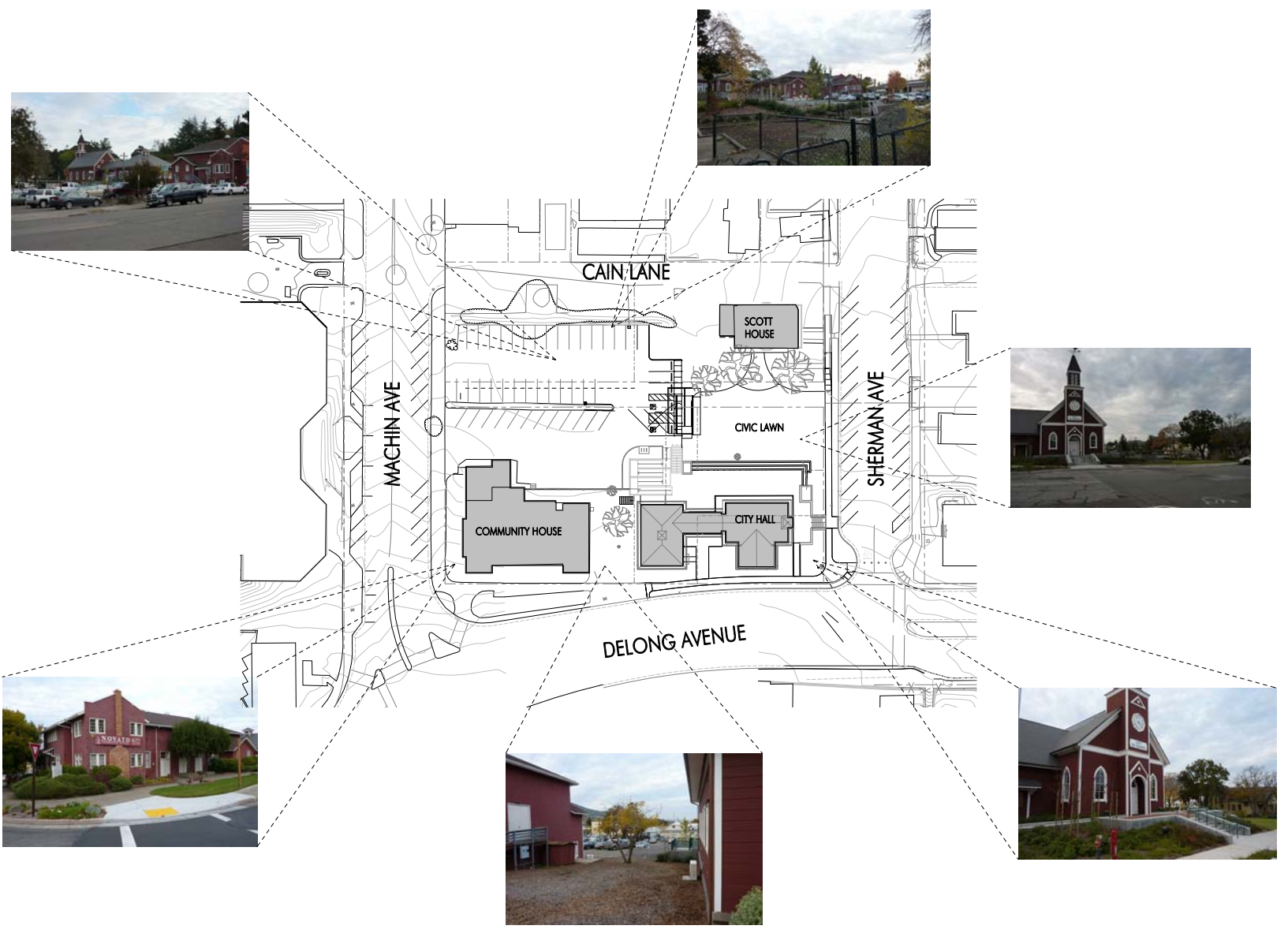


500 MONTGOMERY STREET SAN FRANCISCO CA 94111-3379
 415-484-0320 FX 415-434-2409 WWW.FME-ARCH.COM



SITE PLAN
 1" = 50'-0"



