



MONTEREY CONFERENCE CENTER
MONTEREY, CALIFORNIA

16 DECEMBER, 2014

SOM

URBAN DESIGN PRINCIPLES



vision & goals

Goal 1.d. Create a continuous pedestrian/transit concourse from Wharf # 1 to Polk Street through Custom House Plaza and along Alvarado Street.



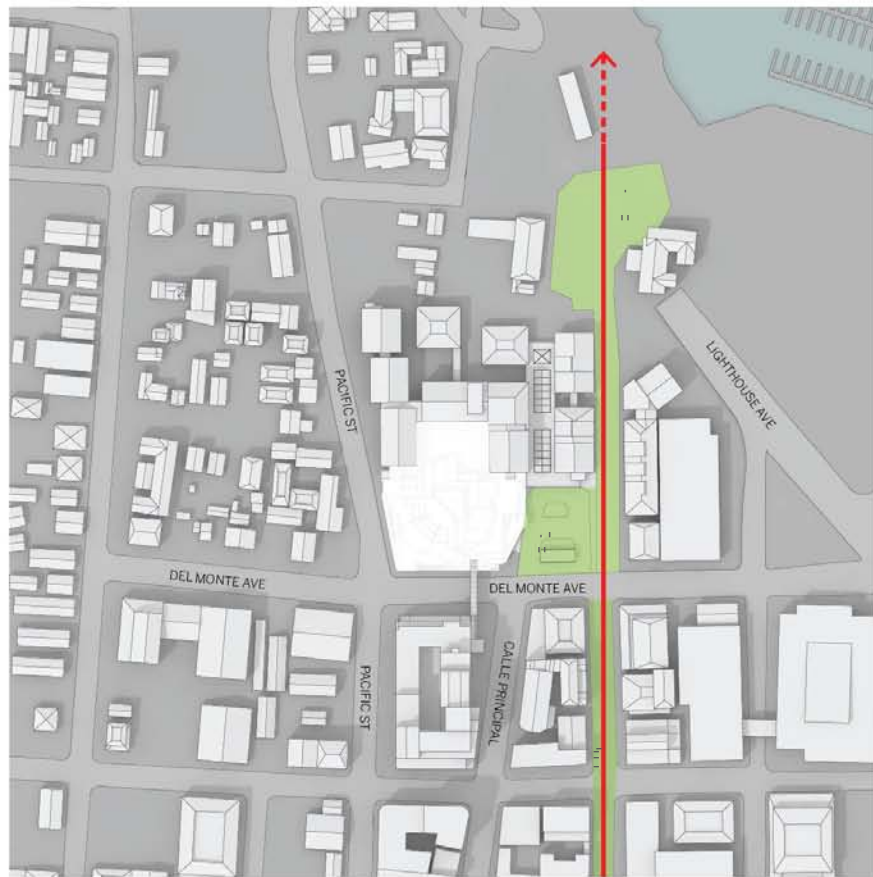
downtown specific plan

16

final draft - October 1, 2013

AXIS

PLAZA & SPECIAL
EVENT SPACE

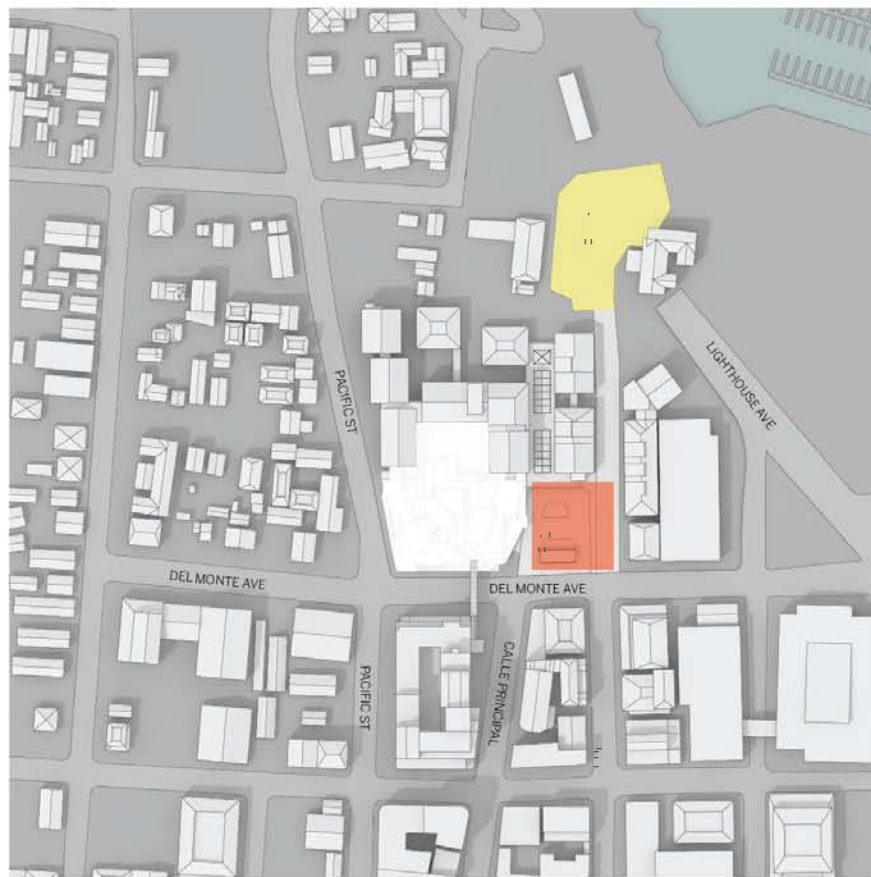


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ENHANCED CIVIC AXIS
URBAN PRINCIPLES

- COMMERCIAL
- HISTORIC
- ACTIVITY NODE

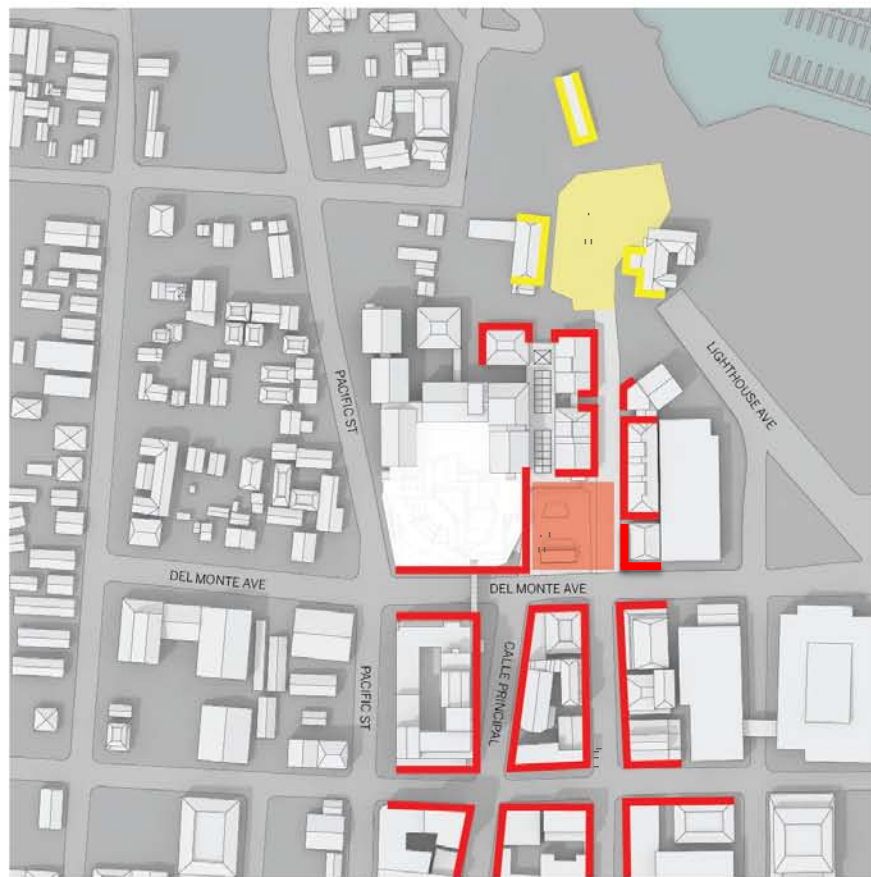


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DOWNTOWN PLAZA
URBAN PRINCIPLES

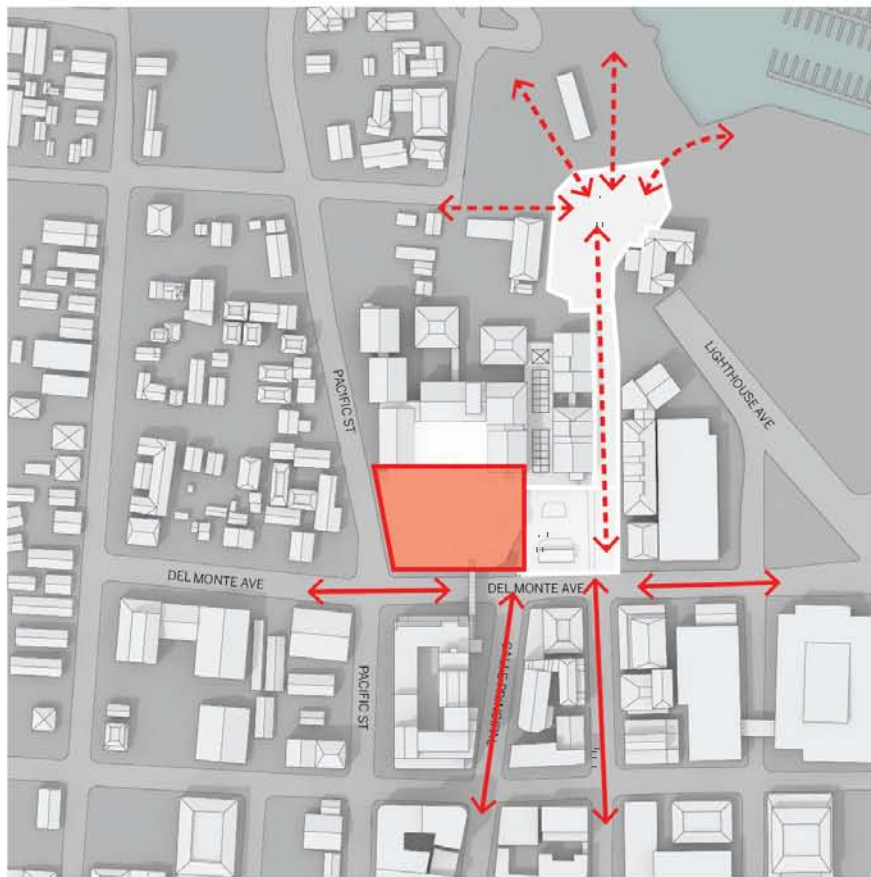
- COMMERCIAL
- HISTORIC
- ACTIVITY NODE
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CONTINUOUS ACTIVE STREET WALL
 URBAN PRINCIPLES



CONNECTIVITY

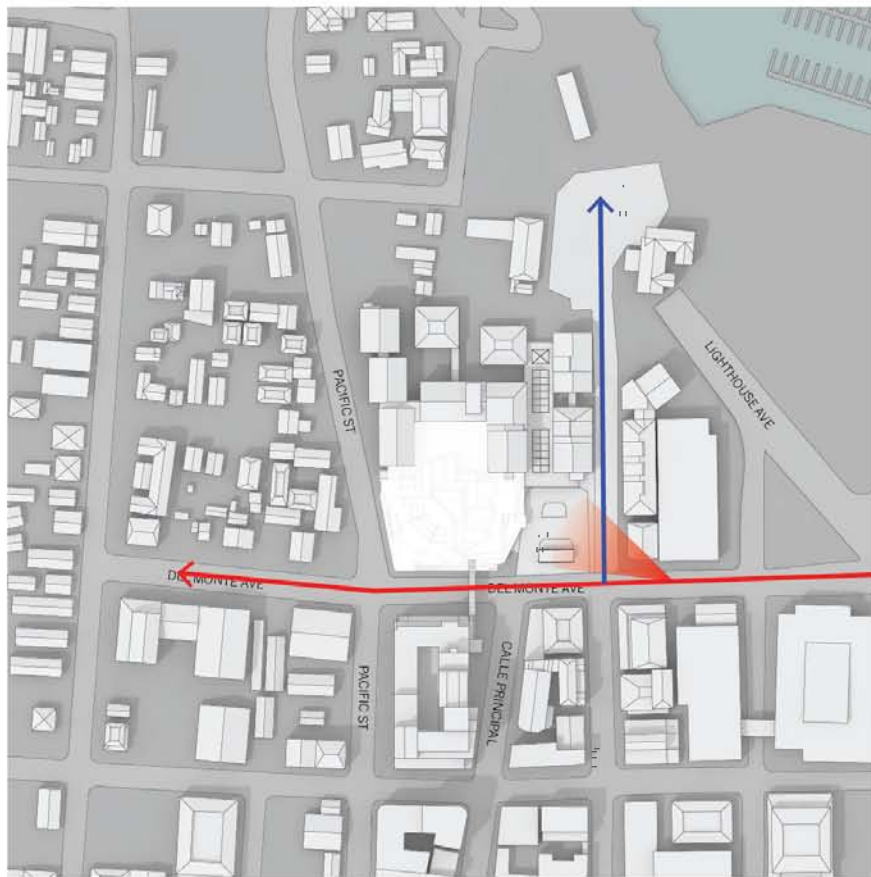


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HOTEL/CONFERENCE CENTER CONNECTIVITY
URBAN PRINCIPLES

- VEHICLE
- PEDESTRIAN
- VIEW

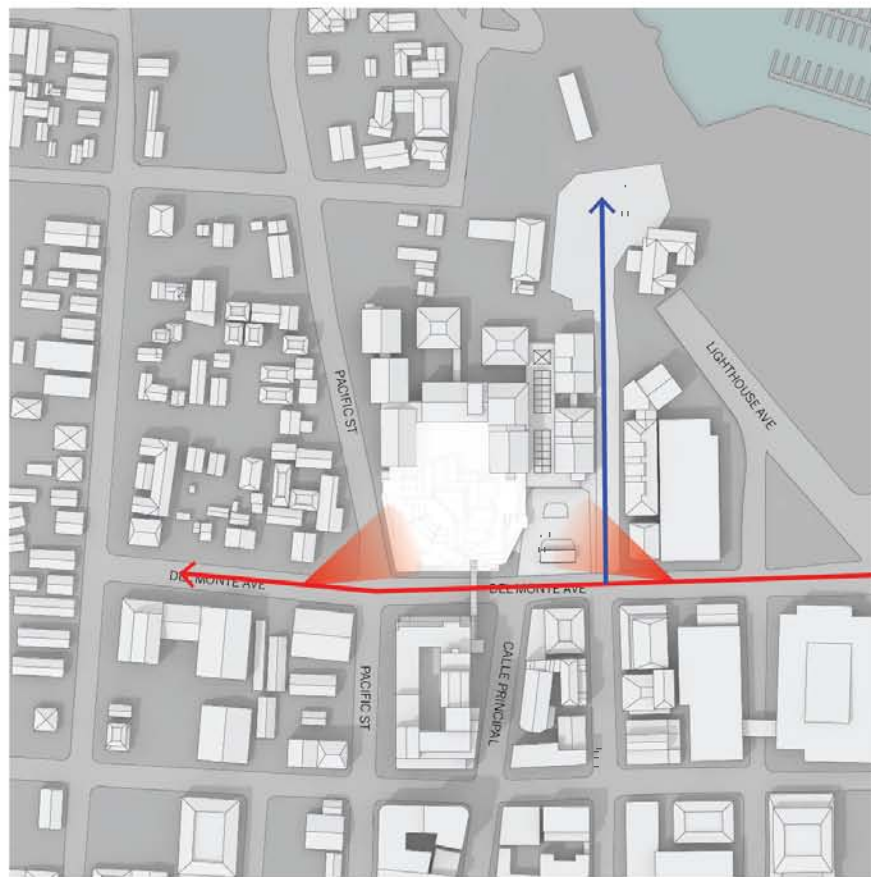


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GATEWAY SITE
 URBAN PRINCIPLES

