CC ATTACHMENT 3

ITEM 8.A.

Fairfield Inn & Suites
By Marriott
Moorpark, CA

PROJECT DESCRIPTION

NEW 108 ROOM HOTEL, FOUR STORY WOOD FRAME TYPE V ONE HOUR PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. BUILDING IS USED FOR GUESTROOMS, REGISTRATION, OFFICE, LAUNDRY AND ELECTRICAL/MECHANICAL ROOMS. AN OUTDOOR POOL IS PROVIDED. STAIR ENCLOSURES ARE ONE HOUR RATED. HANDICAP ACCESSIBLE ROOMS ARE LOCATED ON THE FIRST, SECOND, THIRD AND FOURTH FLOORS, WITH THE FIRST FLOOR UNIT EQUIPPED WITH "ROLL-IN" SHOWERS. THE ROOF IS CLASS "A". FIRE PROTECTION SYSTEMS (DETECTORS, ALARMS, SPRINKLERS) ARE DESIGN / BUILD. PLANS AND SPECIFICATIONS OF FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONS APPROVAL (UNDER SEPARATE PERMIT).

ALL SIGNAGE UNDER SEPARATE PERMIT. A SEPARATE SIGN PACKAGE WILL BE PROVIDED

SWIMMING POOL: DESIGN / BUILD BY GENERAL CONTRACTOR / ENGINEER AND UNDER SEPARATE PERMIT.

ACCESSIBLE DISTRIBUTION

ACCESSIBLE REQUIRED:

ACC ROOMS REQUIRED	5
HEARING IMPAIRED ROOMS REQUIRED	12
ROLL-IN SHOWER REQUIRED	2

ACCESSIBLE PROVIDED:

RM #	RM TYPE	RM SERVICES
127, 129	KING	ACCESSIBLE
144	QUEEN QUEEN	ACC/ROLL-IN
146	QUEEN QUEEN	ACC/HEAR/ROLL-IN
203	KING SUITE	HEAR ONLY
221, 223	KING SUITE	HEAR ONLY
224, 226	QUEEN QUEEN	HEAR ONLY
228	QUEEN QUEEN	ACCESSIBLE
320	QUEEN QUEEN SUITE	ACCESSIBLE
321, 323	KING SUITE	HEAR ONLY
324, 326	QUEEN QUEEN	HEAR ONLY
420	KING SUITE	ACCESSIBLE
421, 423	KING SUITE	HEAR ONLY
424, 426	QUEEN QUEEN	HEAR ONLY

ACC = FULLY ACCESSIBLE ROOM
HEAR ONLY = HEARING IMPAIRED ROOM
ROLL-IN = ACCESSIBLE ROOM W/ ROLL-IN SHOWER

TOTAL ROOM DISTRIBUTION:	AMOUNT
FULLY ACCESSIBLE	5
FULLY ACCESSIBLE & HEARING IMPAIRED	1
HEARING IMPAIRED ONLY	11
ROLL-IN SHOWER	2

LEGAL DESCRIPTION

PROJECT ADDRESS: 14350 WHITE SAGE ROAD
MOORPARK, CA 93021

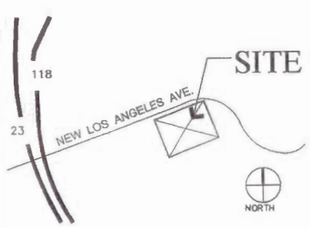
COUNTY OF VENTURA, STATE OF CALIFORNIA

LEGAL DESCRIPTION: LOT 2 IN TRACT 5004 IN THE CITY OF MOORPARK, AS SHOWN ON A MAP RECORDED IN BOOK 137, PAGES 97 – 102, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 531-0-050-215

ZONE: C-1

VICINITY MAP



GENERAL INFORMATION

BUILDING CRITERIA	CODE PROVISION- 2013 CBC
1. USE GROUP	GROUP R-1
2. TYPE OF CONSTRUCTION	TYPE V 1-HR FULLY FIRE SPRINKLERED
3. BUILDING HEIGHT	ALLOWED: 70 FEET PROPOSED: 44'-9" FEET
4. NUMBER OF STORIES	ALLOWED: 3 STORIES PROPOSED: 4 STORIES (INCREASE PER CBC 506)
5. BUILDING AREA:	(GROSS)
FIRST FLOOR	= 15,149 SF
SECOND FLOOR	= 15,280 SF
THIRD FLOOR	= 15,280 SF
FOURTH FLOOR	= 15,280 SF
TOTAL	= 60,989 SF
6. TOTAL GUEST ROOMS:	108

SITE ANALYSIS

STANDARD PARKING:	104	
HANDICAP ACCESS PARKING:	5	
PARKING PROVIDED:	109	
PARKING REQUIRED:	108	
SITE AREA:	103,729 S.F.	
BUILDING FOOTPRINT:	15,318 S.F.	14.8%
BUILDING CANOPY FOOTPRINT:	1,504 S.F.	1.4%
POOL EQUIPMENT ROOM FOOTPRINT:	185 S.F.	0.1%
TOTAL FOOTPRINT:	17,007 S.F.	16.4%
LANDSCAPING AREA:	29,342 S.F.	28.3%
HARDSCAPE AREA:	50,584 S.F.	48.8%

ROOM TYPE AND QUANTITY

ROOM TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	# OF UNITS
ACCESSIBLE KING	2	0	0	0	2
ACCESSIBLE KING SUITE	0	0	0	1	1
ACCESSIBLE QUEEN QUEEN	2	1	0	0	3
ACCESSIBLE QUEEN QUEEN SUITE	0	0	1	0	1
KING	3	8	8	8	24
KING SUITE	1	17	17	17	52
QUEEN QUEEN	7	4	5	5	21
QUEEN QUEEN SUITE	0	1	0	0	1
TOTAL	15	31	31	31	108

MIAGANY DRAFTING AND DESIGN
9815 CARMENITA ROAD
UNIT D
WHITTIER, CA 90605
MOBIL: (562) 479-1896

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A-6 SOUTH AND WEST ELEVATIONS

DATE: 11/09/14

FAIRFIELD INN AND SUITES MARRIOTT
NEW FOUR STORY 108 ROOM HOTEL

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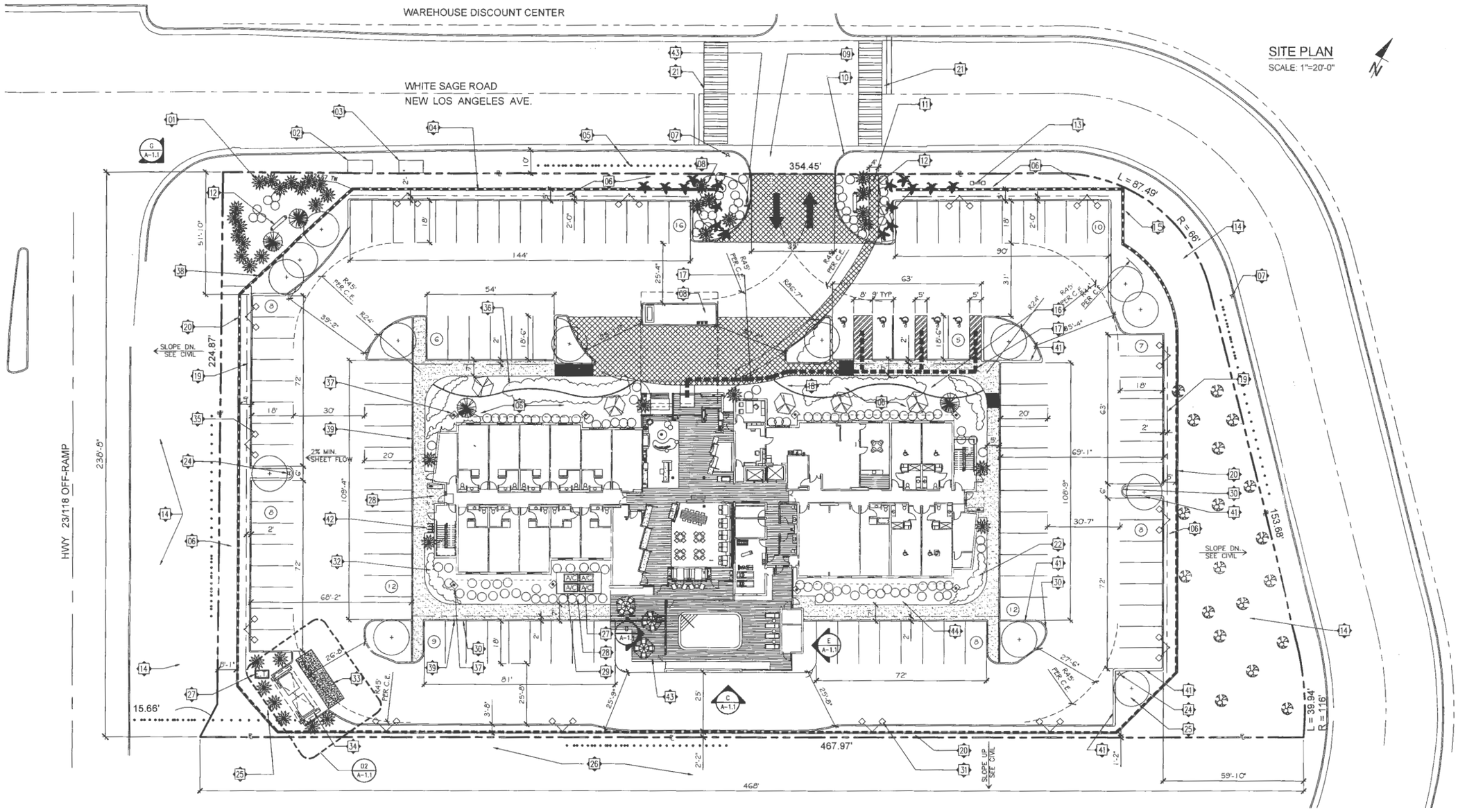
MOORPARK, CA 93021

