



SLABTOWN - BLOCKS 294E/295E

Design Advice Request Hearing / March 19, 2015

APPENDIX B: DESIGN DRAWINGS

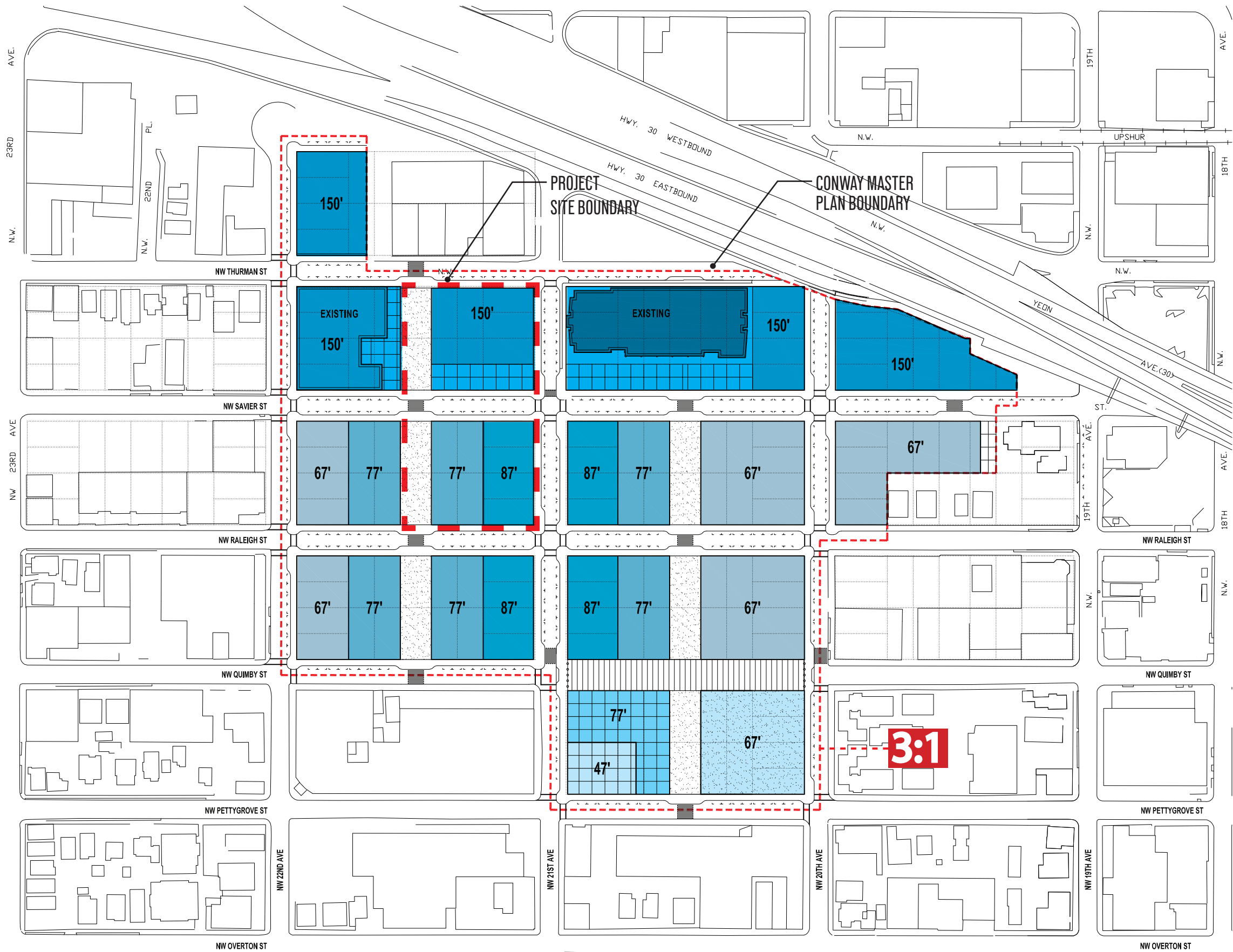


APPENDIX B: DESIGN DRAWINGS

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B: 8	Site Plan - Proposed Development
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CITY-WIDE CONTEXT

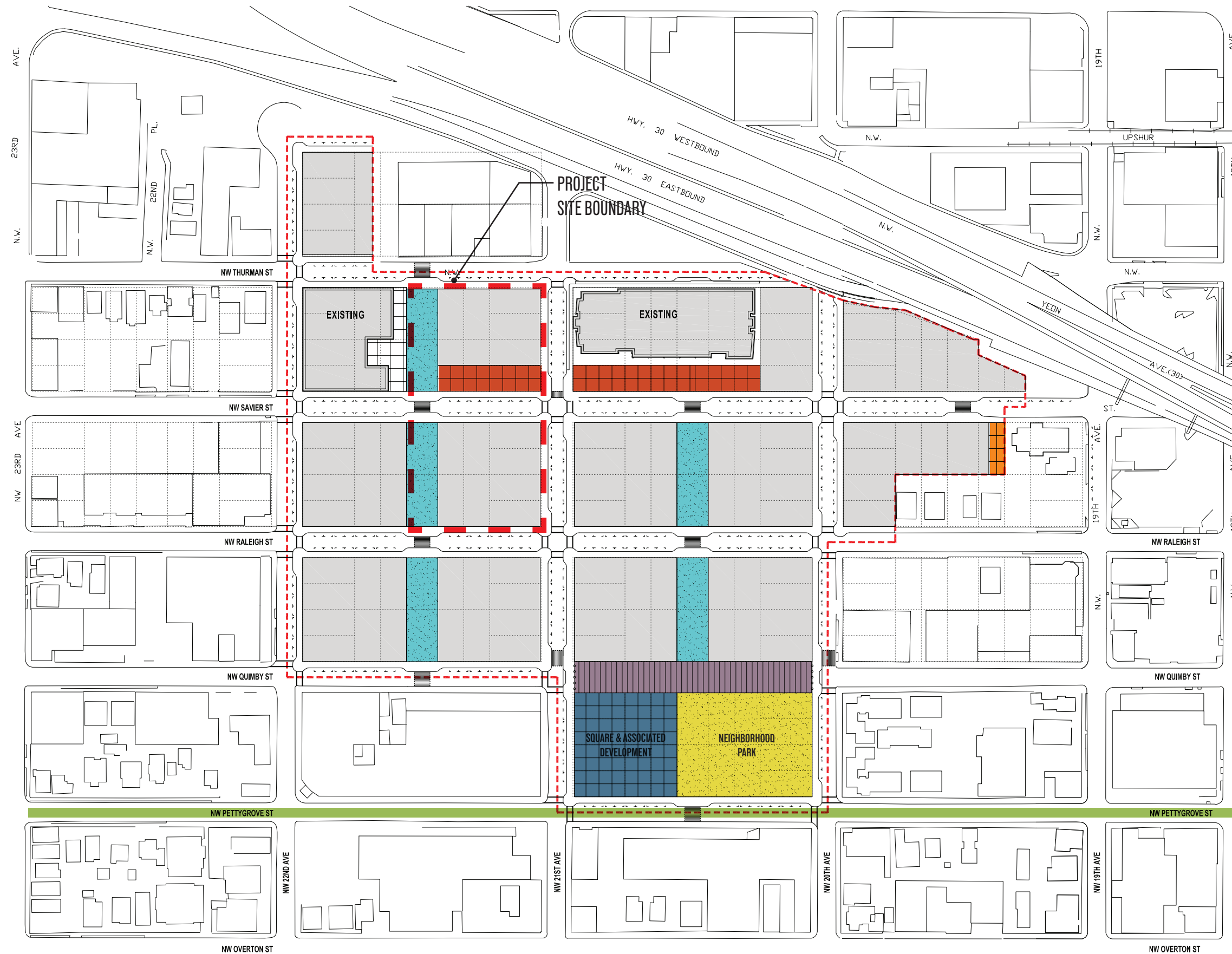


MAP 05-2
MAXIMUM FLOOR AREA RATIO

MAP 02-3
MAXIMUM HEIGHT



VICINITY MASTERPLAN: MAX. HEIGHT & FAR



POCKET PARK

NEIGHBORHOOD PARK

CITY DESIGNATED GREEN STREET

PEDESTRIAN ACCESSWAY

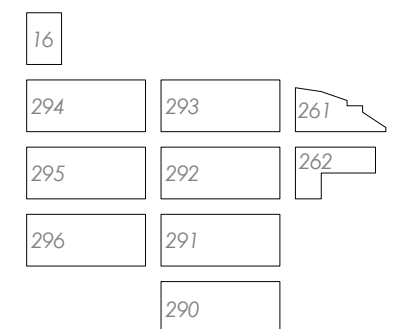
BUILDING FORECOURT

SQUARE & ASSOCIATED DEVELOPMENT

QUIMBY ST PARCEL

Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

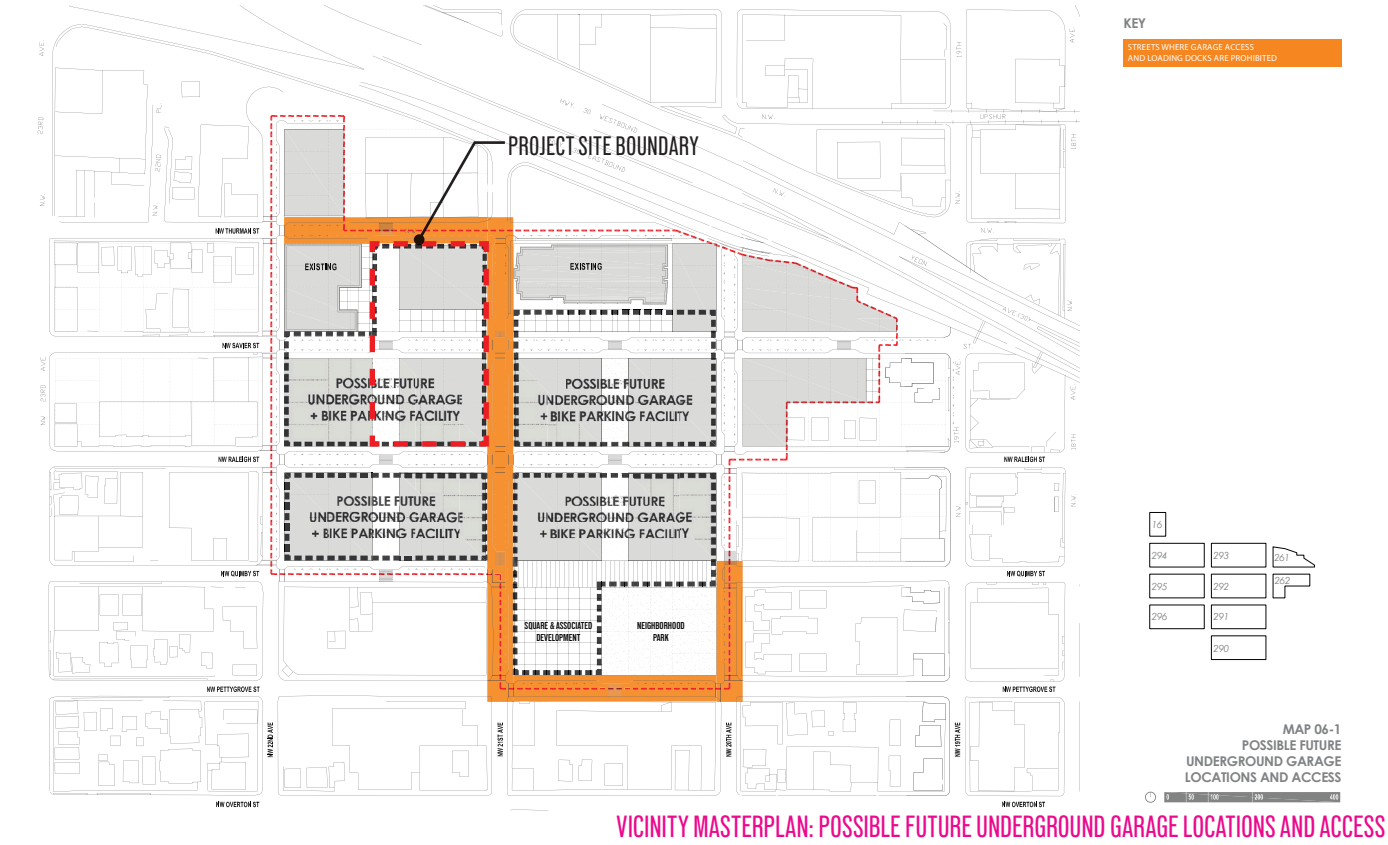
A portion of Block 290 is labeled as neighborhood park.