SITE MAP



VICINITY MAP

SITE INFORMATION
 A01

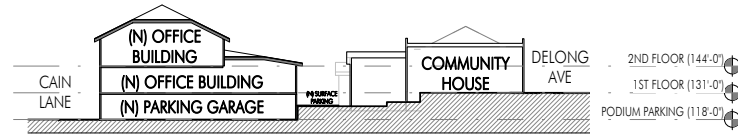
SHEET ISSUE DATE
 CONCEPT DESIGN STUDIES 15 FEBRUARY 2011

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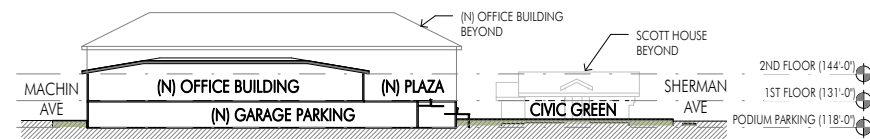




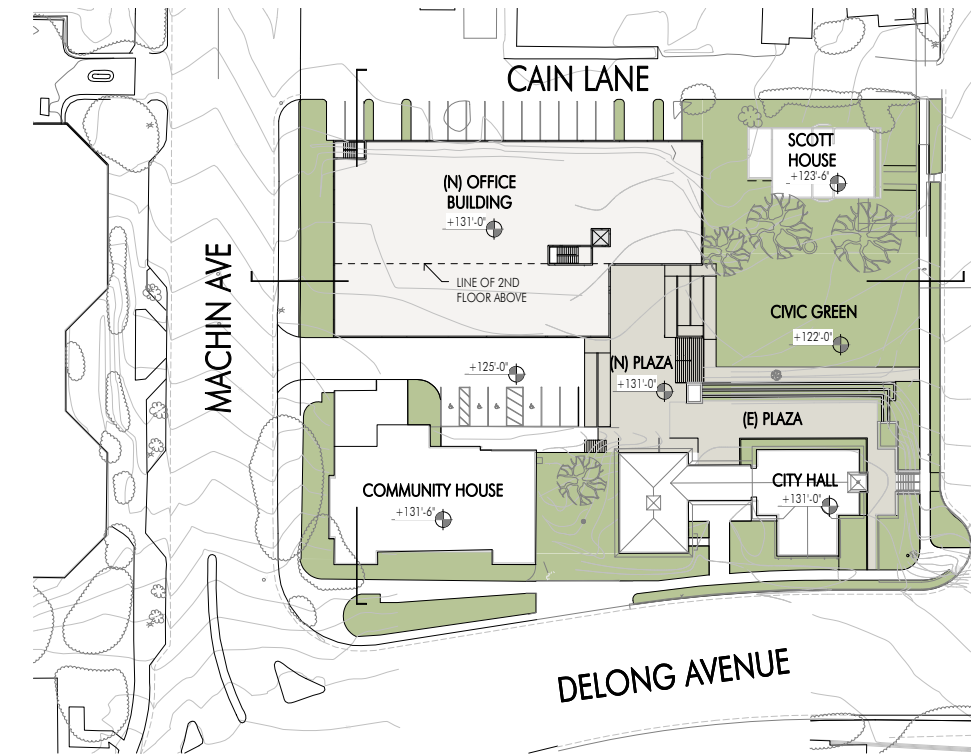
SCHEME A - VIEW FROM SHERMAN AVE.
 N.T.S.