OWNER: MOORPARK HOSPITALITY INC.

ADDRESS: 16912 GRIDLEY PL.
CERRITOS, CA 90703

T-1



FINAL PARKING LAYOUT PER LANDSCAPE PLAN.

01 DECORATIVE FEATURE LANDSCAPE AREA
02 (E) SCE TRANSFORMER
03 (E) SCE BOX, SEE CIVIL DWGS.
04 WROUGHT IRON RAIL ABV. DECORATIVE CMU BLOCK WALL
05 (E) CONC. CURB & SIDEWALK
06 SOD PERIMETER. TYP.
07 (E) FIRE HYDRANT PER CIVIL DWGS.
08 FEATURE LANDSCAPE
09 DEMO (E) CURB FOR WIDER DRIVE AISLE
10 CURB CUT & DRIVEWAY
11 STAMPED H/C ACCESSIBLE PATH OF TRAVEL. COLOR: TERRACOTTA
12 MONUMENT SIGNAGE UNDER SEPARATE PERMIT
13 FIRE DEPT. CONNECTION VERIFY LOCATION W/ FIRE DEPT.
14 (E) LANDSCAPE AREA TO MATCH EXISTING NATIVE VEGETATION / SURROUNDINGS, TYP.
15 LIMIT OF BERM
16 2,132 S.F. LANDSCAPE AREA
17 ACCESSIBLE BARRIER FREE PATH OF TRAVEL, TYP.
18 LINE OF BERM, TYP.
19 24" PARKING OVERHANG, TYP.
20 RETAINING WALL PER CITY STANDARD, SEE CIVIL/STRUCTURAL DWGS.
21 CROSSWALK @ STOP INTERCEPTION PER CIVIL DWGS.
22 967 S.F. LANDSCAPE AREA
23 STAMPED CONC. WALK, TYP. COLOR: TERRACOTTA
24 FIRE HYDRANT PER COUNTY STANDARD W/ 150' HOSE MAX.
25 LANDSCAPE AREA, TYP.
26 (E) ADJACENT PROPERTY LANDSCAPE AREA
27 HVAC COMPRESSOR AND TRANSFORMER LOCATIONS SCREENED W/ LANDSCAPE/HARDSCAPE TO BE COORDINATED BETWEEN C.E., M.E. & L.A. FOR EQUIP. CLEARANCES & PLANT SELECTION.
28 CONCRETE PAD
29 5'-0" SCREEN WALL
30 6" WIDE CONC. CURB, TYP. SEE 3/A-1.1
31 SITE LIGHTING POLES: CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVER-HANG DAMAGE. (TYP), LIGHT TYPE: Z-16 QUANTITY = 14 TOTAL, SEE DETAIL 1/A-1.1. SEE PHOTOMETRIC IN ELECTRICAL SET FOR TYPE, LOCATION AND QUANTITY.
32 1,019 S.F. LANDSCAPE AREA.
33 CONC. APRON – 8FT DEEP x WIDTH OF ENCLOSURE
34 COVERED TRASH ENCLOSURE SCREEN WITH LARGE EVERGREEN SHRUBS OR TREES. DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK, PER CITY STANDARD SEE A/A-1.1 AND ELEVATION FOR ADDITIONAL DETAILS
35 LIGHT STANDARD, SEE DETAIL
36 2,063 S.F. LANDSCAPE AREA
37 BUILDING UPLIGHT, QUANTITY = 8 TOTAL, SEE SCHEDULE
38 DECORATIVE WALL
39 FIRELANE TYP. SEE DET 2/A1.1
40 ACCESS ENTRANCE SIGN. SEE 5/A-1.1
41 12" WIDE CONC. CURB AT PARKING STALLS' ENDS TYP. SEE 4/A-1.1
42 BICYCLE RACKS PER L.A. DWGS.
43 OUTDOOR EMPLOYEE EATING AREA
44 POSSITION BUILDING UPLIGHTS AT THE CORNERS OF THE PROJECTING ELEMENTSBETWEEN 3-5 FEET FROM THE BUILDING FACE, PREVENTING UPLIGHTS FROM REFLECTING OF GUESTROOM CEILINGS, TYP.

SITE PLAN KEYNOTES

MIAGANY DRAFTING AND DESIGN
9815 CARMENITA ROAD
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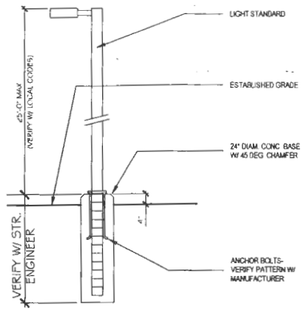
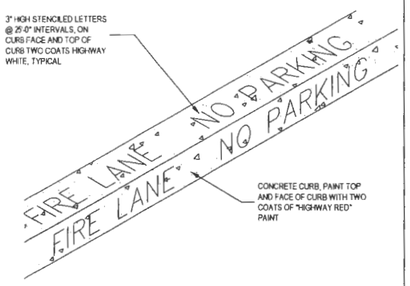
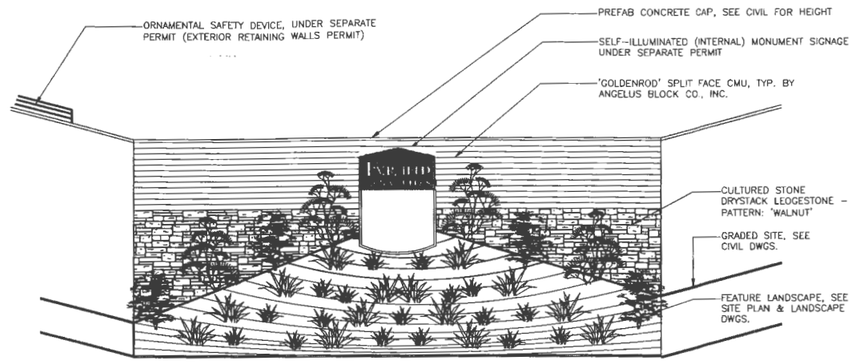
A-1



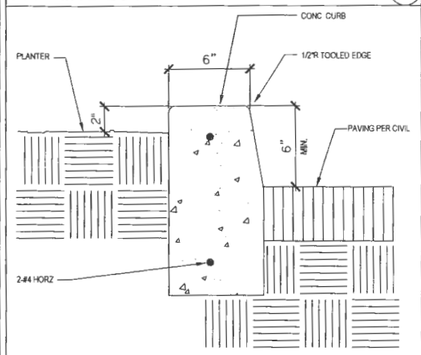
PARKING LOT LIGHT FIXTURE (1)



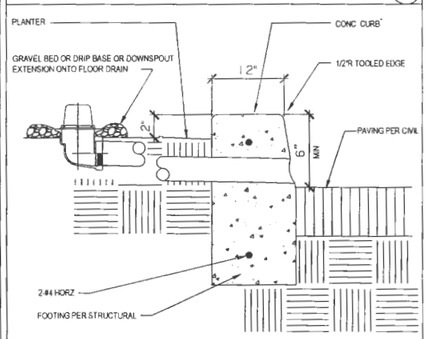
FIRE LANE CURB (2)



