

**APPROVING THE REZONING OF THE SITE AT 902 PEACE ROAD, DEKALB, ILLINOIS, FROM THE "HI" HEAVY INDUSTRIAL DISTRICT TO THE "PD-I" PLANNED DEVELOPMENT INDUSTRIAL DISTRICT AND APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN (EO5 HOTELS).**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, EO5 Hotels, represented by Primit Patel, (the "Petitioner") is the contract purchaser of the property commonly known as 902 Peace Road, DeKalb, Illinois, (the "Property") and legally described as follows:

LOT 2 IN AIRPORT NORTH INDUSTRIAL PARK, UNIT NO. 4, BEING A SUBDIVISION OF PART OF SECTIONS THIRTEEN (13) AND FOURTEEN (14), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1997 AS DOCUMENT 97009526 IN BOOK "Z" OF PLATS, PAGE 267, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

**WHEREAS**, the Petitioner requested the City's approval of the following: (1) the rezoning of the property from the "HI" Heavy Industrial District to the "PD-I" Planned Development Industrial District to accommodate a 4-story 121 room Marriott branded hotel (the "Rezoning"); (2) the Preliminary Development Plan and Development Standards attached and incorporated as Exhibit A (the "Preliminary Development Plan"); and (3) exceptions to the City's Unified Development Ordinance (the "UDO") to: (a) permit an increase of the maximum site coverage from 70% to 77%; and (b) decrease the parking setbacks from five feet to 4.5 feet for the north property line (the "Exceptions"); and.

**WHEREAS**, on May 1, 2023, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Petition, made findings of fact, and recommended the approval of the Petition; and

**WHEREAS**, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact and recommendation and further find that: (1) approving the Petition is in the City's best interests for the protection of the public health, safety and welfare; and (2) the Rezoning, Preliminary Development Plan and Exceptions conform with the UDO's applicable standards, except as otherwise provided by this Ordinance, as follows:

### **III. STANDARDS FOR ZONING MAP AMENDMENT**

- 1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.**

The 2022 Comprehensive Plan recommends the Property for Commercial use. The proposal also meets many of the goals and objectives set forth in the Plan. The trend of development in the area has been commercial uses. The lot has been vacant for 26 years since the plat for the Airport North Industrial Park Unit 4 Subdivision was approved in 1997.

**2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.**

The rezoning of the Property to the “PD-I” Planned Development Industrial District will better match the proposed hotel use. Planned Developments allow the developer and the City the flexibility to agree to appropriate development standards. The proposed rezoning request and development are in compliance with the UDO, except for the Exceptions provided by this Ordinance. The Petition also meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

**3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.**

The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the subject property to a use that is complementary and compatible with the adjacent area. A Marriott brand hotel is not available in the area and will offer another hospitality option and keep Marriott loyal guests in DeKalb. The development will also increase hotel/motel and property tax revenue for the City and other taxing bodies. Adequate off-street parking is provided on the site and access to Peace Road will be improved to accommodate the use and increase safety. The proposed “PD-I” District fits into the surrounding area, with similar zoning surrounding the subject site.

**4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.**

The Property is currently zoned “HI” Heavy Industrial District. Rezoning the Property to “PD-I” Planned Development Industrial District will allow the demand for the intended land use to be accommodated and the intended use is compatible with the surrounding area.

**5. Adequate public facilities and services exist or can be provided.**

Adequate public services and utilities are already provided to the Property or adjacent to the site. Stormwater detention will be provided underground. There is an 8-inch water main on the property and a 15-inch sanitary sewer line is located along the west side of Peace Road. A total of 136 parking spaces are provided on the lot exceeding the required number of 127 spaces per UDO. The existing access to Peace Road will be modified to accommodate the use and improve safety.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

**SECTION 2:** The City’s corporate authorities approve the Petition including, but not limited to, the Rezoning, the Preliminary Development Plan, and the Exceptions, for the development of a 4-story, 121 room Marriott branded hotel, subject to the following conditions: (1) the City’s “Official Zoning Map” shall be amended to depict the Property within the “PD-I” – Planned Development Industrial District; (2) Petitioner shall develop and use the Property in accordance with the Preliminary Development Plan and Development Standards attached and incorporated as Exhibit A; (3) the access to the Property be revised on the Final Development Plan per approval of the City Engineer; and (4) except as may be otherwise expressly provided by this Ordinance and the Exceptions, Petitioner shall comply with applicable laws, regulations, ordinances and provisions


of the City's Municipal Code pertaining to the use, development, maintenance and taxation of the hotel development approved by this Ordinance.

