

LAQUINTA[®]
INNS & SUITES

Prototype Booklet



LA QUINTA
INN & SUITES

About La Quinta Inns & Suites®



Welcome to the bright side® of franchise ownership

There are plenty of reasons La Quinta® is one of the fastest growing hotel franchise brands. Our consistent, value-priced accommodations. Our steadfast dedication to providing the highest quality limited-service lodging experience. And loyalty of our millions of satisfied guests.

Of course the most important reason is the commitment of our franchisees. Some of the greatest design efficiencies within our prototypes have come from franchise owners themselves. Strong relationships have allowed us to grow from a single San Antonio, Texas hotel more than 40 years ago to an international brand with locations in 46 states and in Canada and Mexico. When you become a La Quinta Inns & Suites franchisee, you join a hard working, talented team that is driven to succeed. To ensure you share in that success, we provide extensive support and all the tools you need to build a productive franchise. It begins with custom design services and enhanced training programs, and continues with marketing and sales assistance, efficient operational costs and a superior reservations system that will drive guests to your rooms.

This is your opportunity to participate in the growth of La Quinta hotels and benefit from a relationship with one of the strongest, most respected lodging brands in the marketplace today. It's a chance to enter a relationship founded on trust, open communication and mutual respect — because at La Quinta Inns & Suites that's the only way we know how to do business.

Promises Made. Promises Kept.®

To learn more about La Quinta Inns & Suites or how to become part of the La Quinta Inns & Suites family:

 **call: 866-832-6574**  **e-mail: franchise@laquinta.com**  **website: laquintafranchise.com**

Design Criteria

La Quinta Inns & Suites are designed to meet the needs of our business guests as well as our leisure travelers. In order to accommodate our guests' needs and drive additional guest stays, the following features are included in each design:



- Recognizable sign tower
- Branded exterior color scheme
- Decorative paving at porte-cochere
- Nighttime identity from building wash lighting
- Two pairs of automatic sliding doors on each side of entry vestibule
- Distinctive architectural pediments
- Guest room mix to include at least 20% suites
- Dedicated breakfast area to accommodate 25% of the total room count
- Light-filled, spacious open lobbies with soft, comfortable seating areas
- Optional two story lobby with 2nd floor balcony
- Sparkling swimming pools and hot tub with both indoor or outdoor options
- Well-equipped fitness center
- Conference/meeting facility designed to accommodate 40+ attendees
- Business center with computer, high-speed Internet, fax, copier and printer
- Guest laundry facility with full-size washers and dryers
- On-site Sundry Shop with necessities for any type of traveler



Room Décor Schemes

All La Quinta room schemes offer heightened value with enough flexibility to maximize your investment. Our designs offer a range of sophisticated and imaginative styles that incorporate an intriguing mix of textures and colors. To add depth and value to your selected décor scheme, you can add options such as premium lighting or an all-leather ergonomic chair. Finish the room design with a varied selection of window treatments. Your guests will feel at home as they relax in the space you've created.

Avant Garde™



Verde Luxe™



Aqua Vino™



Living Modern™



Habitat™



Actual room schemes may differ from images above.

Design Overviews

Every aspect of the appearance, layout, and design is important to the La Quinta brand. Our Design and Construction team has developed two prototypes that offer flexibility and efficiency of design. Each prototype design can adapt from four stories to over fourteen stories tall and the number of rooms can be adjusted to meet the needs that your location demands. Every design includes our iconic bell tower, porte-cochere and decorative balcony. All of our prototypes have been value-engineered and improved on over the years; many of the improvements that have been implemented have come from our very own franchisees.