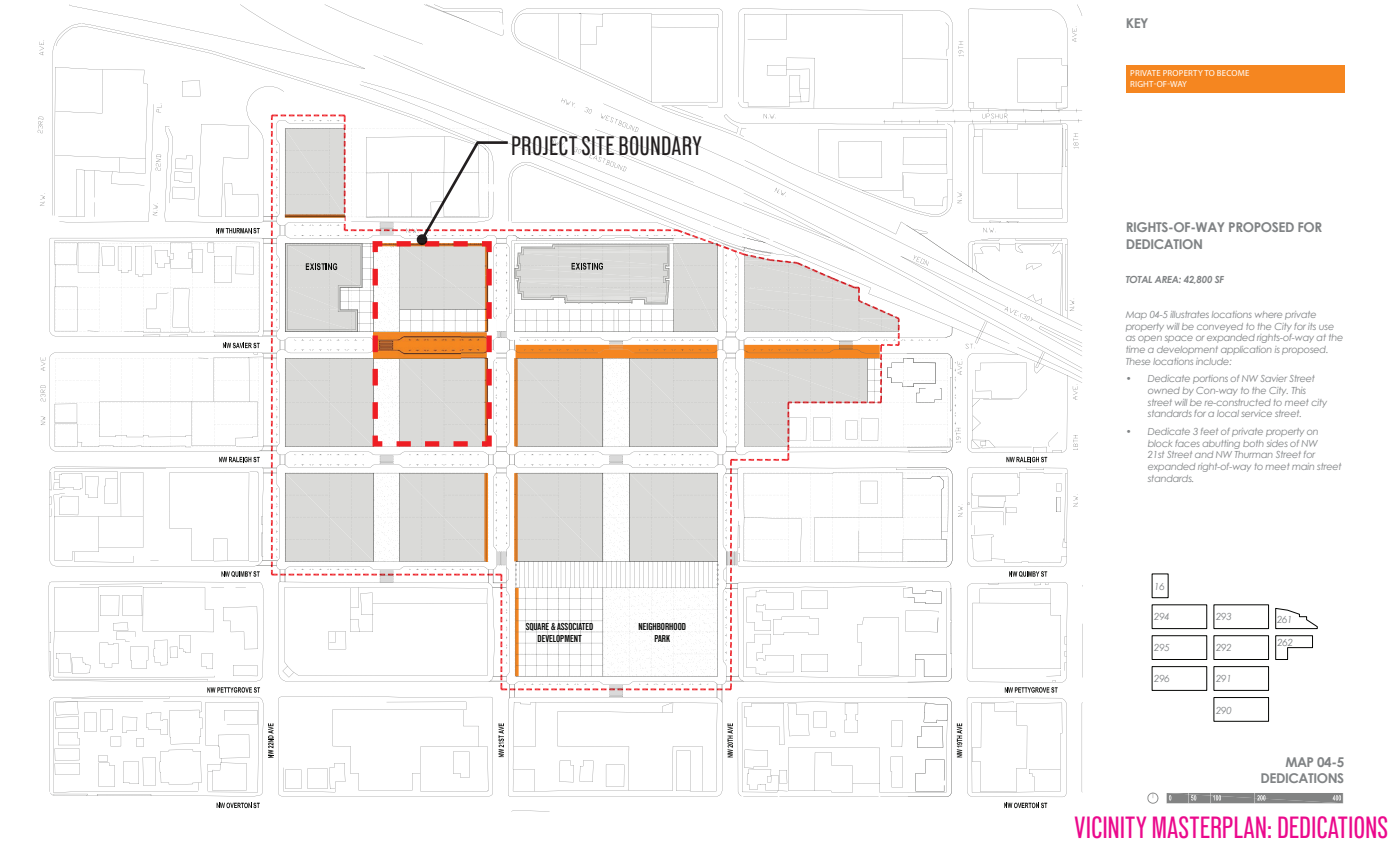
MAP 02-2
OPEN SPACE PLAN



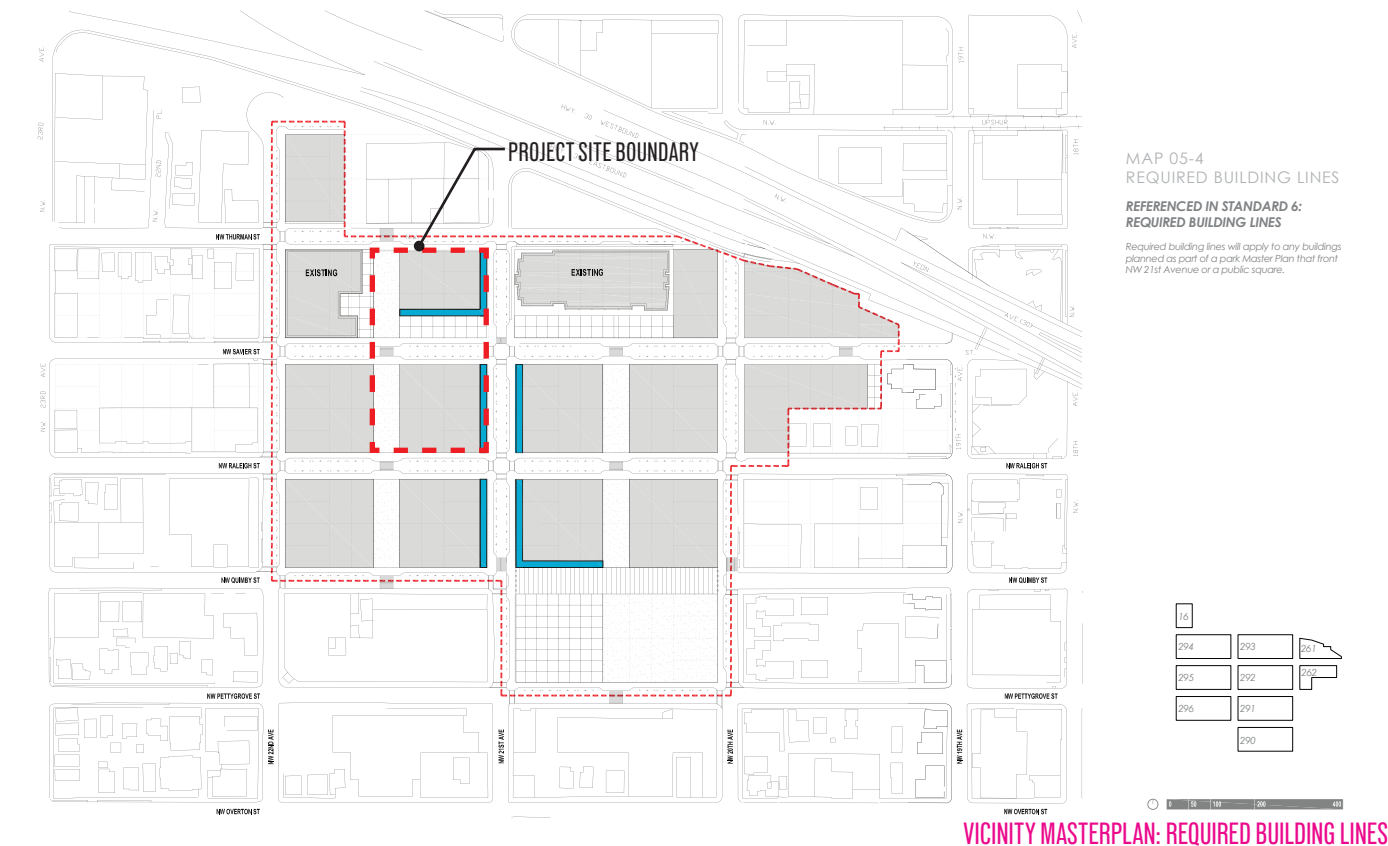
VICINITY MASTERPLAN: OPEN SPACE PLAN



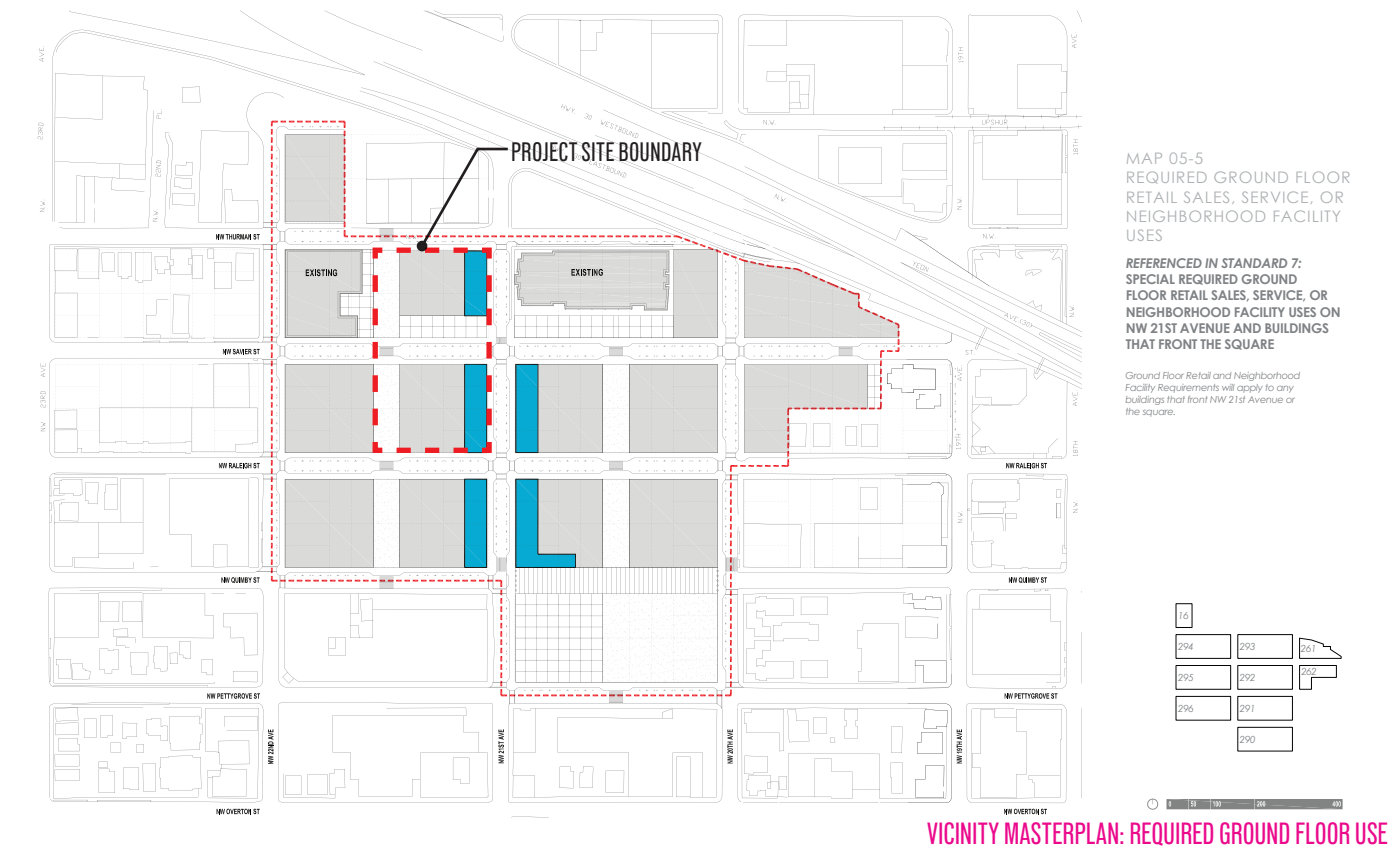
VICINITY MASTERPLAN: POSSIBLE FUTURE UNDERGROUND GARAGE LOCATIONS AND ACCESS



VICINITY MASTERPLAN: DEDICATIONS

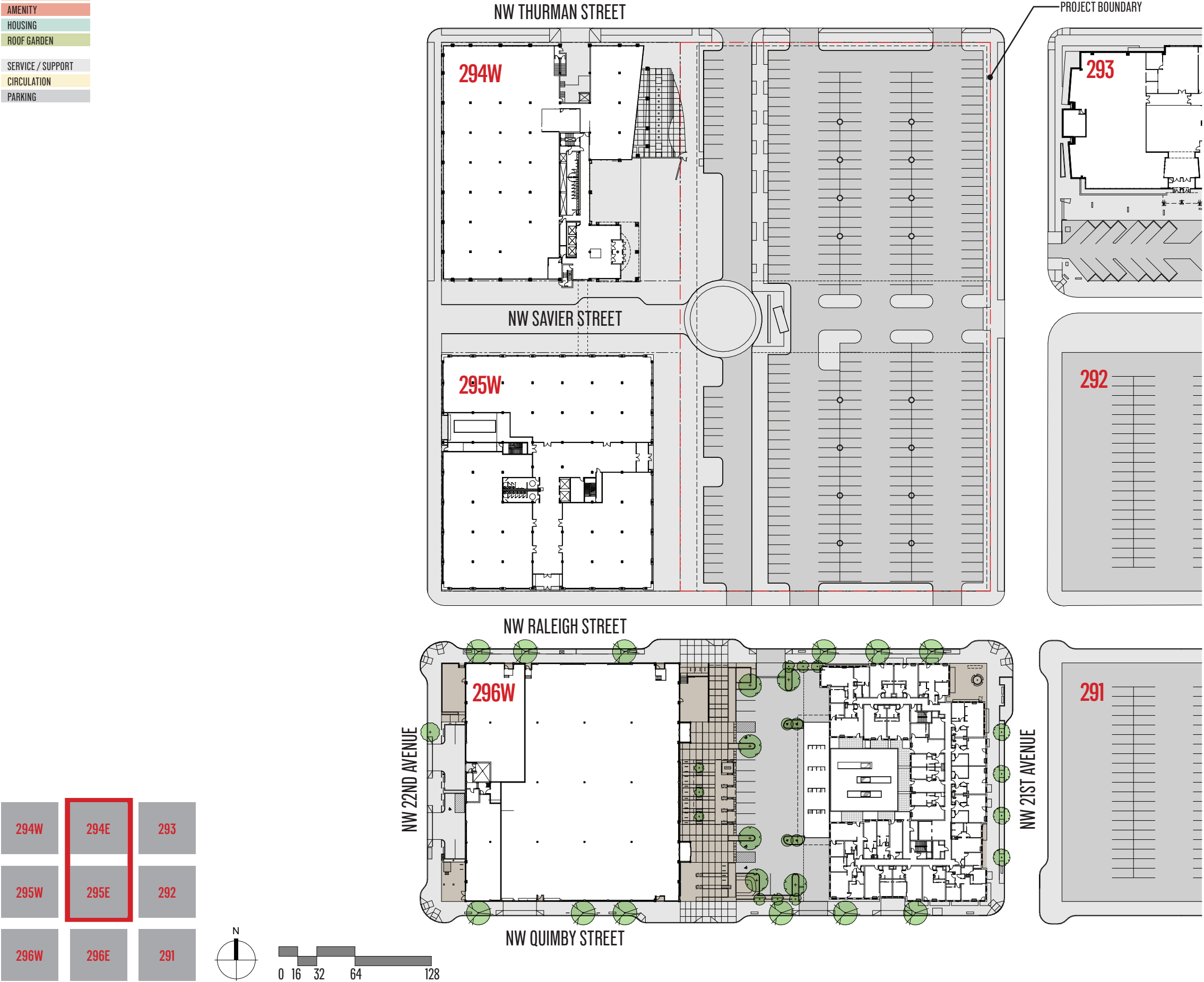


VICINITY MASTERPLAN: REQUIRED BUILDING LINES