**SECTION 3:** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 8<sup>th</sup> day of May 2023 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, McAdams, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, McAdams, Verbic, Walker, Barnes. Nay: None. Absent: Perkins.



  
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**COHEN BARNES, Mayor**

ATTEST:



Ruth A. Scott, Executive Assistant

## Exhibit A

### **Preliminary Development Plans**

Preliminary Development Plan (Concept Plan "B") dated 4-5-23 prepared by Wendler Engineer.

Exterior Elevations (Sheets 211 and 212) dated 6-24-21.

### **Planned Development Standards**

#### Permitted Uses:

121 room hotel with accessory uses.

#### Bulk Regulations/Landscaping/Parking/Open Space:

Setbacks, building lines, site coverage, building dimension limitations, height restrictions, parking, landscaping and other similar restrictions and regulations shall meet those standards as set forth in the "PD-I" District and "HI" District of the UDO, except for the waivers as listed below.

Article 5.13.07.4.a. - Increase the maximum site coverage from 70% to 77% as shown on the Preliminary Development Plan (Concept Plan "B") dated 4-5-23 prepared by Wendler Engineer.

Article 12.03.6. - Decrease the parking setback along the north property line from 5 feet to 4.5 feet as shown on the Preliminary Development Plan (Concept Plan "B") dated 4-5-23 prepared by Wendler Engineer.

#### Final Development Plan:

A Final Development Plan including engineering plans, landscape plan, lighting plan and final building elevations shall be submitted and reviewed by the Planning and Zoning Commission and City Council prior to the issuance of a building permit.



**REFERENCE NOTES**

- A. REFER TO OTHER BRNDG DESIGN STANDARDS SETS A BUILDING EXTERIOR CHAPTER FOR MIN. REQUIREMENTS SUITED TO THIS PROJ. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE EXTERIOR DESIGN MANUAL.
- B. REFER TO DUAL BRNDG DESIGN SETS - EXTERIOR FINISHES PROVISIONS MANUAL FOR MATERIALS AND FINISHES REQUIRED FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL WINDOW COLOR, DOOR FRAME, ETC.
- C. REFER TO THE EXTERIOR FINISHES SPECIFICATIONS FOR BOTH BRNDS FOR REQUIREMENTS RELATED TO QUALITY SHOWN ON THIS SHEET.

**SYMBOLS**

- (2) DOOR TYPE
- (4) WINDOW OR STOREFRONT TYPE

**GENERAL NOTES**

- 1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- 2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- 3. CONTINUE FROM TO INTERIOR CORNER VERSUS RASH TRANSITION AT OUTSIDE CORNER.
- 4. ALL DOWNSPOTS MUST HAVE CLEANOUTS.
- 5. PROVIDE INTERNAL COMPOSITE, CLUTTER, ROOF DRAIN, AND OVERLAYS AS REQUIRED FOR LOCAL PANELS. PROVIDE SUCCESSION OVERLAYS TO CALCULATE AS PANELS THAT WILL NOT CROSS WALKING SURFACES.
- 6. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

**CRITERIA NOTES**

- CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR DISCIPLINE NOTES ARE ONLY SHOWN UNDER ONE DISCIPLINE (ARCHITECTURE). CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.
- ARCHITECTURE:
  - (2) TYPICAL GUESTROOM WINDOW AT GROUND FLOOR
  - (4) TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- MECHANICAL:
  - ALARM AND COORDINATE DETAILS ALONG FRIDGE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONAL VERTICAL REVEALS IN BRNDS. SEE DETAILS FOR SPACING.
  - DOE ENTRY CANOPY, SIMILAR BOTH SIDES.
  - WINDOW GLAZING TO RECEIVE FILM TO CREATE VISCAL SCREEN TO LUNARY ROOM AND OTHER ROOM AREAS.