Urban Design

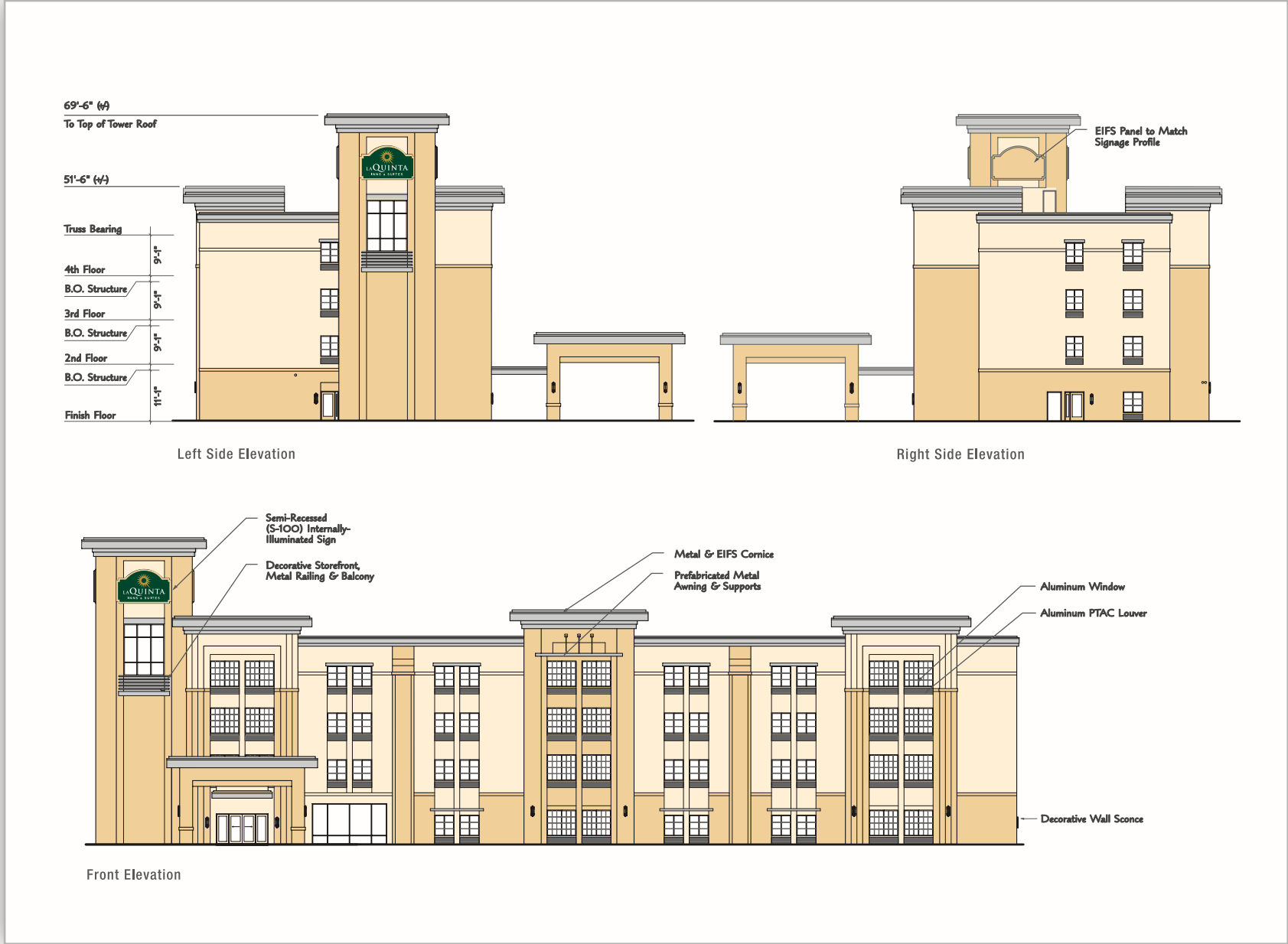


- Modern contemporary architecture
- Can be 4+ stories
- Great curb appeal
- Cost effective design
- Indoor or outdoor pool option
- Accommodates a wide range of room counts

- Flexible floor plan layout
- Attractive landscape/hardscape around the property and in the pool and courtyard areas
- Land efficient
- Global design

- Well-suited for areas where height restrictions are imposed
- Flat roof design will allow for solar panels to be placed on the roof without being seen from the guests' point of view

Urban Elevation



Outdoor Pool Site Plan

- Flexibility of sign tower placement allows for optimal guest visibility
- Parking ratio to guest room 1:1 minimum
- A minimum of 15% mature landscaping
- Pole-mounted building wash lights for nighttime identity

Site area	73,656 SF / 1.69 Acres
First Floor	12,550 SF
Second Floor	12,563 SF
Third Floor	12,563 SF
Fourth Floor	12,563 SF
Building Total	50,239 SF

Number of Guest Rooms	
First Floor	12
Second Floor	28
Third Floor	28
Fourth Floor	28
Total Minimum	96
Parking Spaces	96
<i>(Including 4 handicapped spaces)</i>	