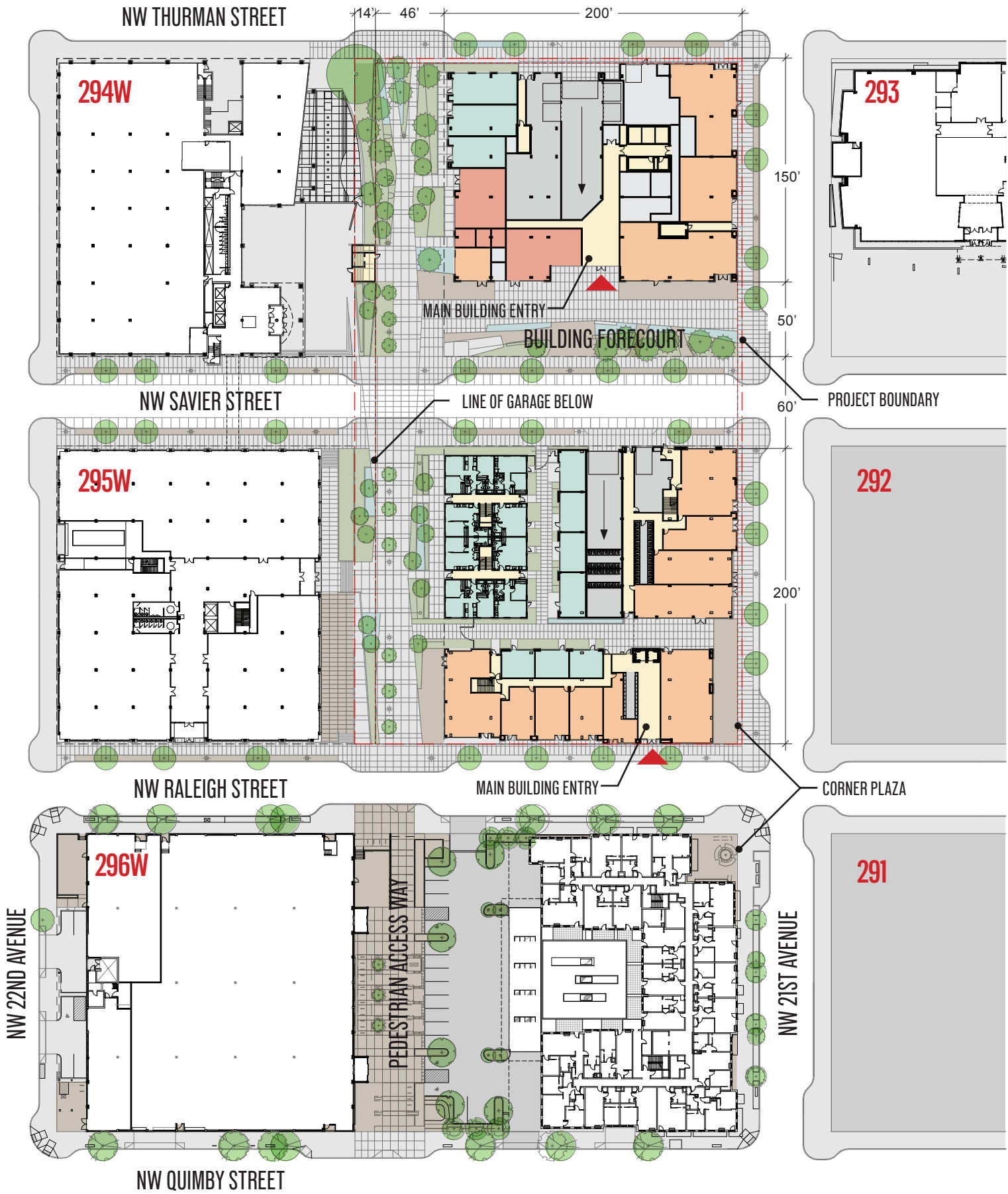
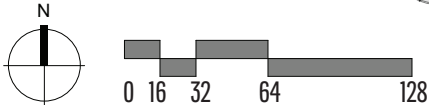
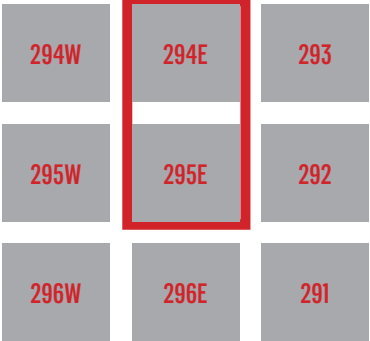
VICINITY MASTERPLAN: REQUIRED GROUND FLOOR USE

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



SITE PLAN - EXISTING CONDITION

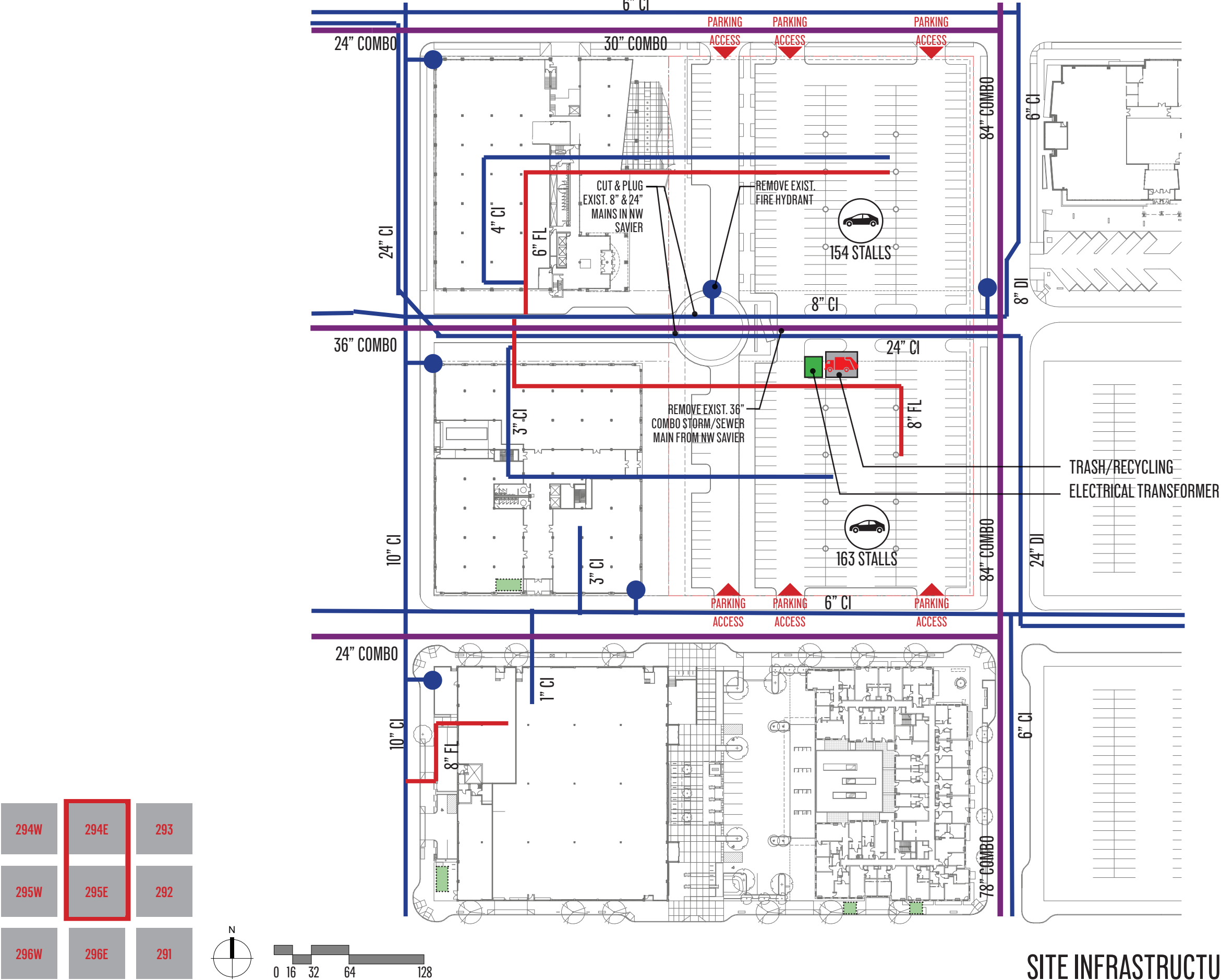
- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