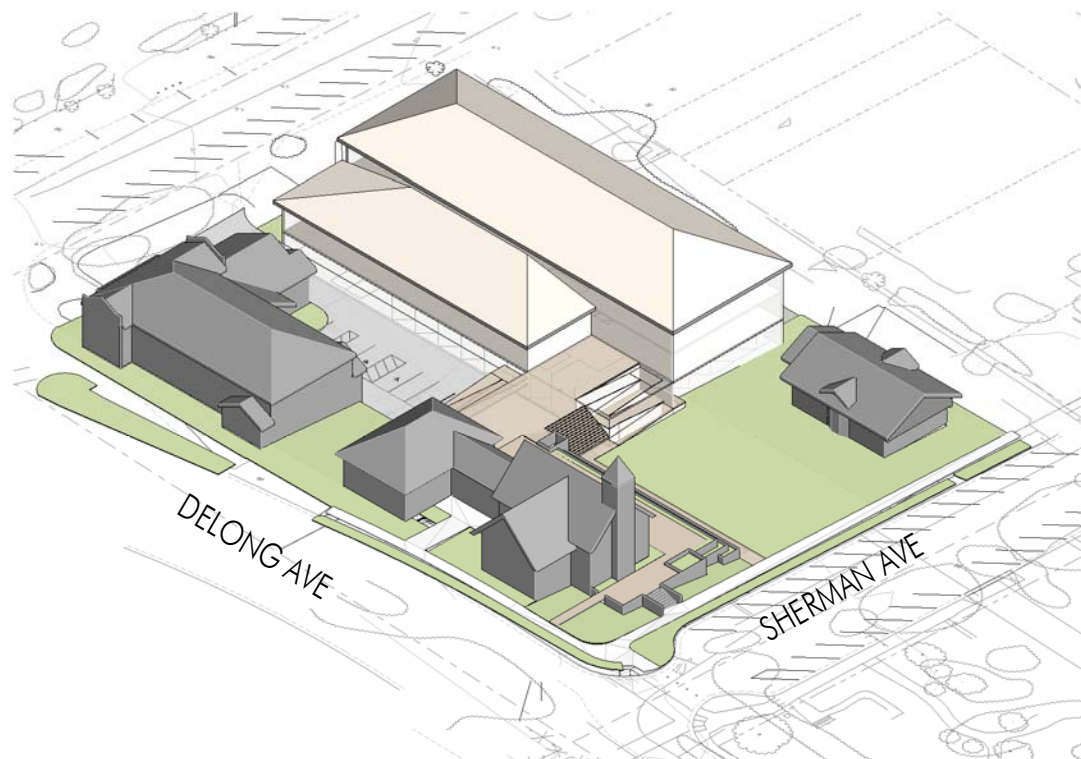
SCHEME A - N-S SECTION LOOKING TOWARDS SHERMAN
 1" = 50'-0"



SCHEME A - E-W SECTION LOOKING TOWARDS CAIN
 1" = 50'-0"



SCHEME A - SITE PLAN
 1" = 50'-0"



SCHEME A - SE VIEW

SCHEME A

DESIGN APPROACH

- EXISTING BUILDINGS REMAIN
- RAISED GRADE LEVEL PARKING
- ANGLED PARKING TO REDUCE BUILDING DEPTH
- BUILDING FOOTPRINT MATCHED PARKING LEVEL

PARKING INFORMATION

SURFACE PARKING =	20 SPACES
GARAGE PARKING =	35 SPACES
OFFSITE STREET PARKING =	47 SPACES
TOTAL =	102 SPACES
PARKING LEVEL AREA =	17,280 SF
PARKING GARAGE EFFICIENCY =	494 SF/SPACE