Indoor Pool Site Plan

- Flexibility of sign tower placement allows for optimal guest visibility
- Parking ratio to guest room 1:1 minimum
- A minimum of 15% mature landscaping
- Pole-mounted building wash lights for nighttime identity

Site area	68,019 SF / 1.56 Acres
First Floor	12,550 SF
Second Floor	12,563 SF
Third Floor	12,563 SF
Fourth Floor	12,563 SF
Building Total	50,239 SF

Number of Guest Rooms	
First Floor	8
Second Floor	28
Third Floor	28
Fourth Floor	28
Total Minimum	92
Parking Spaces	93
<i>(Including 4 handicapped spaces)</i>	



Expanded Lobby with Outdoor Pool Site Plan

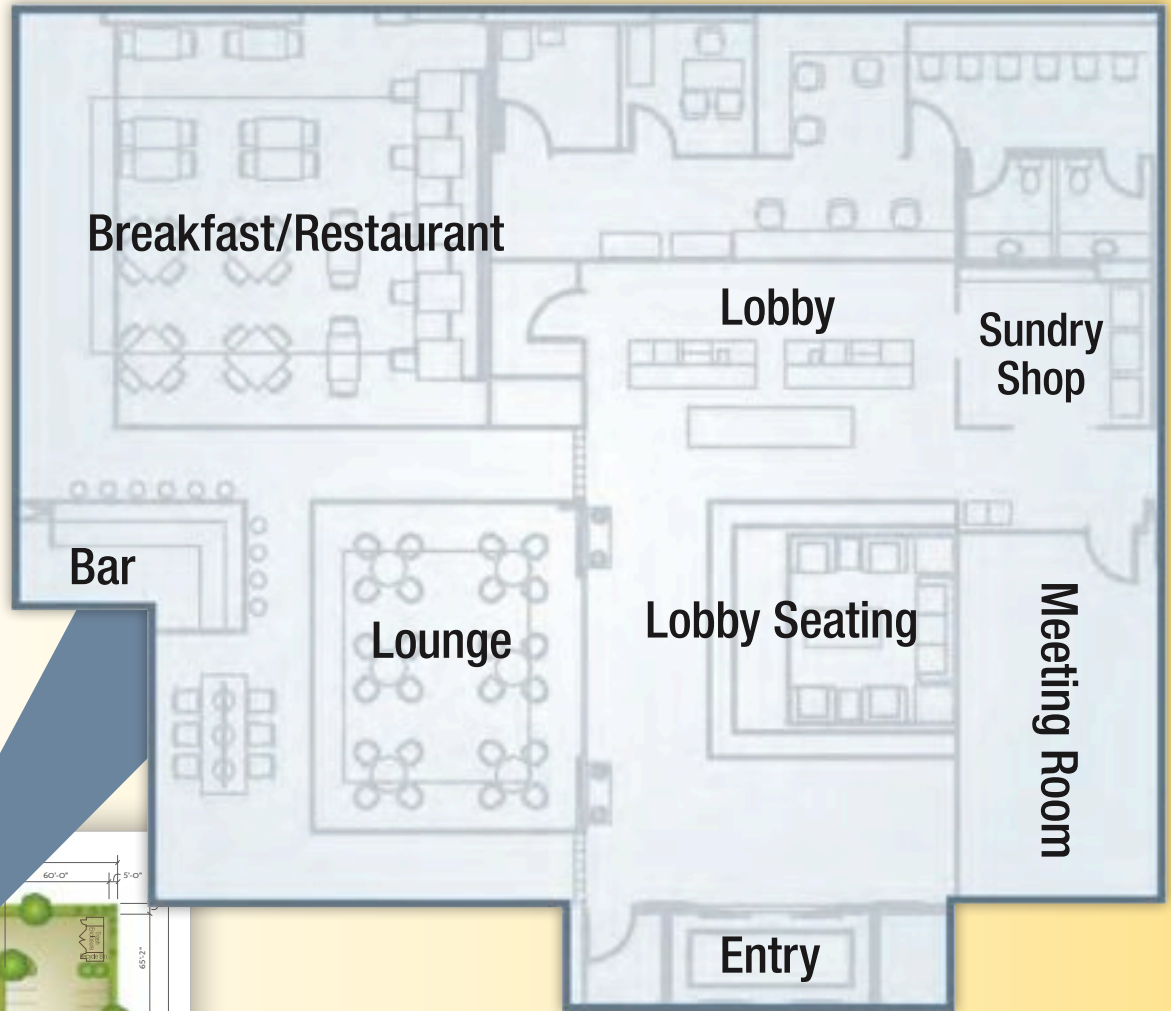
- Full Service Restaurant
- Full Service Bar/Lounge
- Flexibility of sign tower placement allows for optimal guest visibility
- Parking ratio to guest room 1:1 minimum
- A minimum of 15% mature landscaping
- Pole-mounted building wash lights for nighttime identity