**CHANEL LETTER SIGNAGE AT FRONT AND REAR OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.**

**PROVIDE ADEQUATE BLOODING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND WIRING FROM ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEVIATED DUCTWORK BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANELS.**

**OPT 1 - PRIMARY LOCATION FOR OPTIONAL CHANEL LETTER SIGNAGE ON REAR OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PANELS' HEIGHT OF WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.**

**OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON REAR OF BLDG. NOT SHOWN. LOCATE AS APPROPRIATE AND SEE NOTE ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.**

**PERSONA AT REAR OUTDOOR PATIO METAL HORIZONTAL MEMBERS TO BE WOOD GRAIN WITH FINISH TO MATCH ENTRY CANOPY COLOR. 1/4" x 8" TUBE STEEL SUPPORTS TO HAVE FINISH COLOR TO SPOK.**

**PREFINISHED METAL PARAPET AND OR GYP. STOP FACIA.**

**CANTILEVERED ENTRY CANOPY WITH UPWARD AND WOOD GRAIN METAL PANEL. USE AND PREFERRED ALUMINUM PANELS. SEE ALSO WALL PROFILES FOR INFORMATION.**

**EXTERIOR FENCE AT POOL AND OUTDOOR PATIO. EMPLOY LOW MASONRY WALL WITH 3/4" x 3/4" BRICK-TILE AND PREFINISHED METAL FENCE. SEE DETAIL A.**

**STONE/LOOK GLAZING AT JEWEL BOX EXTERIOR WALLS. THE TWO OWNERS ARCHITECTS SHOULD TO SELECT MATERIAL FOR THE APPLICATION. REFER TO THE ARCHITECTURAL SECTION OF THE DUAL PROTOTYPE IMPLEMENTATION GUIDE.**

**INSTALL SPINAL EXTERIOR WALL PANELS USING GIBBS TO AVOID VERTICAL JANTS. VERTICAL JANTS AT FRONT FACE TO ALIGN WITH EDGES OF PANELS. NO VERTICAL JANTS TO CORNER EDGES IN THESE PANELS.**

**ENGINEERING:**

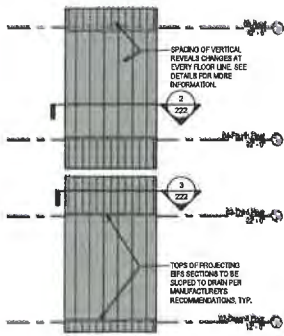
- (E) FLEX CLADDING INTERNAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
- (E) EXTERIOR LIGHT FIXTURE, MOUNTING HEIGHT TO BE COORDINATED WITH EXTERIOR FEATURES OR ELEMENTS. SEE ALSO SITE PLAN AND RSP.
- (E) EXTERIOR VERTICAL LIGHTING FIXTURE IN DOVE. SEE DETAIL. ACCOUNTING TO BE COORDINATED FROM TOP OF ENTRY CANOPY TO NIGHT ABOVE. PROVIDE QUANTITY OF FIXTURES AS REQUIRED FOR THIS LEVEL.