- VEHICLE
- PEDESTRIAN
- VIEW

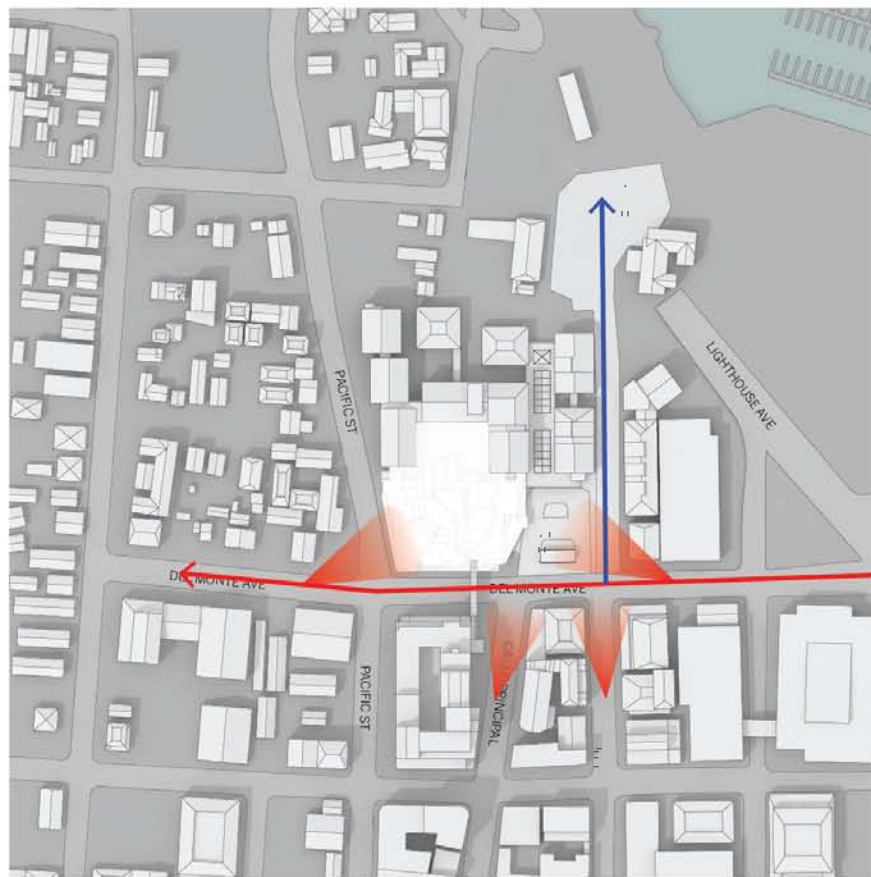


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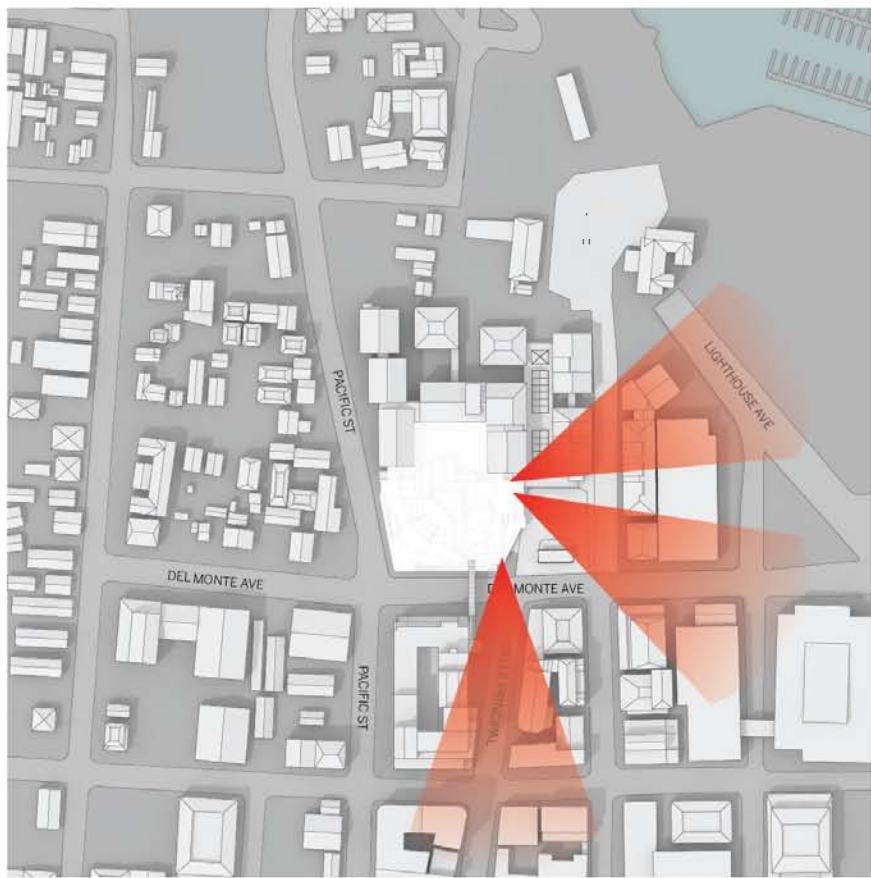
GATEWAY SITE
 URBAN PRINCIPLES

- VEHICLE
- PEDESTRIAN
- VIEW





VIEW

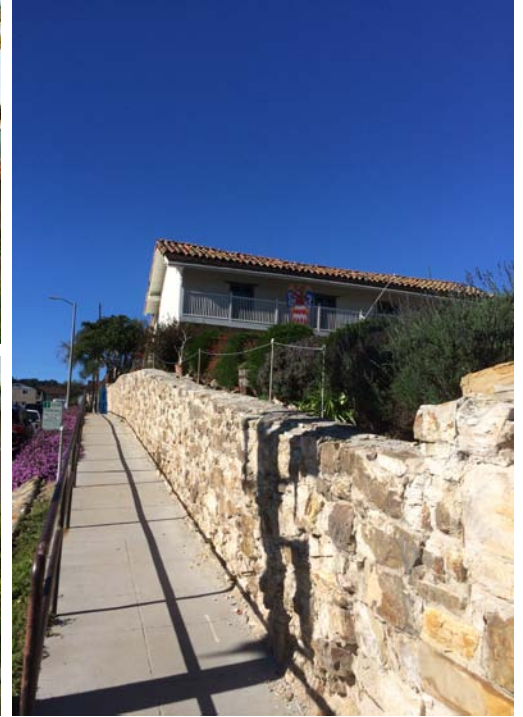


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VIEW CORRIDOR FROM THE PROJECT
URBAN PRINCIPLES

MONTEREY VERNACULAR



MONTEREY CONFERENCE CENTER
SKIDMORE, OWINGS & MERRILL LLP

MONTEREY VERNACULAR
OVERHANGS & VERANDAS





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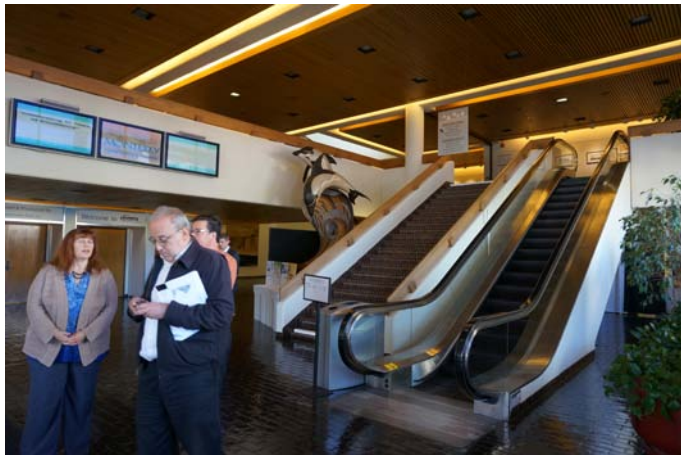
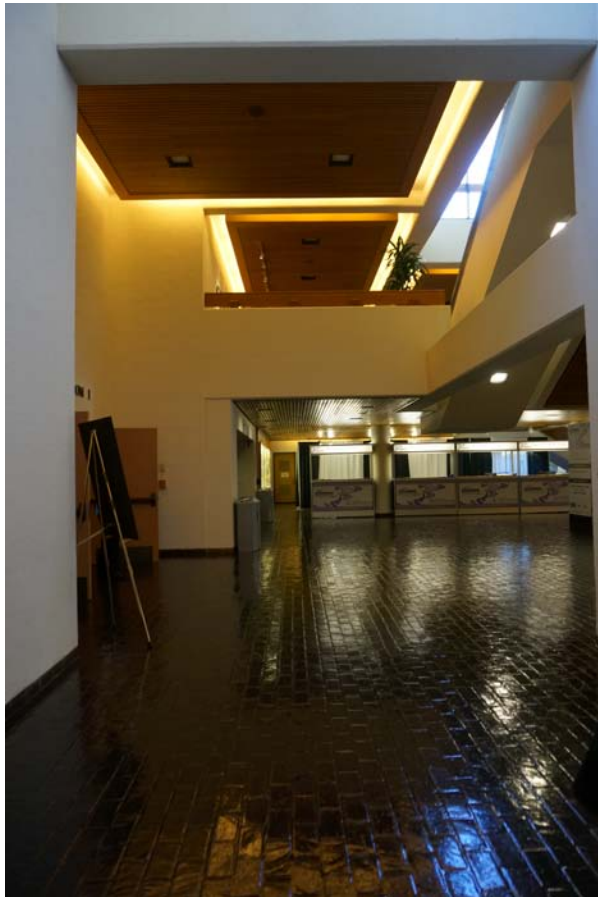
MONTEREY SECRET GARDENS
UNIQUE LOCAL CHARACTER

EXISTING BUILDING ISSUES

- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER



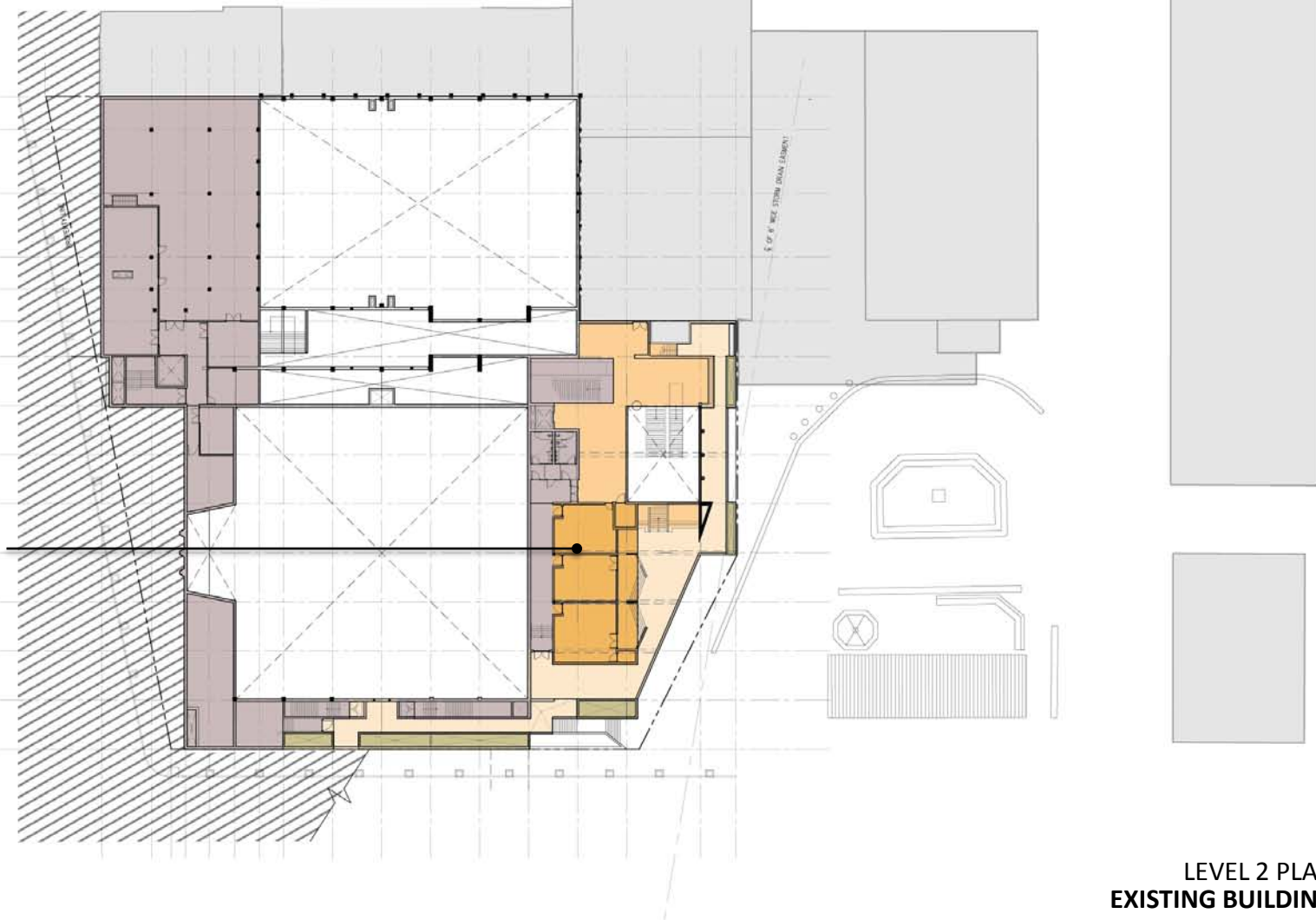
**GROUND LEVEL PLAN
EXISTING BUILDING**



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GROUND LEVEL PHOTOS
EXISTING BUILDING