Site area	73, 656 SF / 1.69 Acres
First Floor	12,550 SF
Second Floor	12,563 SF
Third Floor	12,563 SF
Fourth Floor	12,563 SF
Building Total	50,239 SF

Number of Guest Rooms	
First Floor	5
Second Floor	28
Third Floor	28
Fourth Floor	28
Total Minimum	89
Parking Spaces	89
<i>(Including 4 handicapped spaces)</i>	



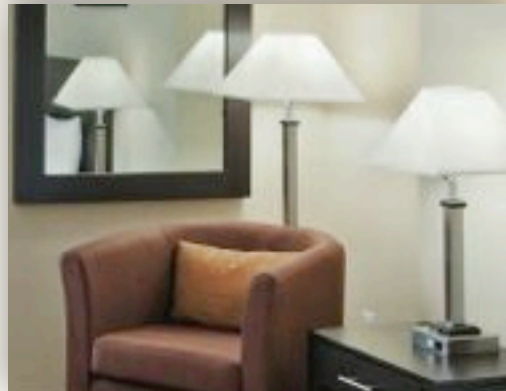
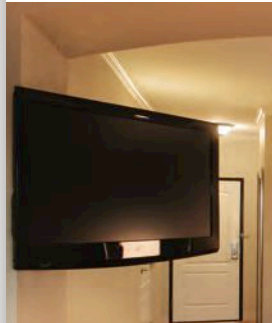
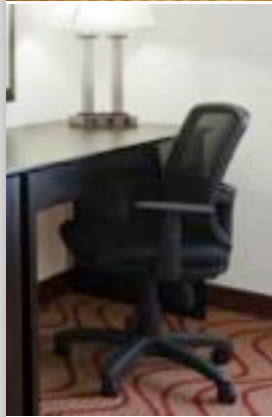
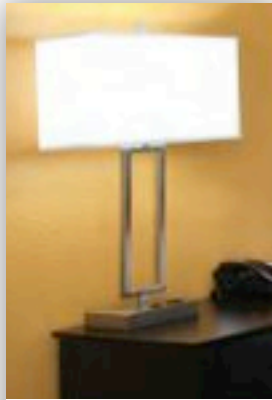
Expanded Lobby Layout



Expanded Lobby Photos



Standard Guest Room Amenities and Features



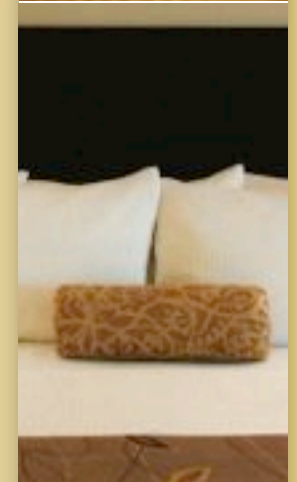
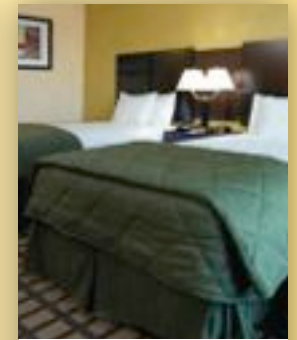
- Spacious bedroom with 9' high ceiling
- Enclosed closet
- Uniform and continuous flooring at entry, closet and bathroom
- 32" or greater flat screen TV with HD channels and personal input devices
- High-Speed Internet Access (HSIA)
- Pillow top mattress
- Granite bath vanity counter top with furniture style vanity
- Microwave / refrigerator unit
- Oversized desk
- Electric iron and ironing board
- Full-length mirror
- Decorative bedroom lighting package
- Artwork package
- Ergonomic desk chair
- Three drawer dresser
- Reclining lounge chair or side chair
- Upscale soft goods package
- Digitally controlled wall-mounted A/C unit thermostat with Energy Management System
- Two touch-tone telephones
- Electric clock radio
- Electric coffee maker
- Spacious bathroom with 8' ceiling
- Decorative vanity lighting fixtures
- Granite or solid surface tub / shower surround
- Massaging shower head
- Curved shower rod and hookless shower curtain
- Electric hair dryer

