



extended  
**STAYAMERICA** | premier suites

2265



**Prototype Design Guide**

# Welcome to Extended Stay America Premier Suites

## Segment

Midscale Extended Stay

## Targeting long-term stay travelers

7+ nights, including corporate and essential workers

## Key amenities & services

Fully equipped kitchens, spacious suites, on-site guest laundry, weekly housekeeping, and fitness room

## Providing the foundation for strong returns through an established prototype



### Specialized support from construction professionals

Leverage our experienced team throughout the project lifecycle for guidance on navigating the general contractor landscape, scheduling and building development.



### Thoughtful design

Maximizing rentable area with 71% of revenue-generating square footage.



### Cost efficiencies

Three different site plans available, providing greater flexibility with land measurement sizes and guest room count to meet market demand.



### Flexible floor plan

Double Queen and King rooms are the same size, allowing franchisees the ability to change the FF&E, if desired. Building can be shortened to meet smaller lot sizes by reducing the key count in increments of eight rooms.

# Elevations

## Front Elevation



BUILDING HEIGHT  
50' - 0"  
TRUSS BEARING  
41' - 8 1/4"

## Rear Elevation



BUILDING HEIGHT  
48' - 11 1/2"  
TRUSS BEARING  
41' - 8 1/4"

## Left Elevation



BUILDING HEIGHT  
48' - 11 1/2"  
TRUSS BEARING  
41' - 8 1/4"

## Right Elevation



BUILDING HEIGHT  
48' - 11 1/2"  
TRUSS BEARING  
41' - 8 1/4"

## Site Plan: Straight

### Hotel Specifications

125 rooms

4 floors

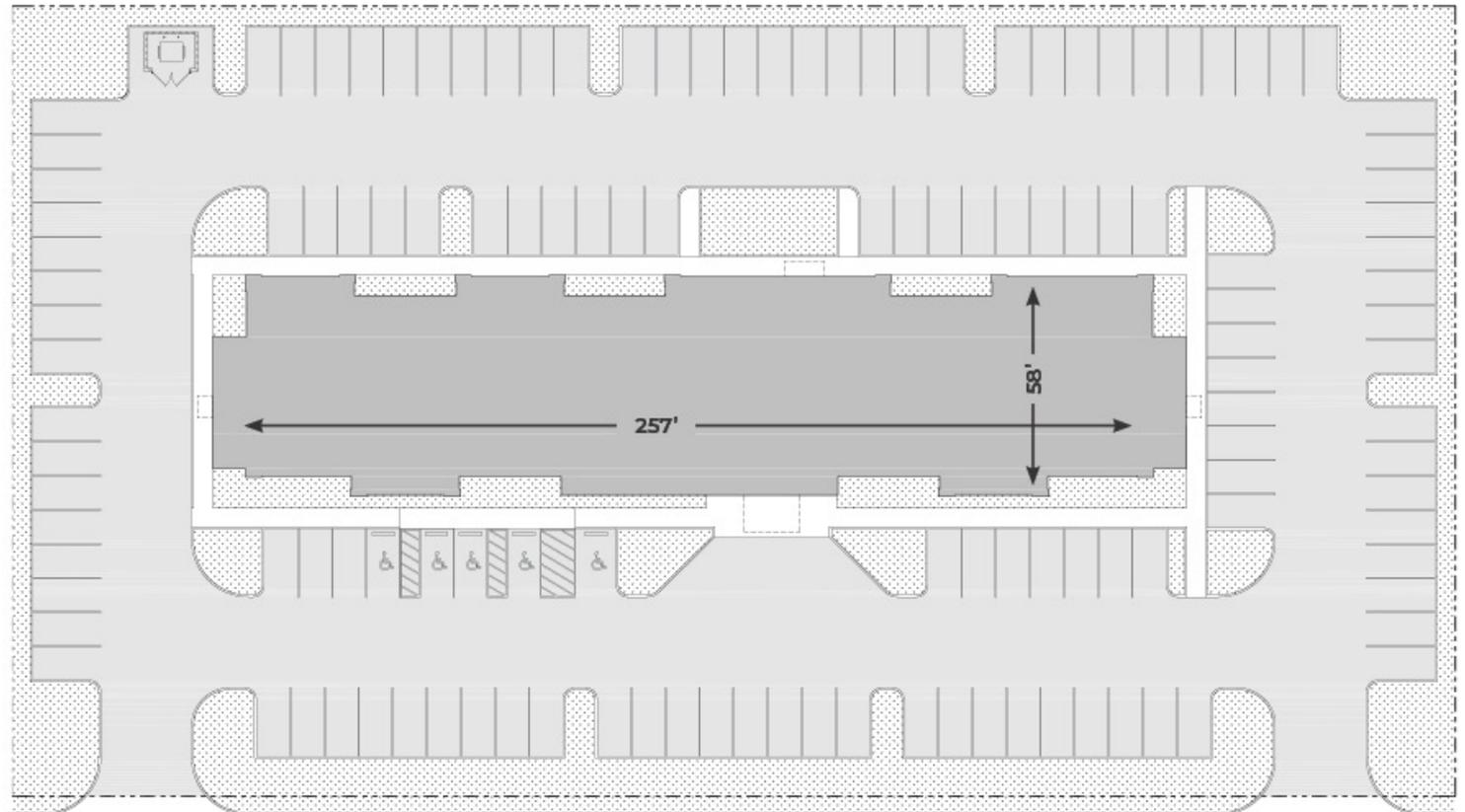
53,400 sq. ft.

