

Tier 1 (Provide All)

- ☒ (a) Wi-Fi connectivity in all guest rooms and common areas.
- ☒ (b) Daily in suite trash and linen service for all guests.
- ☒ (c) Lobby/waiting area with a minimum of 2% of the overall building floor area.
- ☐ (d) An indoor or outdoor pool or outdoor pool with a water surface area of at least 3,000 square feet. (request variance)
- ☒ (e) A fitness center must be provided. Select below which applies to your project.
 - ☐ For hotels with up to 120 rooms, a fitness center measuring at least 500 square feet.
 - ☐ For hotels with more than 120 rooms, a fitness center measuring at least 800 square feet.
- ☒ (f) In-suite coffee and beverage facilities.
- ☒ (g) Service of at least one meal per day.

Tier 2 (See Table)

- ☐ (a) Lobby/waiting area with a minimum floor area of 3% of the overall building area.
- ☒ (b) Outdoor park or landscaped common area measuring at least 5% of the overall building square footage. The common area shall contain one or more activation features such as sports and games, barbecue grills, shaded lounge areas, playground, pet walk, or similar active or passive recreation features.
- ☒ (c) Service of at least one meal per day plus a snack bar or concessions area serving non-processed foods.
- ☐ (d) At least 10,000 square feet of meeting space or other programmable area.
- ☐ (e) One or more electric vehicle charging stations.
- ☐ (f) Permeable pavement equivalent to 1 permeable space per ten (10) required spaces.

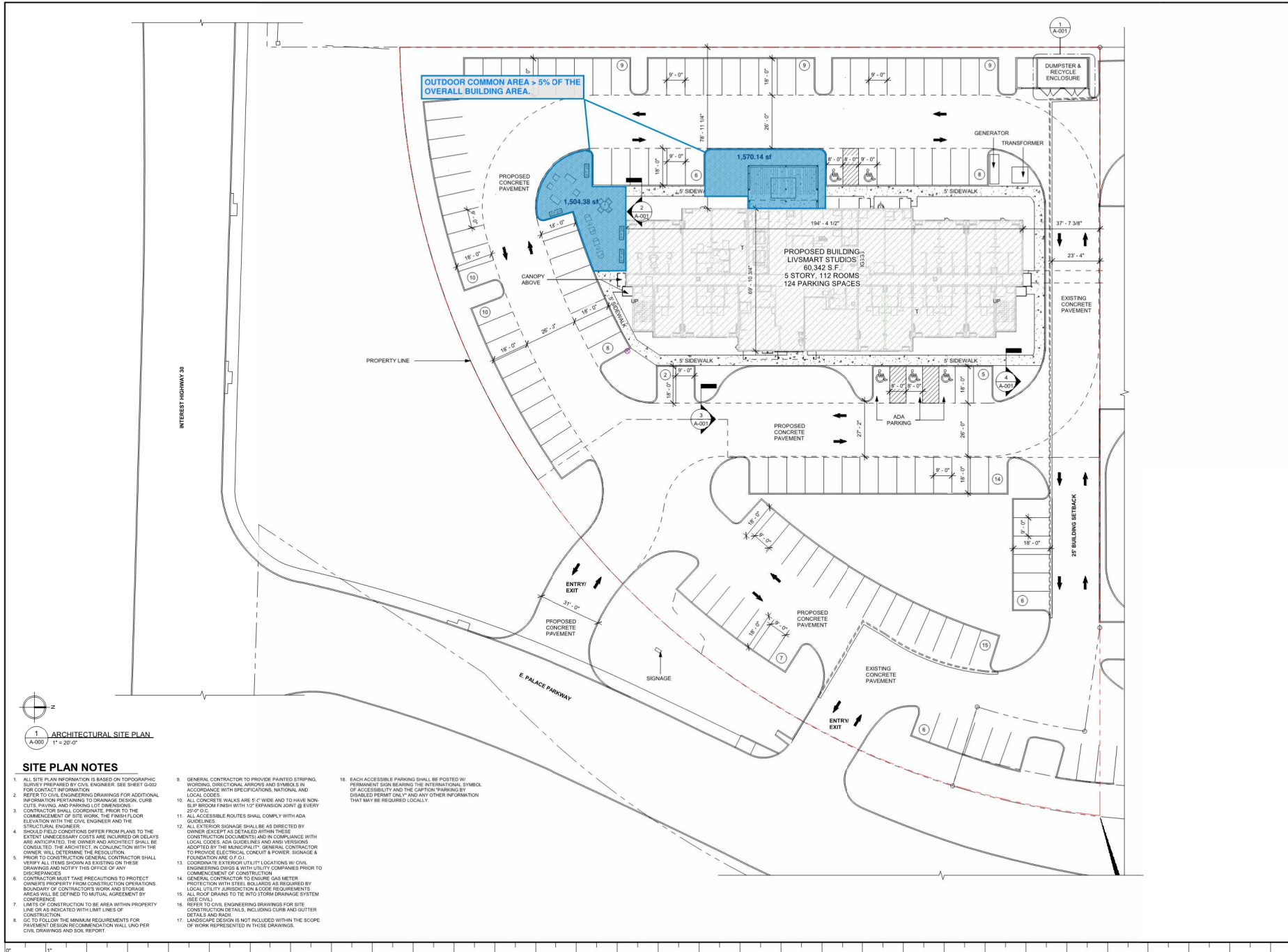
Tier 3 (See Table)