**EXTERIOR FINISH LEGEND**

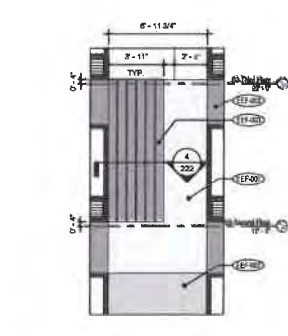
- (EF-001) BRN 1 - MATCH COLOR BY SHERWIN-WILLIAMS SW700 ALPACA
- (EF-002) BRN 2 - MATCH COLOR BY SHERWIN-WILLIAMS SW700 STAMPEO CONCRETE
- (EF-003) BRN 3 - MATCH COLOR BY SHERWIN-WILLIAMS SW 700 STONE ONE
- (EF-004) EXTERIOR ARCHITECTURAL CEILING PREFINISHED WALL PANEL
- (EF-005) COLLAR WRAP BREAK METAL PANEL
- (EF-006) METAL PANEL, TRIM AT ENTRY CANOPY
- (EF-007) GRANITE GILL AT JEWEL BOX BELLY STONEFRONT. COLOR: ABSOLUTE BLACK, POLISHED.
- (EF-008) EXTERIOR STONE/LOOK GLAZING AT JEWEL BOX TO BE SELECTED BY OWNERS ARCHITECTS/OWNER FOR IMPLEMENTATION GUIDE
- (EF-009) PREFINISHED METAL FENCE AT EXTERIOR OUTDOOR AREAS. COLOR: BLACK
- (EF-010) EXTERIOR PAINT AT HM DOORS AND FRAMES. COLOR: SHERWIN-WILLIAMS SW 700 ROCK ONE
- (EF-011) WOOD LOOK METAL CEILING PANEL
- (EF-012) ALUMINUM CORING AT PARAPETS. COLOR: BLACK
- (EF-013) ALUMINUM GRAVEL STOP/FACIA AT PARAPETS. COLOR: BLACK

This design and all materials, products, systems and contract items included or specified ("Design Guidelines") have been prepared by architect or approved ("Design Guidelines") and are the sole and exclusive property of the architect. All materials shall be used only as authorized by architect and shall not be used otherwise in whole or in part without the architect's consent.

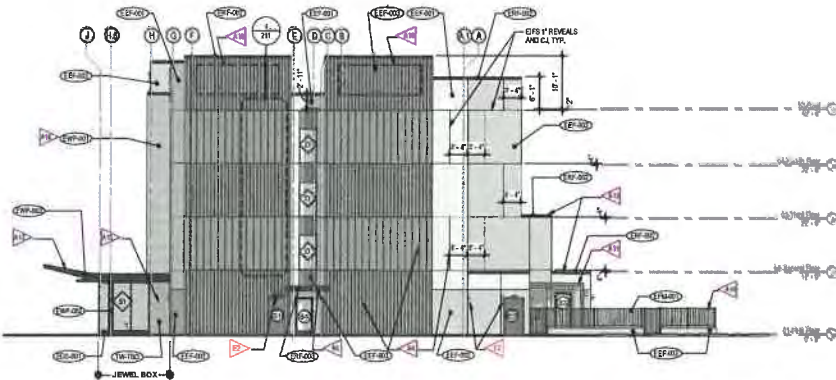
FAIRFIELD INN & SUITES and TOWNEPLACE SUITES BY MARRIOTT  
 Land International Inc.  
 13400 Parkwood Blvd  
 Dallas, TX 75244  
 (214) 363-2233



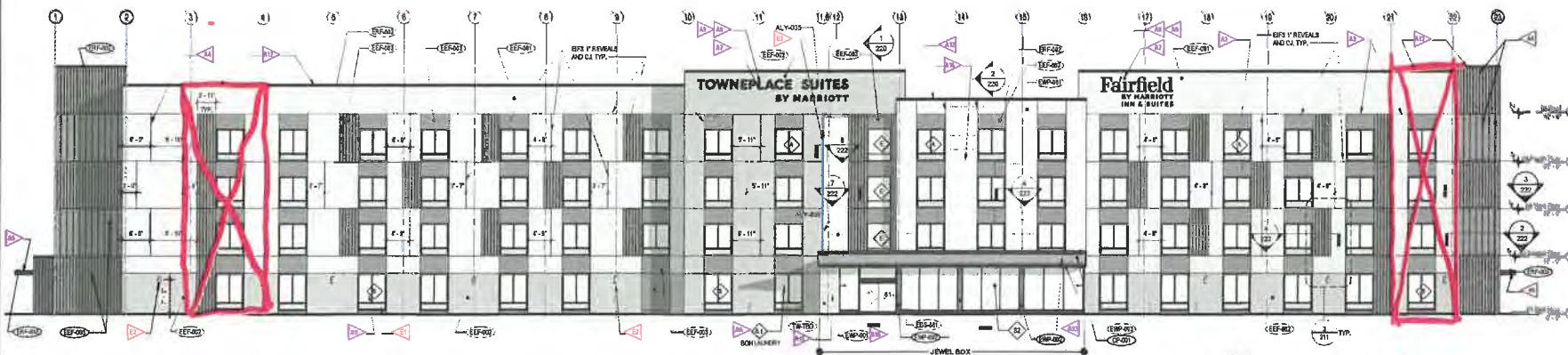
**4 ELEVATION DETAIL @ END TOWERS**  
 SCALE: 3/16" = 1'-0"  
 Referenced from 211