Building Length: 257'

Building Depth: 58'

### Land Area

1.82 acres



# Floor Plan: Straight

## Floor 1



**71%**  
REVENUE  
GENERATING  
SQUARE  
FOOTAGE

## Floor 2, 3, and 4



- Business Occupancy
- Single King
- Single Queen
- Double Queen
- Incidental Use
- Circulation

## Site Plan: L-Shaped

### Hotel Specifications

125 rooms

4 floors

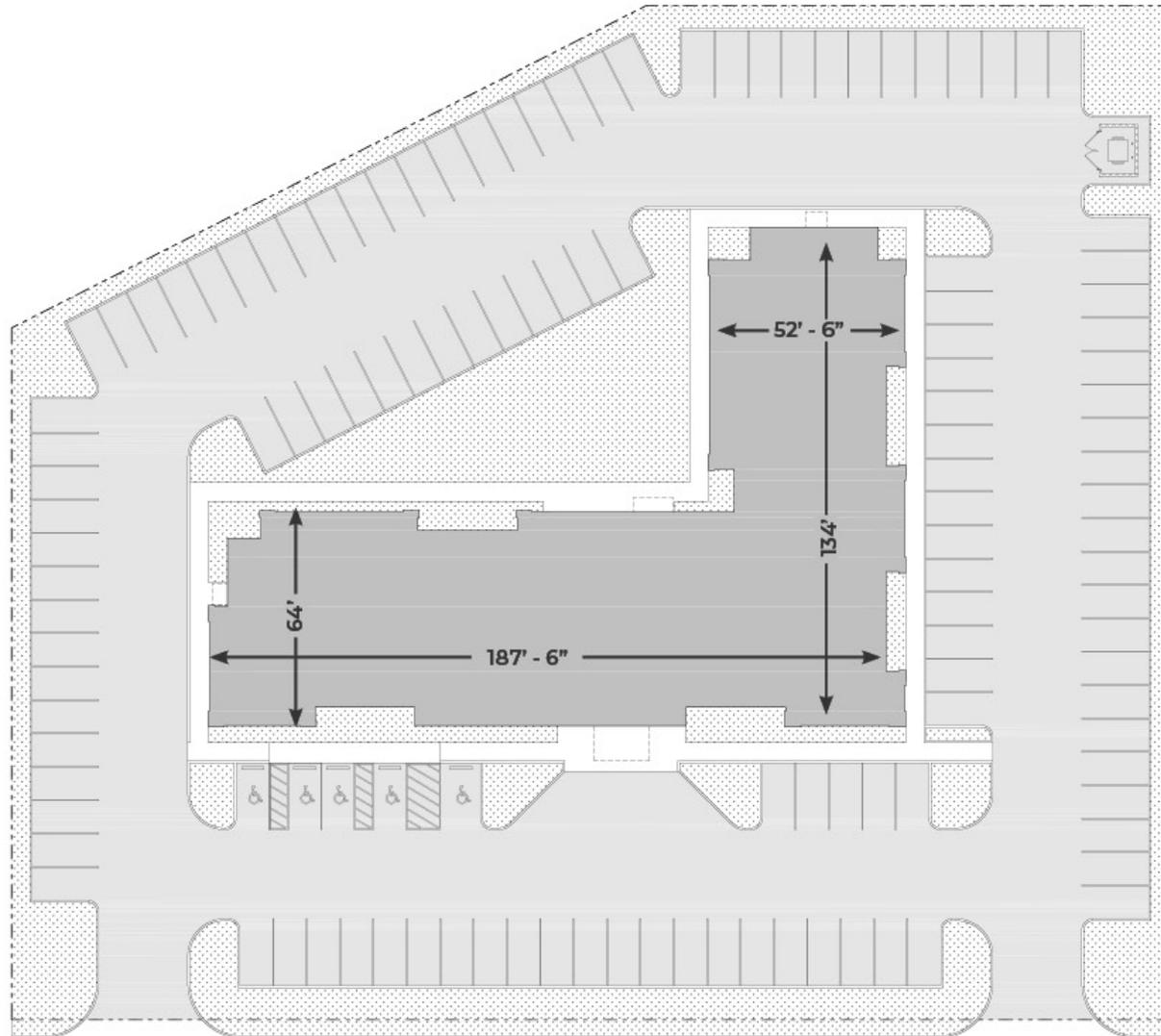
55,120 sq. ft.