COMBINED FAR CALCULATION

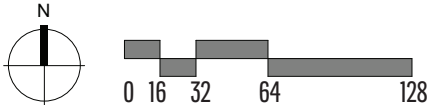
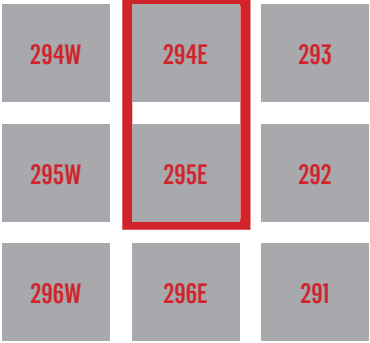
	Block 294 E High-Rise	Block 295E 5 over 1	*Block 295W Office	TOTAL Project Numbers
Site Area	59,800	56,580	49,220	165,600
Allowable at 3:1 FAR	179,400	169,740	147,660	496,800
Current Building Design	223,082	142,072	125,000	490,154

* The Block 295W will also be developed by Cairn Pacific LLC. However this project is being designed and submitted under a separate Design Review/Permit.
* As stated in the Conway Master Plan, FAR may be transferrable between properties under the same ownership.

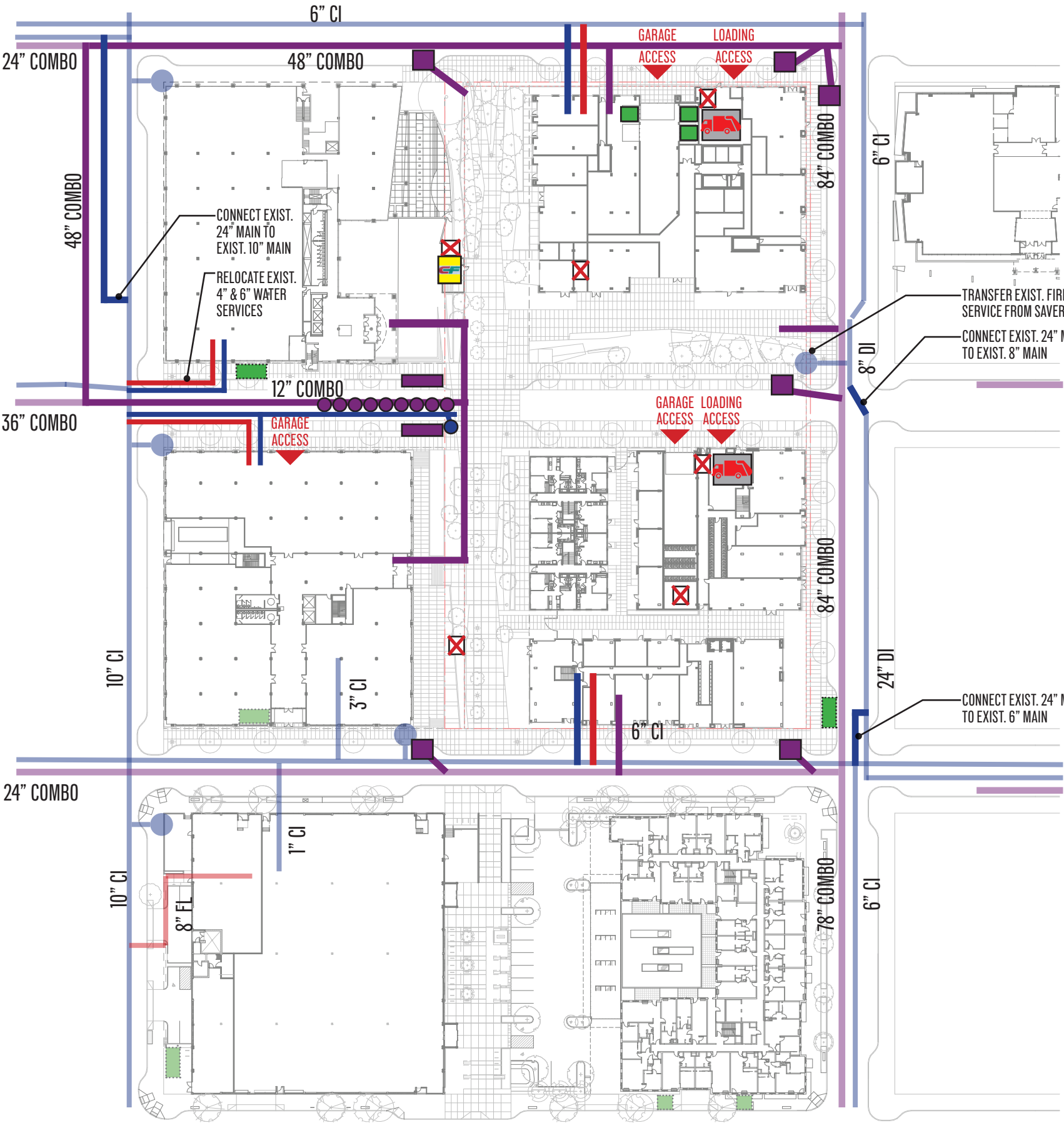
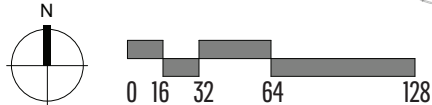
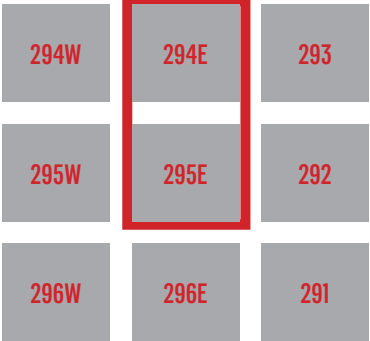


INFRASTRUCTURE LEGEND

- EXISTING COMBO SANITARY/STORM PIPE
- EXISTING DOMESTIC WATER PIPE
- EXISTING FIRE WATER PIPE
- PARKING ACCESS VEHICULAR ACCESS ENTRY
- TRASH/RECYCLING
- VEHICULAR PARKING
- ELECTRICAL TRANSFORMER
- BELOW GRADE ELECTRICAL VAULT
- STORM CATCH BASIN OR PLANTER
- DRYWELL
- GARAGE EXHAUST/INTAKE
- CONWAY SHUTTLE ELEVATOR
- FIRE HYDRANT



SITE INFRASTRUCTURE PLAN - EXISTING WITH DEMO. NOTES

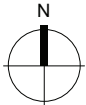
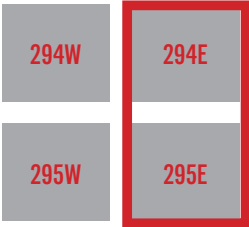


INFRASTRUCTURE LEGEND

- NEW COMBO SANITARY/STORM PIPE
- EXISTING COMBO SANITARY/STORM PIPE
- NEW DOMESTIC WATER PIPE
- EXISTING DOMESTIC WATER PIPE
- NEW FIRE WATER PIPE
- EXISTING FIRE WATER PIPE
- PARKING ACCESS
- VEHICULAR ACCESS ENTRY
- TRASH/RECYCLING
- VEHICULAR PARKING
- ELECTRICAL TRANSFORMER
- BELOW GRADE ELECTRICAL VAULT
- STORM CATCH BASIN OR PLANTER
- DRYWELL
- GARAGE EXHAUST/INTAKE
- CONWAY SHUTTLE ELEVATOR
- FIRE HYDRANT