BUILDING INFORMATION

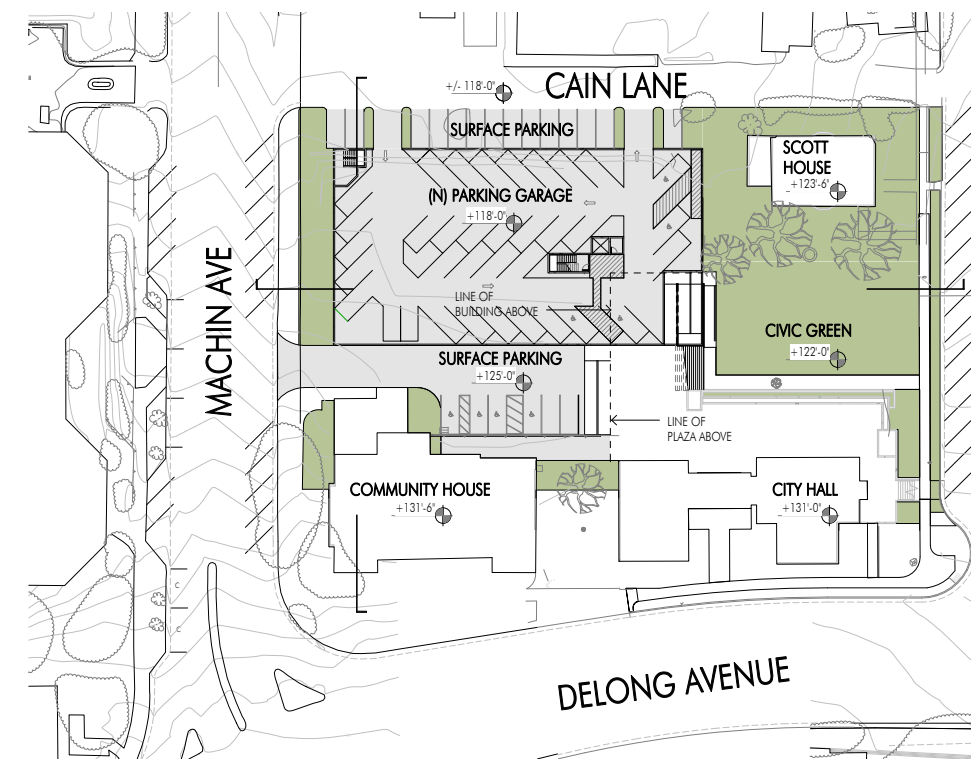
FIRST FLOOR AREA =	15,427 SF
SECOND FLOOR AREA =	10,800 SF
TOTAL BUILDING AREA =	26,227 SF
(N) PLAZA AREA =	3,300 SF

SCHEME PROS

- ALL (E) BUILDINGS REMAIN
- INCLUDES SURFACE PARKING OFF MACHIN AVENUE
- ELEVATED SURFACE PARKING REDUCES TRANSITION TO COMMUNITY HOUSE
- DIRECT CONNECTION WITH CITY HALL AT PLAZA LEVEL
- REDUCES OFFSITE HAULING OF SOIL FROM GARAGE

SCHEME CONS

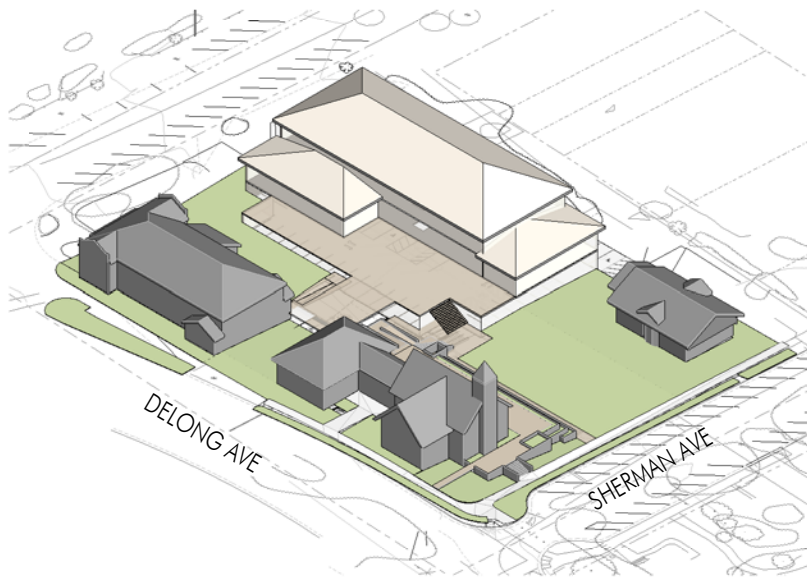
- BUILDING AREA AS CONFIGURED IS GREATER THAN PROGRAM REQUIREMENTS
- LESS PARKING THAN EXISTING DUE TO INEFFICIENT ANGLED PARKING IN GARAGE
- SCALE OF BUILDING IS OUT OF CONTEXT WITH EXISTING BUILDINGS
- MAY REQUIRE DEMO OF (E) ACCESSIBLE RAMP AND STAIR FOR PLAZA CONNECTION



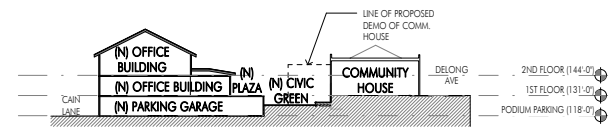
SCHEME A - PARKING LEVEL
 1" = 50'-0"