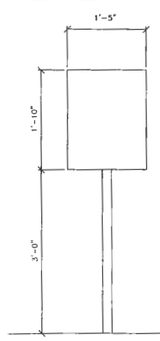
MONUMENT SIGNAGE (G)
SCALE: 1/8" = 1'-0"



6" WIDE RAISED CONCRTET CURB (3)



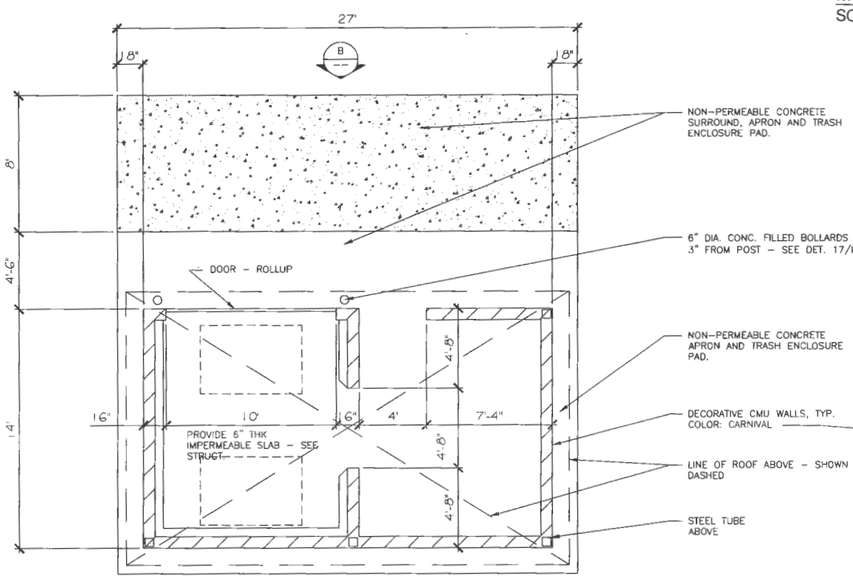
12" WIDE RAISED CONCRTET CURB (4)



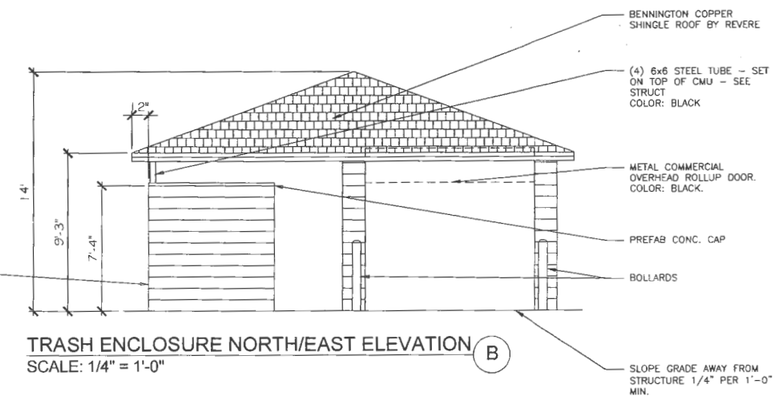
THIS SIGN SHALL READ: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR THE PHYSICALLY DISABLED MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED AWAY VEHICLES MAY BE PICKED RECLAIMED AT _____ OR BY TELEPHONING _____.

RECLAIMED SITE AND TELEPHONE NUMBER SHALL BE PROVIDED BY BUILDING OWNER. SIGN SHALL BE POSTED AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY. SIGN SHALL COMPLY W/ UBC WITH THE CALIFORNIA BUILDING CODE.

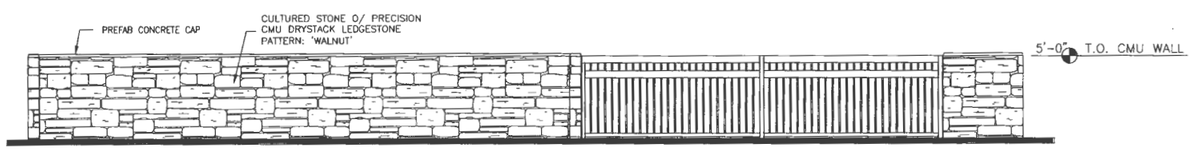
ENTRANCE SIGNAGE (5)



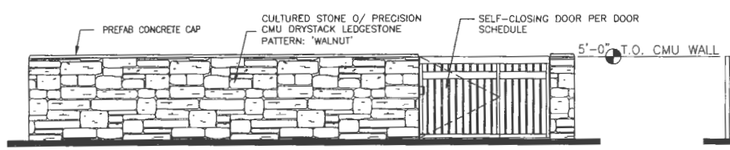
TRASH ENCLOSURE PLAN (A)
SCALE: 1/4" = 1'-0"



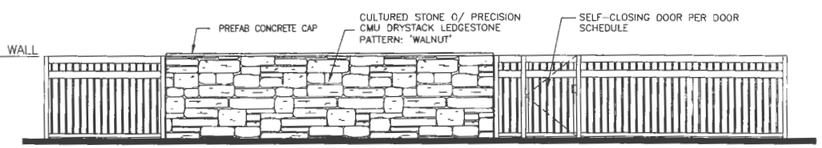
TRASH ENCLOSURE NORTH/EAST ELEVATION (B)
SCALE: 1/4" = 1'-0"



WALL AT POOL AREA SOUTH SIDE (C)
SCALE: 1/4" = 1'-0"



WALL AT POOL AREA WEST SIDE (D)
SCALE: 1/4" = 1'-0"



WALL AT POOL AREA EAST SIDE (E)
SCALE: 1/4" = 1'-0"

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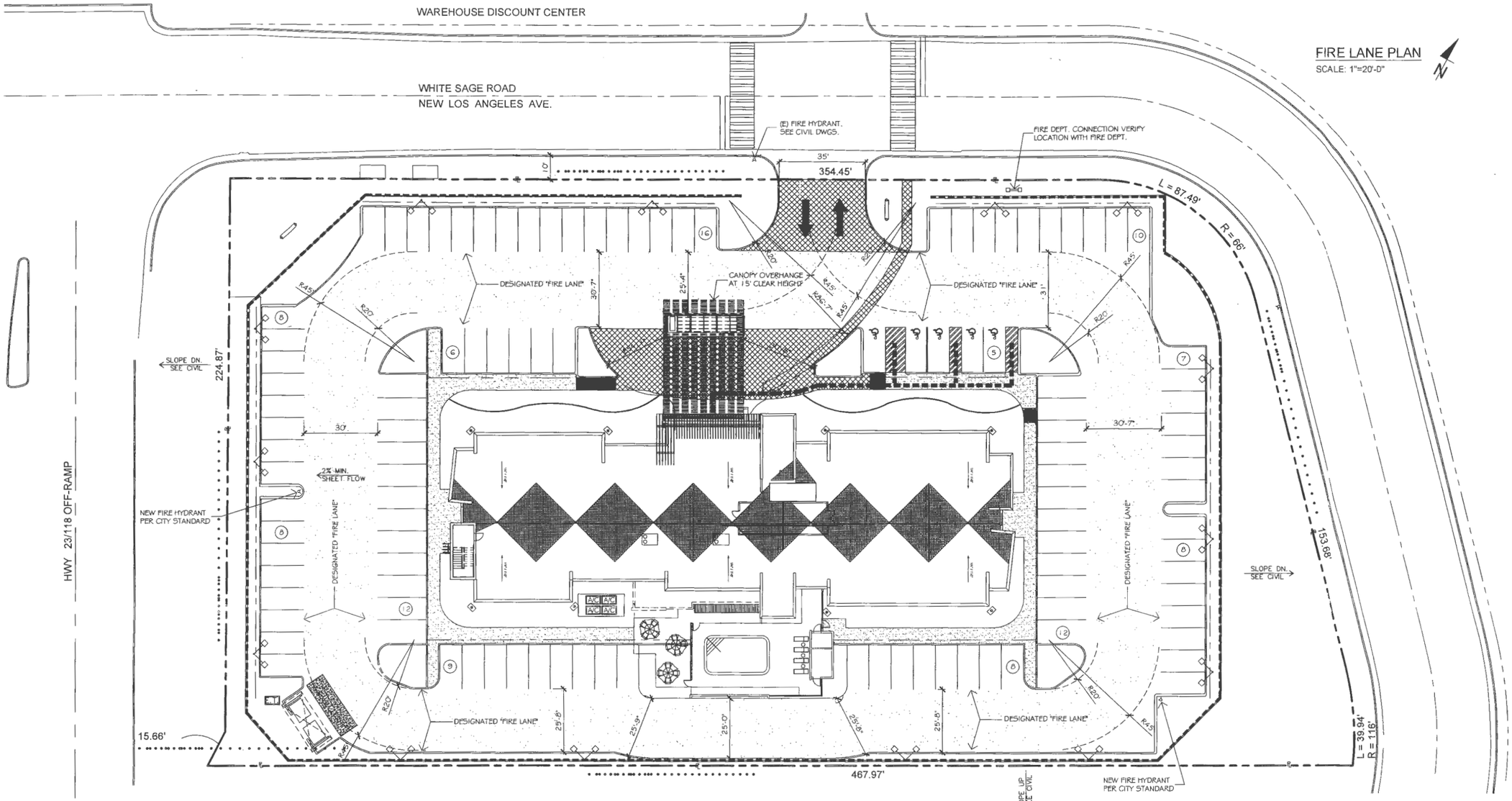
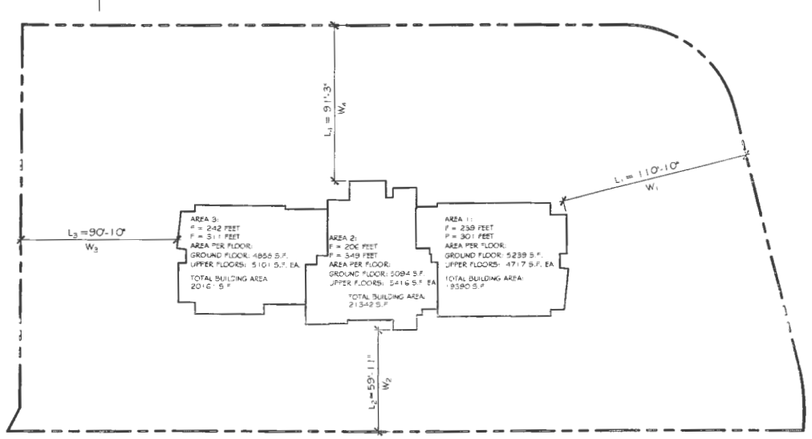
A-1.1