Queen/Queen Guest Room

- Large desk
 - Centrally located flat panel HD TV viewable from living and sleeping area
 - Comfortable soft seating area
- (In addition to standard amenities)*

Dimensions

Bedroom	12'-0" x 18'-4"	(220 SF)
Bathroom & Entryway	12'-0" x 8'-8"	(104 SF)
Total	12'-0" x 27'-0"	(324 SF)

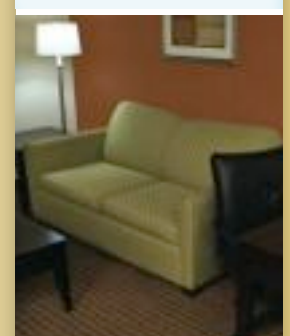
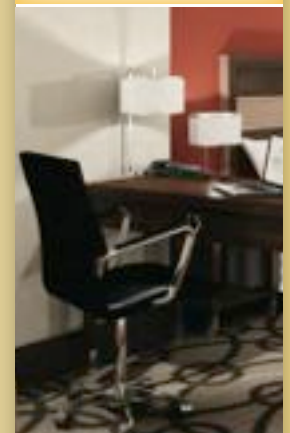


Extended King Guest Suite

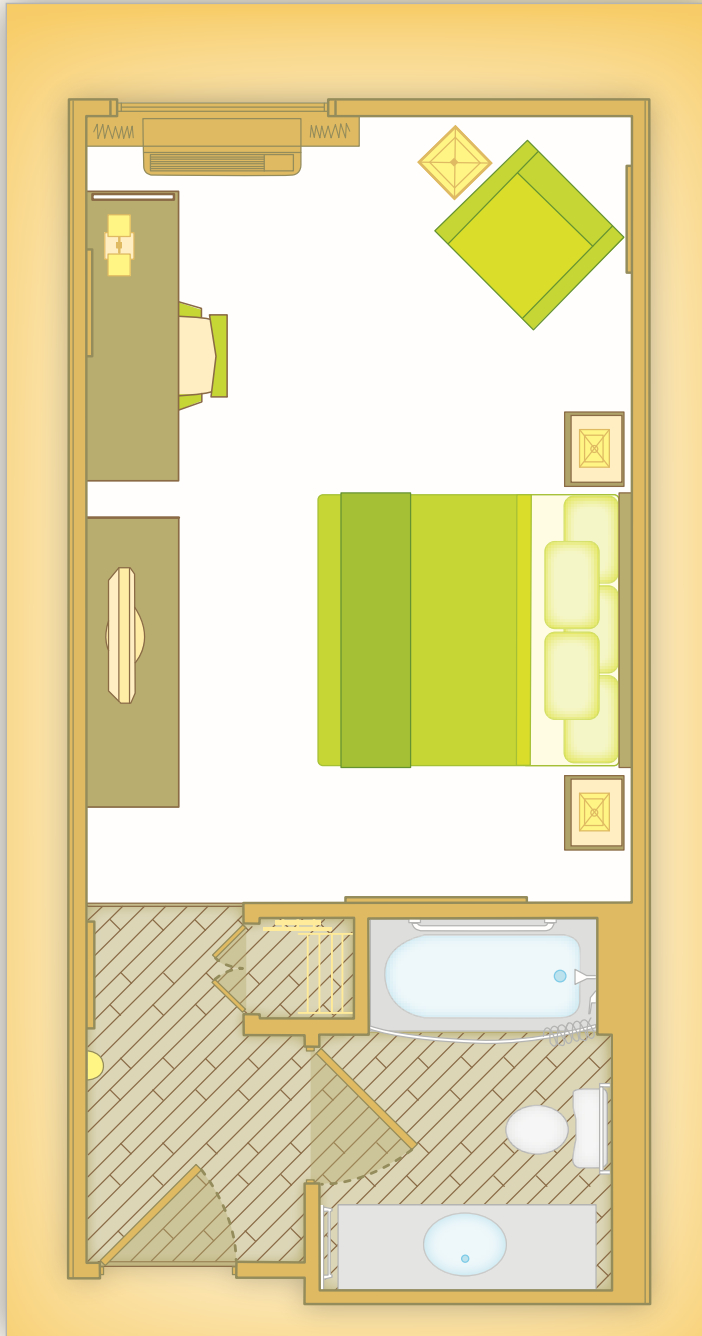
- Larger windows
 - Centrally located flat panel HD TV viewable from living, work and sleeping areas
 - Expanded lounge seating areas
 - Additional lounge chair
 - Sofa sleeper
 - Coffee table
 - Arch feature separates living area from bedroom
- (In addition to standard amenities)*