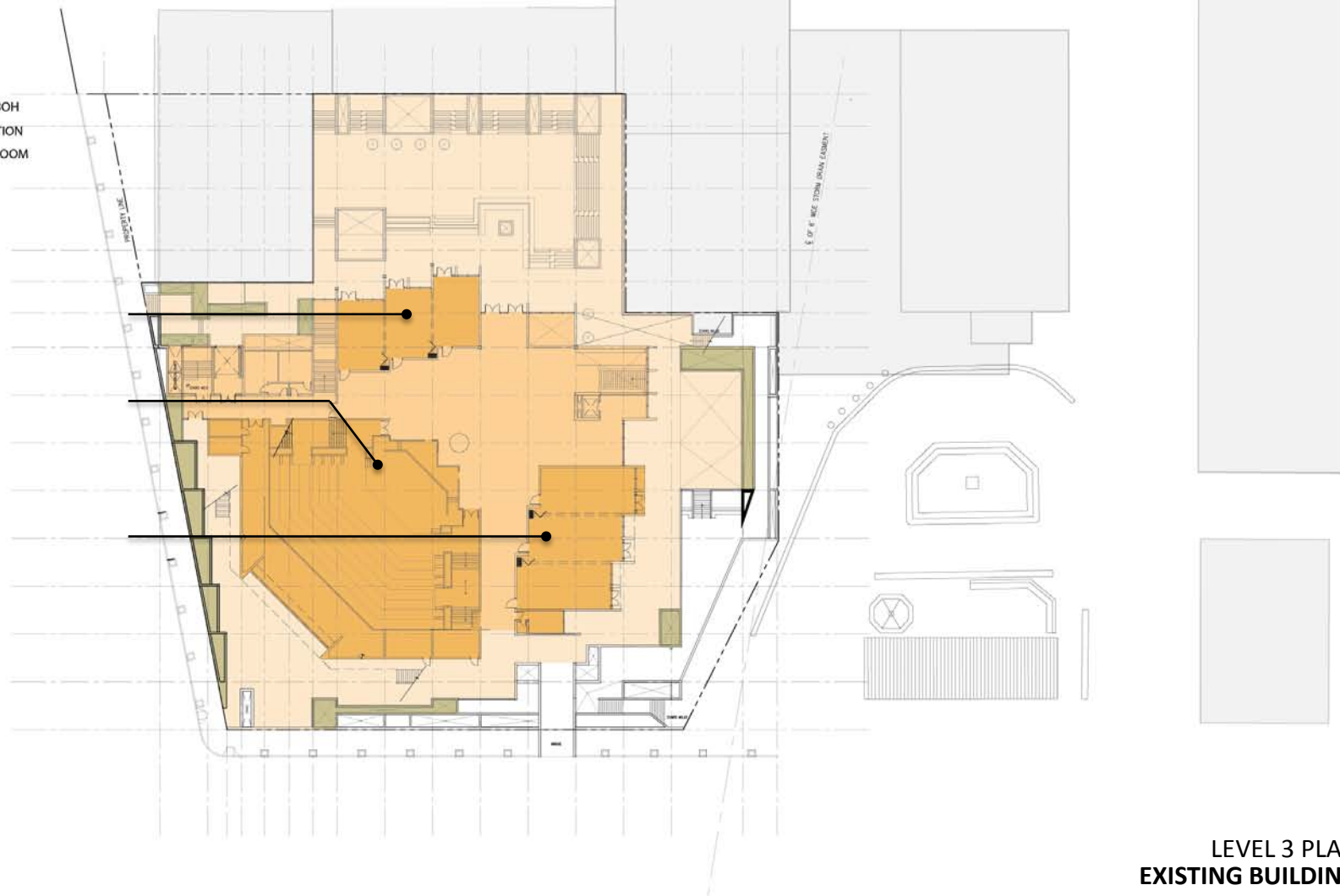
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER



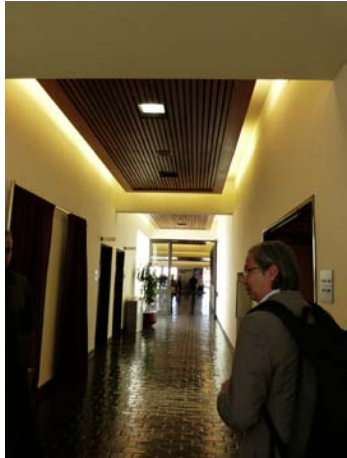
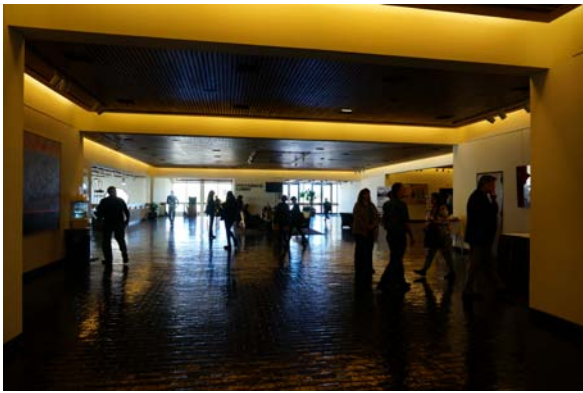
LEVEL 2 PLAN
EXISTING BUILDING



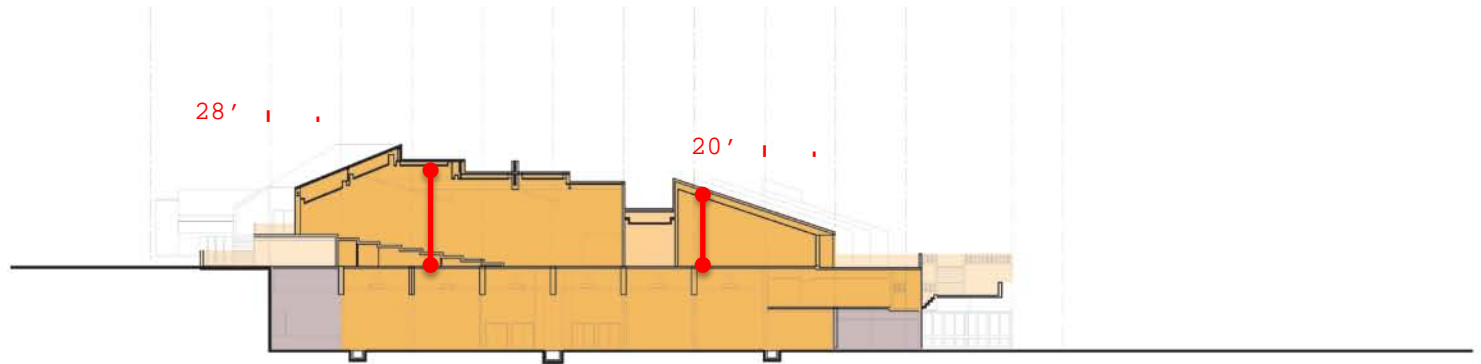
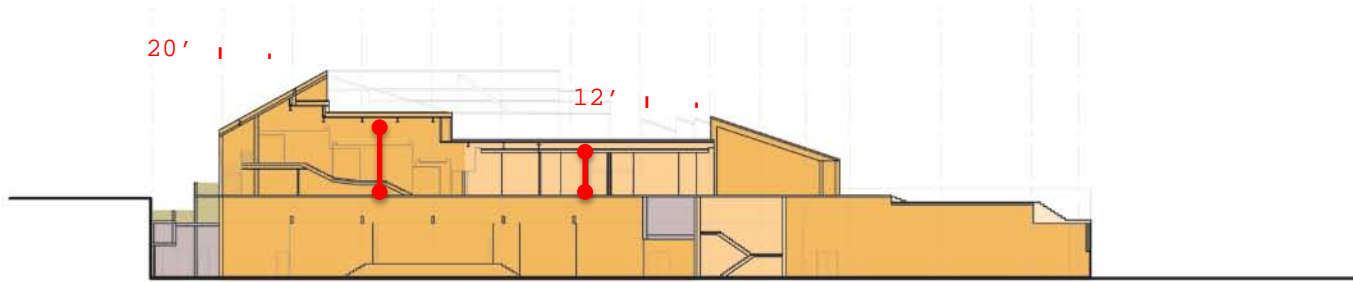
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER



**LEVEL 3 PLAN
EXISTING BUILDING**



- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER

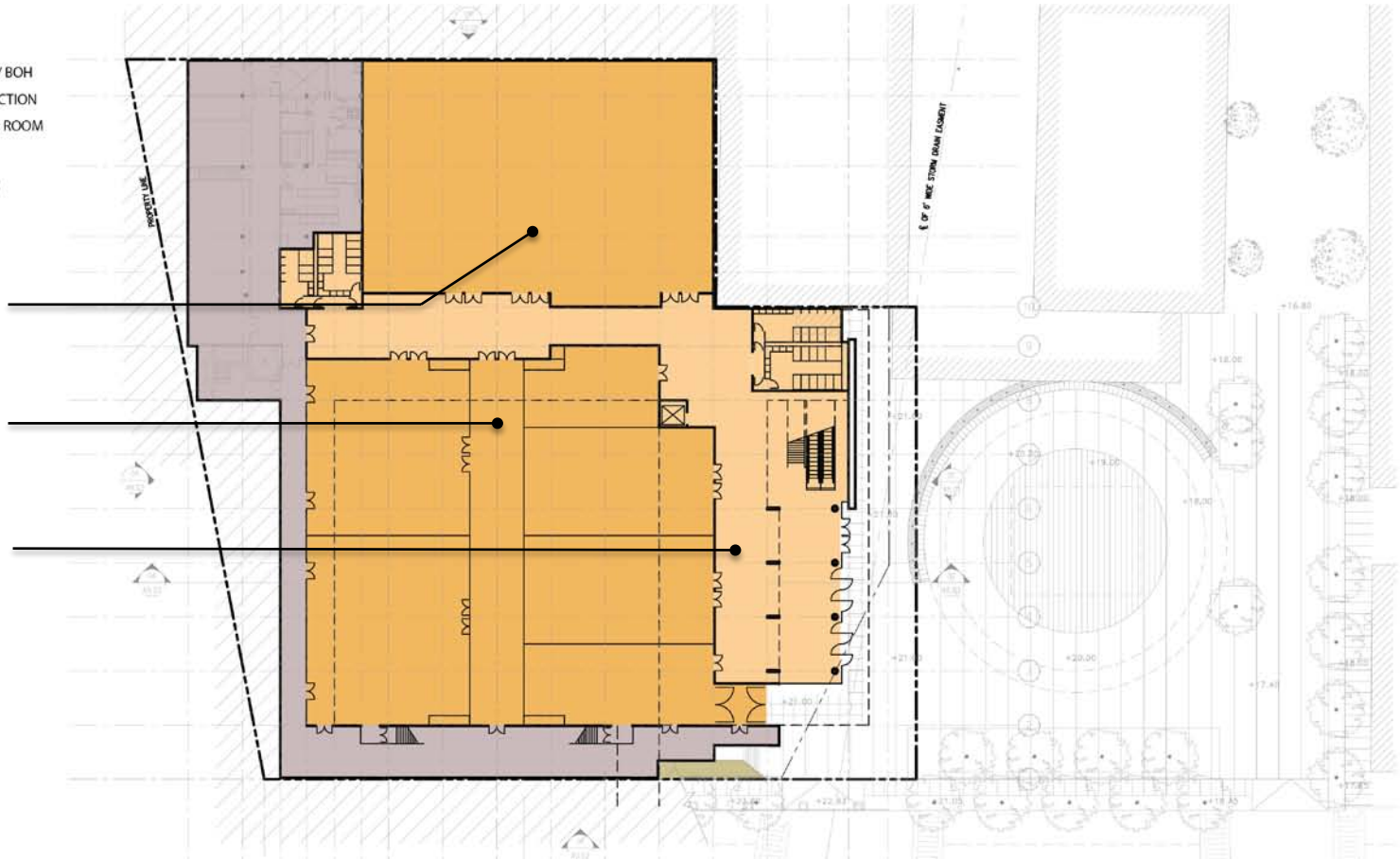


SECTIONS
EXISTING BUILDING

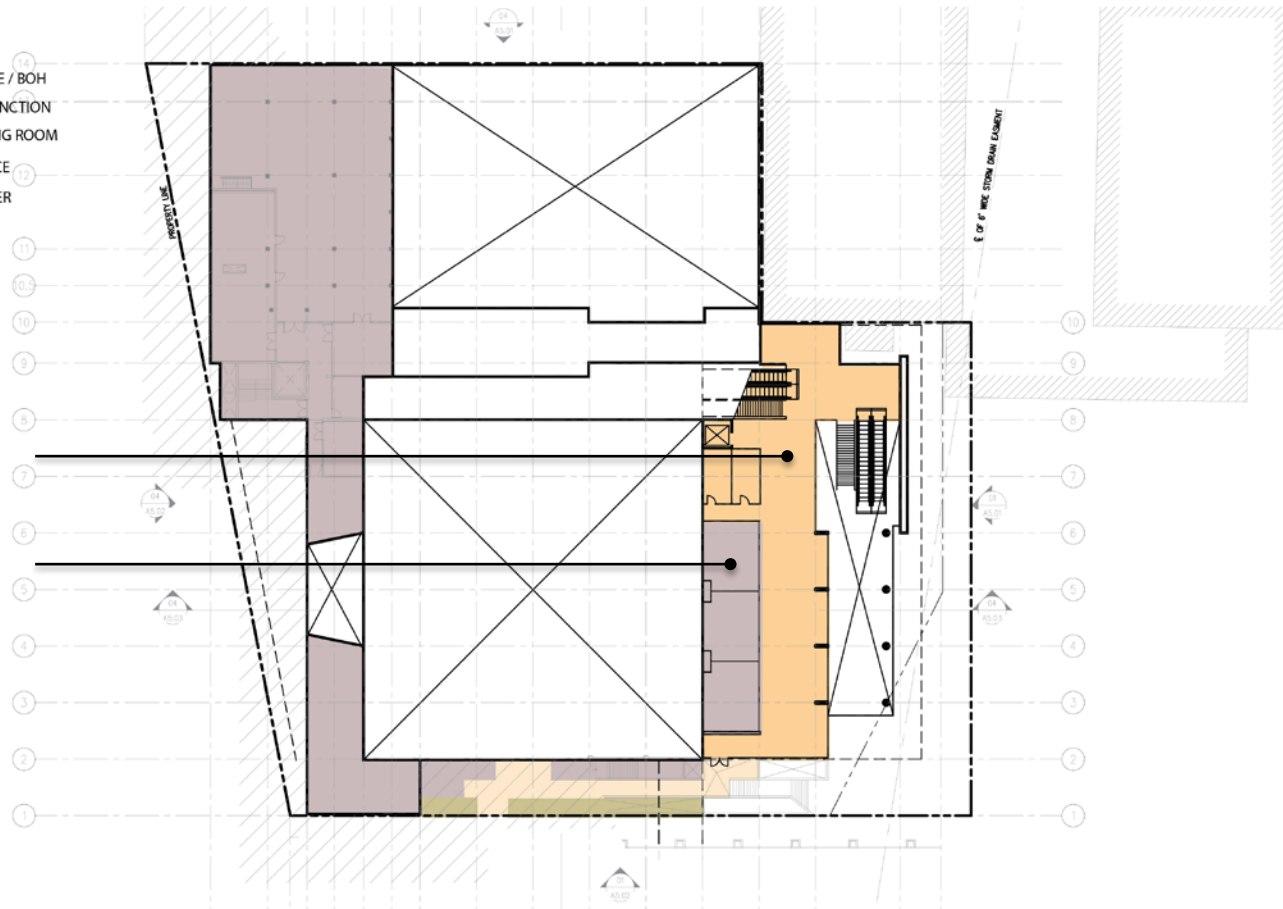
PROPOSED RENOVATION

	EXISTING (SF)	PROPOSE (SF)
TOTAL MEETING	46,015	44,335
TOTAL ENCLOSED	97,075	96,965
BUILDING FOOTPRINT	56,530	56,530

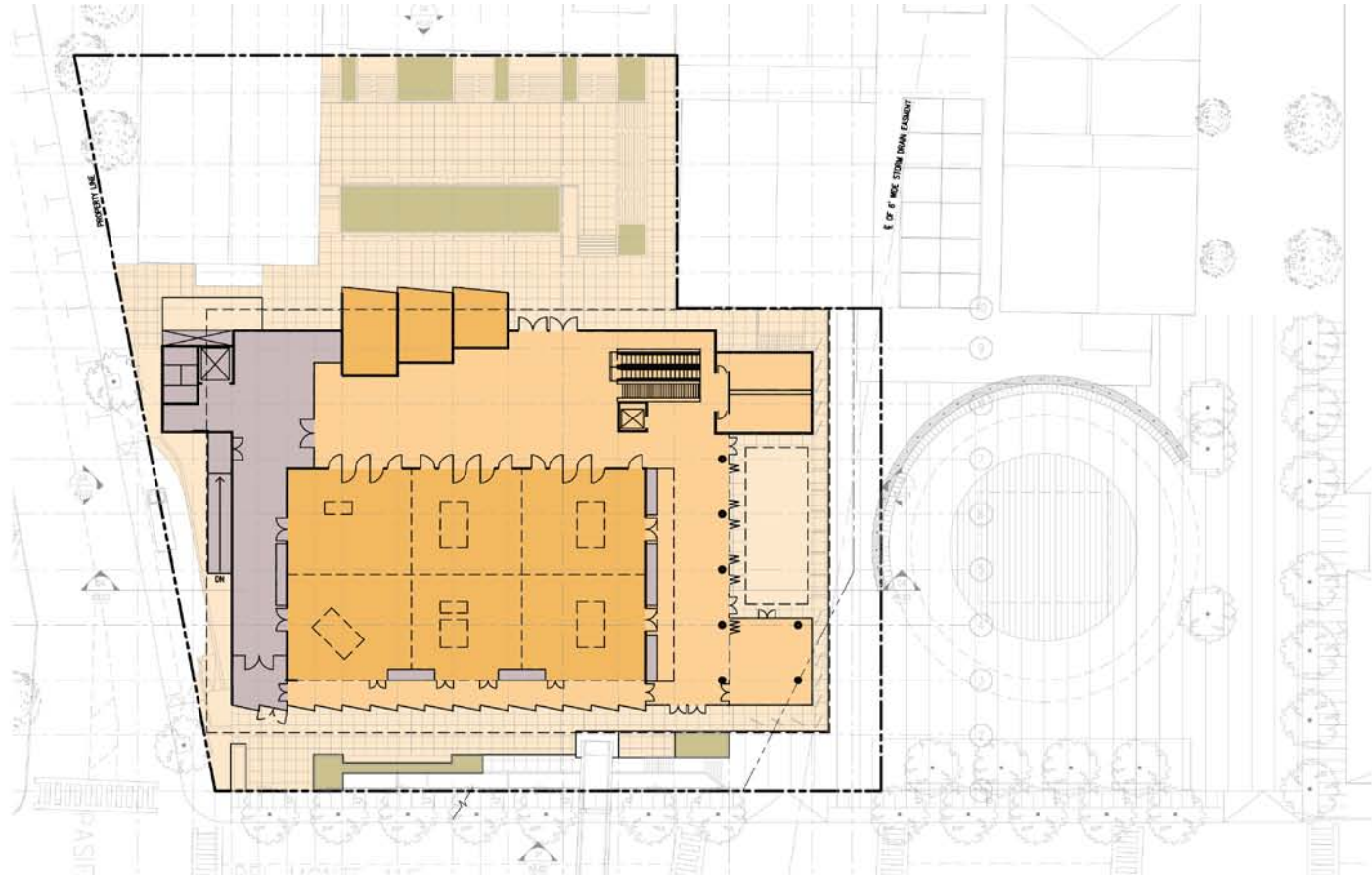
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER



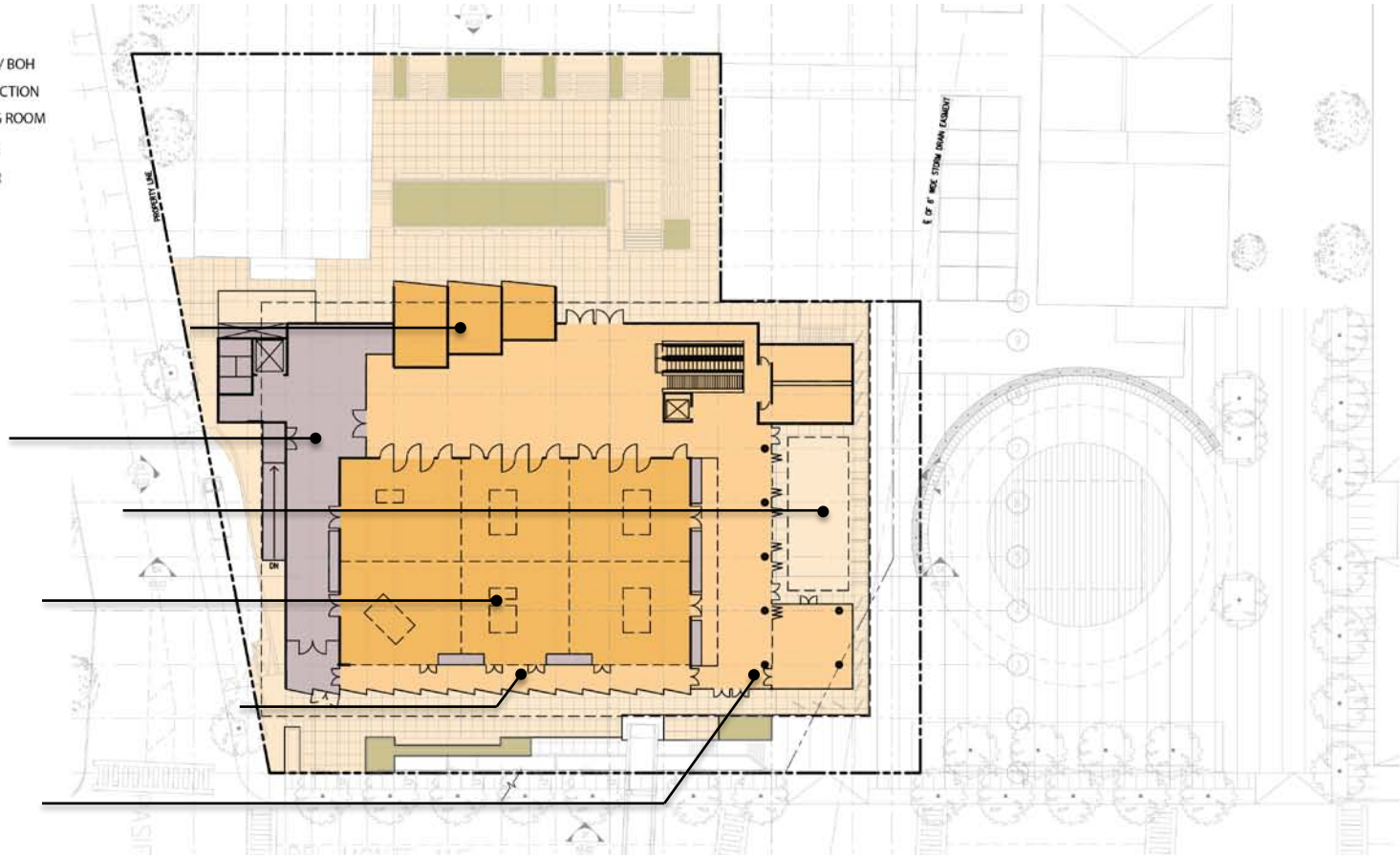
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER



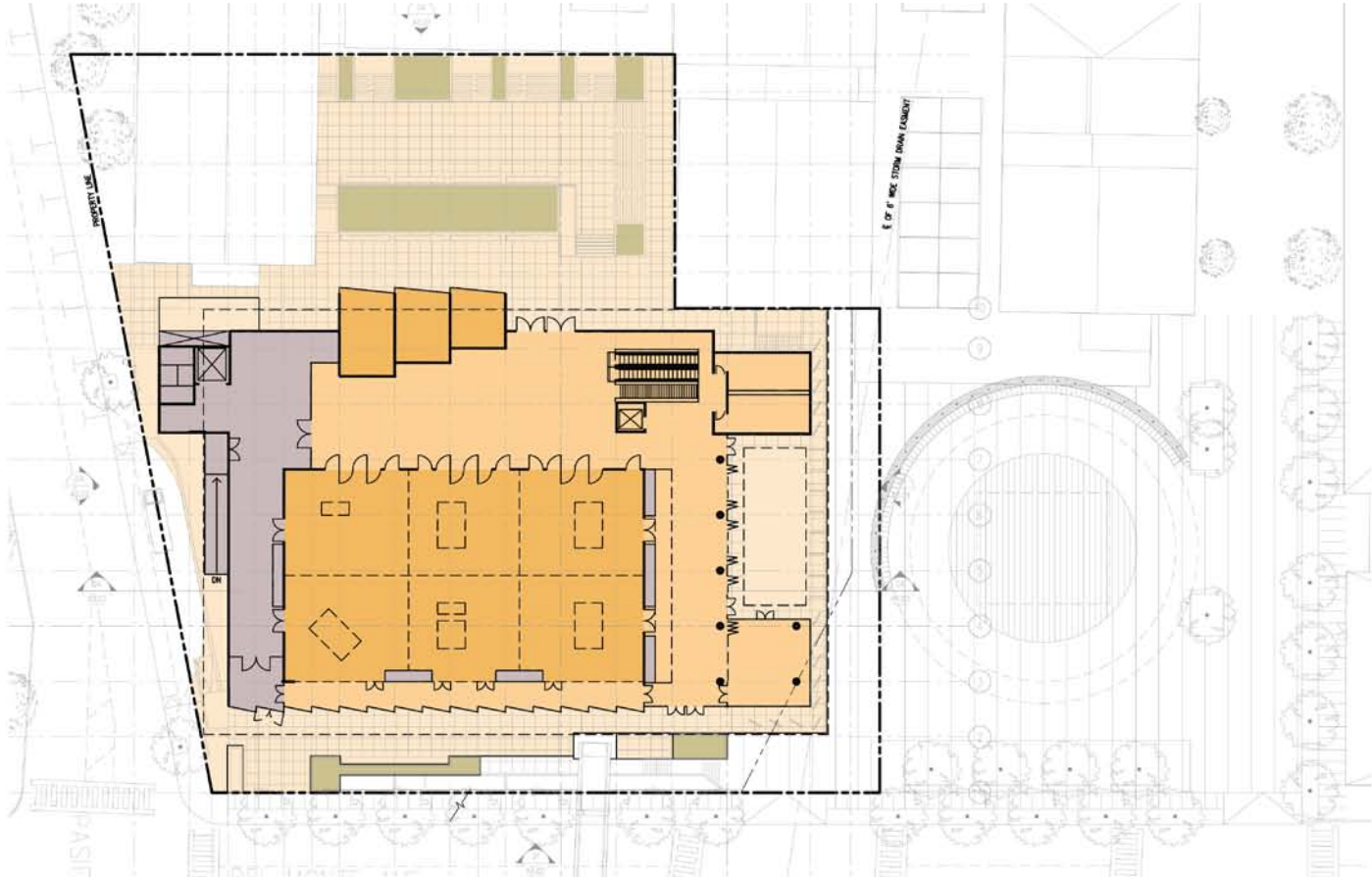
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER

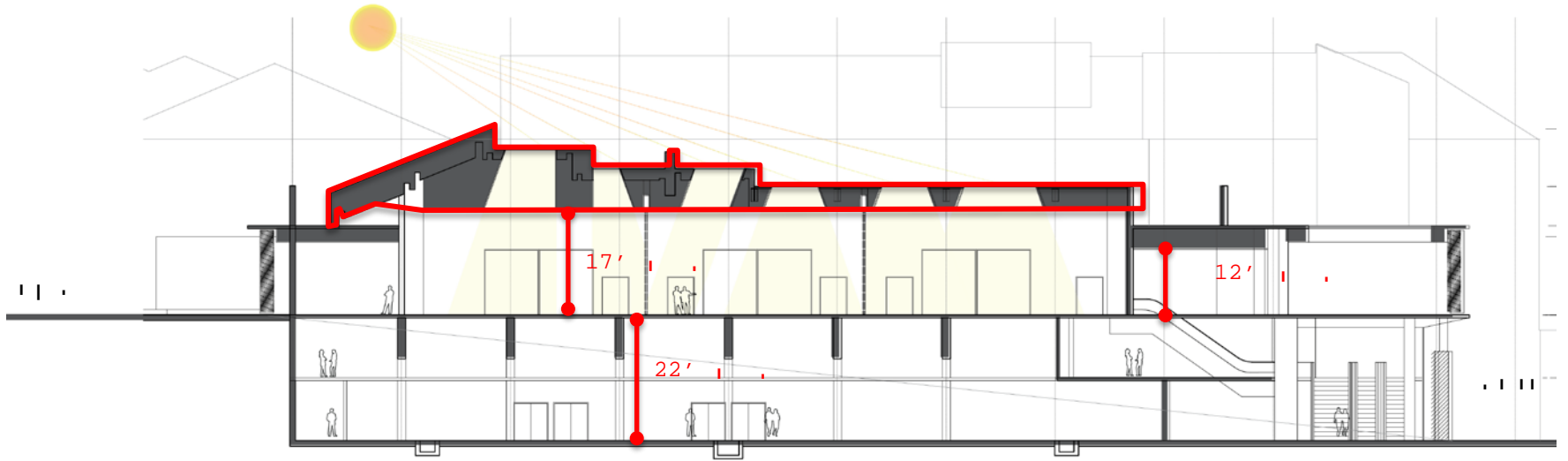


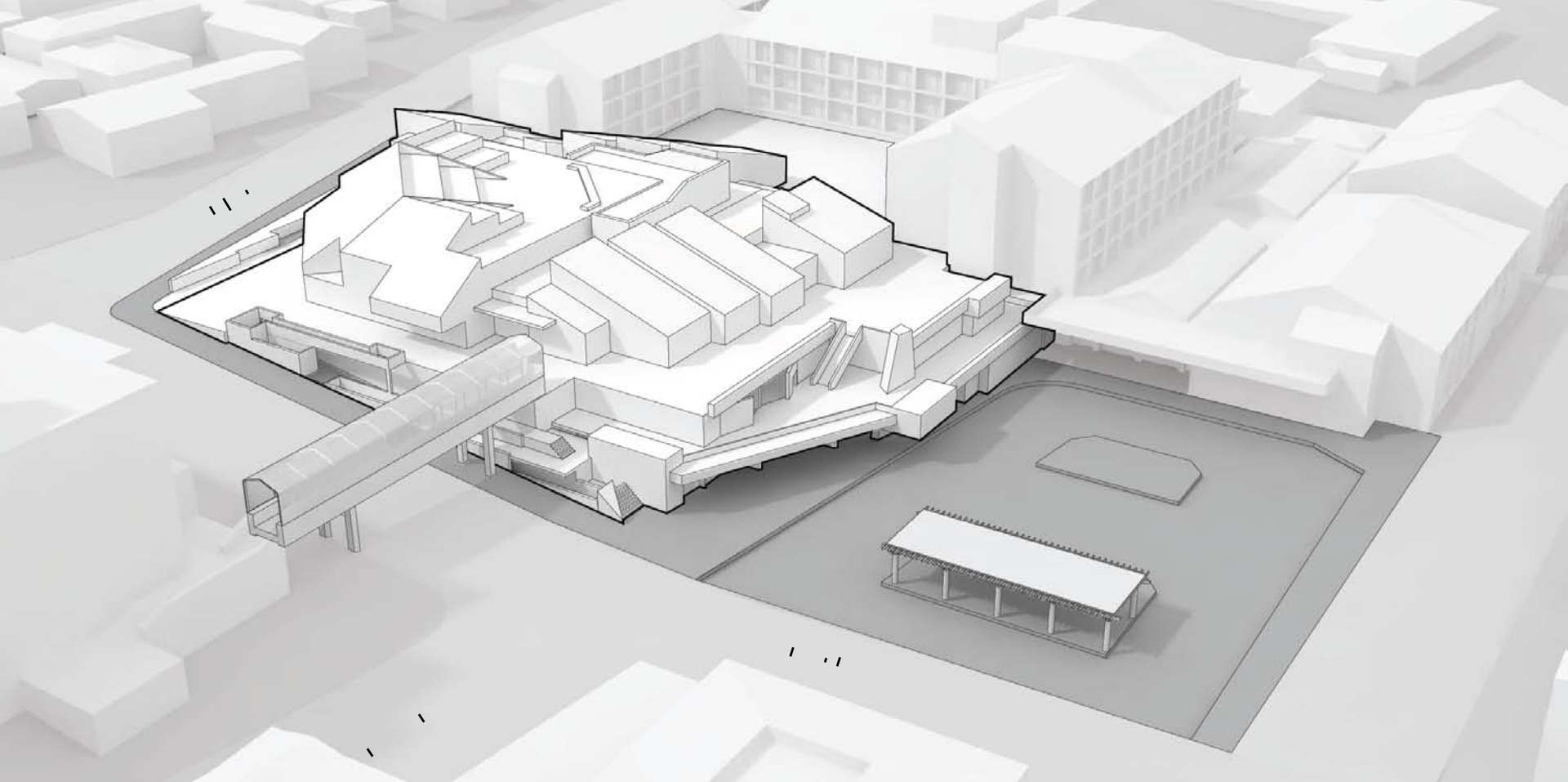
- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER

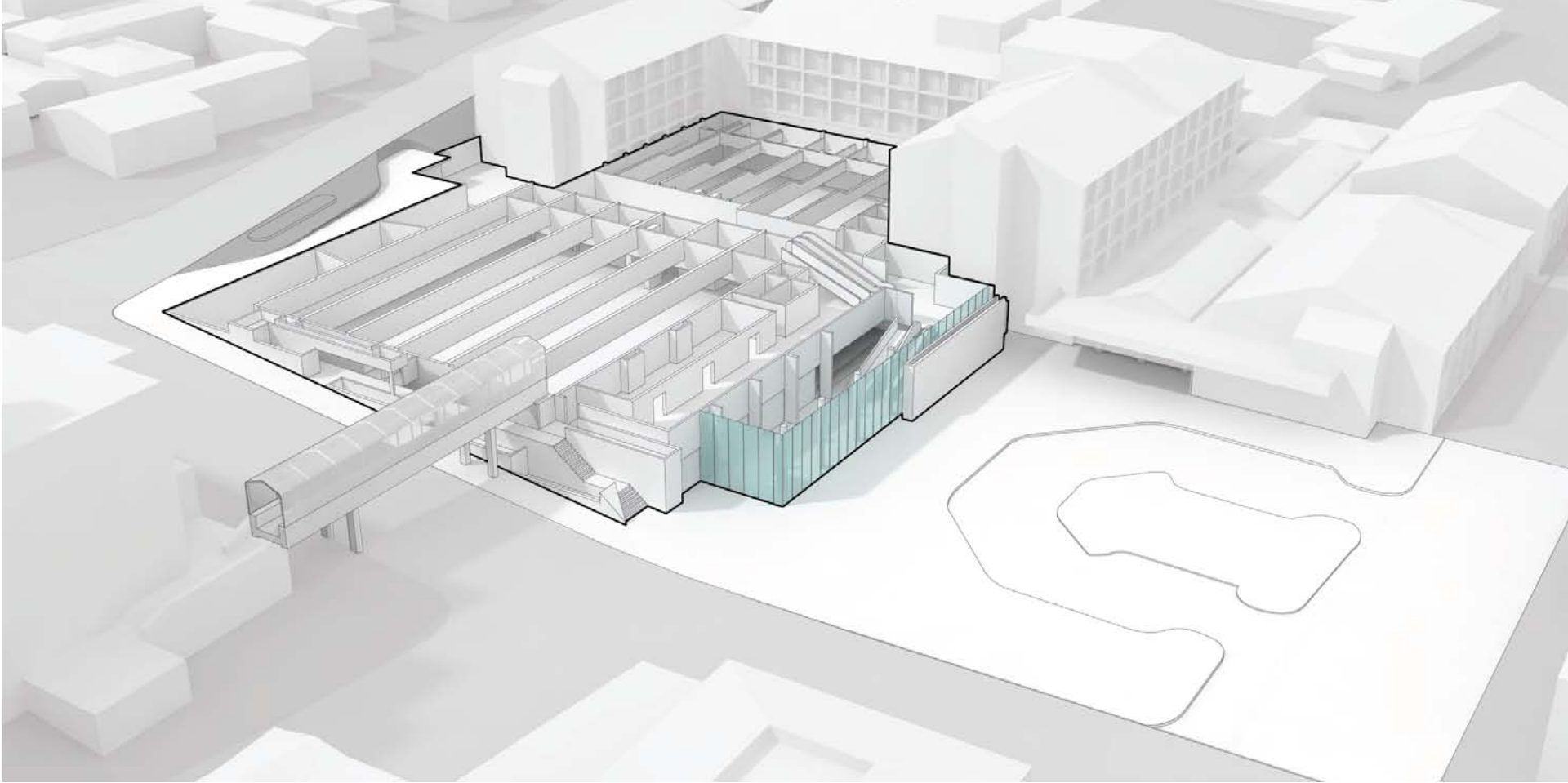


- SERVICE / BOH
- PRE-FUNCTION
- MEETING ROOM
- TERRACE
- PLANTER

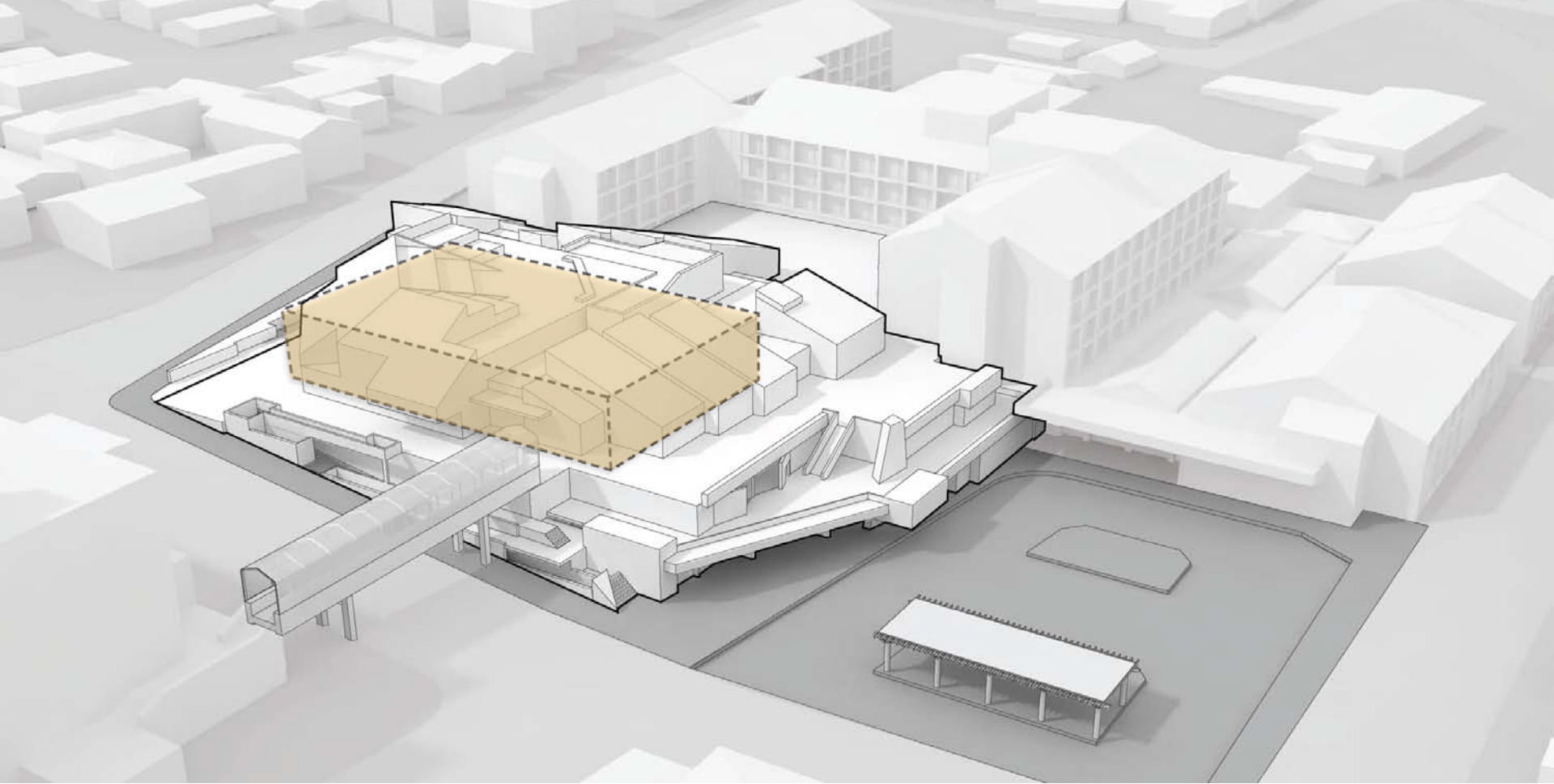




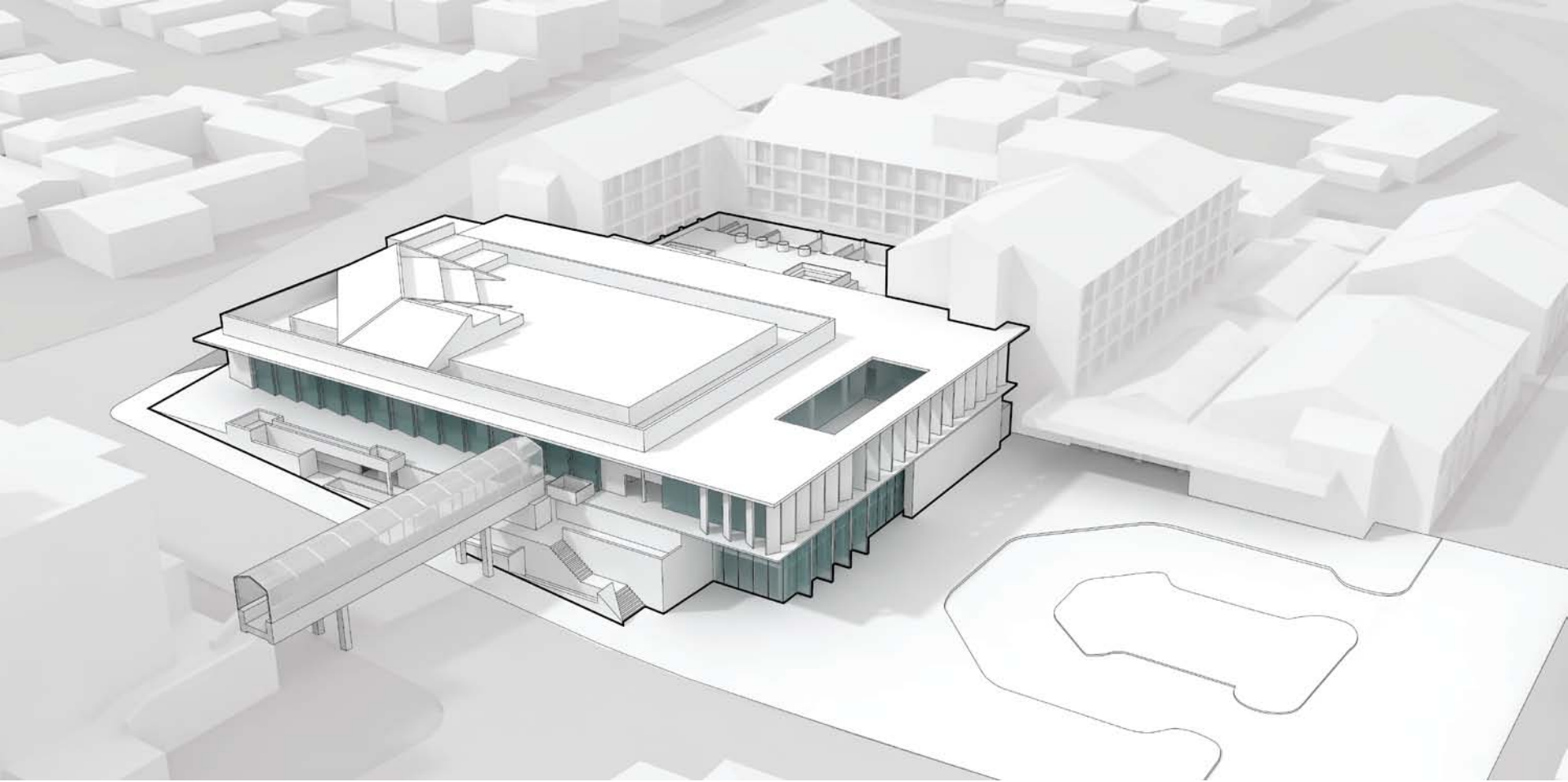




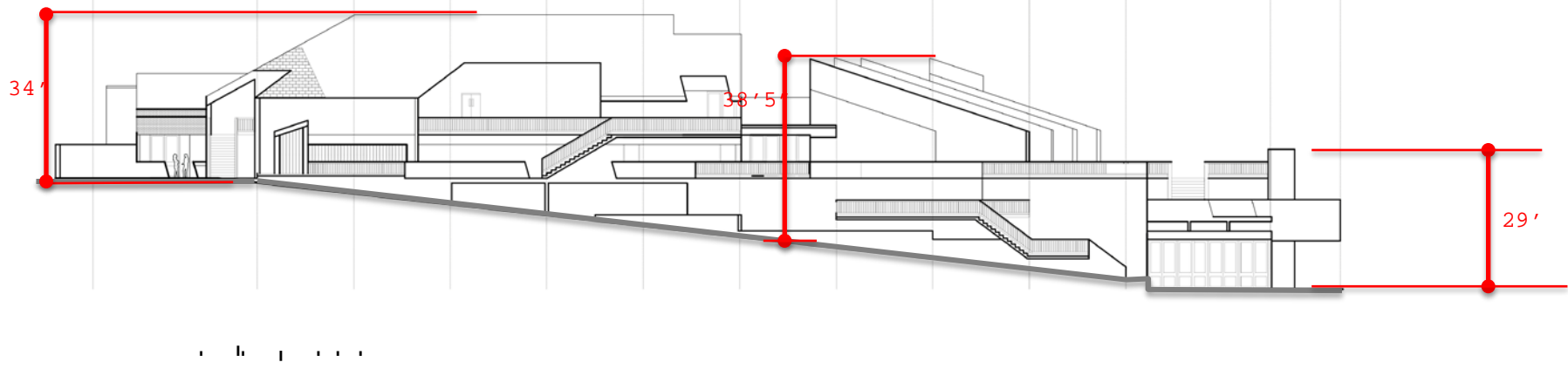
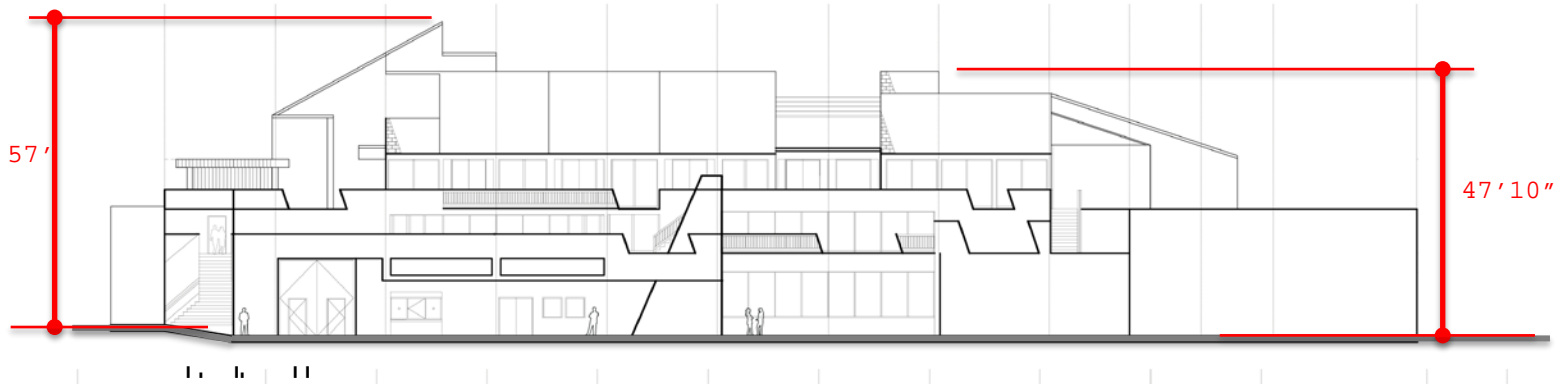


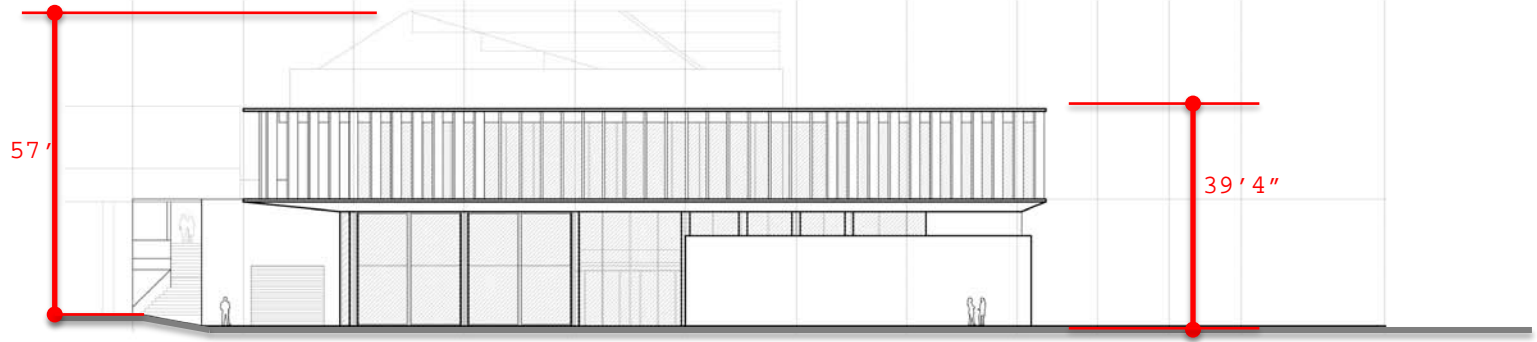




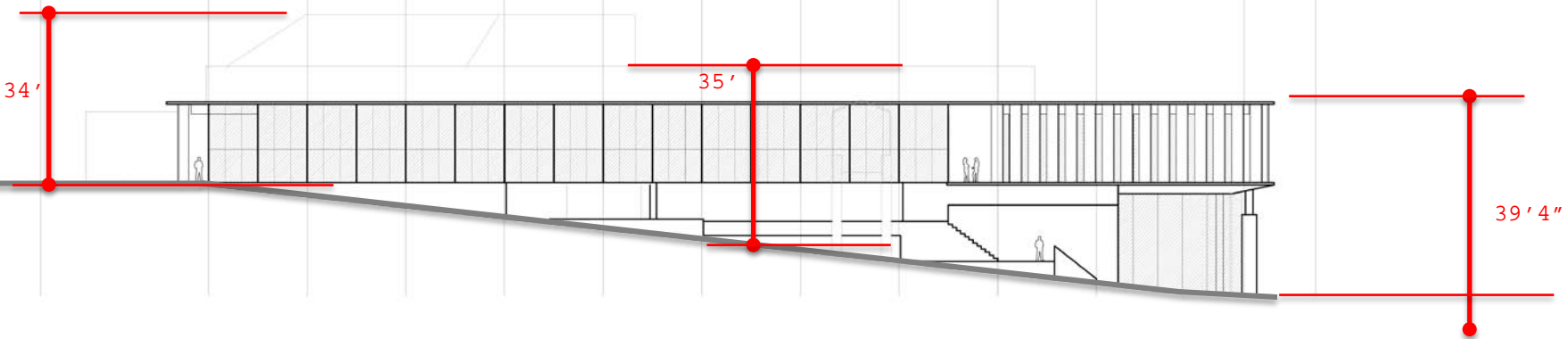








1. 6



1. 6

**ELEVATIONS
PROPOSE RENOVATION BUILDING**

MATERIAL & CHARACTER

**MONTEREY VERNACULAR
OVERHANGS & VERANDAS**

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LOCAL STONE WALLS



MONTEREY CONFERENCE CENTER
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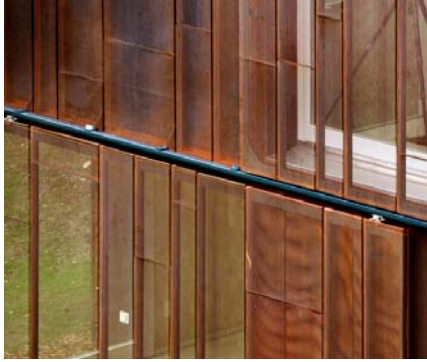
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MATERIALS
SOLID BASE – ROUGH CUT STONE



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MATERIALS
SHUTTERS – GLASS ENCAPSULATED WOOD



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MATERIALS
SHUTTERS – COPPER MESH



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MATERIALS
SHUTTERS – LAMINATED GLASS W/ FRIT



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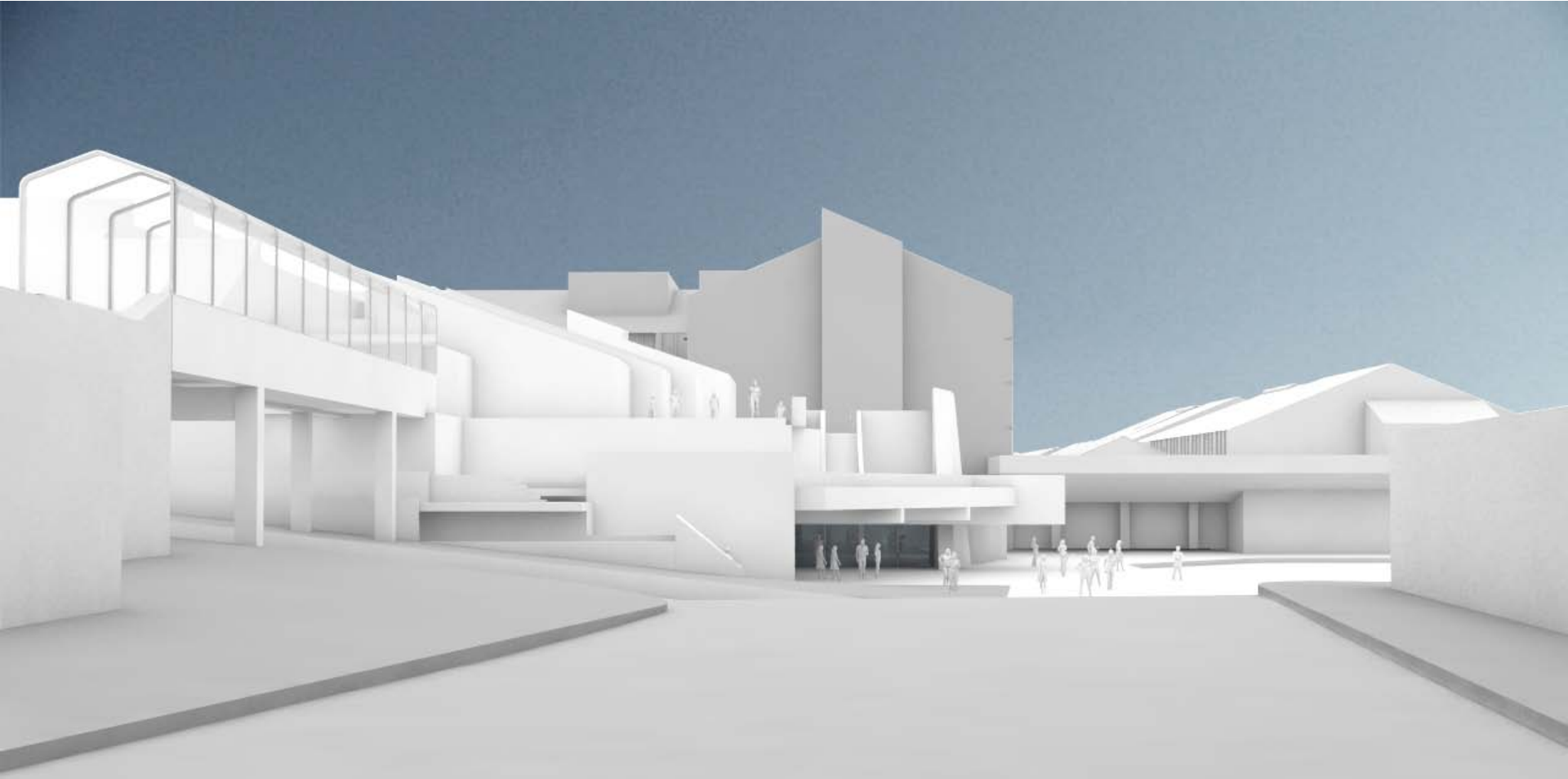