AREA 1:

WIDTH OF PUBLIC WAY (FEET):

$$W = \left[\frac{W_1 L_1 + W_2 L_2 + W_4 L_4}{F}\right]$$

$$W = \left[\frac{(30X110.8') + (30X59.9') + (30X91.3')}{301}\right] = 26.11 \text{ FEET}$$

AREA INCREASE DUE TO FRONTAGE:

$I_f = [F / P - 0.25] W / 30$

$I_f = [239 / 301 - 0.25] 26.11 / 30$

$I_f = .47$

ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)

$A_a = A_1 + [A_1 X I_f] + [A_1 X I_s]$

$A_a = 12000 + [12000 X .47] + [12000 X 0]$

$A_a = 17640$ S.F.

TOTAL ALLOWABLE BUILDING AREA (PER CBC 506.4.1)

17640 S.F. X 2 = 35280 S.F.

PER CBC: 508.4.2

$\frac{5239 + 3(4717)}{35280} = .55 < 1$

PER CBC: 506.5.2

$\frac{5239 + 3(4717)}{17640} = 1.1 < 2$

AREA 2:

WIDTH OF PUBLIC WAY (FEET):

$$W = \left[\frac{W_1 L_1 + W_4 L_4}{F}\right]$$

$$W = \left[\frac{(30X110.8') + (30X91.3')}{206}\right] = 29.43 \text{ FEET}$$

AREA INCREASE DUE TO FRONTAGE:

$I_f = [F / P - 0.25] W / 30$

$I_f = [206 / 349 - 0.25] 29.43 / 30$

$I_f = .33$

ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)

$A_a = A_1 + [A_1 X I_f] + [A_1 X I_s]$

$A_a = 12000 + [12000 X .33] + [12000 X 0]$

$A_a = 15960$ S.F.

TOTAL ALLOWABLE BUILDING AREA (PER CBC 506.4.1)

15960 S.F. X 2 = 31920 S.F.

PER CBC: 508.4.2

$\frac{5094 + 3(5416)}{31920} = .67 < 1$

PER CBC: 506.5.2

$\frac{5094 + 3(5416)}{15960} = 1.3 < 2$

AREA 3:

WIDTH OF PUBLIC WAY (FEET):

$$W = \left[\frac{W_2 L_2 + W_3 L_3 + W_4 L_4}{F}\right]$$

$$W = \left[\frac{(30X59.9') + (30X90.8') + (30X91.3')}{242}\right] = 30.0 \text{ FEET}$$

AREA INCREASE DUE TO FRONTAGE:

$I_f = [F / P - 0.25] W / 30$

$I_f = [242 / 311 - 0.25] 30.0 / 30$

$I_f = .53$

ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)

$A_a = A_1 + [A_1 X I_f] + [A_1 X I_s]$

$A_a = 12000 + [12000 X .53] + [12000 X 0]$

$A_a = 18360$ S.F.

TOTAL ALLOWABLE BUILDING AREA (PER CBC 506.4.1)

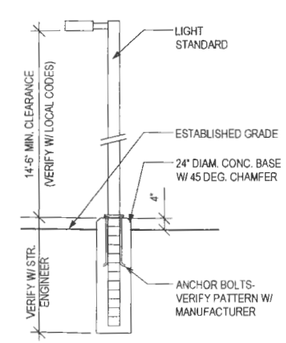
18360 S.F. X 2 = 36720 S.F.

PER CBC: 508.4.2

$\frac{4858 + 3(5101)}{36720} = .55 < 1$

PER CBC: 506.5.2

$\frac{4858 + 3(5101)}{18360} = 1.1 < 2$



PARKING LOT LIGHT FIXTURE (1)

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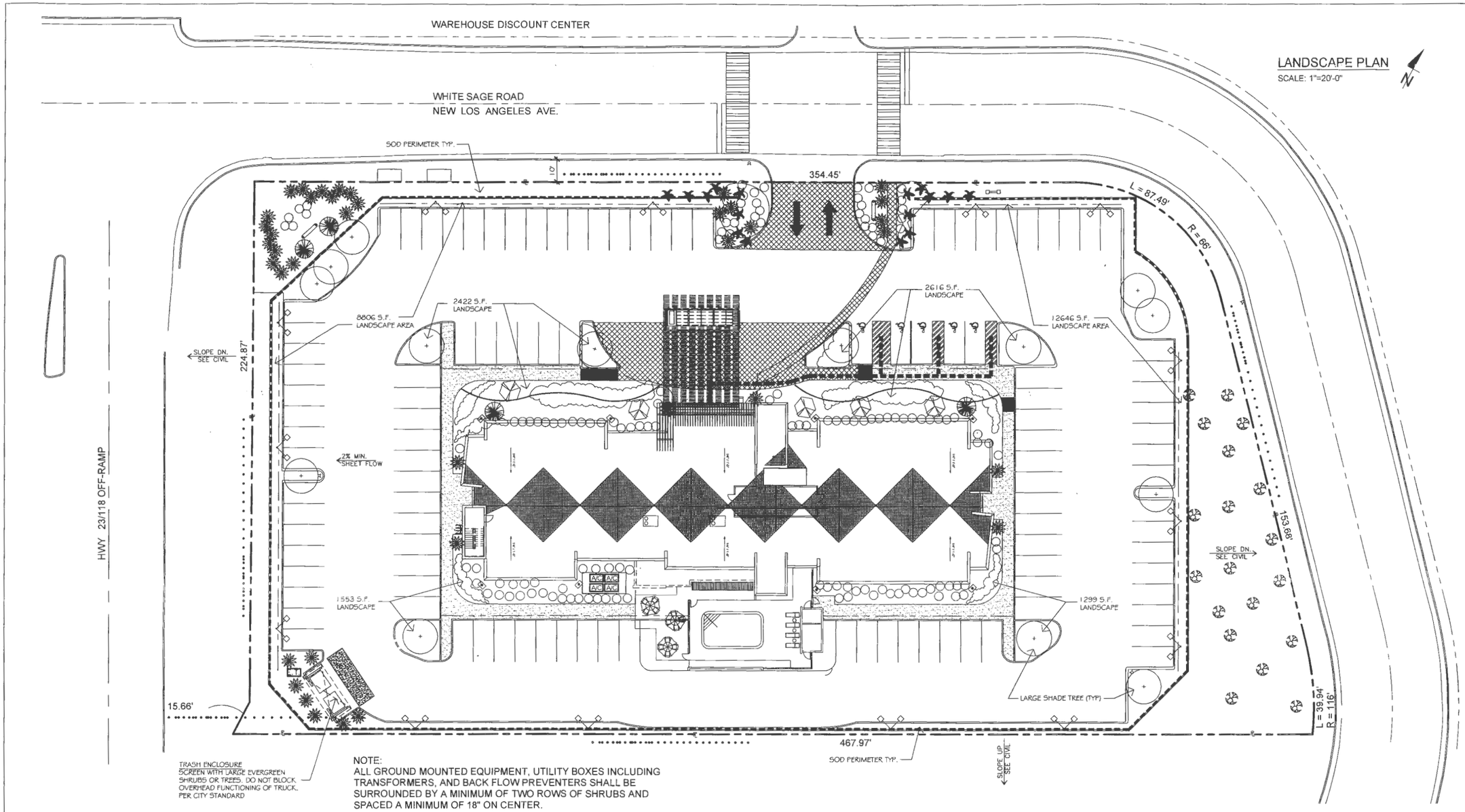
A-1.2



NOTE:
ALL GROUND MOUNTED EQUIPMENT, UTILITY BOXES INCLUDING TRANSFORMERS, AND BACK FLOW PREVENTERS SHALL BE SURROUNDED BY A MINIMUM OF TWO ROWS OF SHRUBS AND SPACED A MINIMUM OF 18" ON CENTER.