Dimensions

Living Area	12'-0" x 13'-4"	(160 SF)
Bedroom	12'-0" x 11'-0"	(132 SF)
Bathroom & Entryway	12'-0" x 8'-8"	(104 SF)
Total	12'-0" x 33'-0"	(396 SF)



King Guest Room



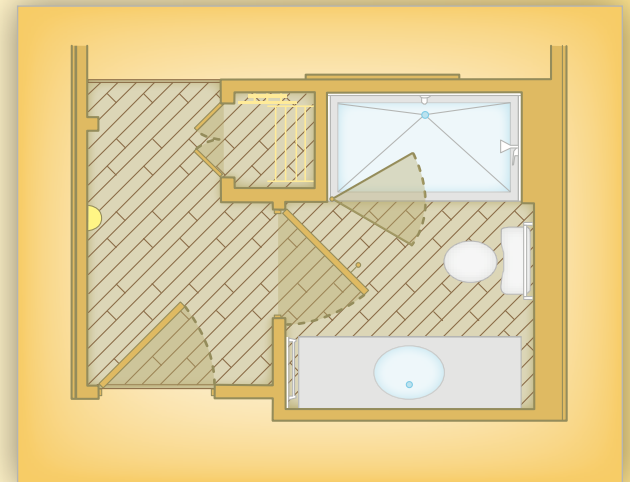
- Large desk
 - Centrally located flat panel HD TV viewable from living and sleeping area
 - Comfortable soft seating area
- (In addition to standard amenities and features)*

Dimensions

Bedroom	12'-0" x 17'-4"	(208 SF)
Bathroom & Entryway	12'-0" x 8'-8"	(104 SF)
Total	12'-0" x 26'-0"	(312 SF)

Walk-In Shower Option

(Available as an upgrade in guest bathrooms)



Two Room Guest Suite

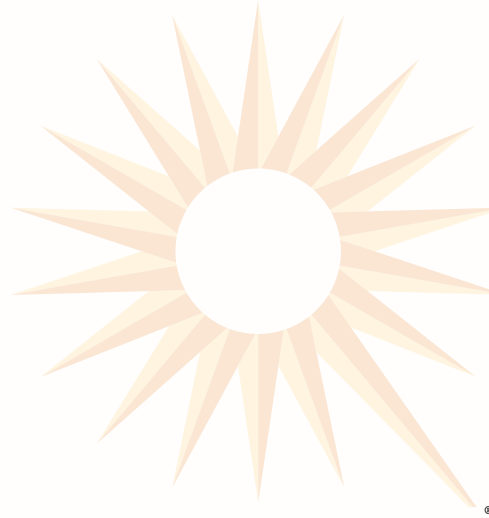


- Private bedroom separate from living area
 - Two bathroom entry points
 - Sofa sleeper in living area
 - Two 32" or greater flat panel HD TVs
 - Wet bar
 - Two individual digitally-controlled A/C units
- (In addition to standard amenities and features)*

Dimensions

Living Area	12'-0" x 17'-0"	(204 SF)
Bedroom	13'-5" x 18'-7"	(229 SF)
Bathroom & Entryway	14'-6" x 9'-0"	(131 SF)
Total	25'-10" x 25'-10"	(564 SF)





***To learn more
about La Quinta Inns & Suites
or how to become part of the
La Quinta Inns & Suites family:***

 ***call: 866-832-6574***

 ***e-mail: franchise@laquinta.com***

 ***visit: LaQuintaFranchise.com***

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