- ☐ (a) One or more full-service restaurants, as defined in Article 30, with direct access to the hotel lobby or shared interior corridor. Three meals must be served daily and room service must be made available to hotel guests.
- ☐ (b) At least 20,000 square feet of meeting space or other programmable space.
- ☐ (c) Retail space with a public storefront.
- ☐ (d) Rooftop patio or common area with drink service. "Rooftop" is defined as a finished surface at least partially open to the sky above one or more habitable hotel floors.
- ☐ (e) Corner rooms with windows providing for multiple viewing angles.
- ☐ (f) Lobby with an indoor active water feature or substantial art feature, and an unobstructed ceiling height of at least 20 feet.
- ☐ (g) Valet parking or structured parking available to all guests.
- ☐ (g) Height of six (6) or more stories.

Use the table provided below to determine the number of amenities per tier required for your project. Hotel Class is determined by the most recent STR Chain Scale Ratings.

Hotel Class	Tier 1	Tier 2	Tier 3
Extended Stay	All	Amenities B & C	0
Economy	All	0	0
Midscale	All	1	0
Upper-Midscale	All	3	0
Upscale	All	All	0
Upper-Upscale	All	All	Amenity H & 1 Additional Amenity
Luxury	All	All	Amenity H & 3 Additional Amenities

Exhibit E - Amenity Plans
Page 2 of 6



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PROJECT INFORMATION:

LivSmart Studios
by **Hilton**

INTERSTATE 30 HOV -
E PALACE PARKWAY
GRAND PRAIRE, TX 75050
PROTOTYPE VERSION - v1.1
REV. DATE: MARCH ,2024

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

ISSUE:

**ISSUED FOR 35%
OWNER REVIEW**

ISSUE DATE: 2024.11.22

DRAWN BY: KB/PP

CHECKED BY: AD

PROJECT #: B4-319-2401

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SHEET NUMBER:

A-000

Outdoor Patio

The outdoor space provides a serene setting for Guests to gather around the grill or firepit, reminiscent of a cozy backyard atmosphere. Easily accessible pet areas cater to Guests traveling with their furry companions, ensuring everyone feels at home during their stay.