CONSTRUCTION NOTES FOR STREET TREES

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY STANDARD PLANS.
2. PRIOR TO THE COMMENCEMENT OF ANY PLANTING AND AGRONOMIC SOILS REPORT SHALL BE FURNISHED TO THE CITY INSPECTOR. ANY UNUSUAL TOXICITIES OR NUTRIENT DEFICIENCIES MAY REQUIRE BACK FIELD AMENDMENTS, AS DETERMINED BY THE CITY INSPECTOR.
3. ALL STREET TREES ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE ENGINEERING DIVISION.
4. STREET TREES ARE TO BE PLANTED PER PUBLIC IMPROVEMENT PLANS ONLY.
5. ALL PLANTING MATERIAL HAL BE APPROVED BY THE CITY OF RANCHO CUCAMONGA

GENERAL NOTES

BUILDING LIGHTING CRITERIA:

1. BUILDING LIGHTING SHALL BE A MINIMUM OF .5 FOOTCANDLES AND AN AVERAGE OF 1 FOOT-CANDLE (MINIMUM) ON THE BUILDING SURFACE. THIS SHALL BE INCREASED TO 3FOOT-CANDLESS IF THE WALL SURFACES ARE TO BE BRICK.

SITE LIGHTING CRITERIA:

1. ALL EXTERIOR LIGHTING SHALL BE AS PER I.E.S. LIGHTING STANDARDS.
2. GENERAL PACKING AND PEDESTRIAN AREA LIGHTING SHALL HAVE A MINIMUM LIGHTING LEVEL OF 1-1/2 FOOTCANDLES AT PAVEMENT WITH AN AVERAGE OF 3 FOOTCANDLES.
3. ALL FIXTURES TO BE METAL HALIDE, UNLESS NOTED OTHERWISE. SUBMIT PHOTOMETRIC PLAN FOR SITE LIGHTING AS PART OF FIXTURE APPROVAL PROCESS.

GENERAL:

1. DRIVEWAY ELEVATION UNDER PORTE COCHERE TO MATCH FIRST FLOOR ELEVATION. DRIVEWAY TO SLOPE AWAY FROM EDGE OF PORTE COCHERE.
2. ALL CURB RADII TO BE 3"-0" UNLESS NOTED OTHERWISE.

LANDSCAPE LEGEND

MINIMUM PLANT SIZE REQUIREMENTS:

THE PLANT SIZE LISTED BELOW ARE THE MINIMUM SIZE ALLOWED. THE TREES AT THE BUILDING ENTRANCE SHALL EXCEED THE MINIMUM REQUIRED SIZE BY TWO SIZES. ALL PLANTS SHOULD CONFORMED TO THE LATEST EDITION OF THE AMERICAN NURSERYMEN'S STANDARDS FOR PLANT MATERIAL.

WHERE MULTIPLE SIZES ARE PROVIDED FOR, CAL, HIGH, OR CONTAINER, THE LARGEST SIZE SHALL PREVAIL.

EVERGREEN HEDGE
24" HEIGHT OR SPREAD 3 GAL. MIN.

SMALL EVERGREEN SHRUB
18" HEIGHT. OR SPREAD.
3 GAL. MIN. (5 GAL. MID-WEST AND WEST COAST)

EVERGREEN ACCENT SHRUB
36" HEIGHT, OR SPREAD. HEAVY SPECIMEN 7 GAL. OR B&B

PYRAMIDAL EVERGREEN TREE
8-9" HEIGHT.
FULL TO THE GROUND OR STANDARD

ORNAMENTAL/MULTI-TRUNK TREE
2-25" GAL.
8-10' HEIGHT.
3-5 CANES, 1" CAL. MIN. EACH CANE MIN.

LARGE SHADE TREES
25-3" GAL.
40' MIN. MATURE HEIGHT.

BUILDING UPLIGHT
LOCATE AROUND BUILDING TOWERS AS INDICATED. ADJUST LANDSCAPING AS REQUIRED

WATER USAGE CALCULATION:

MAXIMUM APPLIED WATER ALLOWANCE:

ET_o FOR MOORPARK CA:	51.00 ET_o:	(INCHES/YEAR)
LANDSCAPE AREA:	29,342 L.A:	(SQ.FT.)
EFFECTIVE PRECIPITATION:	3.75 EPPT:	(INCHES/YEAR)
MAWA=(ET_o - EPPT)X(0.62)X(0.7 X L.A.):	601,701.72:	GALLONS
	80,436.09:	CUBIC FEET
	804.36:	HCT
	1.85:	ACRE-FEET
	0.60:	MILLIONS OF GALLONS

ESTIMATED TOTAL WATER USE:

PLANT WATER USE TYPE	PLANT FACTOR
LOW	0 - 0.3
MEDIUM	0.4 - 0.6
HIGH	0.7 - 1.3

HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR: (PF)	HYROZONE AREA: (HA) (SQ.FT.)	PF X HA (SQ.FT.)
1	HIGH	0.80	5,500	4,400
2	HIGH	0.70	5,150	3,605
3	MEDIUM	0.50	6,542	3,271
4	LOW	0.30	6,400	1,920
5	LOW	0.20	5,750	1,150
		TOTAL:	29,342	14,346

ETWU = 591,924: GALLONS
79.129: CUBIC FEET
791: HCT
1.82: ACRE-FEET
0.59: MILLIONS OF GALLONS

MIAGANY DRAFTING AND DESIGN
9815 CARMENITA ROAD
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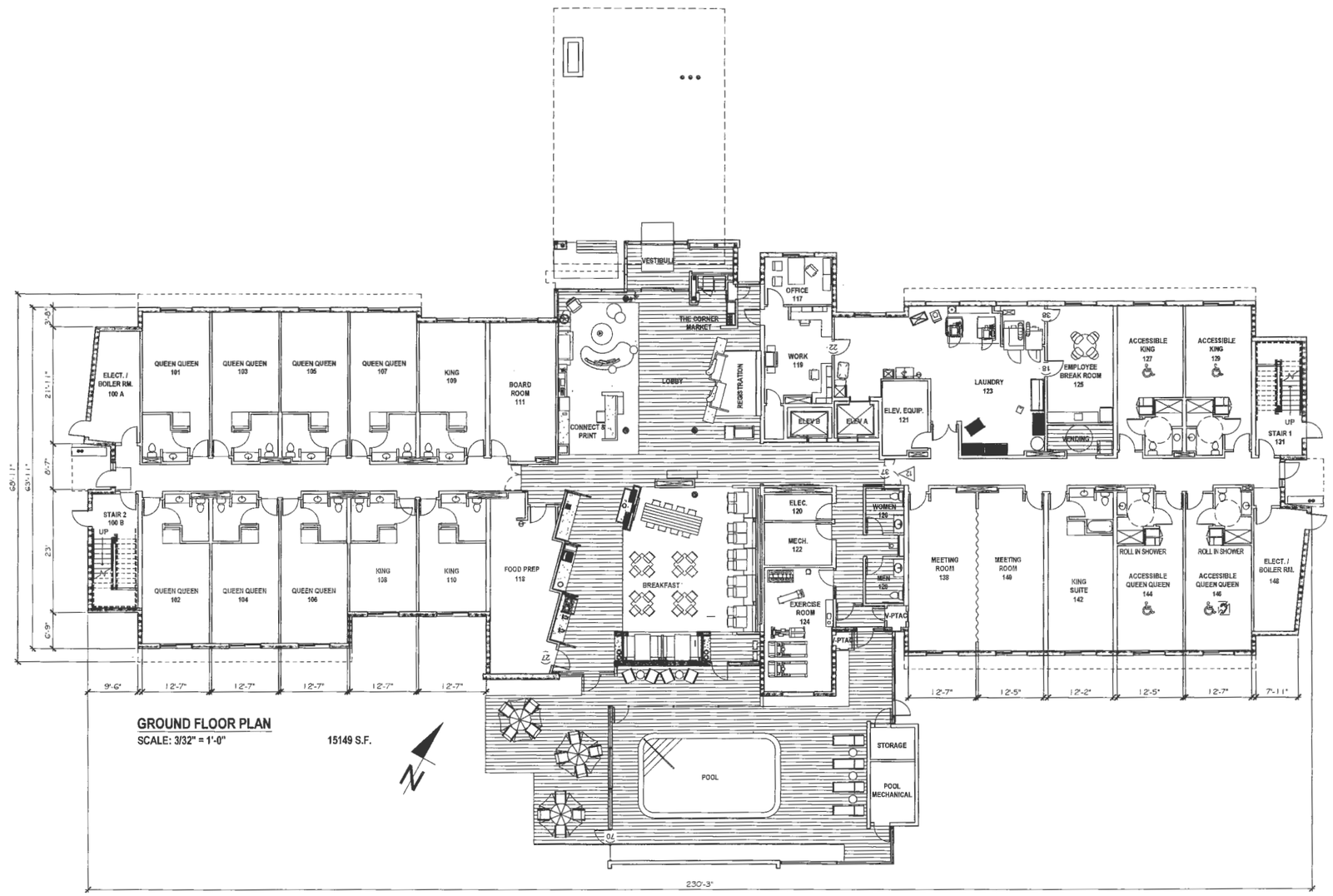
DATE: 11/09/14