Building Length: 187' - 6"

Building Depth: 134'

### Land Area

1.79 acres



# Floor Plan: L-Shaped

## Floor 1



## Floor 2, 3, and 4



Business Occupancy

Single King

Single Queen

Double Queen

Incidental Use

Circulation

## Site Plan: Smaller

### Hotel Specifications

93 rooms

4 floors

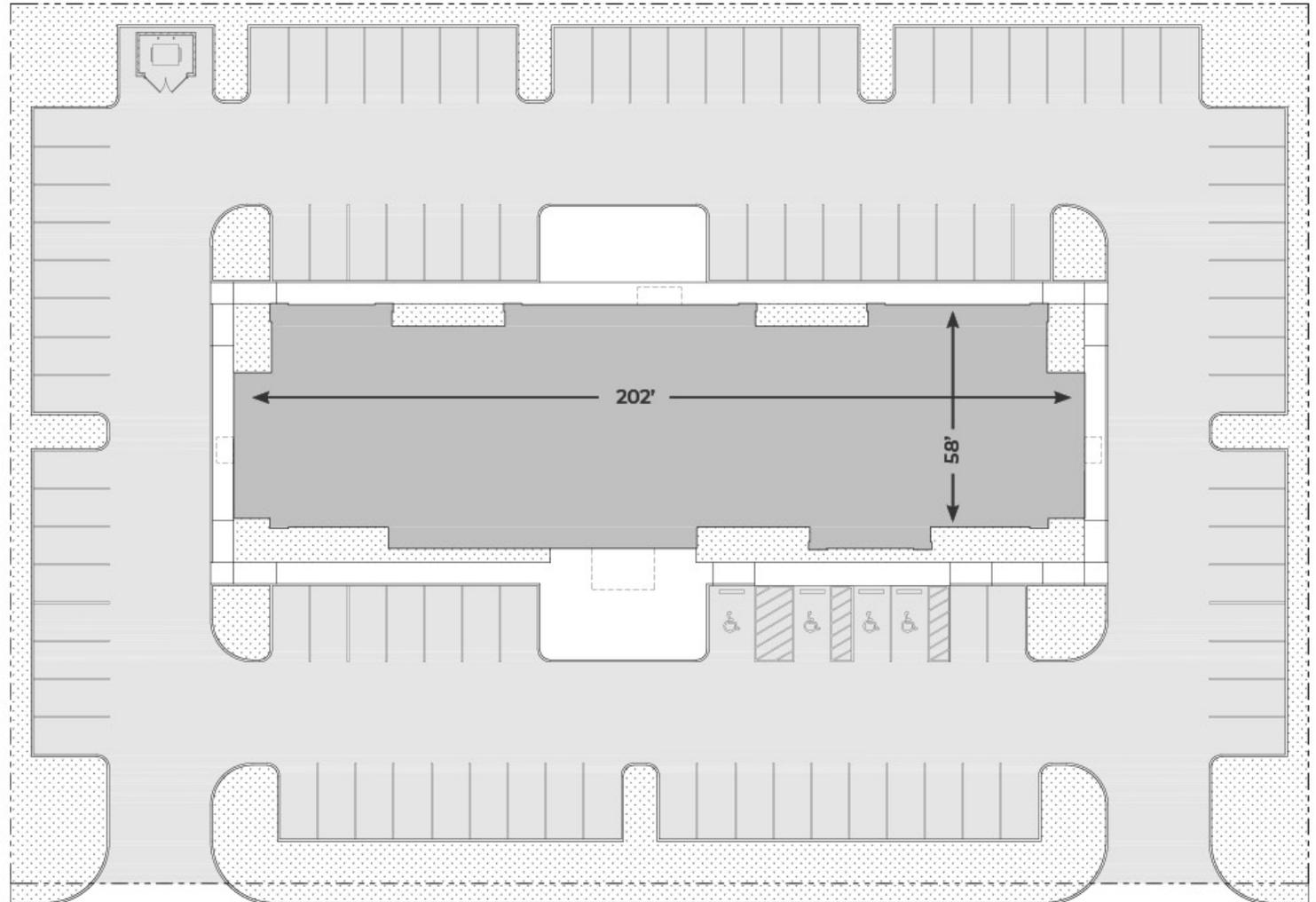
41,800 sq. ft.

