

Comprehensive Construction Standards

This document outlines the standard construction and installation specifications for prototypical Extended Stay Hotel projects. Superior Connects delivers these scopes through our specialized divisions, ensuring seamless coordination and brand compliance.

1. Structural Framing

Primary Structure:	Panelized Light Gauge Steel (LGS) or Type V Wood Framing, optimized for 3-4 story prototypical designs.
Wall Panels:	Pre-assembled wall panels with integrated shear walls and headers to accelerate dry-in time.
Floor System:	Open-web floor trusses (18" - 24" depth) to accommodate MEP rough-ins without bulkheads.
Shaft Walls:	2-hour fire-rated shaft liner assemblies for elevators and stairwells.

2. Roofing Systems

Flat Roof:	60-mil TPO (Thermoplastic Polyolefin) white reflective membrane for energy efficiency.
Insulation:	Polyiso rigid insulation layers mechanically fastened to achieve R-30 minimum (or per local code).
Warranty:	20-year NDL (No Dollar Limit) manufacturer warranty.
Pitched Roof:	Architectural asphalt shingles with 30-year limited warranty for residential-style aesthetics.

3. Low Voltage & Technology

Structured Cabling:	Cat6 drops to every unit for Desk, TV (IPTV), and WAP (Wireless Access Point).
WiFi Coverage:	High-density WAP placement (1 per 2-3 units) to ensure strong signal for long-term business guests.
Access Control:	RFID/BLE lock integration for guest room doors and perimeter access.

CCTV Security: IP-based camera coverage for all parking lots, lobbies, and corridors.

4. FF&E (Furniture, Fixtures & Equipment)

Kitchenette:	Durable quartz countertops, compact refrigerator cabinetry, and integrated cooktop spacing.
Casegoods:	High-pressure laminate (HPL) surfaces on desks, nightstands, and dressers to resist wear.
Seating:	Performance fabric sleeper sofas and ergonomic task chairs.
Common Areas:	Modular lounge seating with integrated power/USB charging ports.