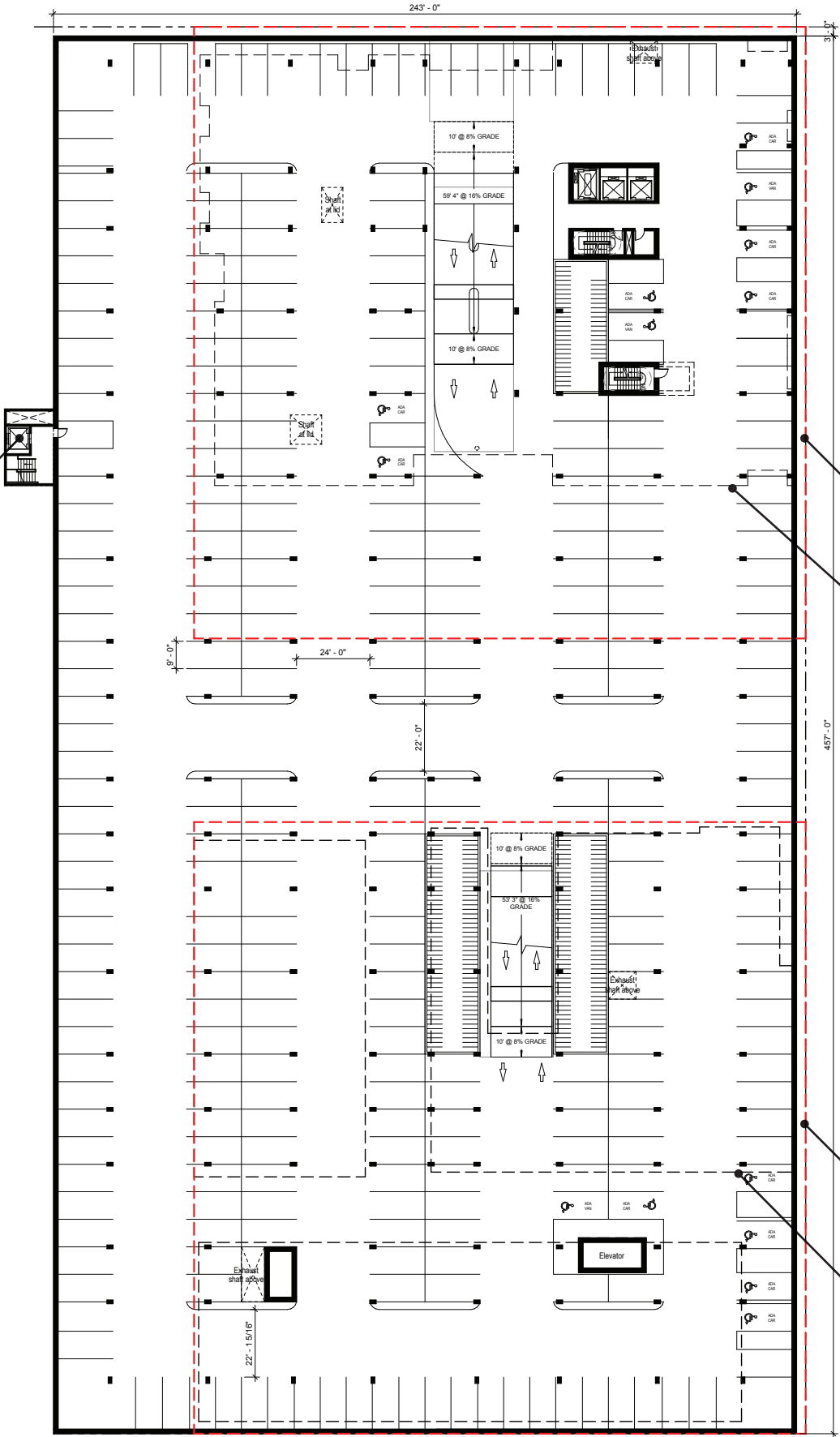
SITE INFRASTRUCTURE PLAN - PROPOSED

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



NOT TO SCALE

GARAGE SHUTTLE
ELEVATOR FOR CONWAY
REPLACEMENT PARKING



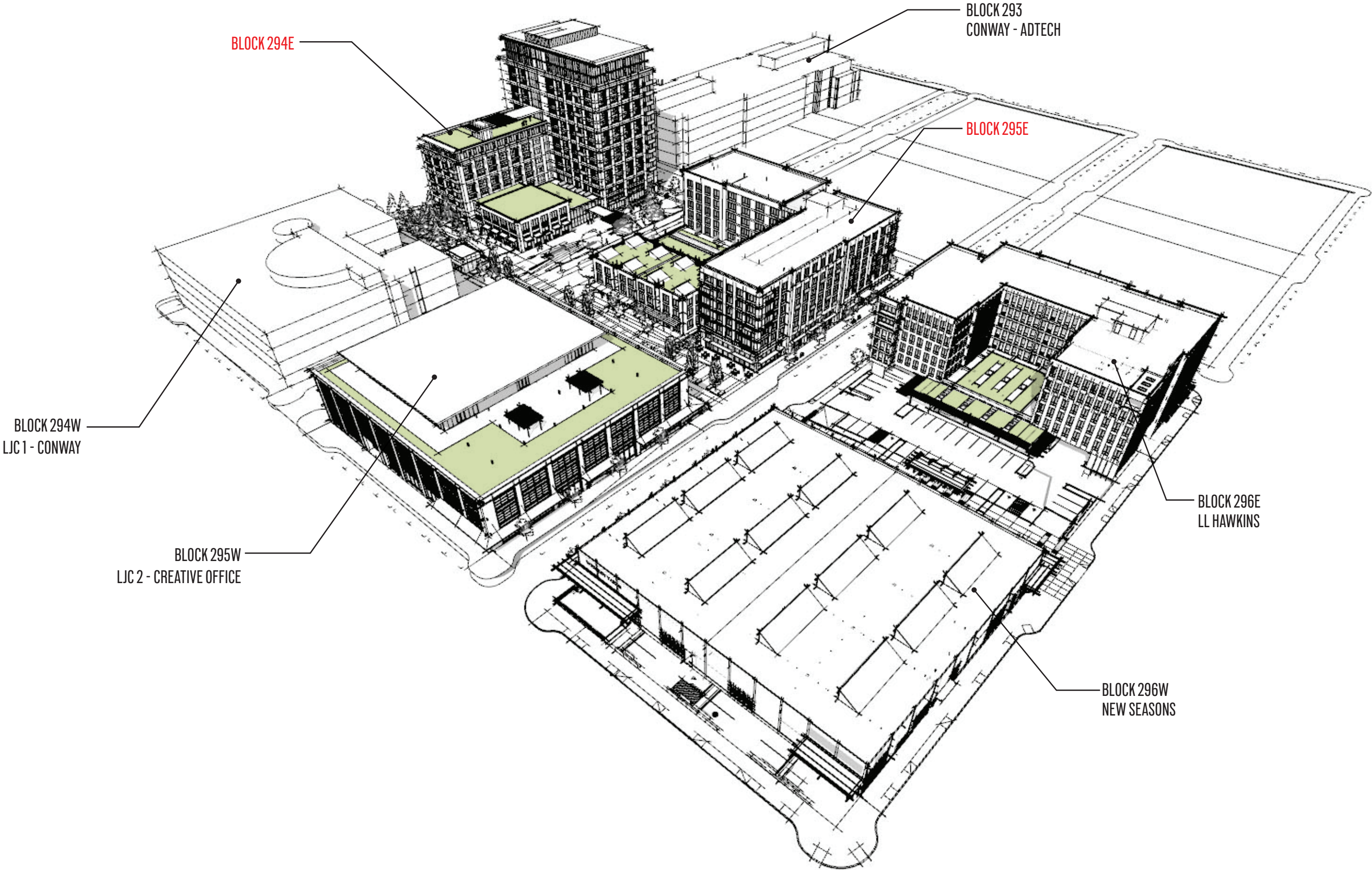
BLOCK 294E SITE AREA

BUILDING OUTLINE ABOVE

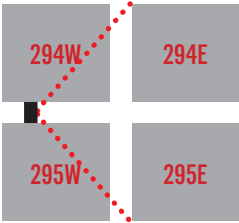
BLOCK 295E SITE AREA

BUILDING OUTLINE ABOVE

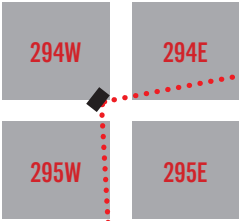
UNDERGROUND PARKING GARAGE PLAN (LEVEL 1 OF 2)



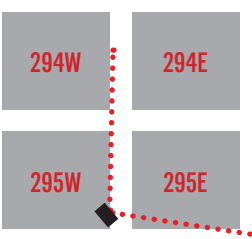
3D MASSING VIEW - LOOKING NE



3D MASSING VIEW - LOOKING EAST



3D MASSING VIEW - BLOCK 295E FROM NW SAVIER & PEDESTRIAN ACCESSWAY, LOOKING SE



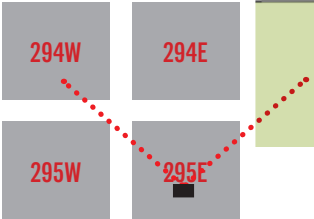
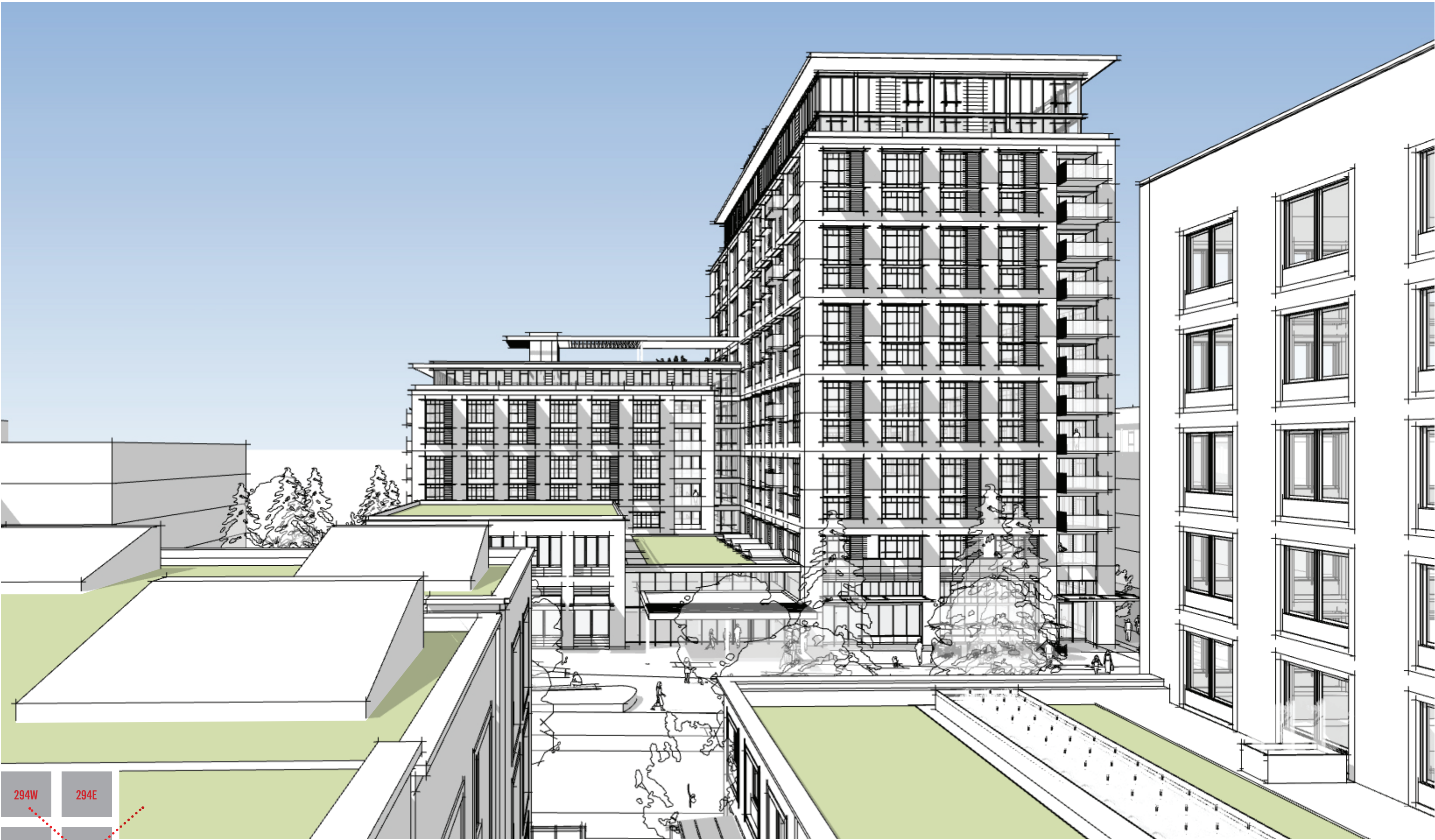
3D MASSING VIEW - FROM PEDESTRIAN ACCESSWAY AT BLOCK 295



3D MASSING VIEW - FROM PEDESTRIAN ACCESSWAY AT BLOCK 296 (NEW SEASONS)



3D MASSING VIEW - BLOCK 295E FROM NW 21ST & RALEIGH, LOOKING NW



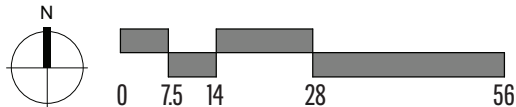
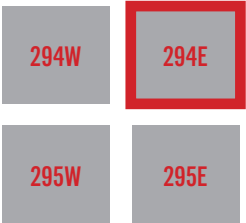
3D MASSING VIEW - BLOCK 294E LOOKING NORTH



3D MASSING VIEW - BLOCK 294E FROM NW SAVIER & PEDESTRIAN ACCESSWAY, LOOKING NE

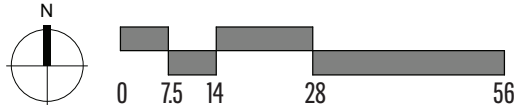
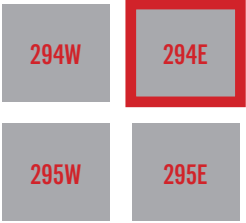


- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



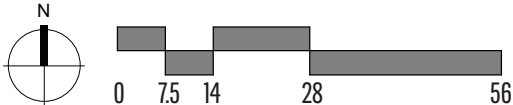
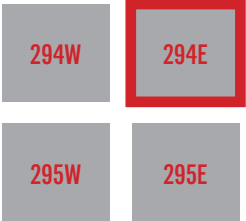
BLOCK 294E - SECOND FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



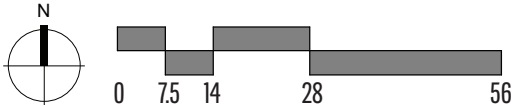
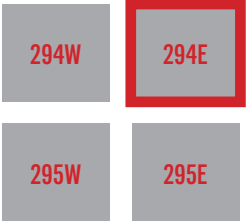
BLOCK 294E - THIRD FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