Building Length: 202'

Building Depth: 58'

### Land Area

1.5 acres



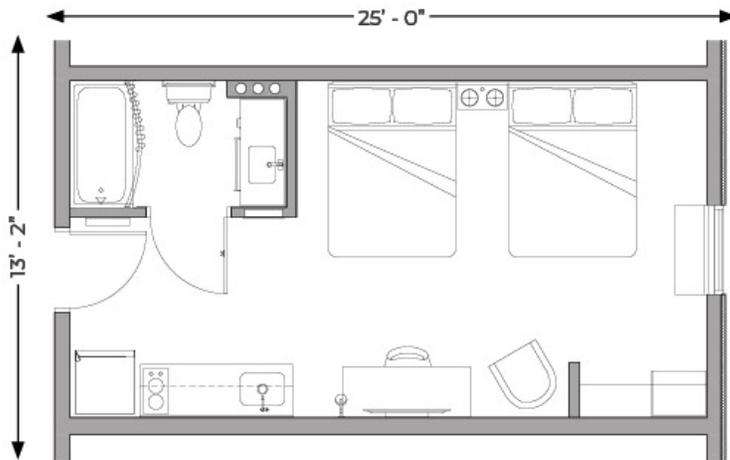
# Public Space



# Room Layouts

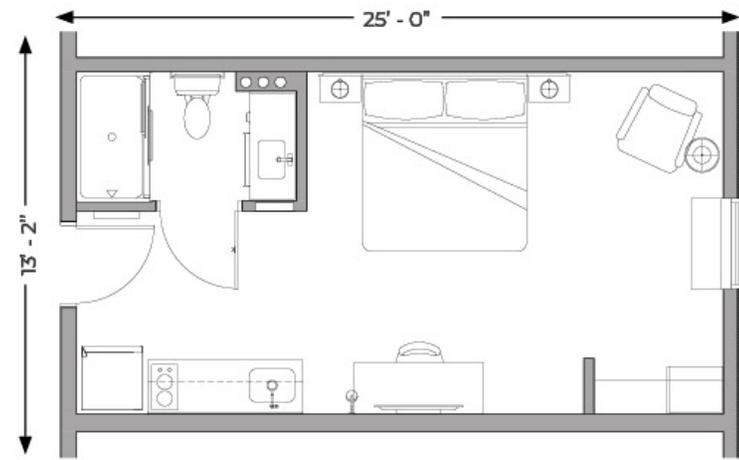
## Superior Studio 2 Queen

329 sq. ft.



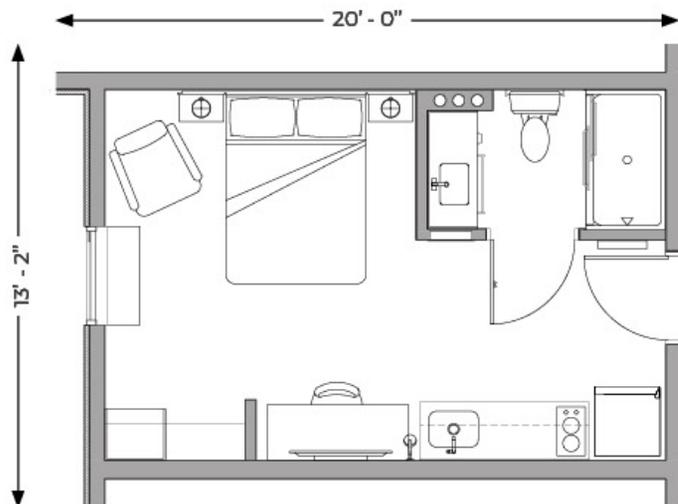
## Superior Studio King (Optional)

329 sq. ft.



## Studio Queen

263 sq. ft.



## Guest Room Mix

Room Type	
Queen	56
Double Queen	62
Accessible Queen	4
Accessible Double Queen	3
<b>Total</b>	<b>125</b>





## Franchise with the proven leader in extended stay

 [franchise.esa.com](https://franchise.esa.com)

 [franchise@esa.com](mailto:franchise@esa.com)

 (844) 542-4148

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