- 1

Roll-In Grills
- 2

Gas / Propane Fire Pit
- 3

Lounge Chairs at Fire Pit
- 4

Dining Tables & Dining Chairs
- 5

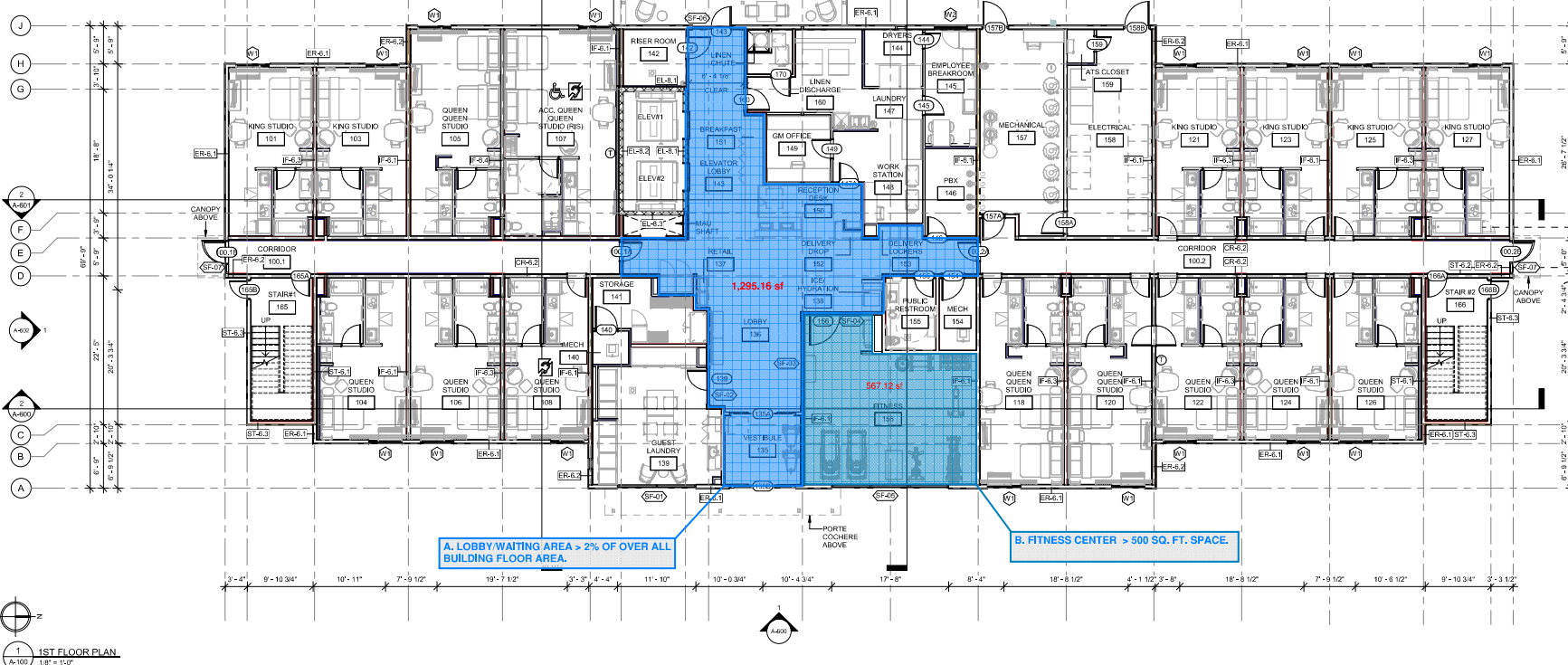
Lounge Chair with Side Table
- 6

Partial Height Wall
- 7

Pergola Above (optional)



-100% OF HOTEL - WIFI CONNECTIVITY.
-DAILY IN-SUITE TRASH AND LINEN SERVICE WILL BE AVAILABLE.
-ALL GUESTROOMS WILL HAVE IN-SUITE COFFEE AND BEVERAGES WILL BE AVAILABLE 24 HOURS A DAY.
-DAILY GRAB AND GO BREAKFAST OPTIONS WILL BE PROVIDED, AS WELL AS A 24-GUEST PANTRY WITH.
-SNACKS AND GUEST ESSENTIALS FOR THEIR STAY FOR PURCHASE.