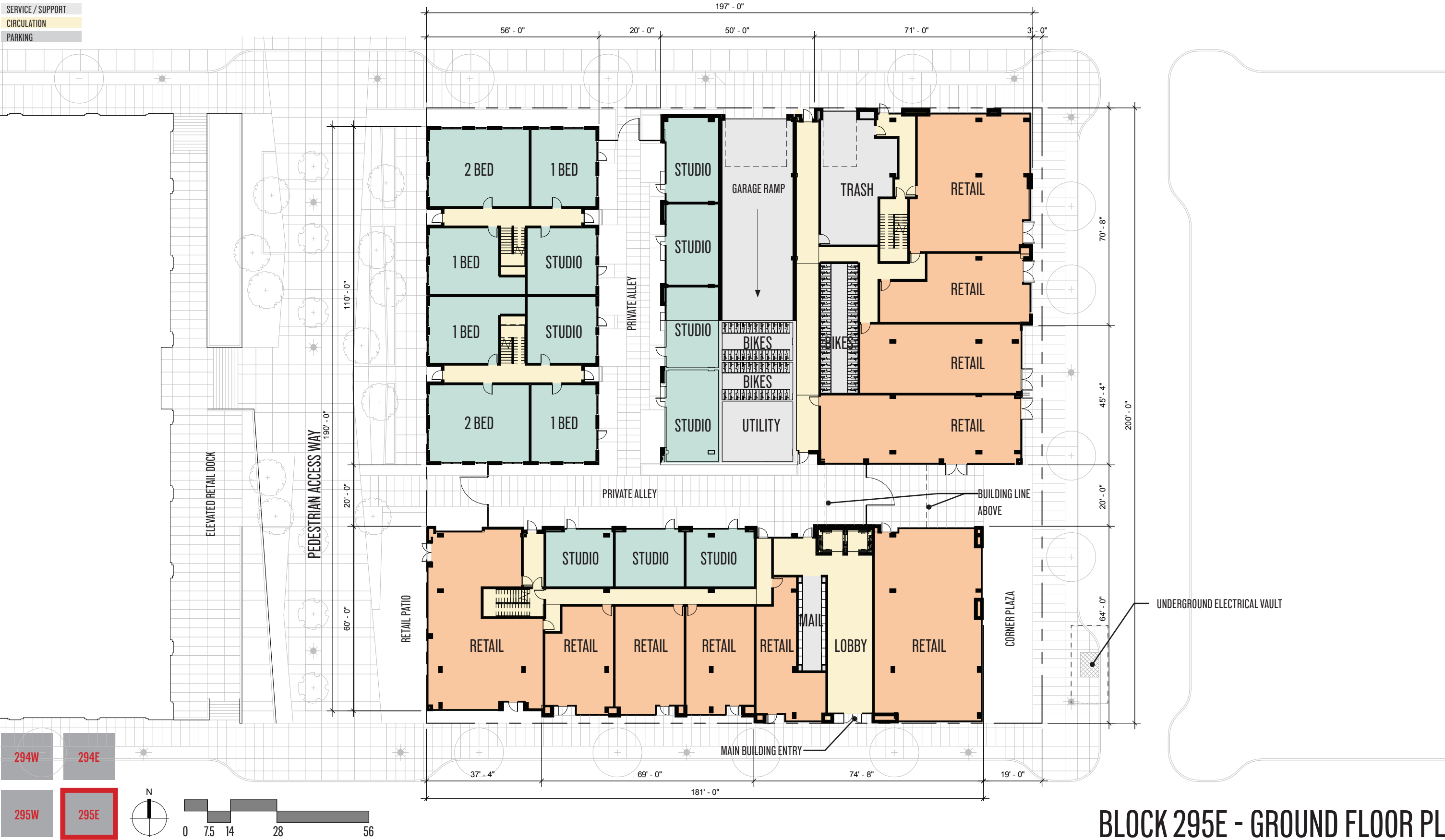
BLOCK 294E - EIGHTH FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



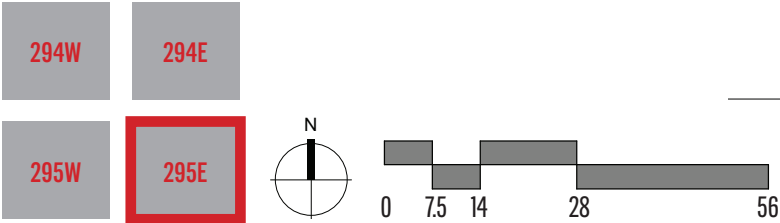
BLOCK 294E - THIRTEENTH FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



BLOCK 295E - GROUND FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



BLOCK 295E - SECOND FLOOR PLAN

- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

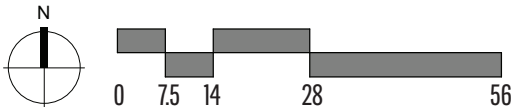


294W

294E

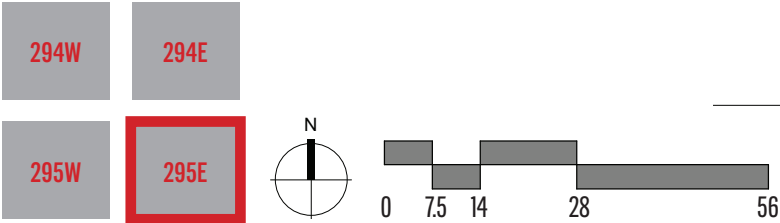
295W

295E

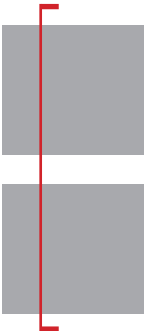
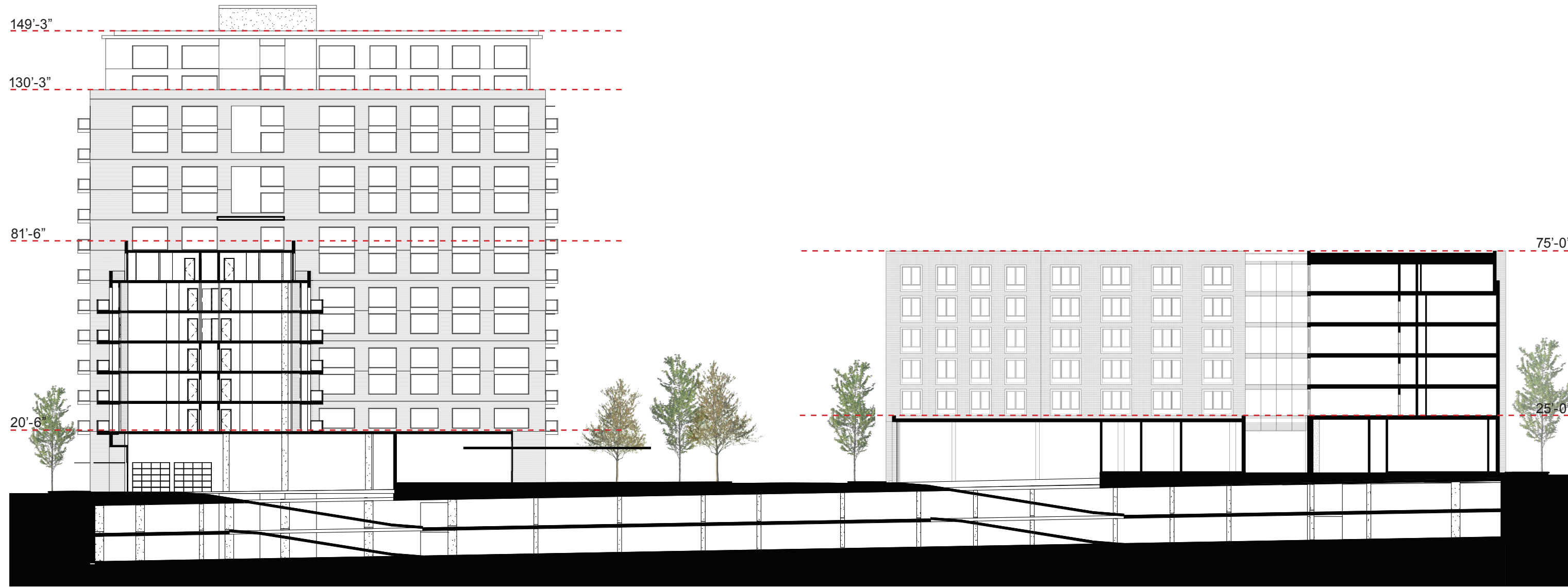


BLOCK 295E - FOURTH FLOOR PLAN

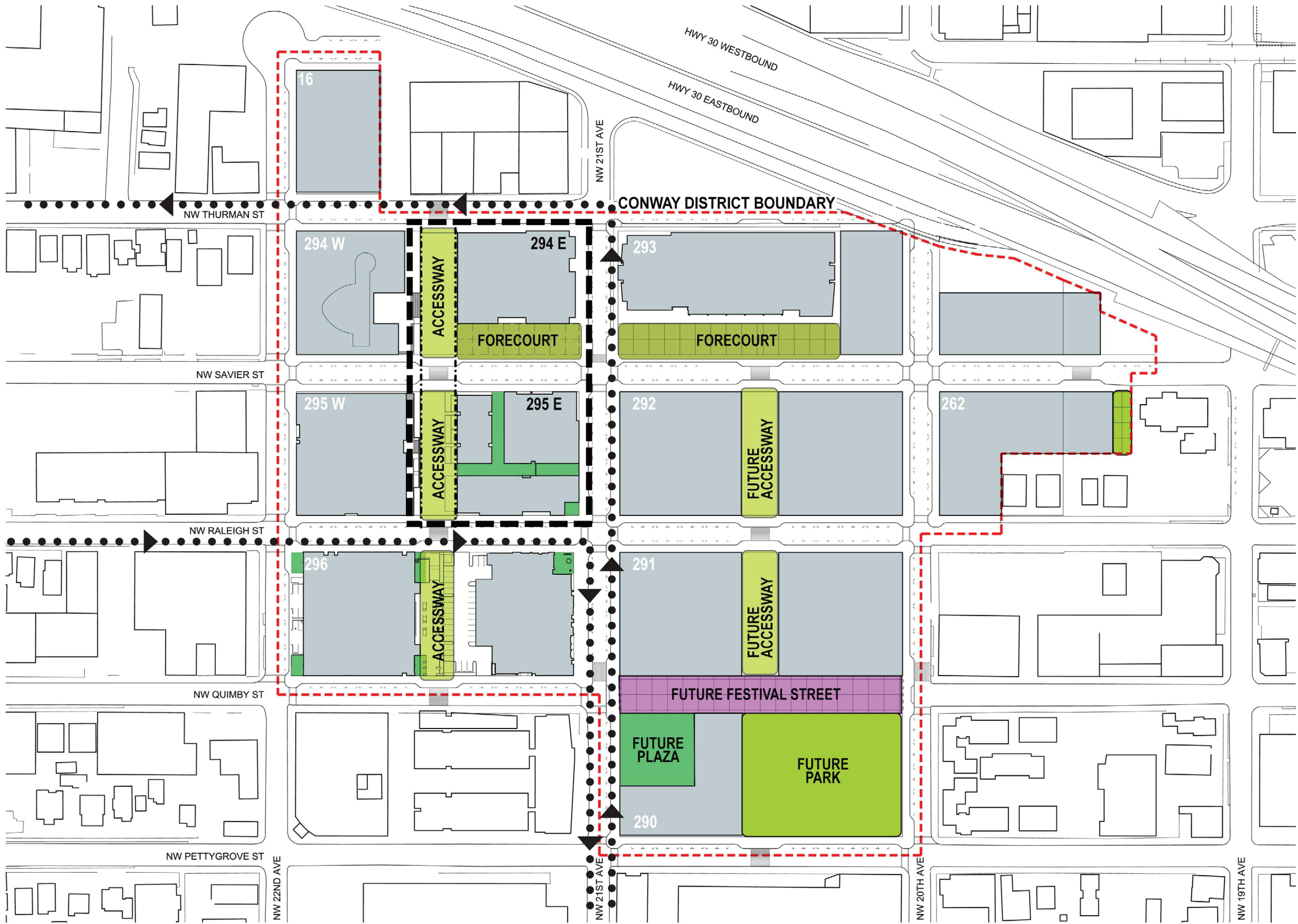
- RETAIL
- AMENITY
- HOUSING
- ROOF GARDEN
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