SCHEME B - VIEW FROM SHERMAN AVE.
NTS

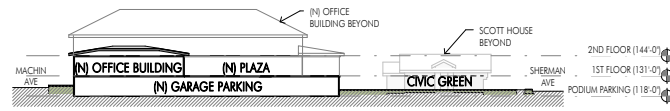


SCHEME B - SE VIEW



SCHEME B - N-S SECTION LOOKING TOWARDS SHERMAN

1" = 50'-0"



SCHEME B - E-W SECTION LOOKING TOWARDS CAIN

1" = 50'-0"

SCHEME B

DESIGN APPROACH

- PARTIAL DEMO OF THE COMMUNITY HOUSE
- MORE EFFICIENT 90 DEGREE PARKING IN GARAGE
- BUILDING FOOTPRINT SMALLER THAN GARAGE, CREATING PLAZA

PARKING INFORMATION

SURFACE PARKING =	17 SPACES
GARAGE PARKING =	46 SPACES
OFFSITE STREET PARKING =	52 SPACES
TOTAL =	115 SPACES

PARKING LEVEL AREA =	17,316 SF
PARKING GARAGE EFFICIENCY =	376 SF/SPACE*
*MOST EFFICIENT PARKING SCHEME	

SCHEME PROS

- COHESIVE SITE PLAN WITH LARGER PLAZA AREA FOR COMMUNITY
- BUILDING IS MORE IN SCALE WITH SURROUNDING BUILDINGS
- INCREASED PARKING COUNT AND GARAGE EFFICIENCY
- DIRECT CONNECTION WITH CITY HALL AT PLAZA LEVEL WHILE MAINTAINING (E) ACCESSIBLE RAMP
- CREATES NEW CIVIC STAIR ENTRY TO PLAZA OFF GREEN.