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



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



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

**TOWNEPLACE SUITES BY MARRIOTT**  
**Fairfield Inn & Suites**  
 BY MARRIOTT

DUAL PROTOTYPE  
 FAIRFIELD INN and  
 TOWNEPLACE SUITES by  
 MARRIOTT  
 Design Guidelines Drawings  
 ISSUE DATE: 06-24-2021  
 REVISIONS DATE: \_\_\_\_\_  
 CONVENTION: 1.0 - 137 UNITS  
 DECOR: Modern Color & Panel Library

EXTERIOR  
 ELEVATIONS

**211**  
 NOT FOR CONSTRUCTION  
 FILE NAME: 20-11-05-11-Edr Dwg

**REFERENCE NOTES**

A. REFER TO OTHER BRAND DESIGN STANDARDS SITE & BUILDING EXTERIOR CHARTS FOR MINIMUM REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT SUCCESSFULLY WITH THE ENTIRE DESIGN STANDARDS.

B. REFER TO DUAL PROTOTYPE BUILDING SITE & EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL COVER COLOR, DOOR FRAMES, ETC.

C. REFER TO THE EXTERIOR SOURCE SPECIFICATIONS FOR BOTH BRANDS FOR REQUIREMENTS RELATED TO SOURCE SHOWN ON THIS SHEET.

**SYMBOLS**

□ DOOR TYPE

◇ WINDOW OR STOREFRONT TYPE

**GENERAL NOTES**

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.

2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.

3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

4. ALL DOWNSPUTS MUST HAVE CL LEADOUTS.

5. PROVIDE INTERNAL DOWNSPUTS, OUTSIDE ROOF DRAINAGE AND COORDINATE AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERLAYS TO OUTSIDE IN AREAS THAT WILL NOT DOWN DRAINAGE WALKING SURFACES.

6. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

**CRITERIA NOTES**

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

**ARCHITECTURAL**

△ TYPICAL QUESTION WINDOW AT GROUND FLOOR

△ TYPICAL QUESTION WINDOW FOR UPPER FLOOR

△ ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE FINISHES & DETAILS FOR DIMENSIONS.

△ VERTICAL REVEALS SHIP'S SEE DETAILS FOR SPACING.

△ SIDE ENTRY CANOPY, SIMILAR BOTH SIDES.

△ WINDOW GLAZING TO RECEIVE FILM TO CREATE MURAL SCREEN TO LAUNDRY ROOM AND OTHER ROOM AREAS.

CHIMNEL LETTER SIGNAGE AT FRONT AND REAR OF BUILDING. SEE EXTERIOR SOURCE SPECIFICATIONS FOR REQUIREMENTS.

PROVIDE ADEQUATE BELONGER REBAR WALL FOR SIGNAGE. PROVIDE ACCESS FOR LIGHTNING ELECTRICAL COMPONENTS AND MAINTENANCE ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE ELECTRICAL CIRCUTRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.

OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHIMNEL LETTER SIGNAGE ON SIDE OR FRONT OF BUILDING LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY FINISHES AND WALL CONNECTIONS IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR BEAM ACCESS REQUIRED FOR CHIMNEL LETTER INSTALLATION AND OPERATION.

OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. SIGNAGE LOCATE AS APPROPRIATE AND SEE NOTE ABOVE OR WALL REQUIREMENTS FOR CHIMNEL LETTER INSTALLATION.