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MASSING STUDIES

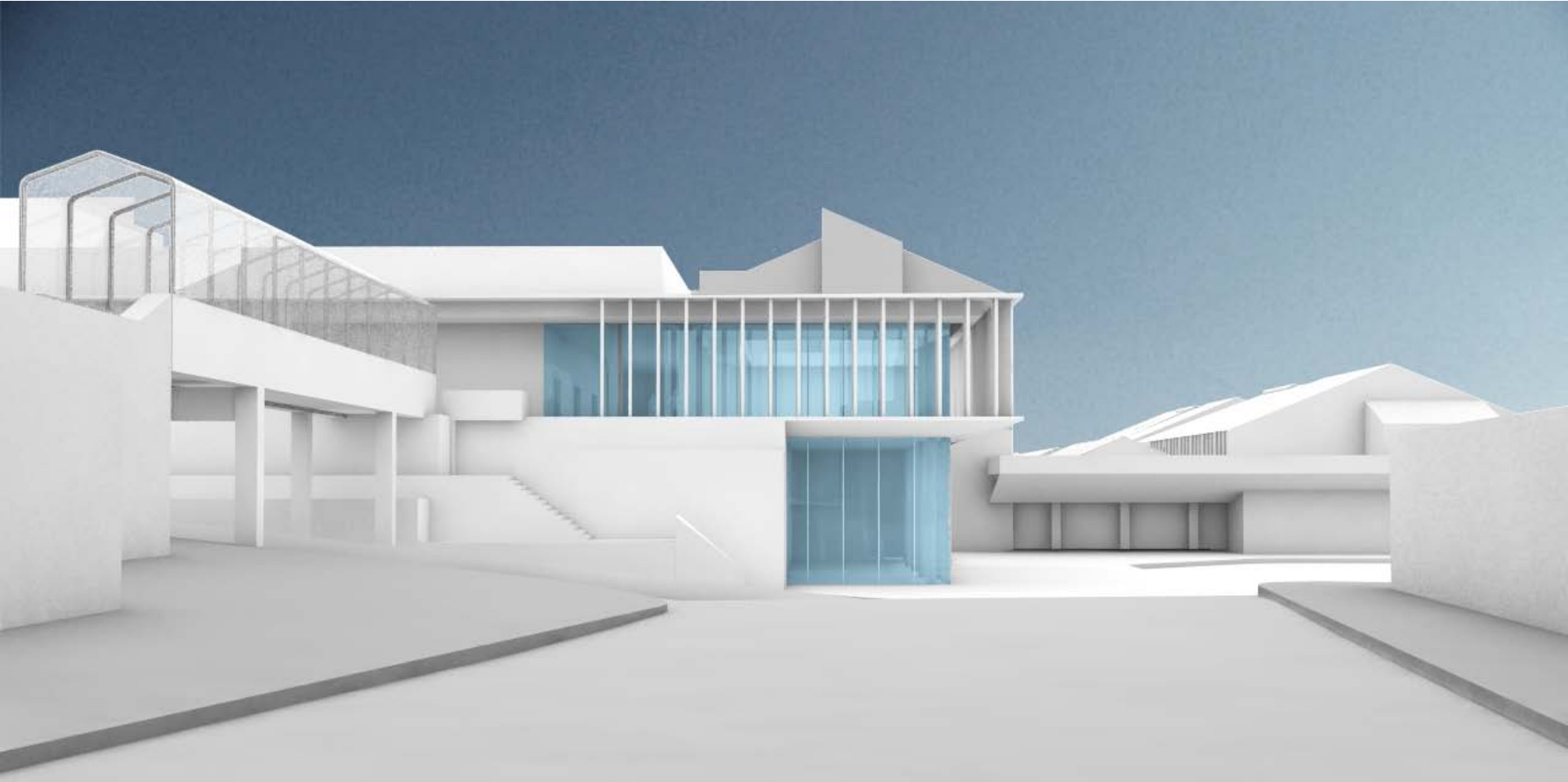






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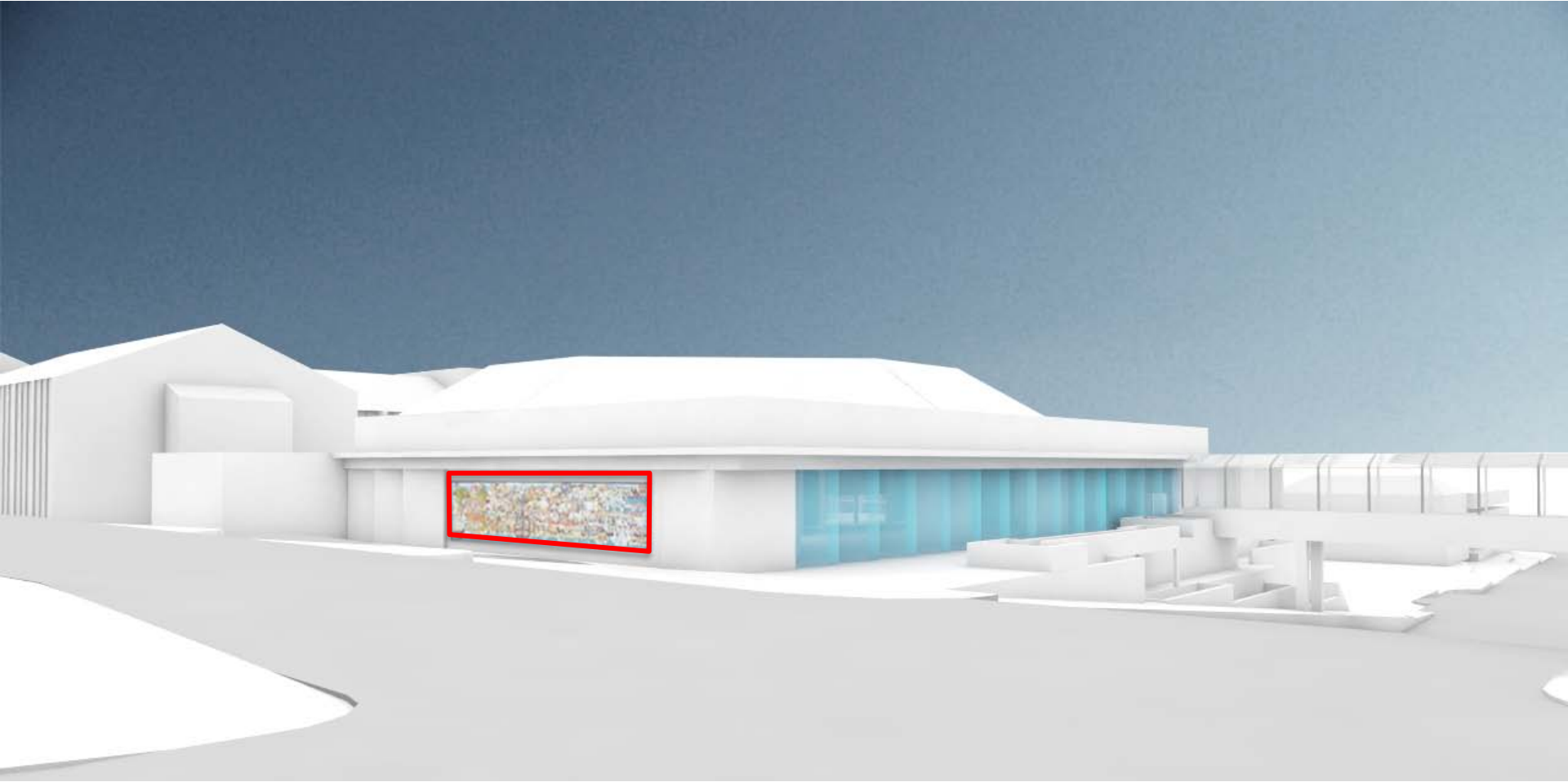
**CALLE PRINCIPAL
EXISTING MASSING**



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CALLE PRINCIPAL
PROPOSED RENOVATION





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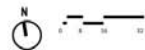
PACIFIC & DEL MONTE INTERSECTION
PROPOSED RENOVATION

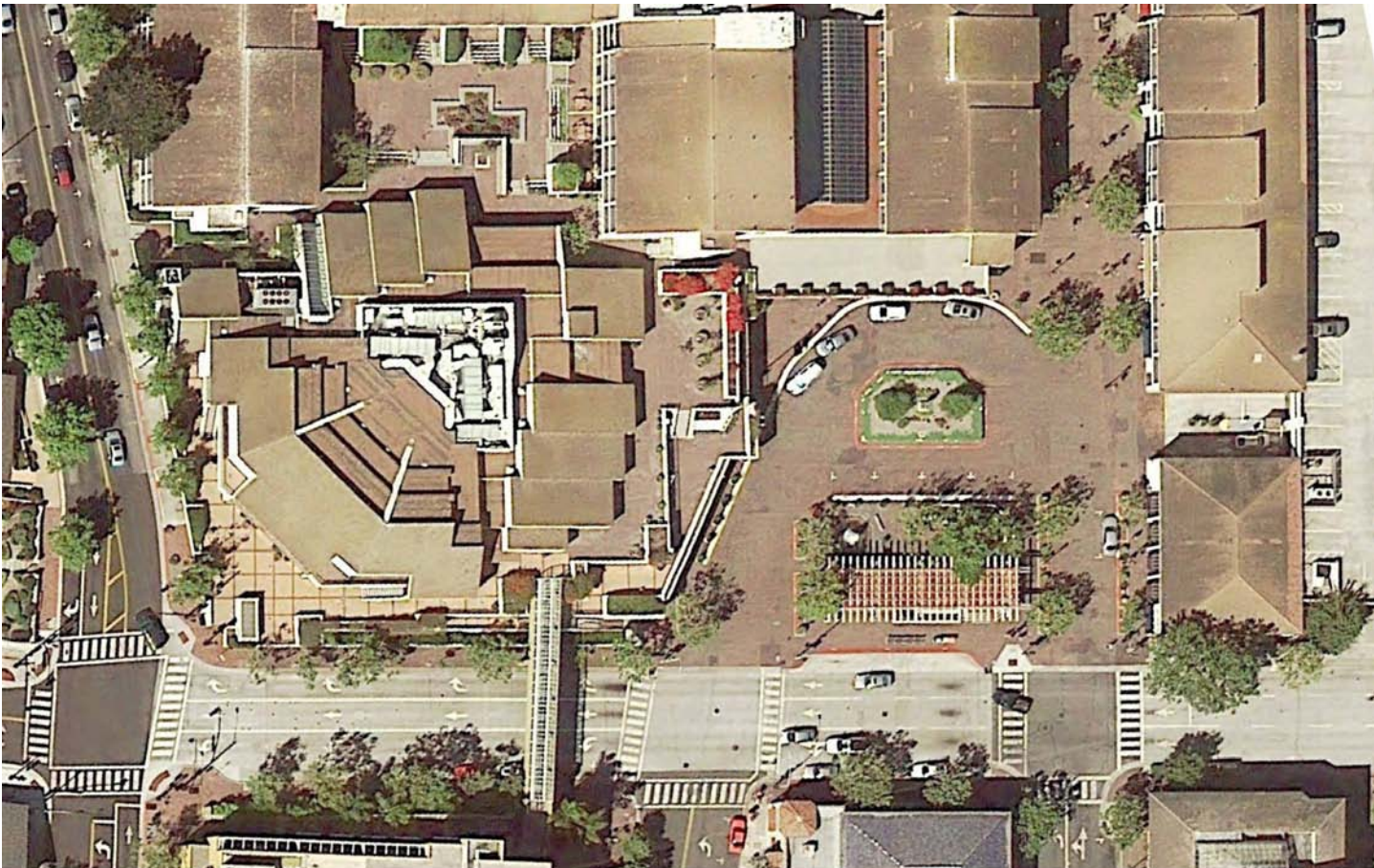


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PACIFIC STREET VIEW
PROPOSED RENOVATION

