out on first floor RCP.
14. Provide a tub in at least 50% Double Queen and One Bedroom Unit.
15. Ensure interior of millwork vanity and kitchen cabinets are black melamine.
16. Provide two (2) amenity shelves at inside corner of wall opposite shower head.
17. Typical for all showers, provide (1) soap basket at corner adjacent to shower head.
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.
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.
20. Remove unneeded details of guestroom kitchens form plan. (Sheet A403)
21. Confirm 18"-22" clear between counter top and microwave at guestroom kitchens.
22. Accessible King Studio, Kitchen elevation does not match detail elevation on A408. Elevation on A408 is preferred, advise if this can be incorporated into plans. Update drawings and resubmit.

Mechanical, Electrical, and Plumbing:

1. Provide outlet at 78" AFF for microwave mounted above cooktop. Install horizontally.
2. Provide ducted fresh make-up air system. This is a nonnegotiable requirement. Provide narrative as to how make up air will be provided.
3. Coordinate power requirements for micro switch at Guestroom closets.
4. Relocate thermostat to wall beside TV. Coordinate with installation of TV mount.
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.