A. LOBBY/WAITING AREA > 2% OF OVER ALL BUILDING FLOOR AREA.

B. FITNESS CENTER > 500 SQ. FT. SPACE.

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- EXTERIOR AND CORRIDOR GROUNDE ALIGNMENT IS ON FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR GROUNDE ALIGNMENT IS ON CENTERLINE OF AIR GAP UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
- GYPHUM WALLBOARD CONTROL JOINTS TO BE 30" MAX. C.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPHUM WALLBOARD.
- REFER TO S-C-10 FOR ACCESSIBILITY REQUIREMENTS AND TABLES.
- REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
- GO TO REFER TO ENLARGED PLANS AND CONSTRUCTION DETAILS FOR BUILDING PURPOSES. OVERALL FLOOR PLANS ONLY INTENDED FOR GENERAL ITEMS, NOT FOR DETAILS.
- REFER TO SHEET S-010 FOR ACCESSIBILITY CLEARANCE OF TABLES.
- FLOOR TILES TO HAVE CONTROL JOINTS INSTALLED EVERY 20' FOR INTERIOR FLOORS AND 8' FOR EXTERIOR FLOORS.

ACC. ROOM MATRIX 1ST FLOOR

ROOM NAME	ROOM NUMBER	Level
1ST FLOOR		
ACC. QUEEN QUEEN STUDIO (RIS)	107	1ST FLOOR
GRAND TOTAL:	1	

ROOM MATRIX 1ST FLOOR

ROOM NAME	LEVEL	ROOM COUNT
1ST FLOOR		
ACC. QUEEN QUEEN STUDIO (RIS)	1ST FLOOR	1
KING STUDIO	1ST FLOOR	6
QUEEN QUEEN STUDIO	1ST FLOOR	3
QUEEN STUDIO	1ST FLOOR	6
GRAND TOTAL:		16



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PROJECT #:

B4-319-2401

SHEET NAME:

1ST FLOOR PLAN

SHEET NUMBER:

A-100

Retail Market & Community Board

The LivSmart Retail Market offers Guests a variety of nourishing snacks, indulgent treats, refreshing beverages, and satisfying meal options, as well as everyday conveniences including personal and household essentials and pantry staples. The Community Buzz board lets Guests know what's happening locally, both on property and in the surrounding area.

- 1

Modular Retail Display Units
- 2

Refrigerator with Graphic
- 3

Freezer with Graphic
- 4

Community Message Board & Graphic
- 5

Entry Bench Seating
- 6

Destination Blade Signs



Breakfast Area

The breakfast area offers a convenient grab-and-go counter near the elevator, ensuring Guests can start their day with ease. Additionally, we provide fresh, 24/7 premium coffee to fuel their day or whenever they need a pick-me-up.

- 1

Undercounter Breakfast Storage
- 2

Undercounter Refrigerator
- 3

24/7 Coffee Machine & Condiments
- 4

Fresh "On The Go" Food Items
- 5

Breakfast Brand Graphic
- 6

Integrated Trash
- 7

Millwork Screen
- 8

Guest Printer Station



Fitness

At 573sf, the Fitness space caters to long-stay Guests' needs and prioritizing their routines throughout their stay. LivSmart fitness offers various zones for core, strength training, and cardio focus, as well as amenities like the Peloton® bike for personalized workouts, an energizing fitness wall mural, and abundance of natural light that invigorates the experience.



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Guest Laundry

Our Guest Laundry space stands out with an inviting, airy atmosphere with natural light and amenities that enhance the long-stay experience. While they wait, Guests can enjoy the expansive folding & work tables, lounge seating, TV, and steaming/ironing area with access to power for personal charging.



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