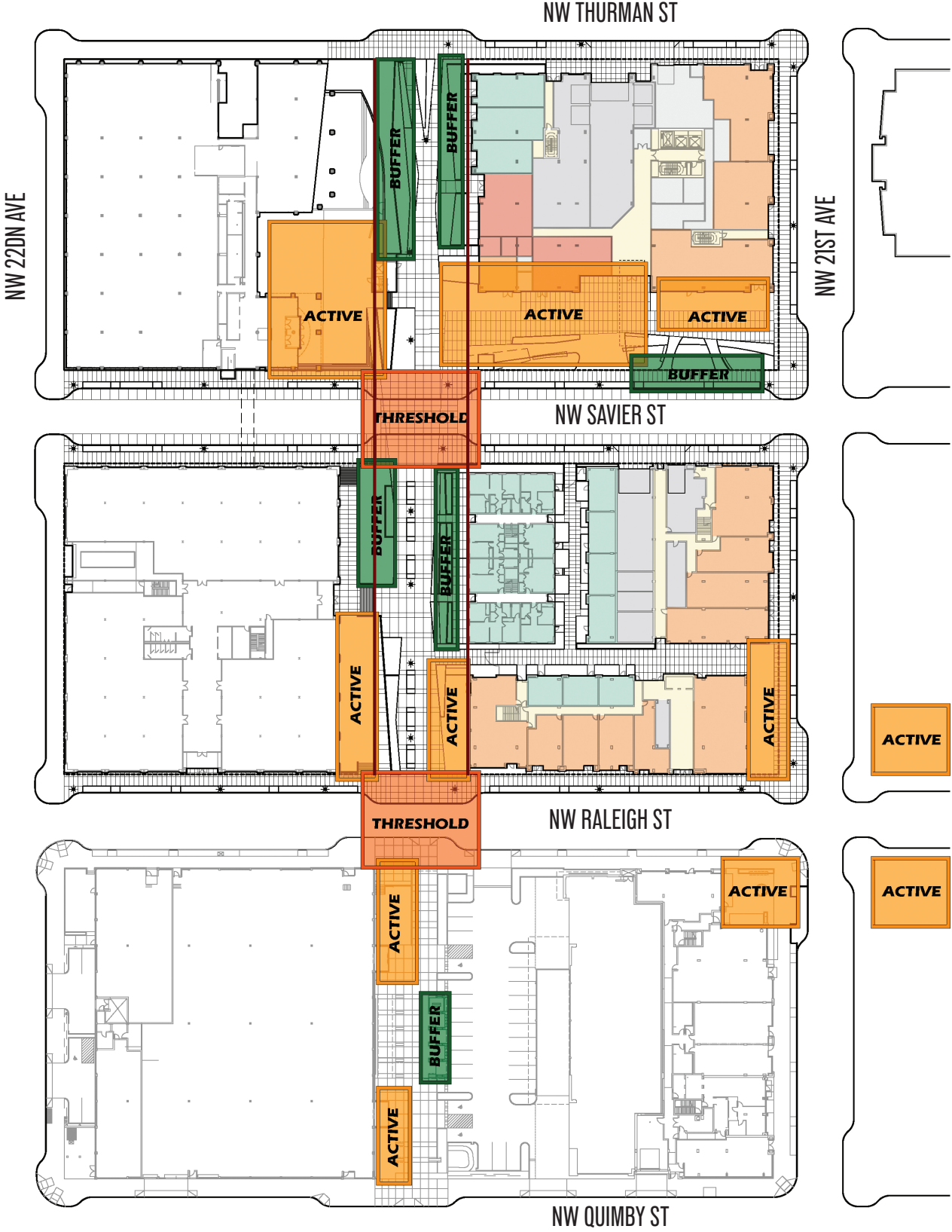
BLOCK 295E - SIXTH FLOOR PLAN



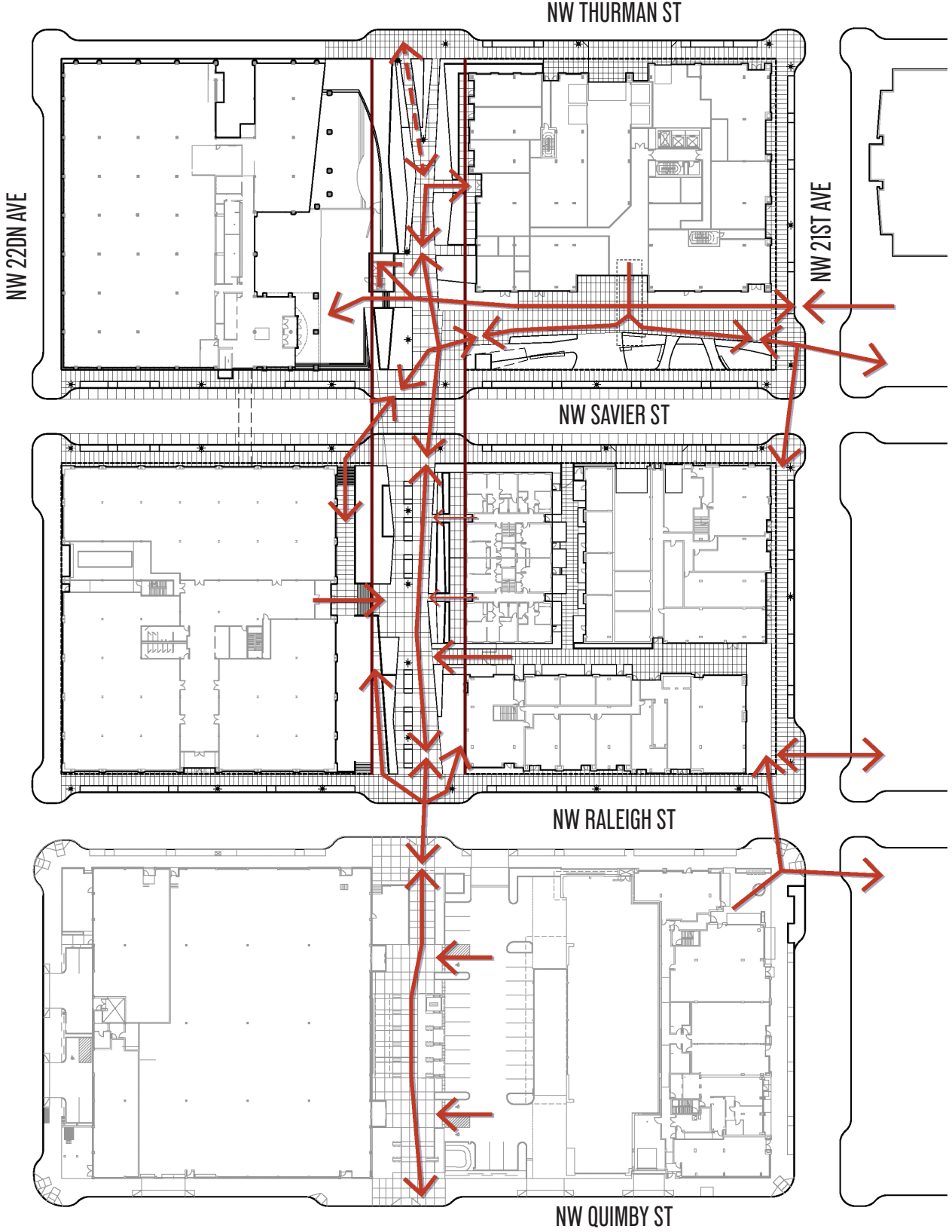
BUILDING SECTION - LOOKING EAST



LANDSCAPE - OPEN SPACE NETWORK

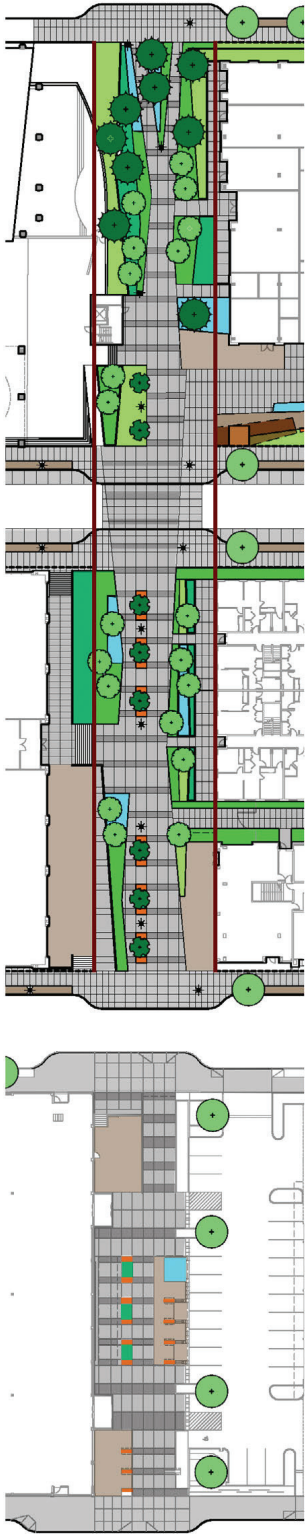
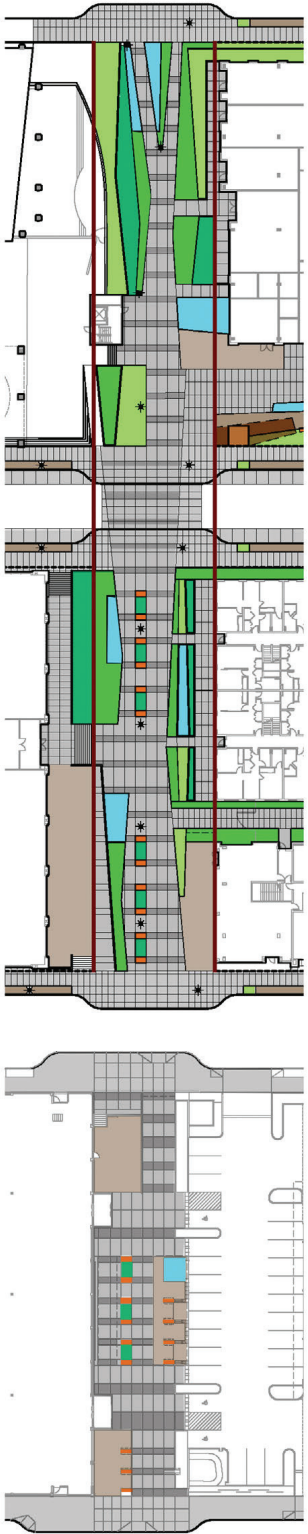
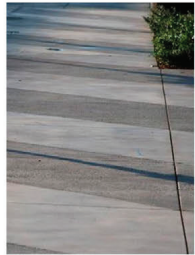
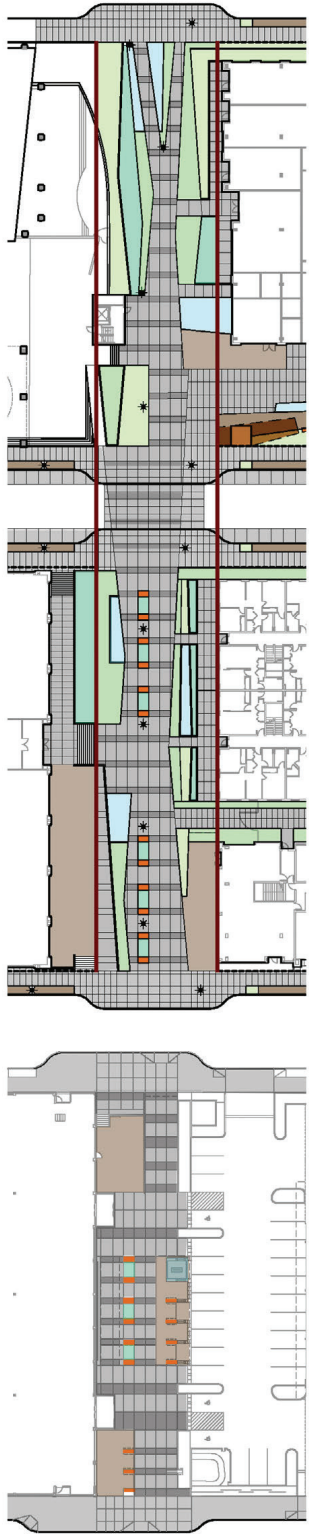
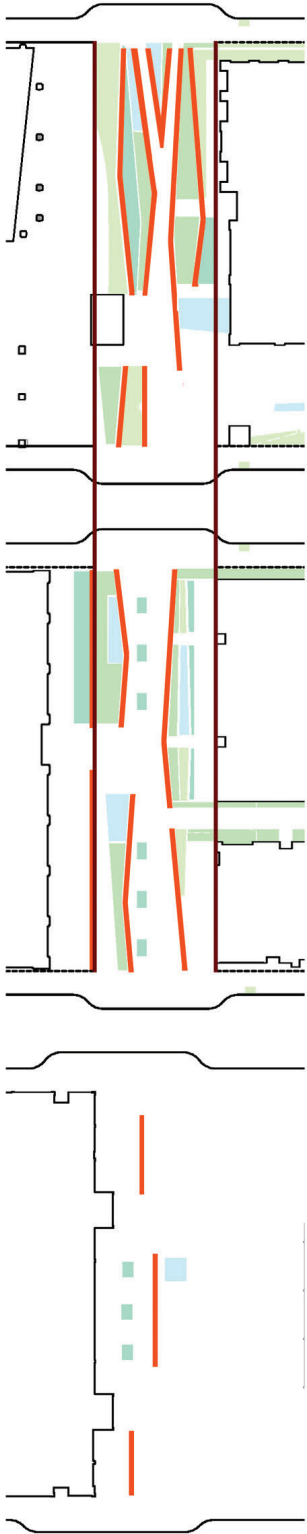