PORTOLA PLAZA VISION





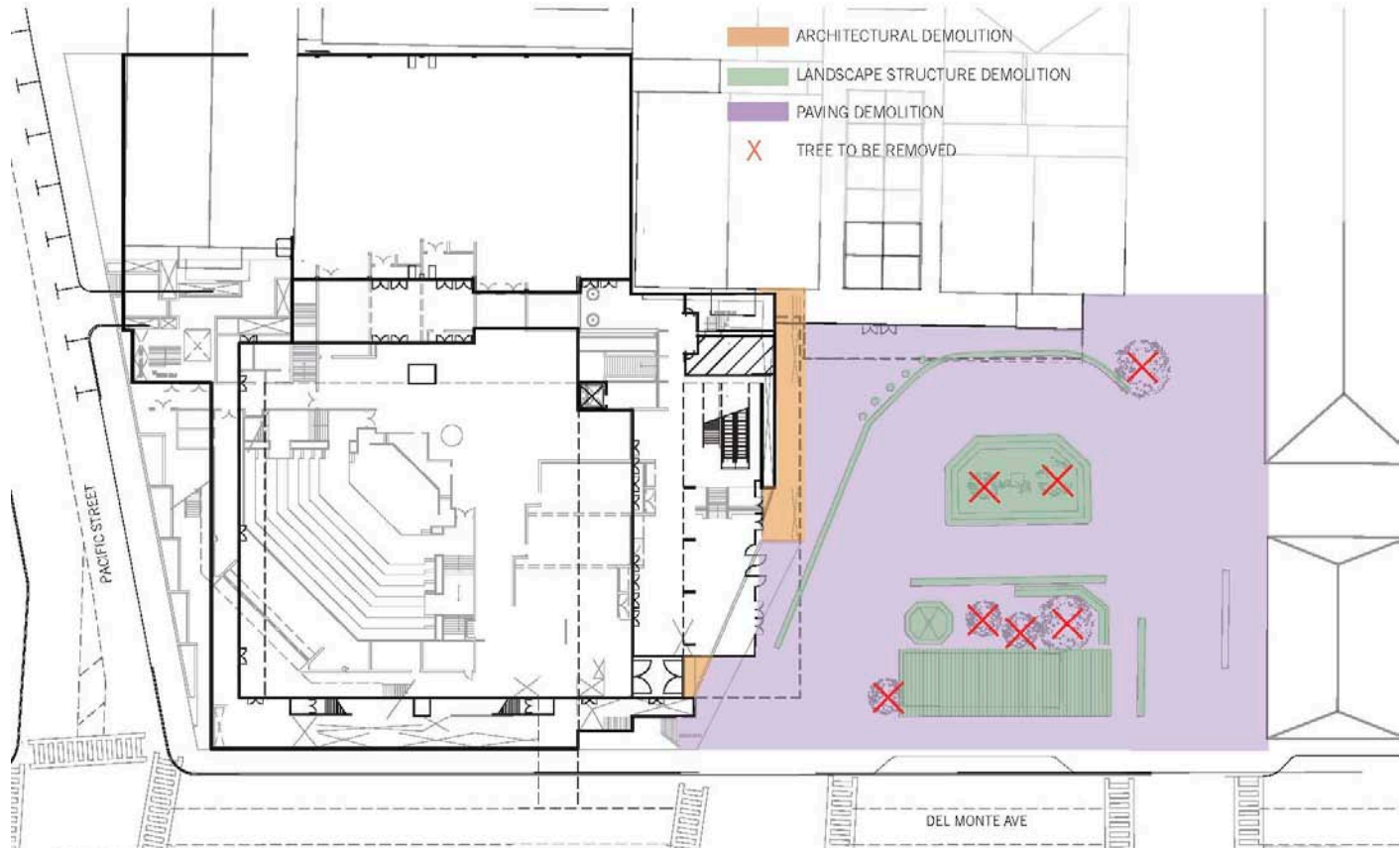


SITE PHOTOS

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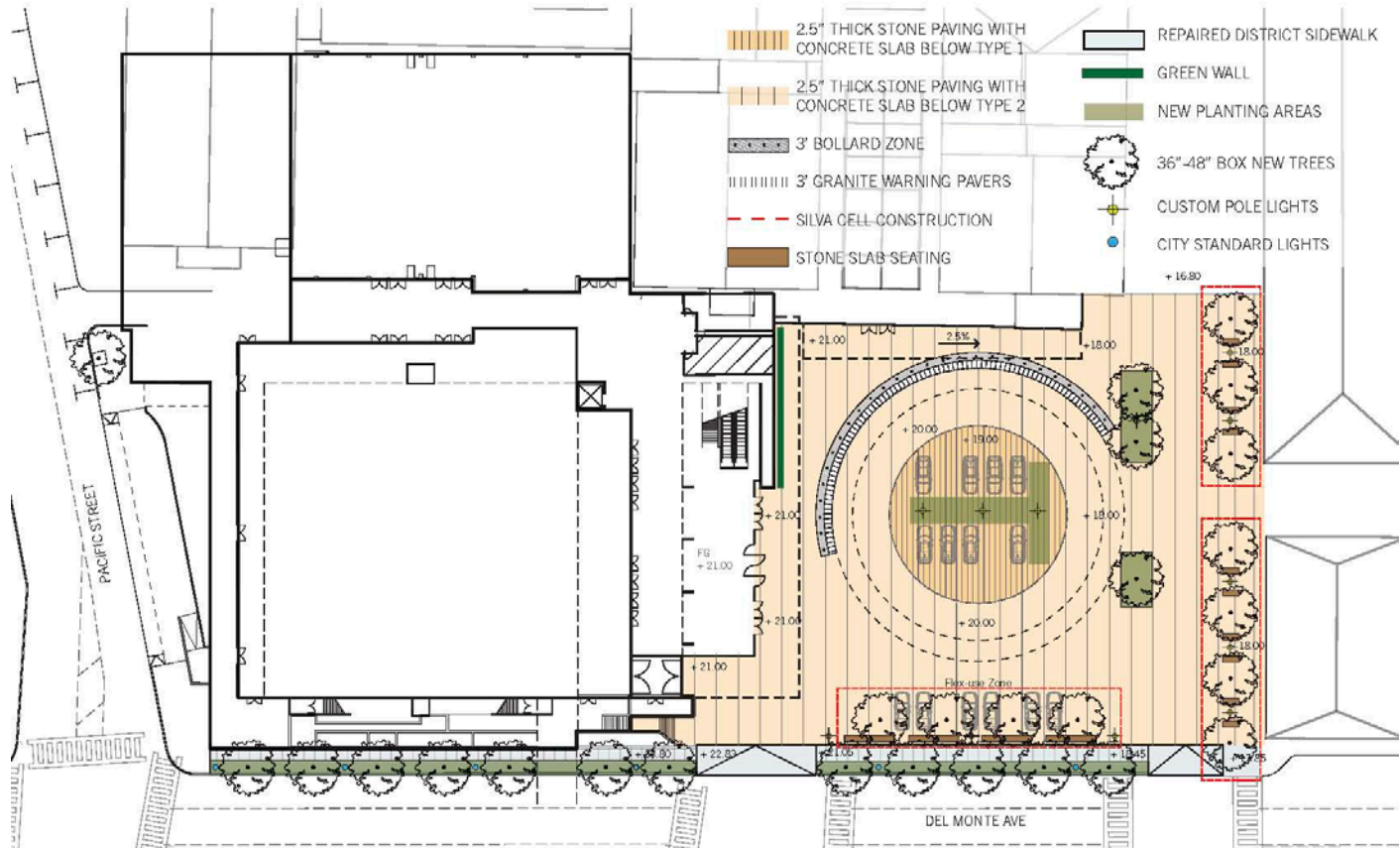
PORTOLA PLAZA VISION
DOWNTOWN SPECIFIC PLAN



MONTEREY CONFERENCE CENTER RENOVATION PROJECT
 PRELIMINARY DESIGN 15% PRICING ISSUE
 05 DECEMBER 2014

Demo Plan: Ground Floor





- 2.5" THICK STONE PAVING WITH CONCRETE SLAB BELOW TYPE 1
- 2.5" THICK STONE PAVING WITH CONCRETE SLAB BELOW TYPE 2
- 3' BOLLARD ZONE
- 3' GRANITE WARNING PAVERS
- SILVA CELL CONSTRUCTION
- STONE SLAB SEATING

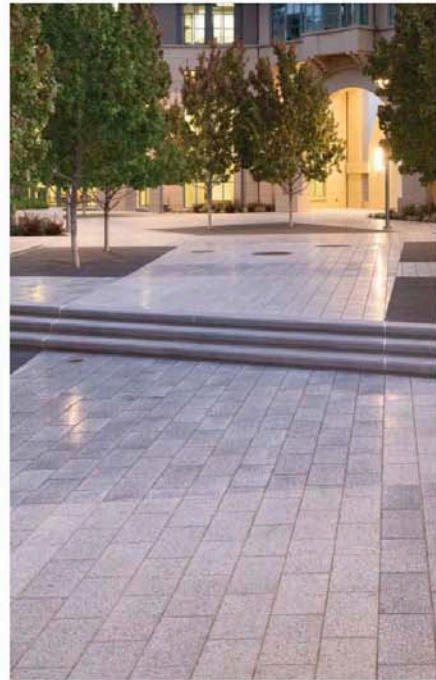
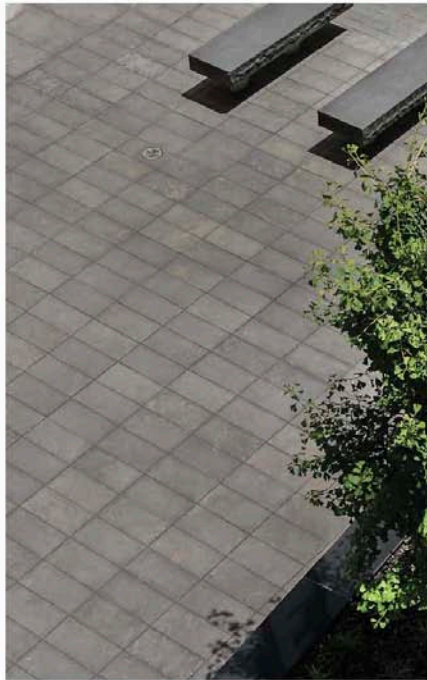
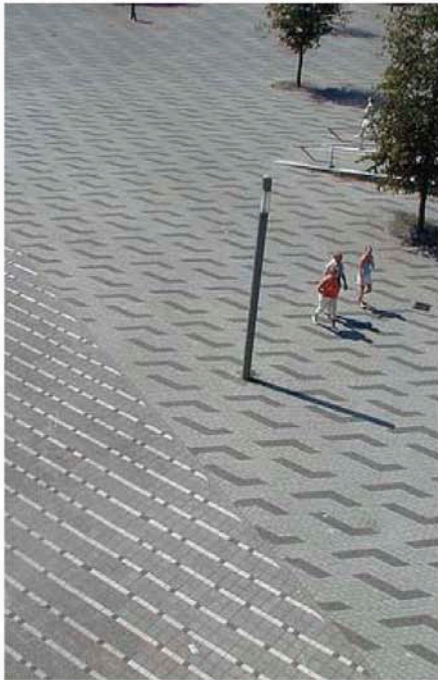
- REPAIRED DISTRICT SIDEWALK
- GREEN WALL
- NEW PLANTING AREAS
- 36"-48" BOX NEW TREES
- CUSTOM POLE LIGHTS
- CITY STANDARD LIGHTS

MONTEREY CONFERENCE CENTER RENOVATION PROJECT
 PRELIMINARY DESIGN 15% PRICING ISSUE
 05 DECEMBER 2014

Proposed Design: Ground Floor

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STONE SLAB OR CONCRETE UNIT PAVERS OVER CONCRETE SLAB, ENGINEERED FOR HEAVY TRAFFIC, WITH SILVA CELL SYSTEM BELOW (SUBGRADE SOIL PREPARATION).

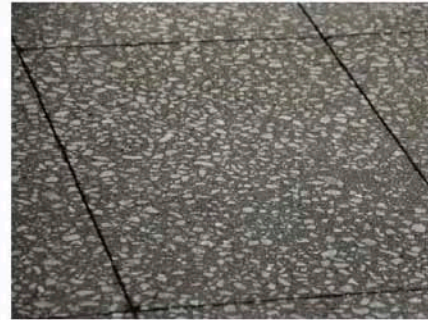




STONE OR CONCRETE UNIT PAVERS WITH STAINLESS STEEL BANDS



WHITE GRANITE DETECTABLE WARNING PAVING AT DROP-OFF

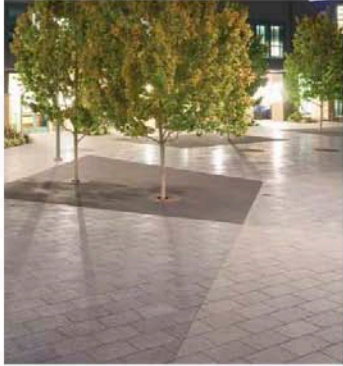


TERRAZO GROUND STONE UNIT PAVERS OVER CONCRETE SET IN MORTAR



CONCRETE WITH ALTERNATING SAND BLAST FINISH AT TRUCK LOADING ZONE





CONCRETE UNIT PAVERS AND STONE PAVERS



WOOD DECKING AND PEDESTAL PAVING



STONE PAVING



STONE BOLLARD



HYDRAULIC STEEL BOLLARD WITH LIGHT

Material Options on Structure
(Terraces)



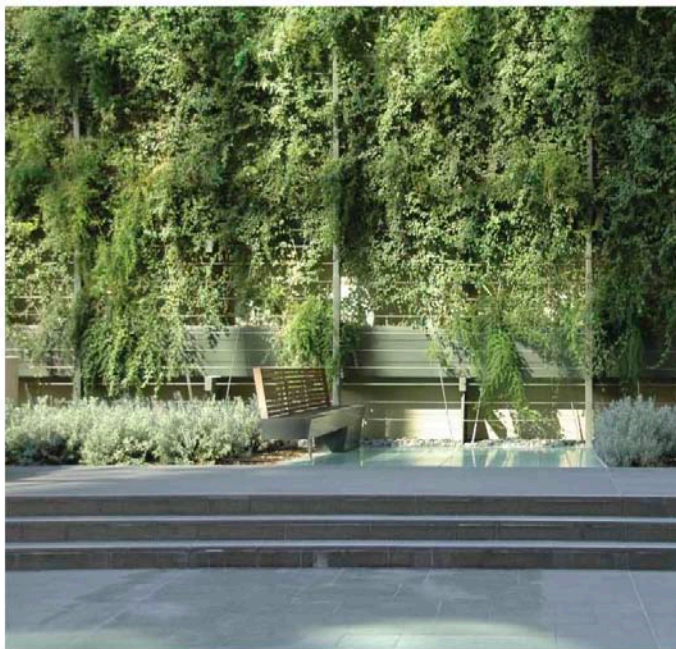


POLE LIGHT



ACCENT LIGHTING

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PRELIMINARY DESIGN 15% PRICING ISSUE
05 DECEMBER 2014

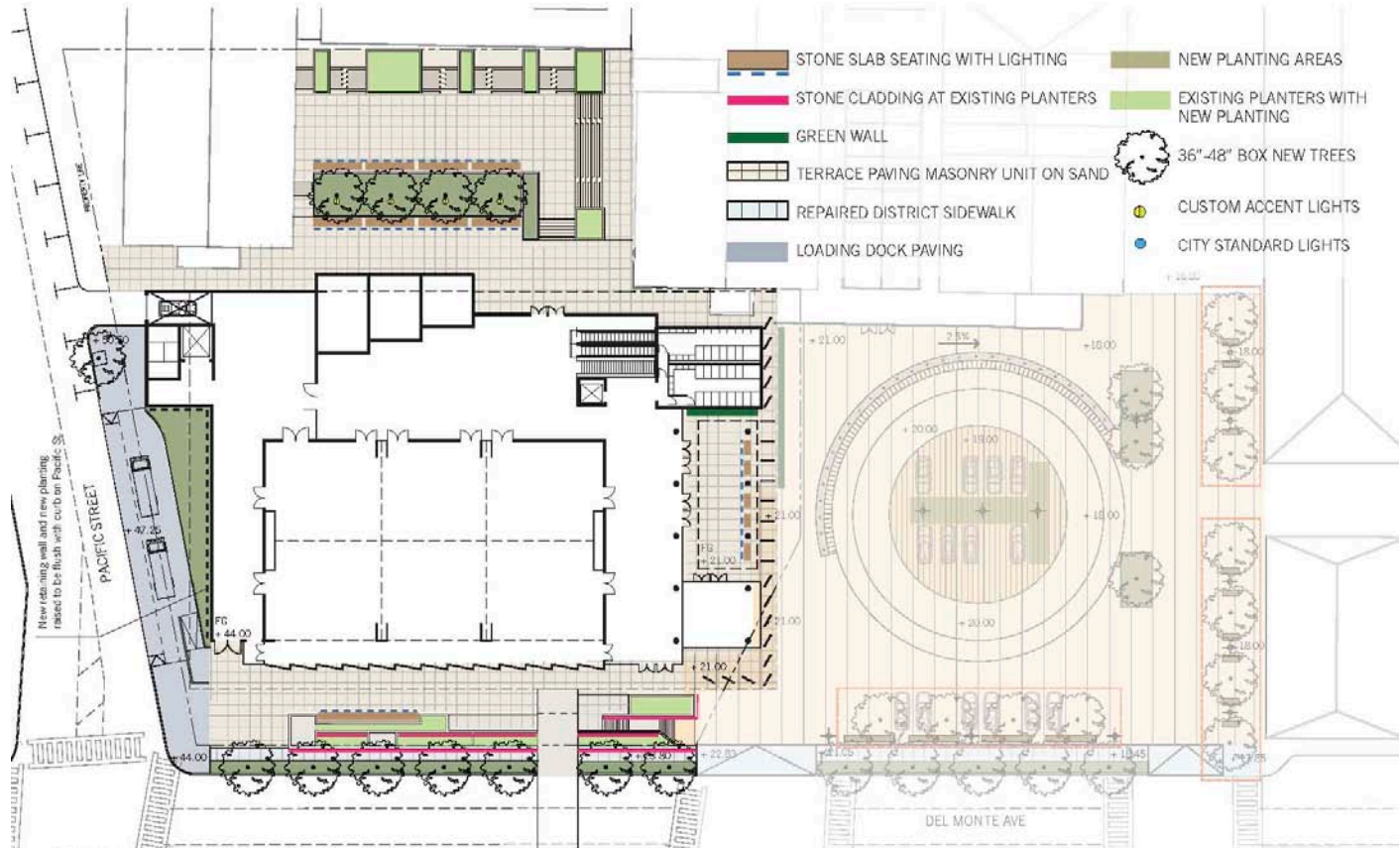


Green Wall at 555 Mission St.



Green Wall Support System





MONTEREY CONFERENCE CENTER RENOVATION PROJECT
 PRELIMINARY DESIGN 15% PRICING ISSUE
 05 DECEMBER 2014

Proposed Design: Third Floor



SUSTAINABILITY

Buildings Envelope

- Skylights or clerestories for upper levels
- Daylight spaces on lower levels as much as possible
- Connect to greenery indoors and out
- Exterior solar control devices specific to each facade
- Optimized glazing in façade (Shading coefficient and VLT more important than U-value)
- Computerized internal shade controls
- Green roofs
- High albedo roofs where there are not green roofs
- Optimize R-value of roof insulation

Buildings Systems

- Air side systems – optimize existing, replace only as needed, revise some ductwork as needed
- Provide Demand Control Ventilation using CO2 sensors for each air handler
- Displacement Ventilation if possible
- Radiant floors in lobbies (can be installed in topping slabs)
- Provide public access to building performance data via interactive dashboards in lobbies
- Optimize Chilled water system – revise piping and controls, investigate use of existing air-cooled chiller, investigate cost/benefit of new chiller

Water

- Rainwater collection and reuse
- Green wall/ roofs
- Condensate collection and reuse
- High efficiency plumbing fixtures
- Use of non-potable water for irrigation
- Use of non-potable water for HVAC makeup water
- Use of non-potable water for toilet flushing
- Greywater collection and reuse



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MONTEREY VERNACULAR / SECRET GARDENS / LOCAL MATERIALS
LOCAL FEATURES



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