PERGOLA AT REAR OUTDOOR PATIO: METAL HORIZONTAL MEMBERS TO BE WOODLOOK WITH FINISH TO MATCH ENTRY CANOPY. CEILING 4" x 8" TIE STEEL SUPPORTS TO HAVE FINISH COLOR TO EFT 201.

PREFINISHED METAL PARAPET AND OR GROUND STORAGE SIGN.

CANTILEVERED ENTRY CANOPY WITH SPLITTING AND WOODLOOK METAL PANEL CEILING FINISH. PREFINISHED ALUM. TRIM PANELS. SEE ALSO WALL PROFILES FOR INFORMATION.

EXTERIOR FENCE AT POOL AND OUTDOOR PATIO. SH-401: ONE WASHERY WALL WITH 8" FINISH. EPOXY AND PREFINISHED METAL FINISH. SEE SITE DETAILS.

STONE LOOK GLAZING AT JEWEL BOX EXTERIOR WALLS. THE TWO OWNERS ARCHITECTS DESIGNER TO SELECT MATERIAL FOR THIS APPLICATION REFER TO THE ARCHITECTURAL SECTION OF THE DUAL PROTOTYPE IMPLEMENTATION GUIDE.

INSTALL SPYHOLE EXTERIOR WALL PANELS ABOVE SIDES TO AVOID VERTICAL, HORIZONTAL JOINTS AT FRONT FACADE TO ALIGN WITH SERIES OF WINDOWS BELOW AND WINDOW JANTS TO OCCUR ELSEWHERE IN THESE PANELS.

**EXTERIOR FINISH LEGEND**

REF DUAL BRAND BUILDING SITE - EXTERIOR BUILDING FINISHES GUIDE. FOR MATERIALS AND COLOR SPECIFICATIONS.

**EXTERIOR FINISHES**

EF-2001 PFCO GLOVER INTERNAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EF-2002 EXTERIOR LIGHT FEATURE. MOUNTING HEIGHT TO BE COORDINATED WITH EXTERIOR FEATURES ON ELEMENT 2. SEE ALSO SITE PLAN AND IFC.

EF-2003 EXTERIOR VERTICAL ACCENT LIGHT IN COVE. SEE DETAIL. ACCENT LIGHTING TO BE COORDINATED WITH TOP OF ENTRY CANOPY TO SOFTEN ABOVE. PROVIDE QUANTITY OF FEATURES AS REQUIRED FOR THIS LENGTH.

EF-2004 EPS 1 - MATCH COLOR BY SHERWIN-WILLIAMS SW7002 ALPACA

EF-2005 EPS 2 - MATCH COLOR BY SHERWIN-WILLIAMS SW7002 STAMPED CONCRETE

EF-2006 EPS 3 - MATCH COLOR BY SHERWIN-WILLIAMS SW 7008 IRON ORE

EF-2007 EXTERIOR ARCHITECTURAL CONCRETE (PREFABRICATED WALL PANEL)

EF-2008 COLLAR WITH BRICK METAL PANEL

EF-2009 METAL PANEL, TRIM AT ENTRY CANOPY

EF-2010 GRANITE SILL AT JEWEL BOX BELOW STOREFRONT. COLOR: ABSOLUTE BLACK, POLISHED.

