

**PROJECT ANALYSIS**

FOR

"COMMERCIAL DESIGN PROJECT NAME"

BY

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The intent is to design a 100,004 square foot high-end hotel. This will be a new design for the Hilton industry. Mr. Hilton of Malibu owns the Hilton industry. The structure will consist of 32 rooms and 4 suits, along with a small atrium/ bar in the center. The structure will be built of a concrete stone design with a limestone mix, and will have a low-pitched roof. The Motel will be completed by Aug 18<sup>th</sup>, 2009, and will have a cost of less than 400,000,000 dollars.

I. CLIENT DATA

- A. Company Name **HILTON**
- B. Owner or Contact Person **GEORGE HILTON**
- C. Street Address- **1145 RURY LANE**
- D. City **MALIBU** State **CA** Zip Code **25984**
- E. Product or Services –**HOTEL INDUSTRY**

II. BUILDING SITE DATA

- A. Lot Dimensions 729' X 109                      Area 100,000 sq. ft.
- B. Existing Contours **Rectangular Building**
- C. Existing Landscape **Large parking lot**
- D. Existing Easements Per city code
- E. Location of Lot (Address) **2020 Northwest Hw, Arlington Heights, IL 60004**

F. Utilities Available:

1. Water Service- Culligan Tri-City Soft Water Service Inc
2. Sewer Service- A - Archer Sewer and Plumbing Service
3. Electrical Service- Com Ed
4. Natural Gas- Nicor
5. Telephone- Comcast
6. Internet Access- Comcast

III. PERSONNEL DATA & NEEDS

A. Number of Occupants

1. Salaried Employees \_\_\_\_\_ 40 \_\_\_\_\_
2. Hourly Employees \_\_\_\_\_ 82 \_\_\_\_\_
3. Part-time Employees \_\_\_\_\_ 25 \_\_\_\_\_

B. List of Personnel by Position

1. Job Title \_\_\_\_\_ Hotel manager \_\_\_\_\_ Qty. \_\_\_\_\_ 2 \_\_\_\_\_
2. Job Title \_\_\_\_\_ Clerk \_\_\_\_\_ Qty. \_\_\_\_\_ 18 \_\_\_\_\_
3. Job Title \_\_\_\_\_ Conserige \_\_\_\_\_ Qty. \_\_\_\_\_ 12 \_\_\_\_\_
4. Job Title \_\_\_\_\_ Maid \_\_\_\_\_ Qty. \_\_\_\_\_ 82 \_\_\_\_\_
5. Job Title \_\_\_\_\_ Chef \_\_\_\_\_ Qty. \_\_\_\_\_ 2 \_\_\_\_\_
6. Job Title \_\_\_\_\_ Assitant manager \_\_\_\_\_ Qty. \_\_\_\_\_ 1 \_\_\_\_\_

IV. CUSTOMER NEEDS

- A. Outside of Building Parking
- B. Inside of Building Relaxing area, rooms, dining area, showers, utilities, lobby.

V. BUILDING DESIGN DATA

- A. Approximate Shape Desired Rap Around
- B. Maximum Length & Width Allowed None
- C. Number of Levels Desired 2
- D. Square Footage Desired 52000
- E. Style of Building Desired Usonian/ conteperary

## VI. BUILDING MATERIALS DESIRED

- A. Exterior Walls Concrete block and glass
- B. Roofing Asphalt
- C. Soffit or Trim None
- D. Windows Large casement
- E. Glazing of Windows Tinted
- F. Exterior Doors Glass
- G. Roof Drainage System
- H. Interior Walls 2x4 stud with drywall
- I. Interior Doors Wood
- J. Interior Trim None
- K. Cabinetry Maple
- L. Hardware Stainless Steel
- M. Floor Coverings Tile and carpet
- N. Wall Coverings Paint
- O. Ceilings Drywall
- P. Lighting Flourescent

## VII. SPACE NEEDS

- A. Public Areas (Type & Sq.Ft.)
  - 1. Lobby- 16000
  - 2. Atrium- 20000
  - 3. rooms- 8000
- B. Employee Areas (Type & Sq.Ft.)
  - 1. Supply closet- 1000
  - 2. Front desk- 1000
  - 3. Kitchen- 2000

C. Mechanical Areas (Type & Sq.Ft.)

HVAC room 1000 sq ft

D. Storage Areas (Type & Sq.Ft.)

1. Storage 1200 sq ft

1. Storage 1200 sq ft

1. Storage 500 sq ft

VIII. MECHANICAL EQUIPMENT & SPECIAL FEATURES

A. Heating System **Geothermal**

B. Cooling System **Geothermal**

C. Electronic Air Cleaner **High Powered**

D. Water Heater **Solar**

E. Humidifier **None**

F. Dehumidifier **High Powered**

G. Central Vacuum Cleaner **None**

H. Intercom System **Music and announcements**

I. Security System **Door alarms**

J. Skylights **Large skylights**

K. Atriums **None**