FAIRFIELD INN AND SUITES MARRIOTT
NEW FOUR STORY 108 ROOM HOTEL

JOB ADDRESS: 14350 WHITE SAGE RD.
MOORPARK, CA 93021

OWNER: MOORPARK HOSPITALITY INC.
ADDRESS: 16912 GRIDLEY PL.
CERRITOS, CA 90703

A-1.3



GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

15149 S.F.

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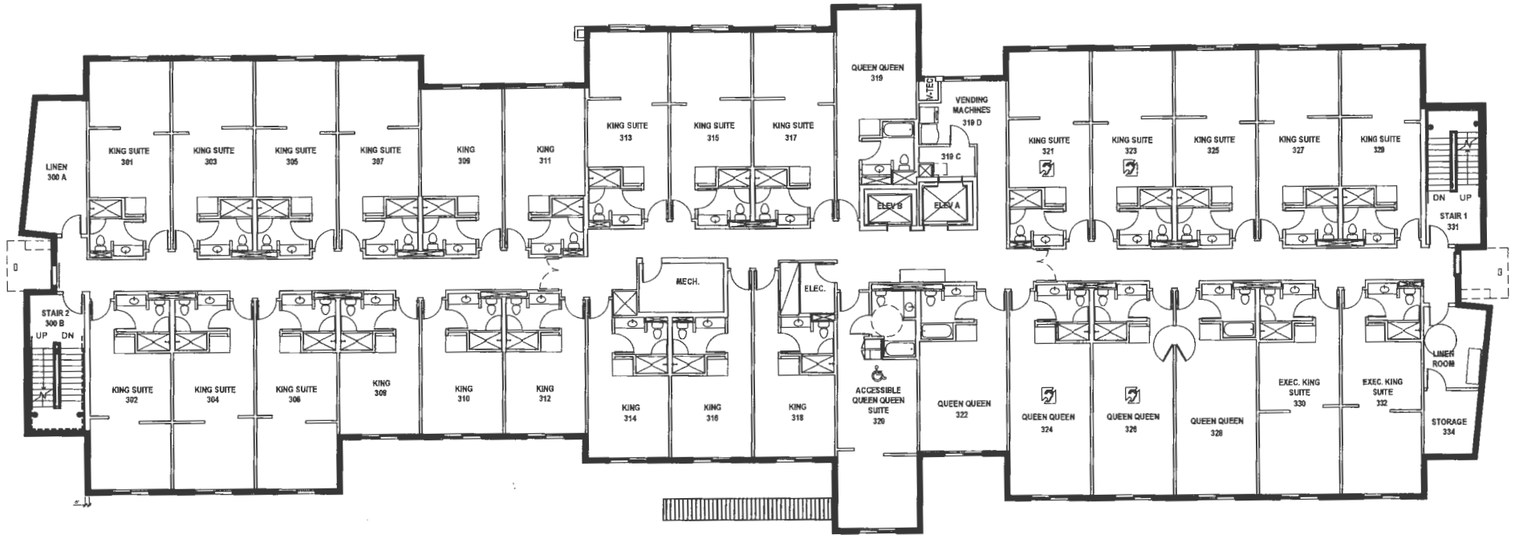
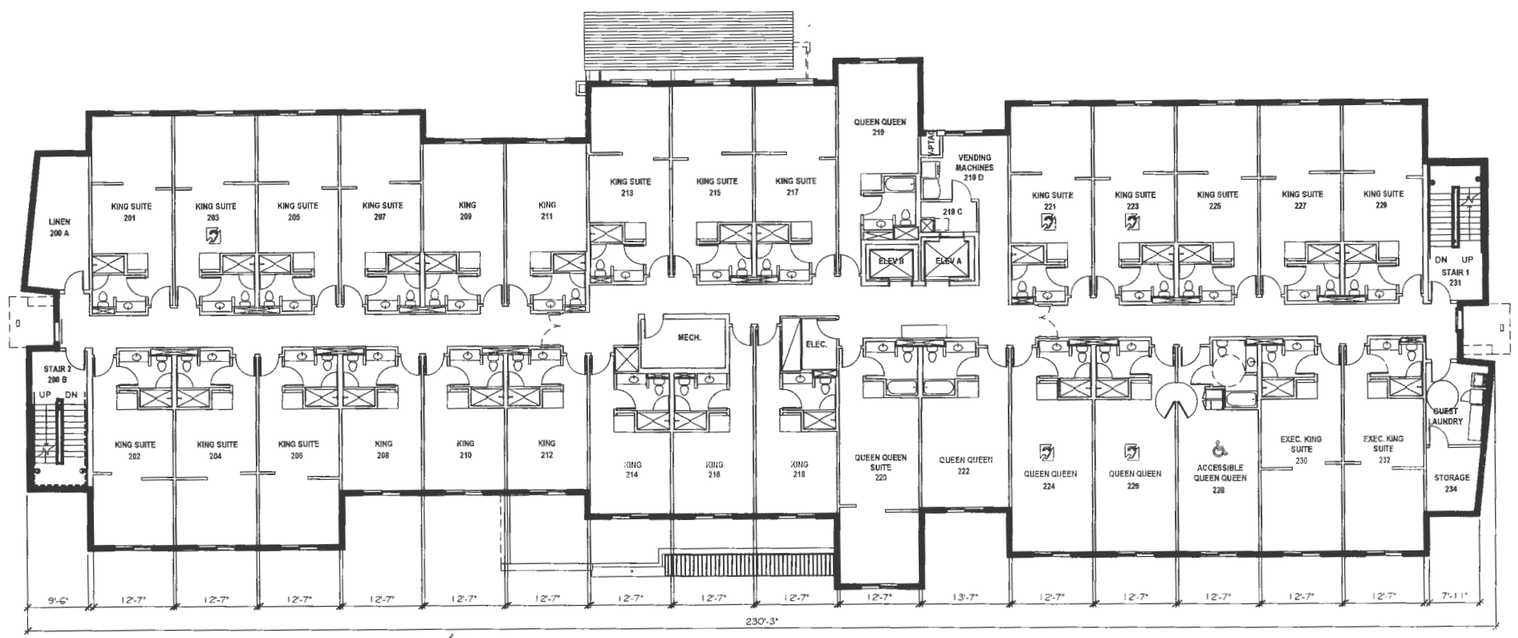
A-2