EF-2011 EXTERIOR STONE LOOK GLAZING AT JEWEL BOX TO BE SELECTED BY OWNERS ARCHITECT/DESIGNER FOR MAX ELEVATION SLIDE

EF-2012 PREFINISHED METAL PANEL AT EXTERIOR OUTDOOR AREAS. COLOR: BLACK

EF-2013 EXTERIOR PAINT AT PARAPETS AND FRAMES. COLOR: SHERWIN-WILLIAMS SW 7008 IRON ORE

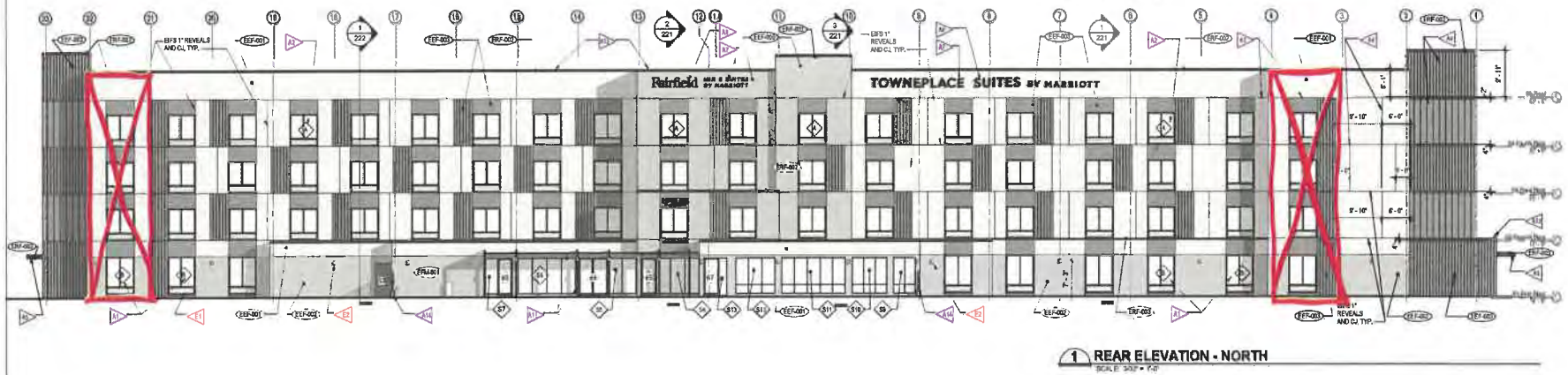
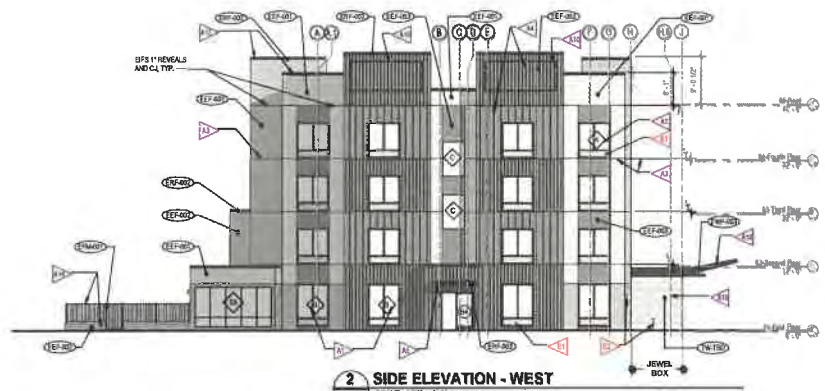
EF-2014 WOOD LOOK METAL CEILING PANEL

EF-2015 ALUMINUM COVERS AT PARAPETS. COLOR: BLACK

EF-2016 ALUMINUM STOPS/FASCIAS AT PARAPETS. COLOR: BLACK

These design guidelines are intended to provide a consistent and coordinated appearance for the building. The design guidelines are intended to provide a consistent and coordinated appearance for the building. The design guidelines are intended to provide a consistent and coordinated appearance for the building.

FAIRFIELD FIN & SLATES and TOWNPLACE SUITES BY MARRIOTT ARCHITECT/DESIGNER FOR MAX ELEVATION SLIDE. Model International Inc. 15400 Fremont Road, San Diego, CA 92128. Tel: 619-444-3000



**TOWNEPLACE SUITES<sup>®</sup> BY MARRIOTT**

**Fairfield<sup>®</sup> BY MARRIOTT**

DUAL PROTOTYPE  
FAIRFIELD FIN AND TOWNEPLACE SUITES BY MARRIOTT

Design Guidelines Drawings  
ISSUE DATE: 06-24-2021  
REVISION DATE:  
OPERATION: LC - 137 UNITS  
DECOR: Modern Color & Trend Living

**EXTERIOR ELEVATIONS**

**212**  
NOT FOR CONSTRUCTION

FILE NAME: 21-01-01-21-01-01.dwg