PROGRAM/ADJACENT USES



PEDESTRIAN CIRCULATION

LANDSCAPE - OUTDOOR ZONING STUDIES



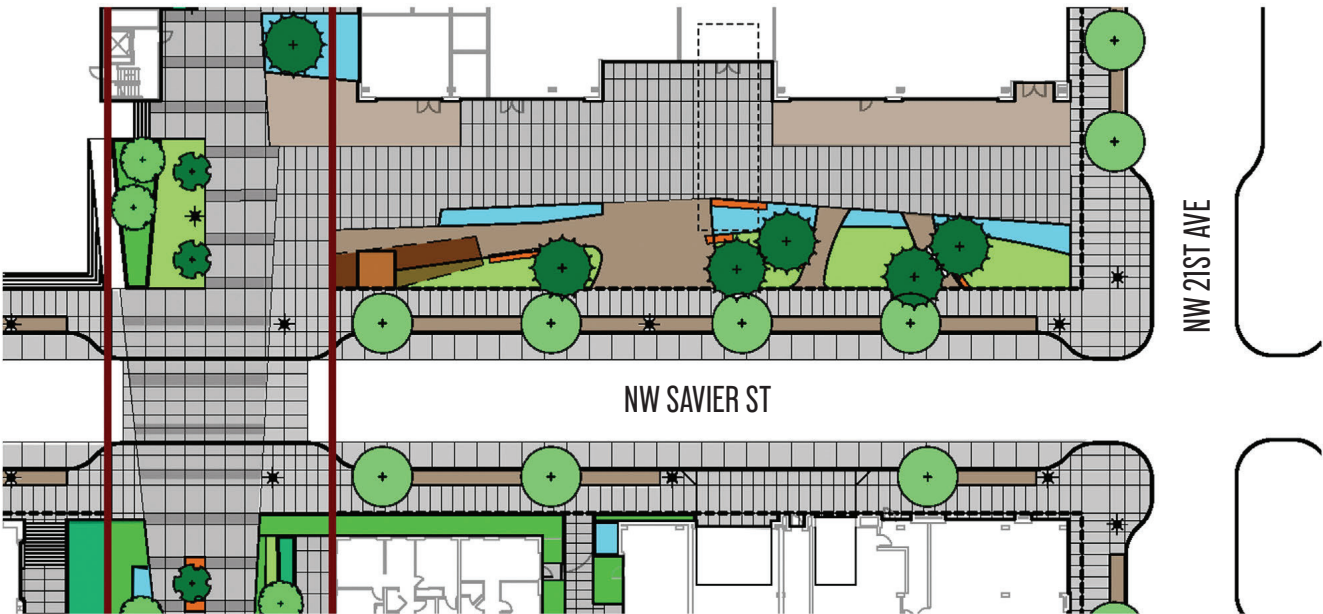
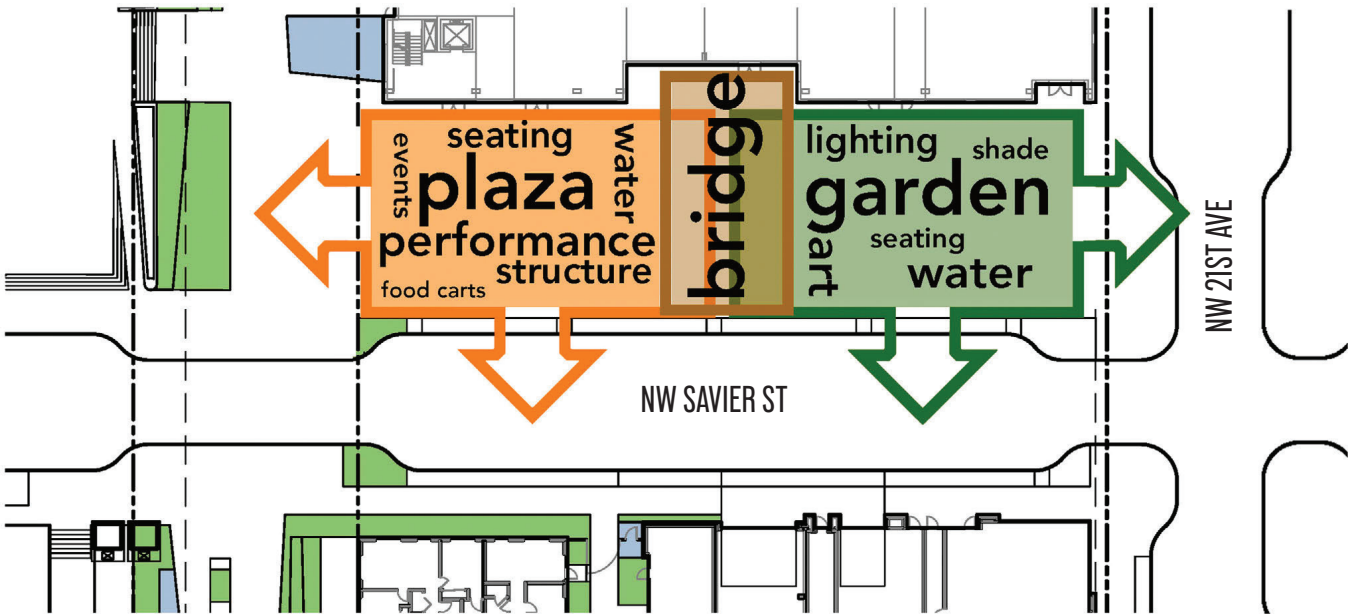
CONCEPT - MEADOW TO MOUNTAIN

MATERIALS & FURNISHINGS

PLANTING - TEXTURE & COLOR

PLAN

LANDSCAPE - ACCESSWAY CONCEPT



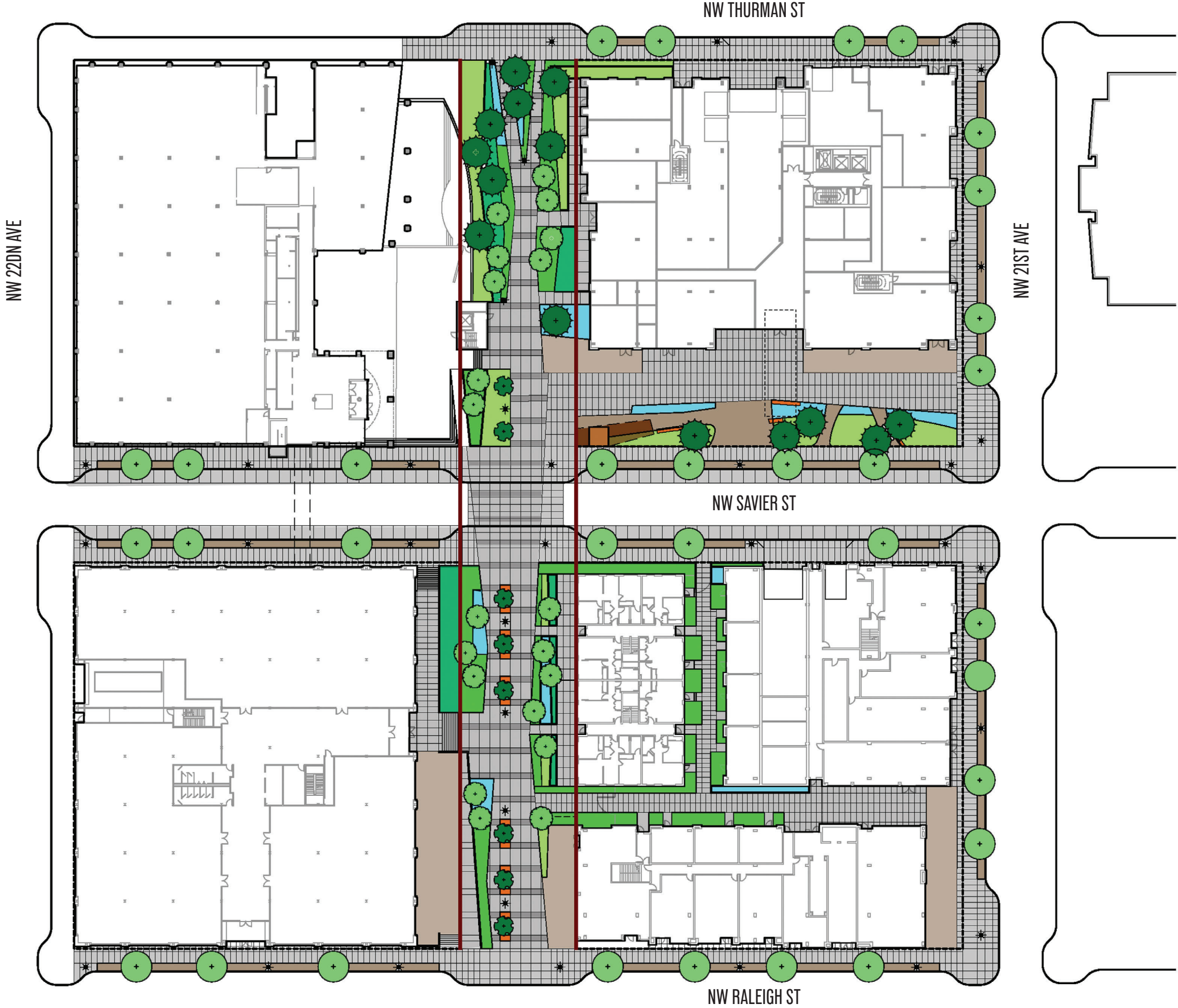
CONCEPT/USE

PLAN



PRECEDENT IMAGES

LANDSCAPE - FORECOURT CONCEPT



LANDSCAPE - ENLARGED SITE PLAN