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

15280 S.F.



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

15280 S.F.

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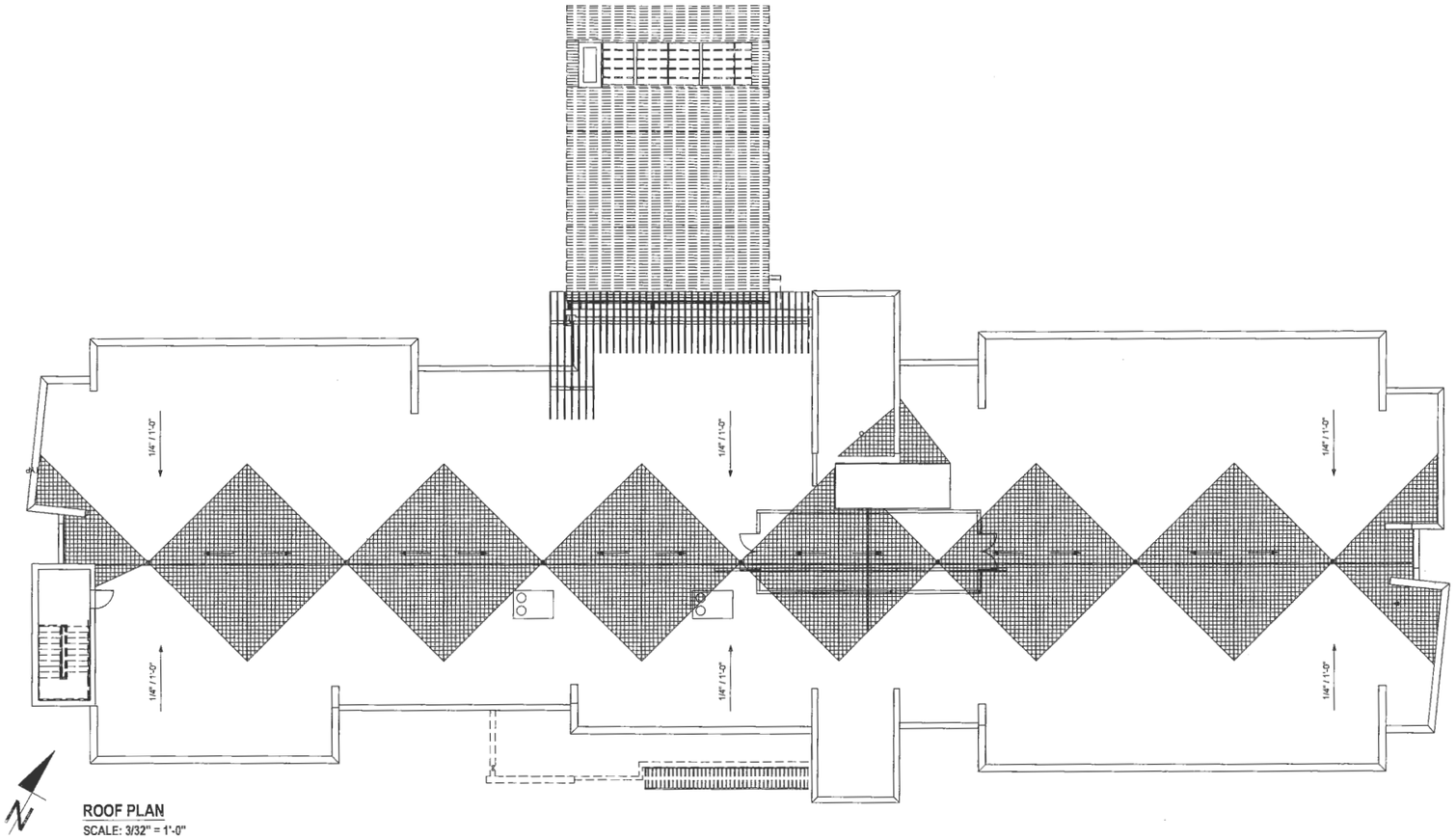
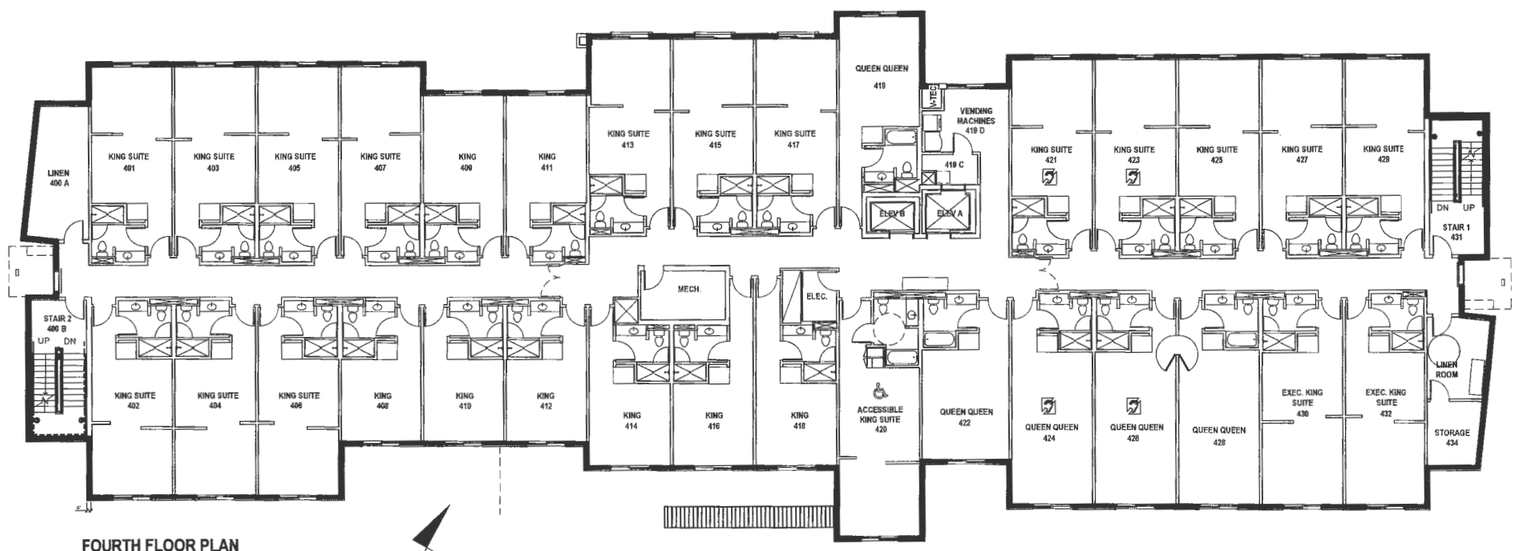


ROOF PLAN
SCALE: 3/32" = 1'-0"



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

15280 S.F.

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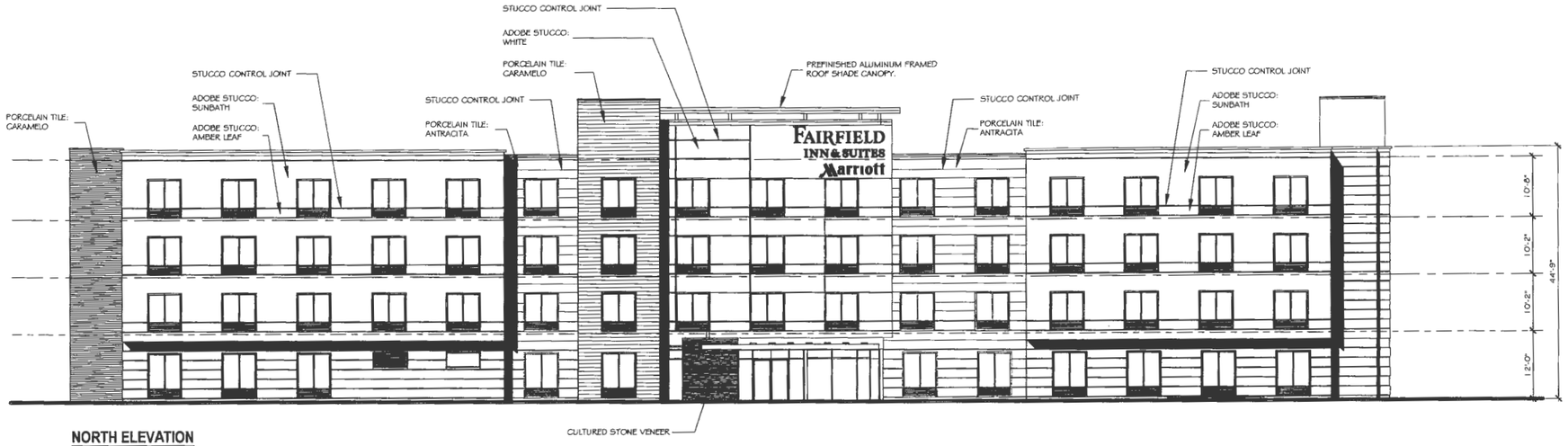
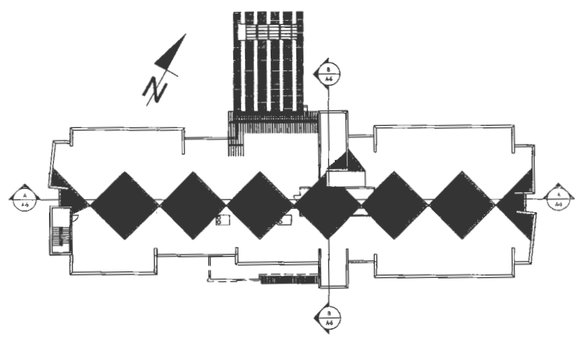
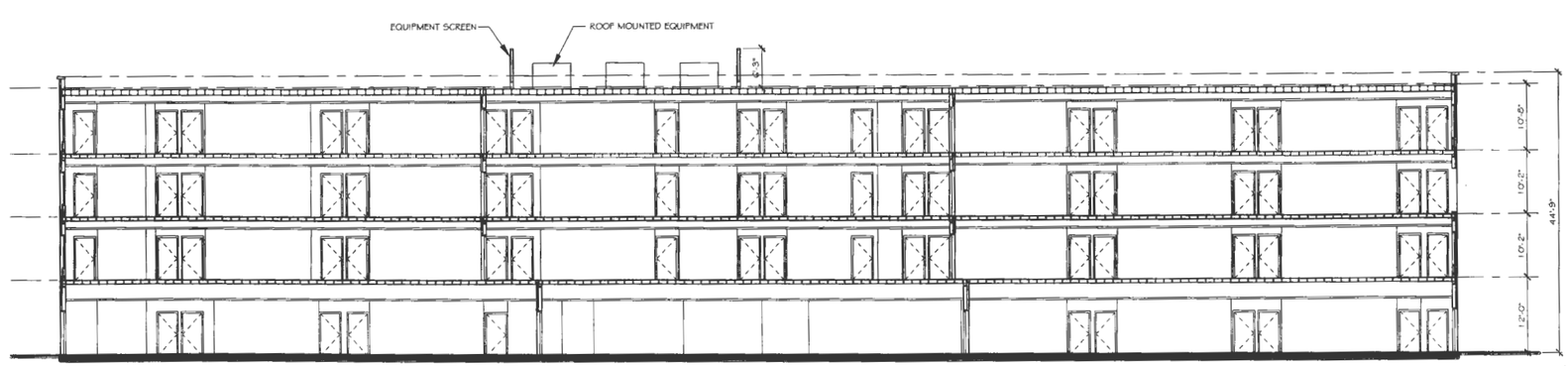


NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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



SECTION "A"
SCALE: 3/32" = 1'-0"

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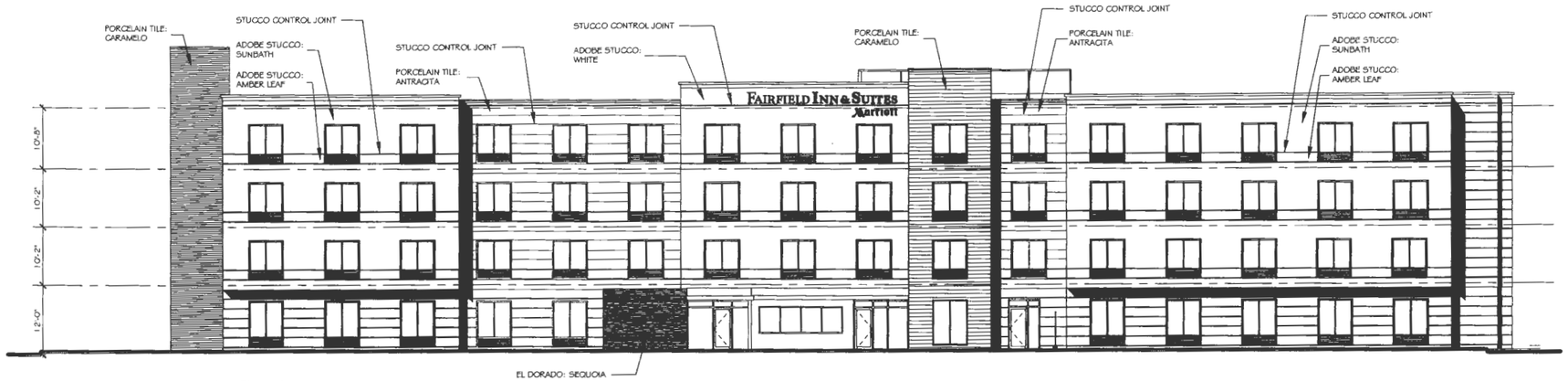
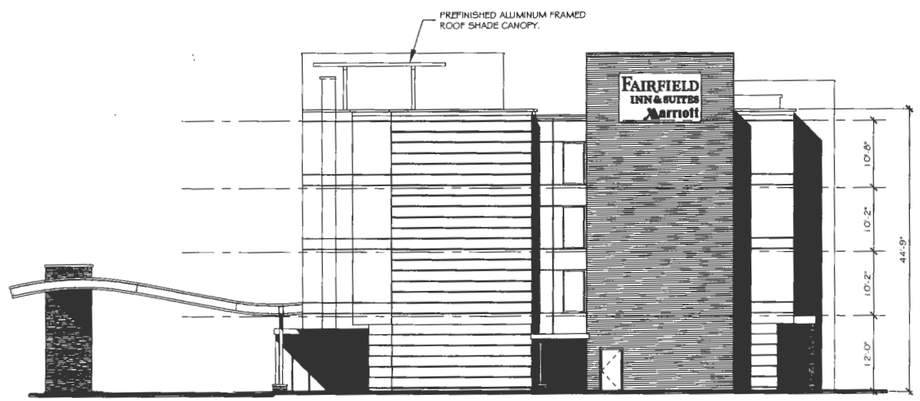
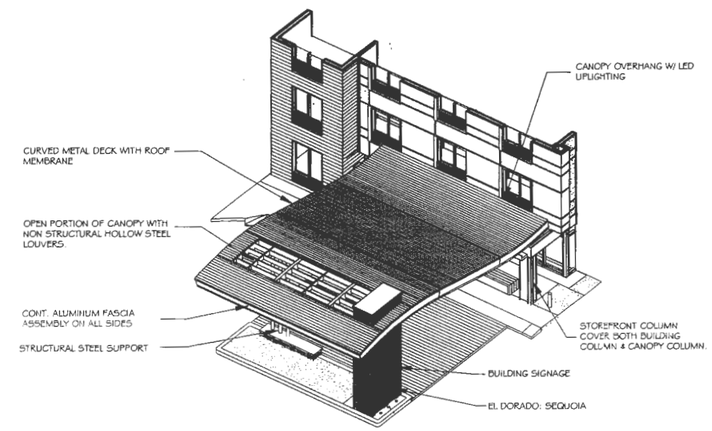
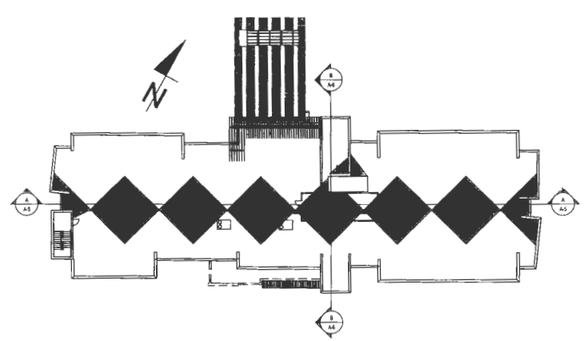


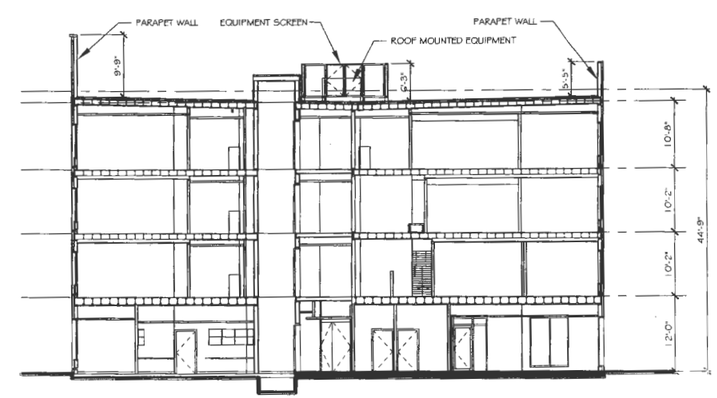
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"







SECTION "B"
SCALE: 3/32" = 1'-0"

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FAIRFIELD
INN & SUITES
Marriott

FAIRFIELD INN & SUITES
Marriott