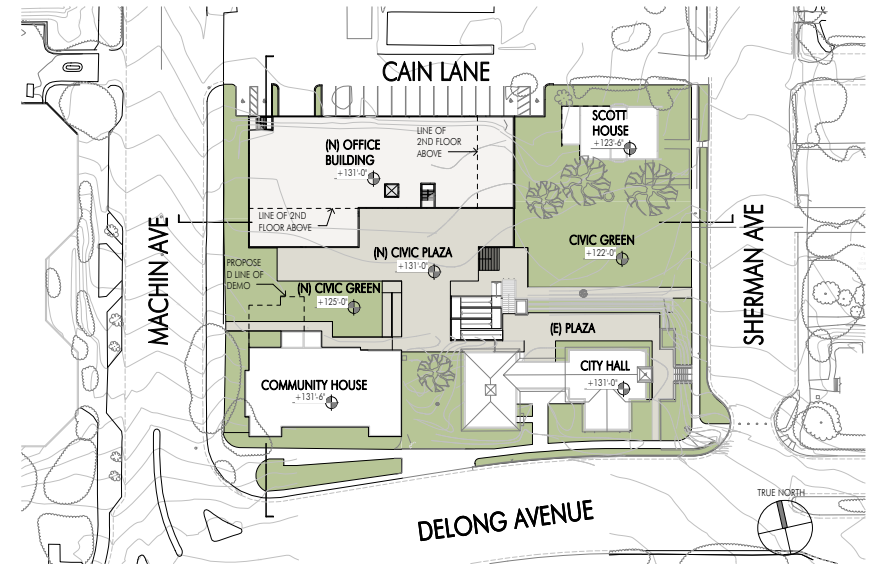
BUILDING INFORMATION

FIRST FLOOR AREA =	11,929 SF
SECOND FLOOR AREA =	8,471 SF
TOTAL BUILDING AREA =	20,400 SF

(N) PLAZA AREA =	7,000 SF
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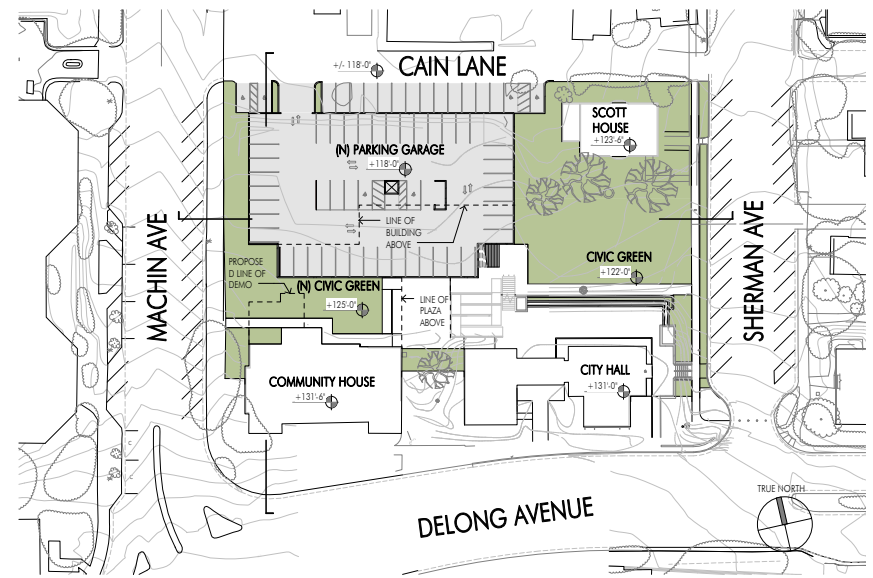
SCHEME CONS

- LARGER PODIUM FOOTPRINT COULD ADD COSTS
- PARTIAL DEMO OF COMMUNITY HOUSE
- RELOCATES (E) ACCESSIBLE PARKING TO CAIN



SCHEME B - SITE PLAN

1" = 50'-0"

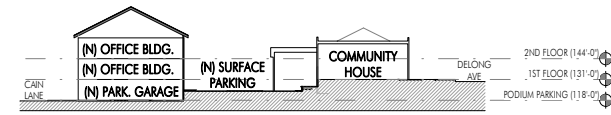


SCHEME B - PARKING LEVEL

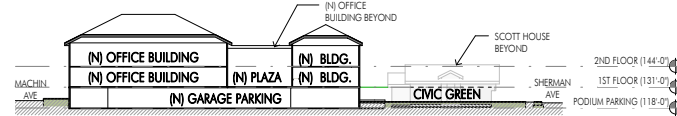
1" = 50'-0"



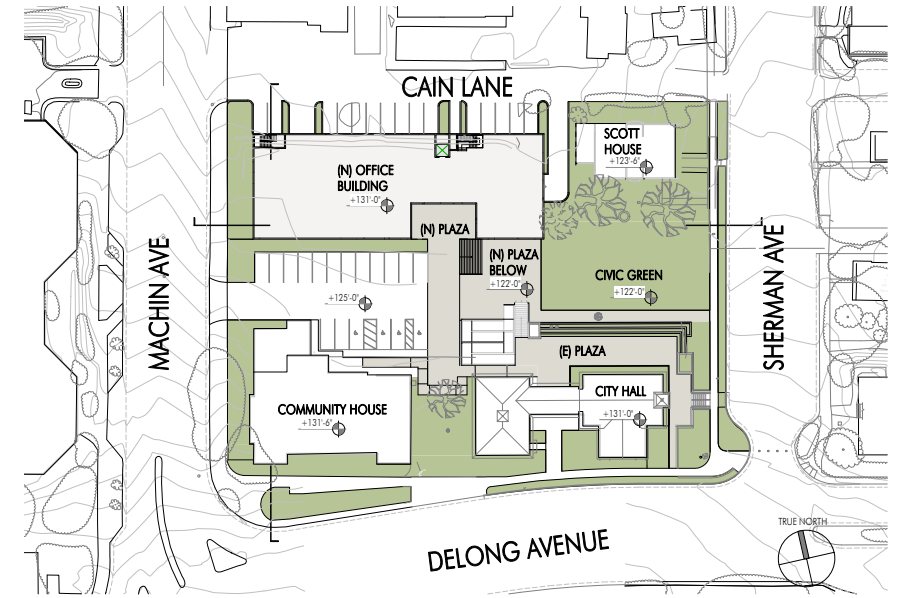
SCHEME C - VIEW FROM SHERMAN AVE.



SCHEME C - N-S SECTION LOOKING TOWARDS SHERMAN
 1" = 50'-0"

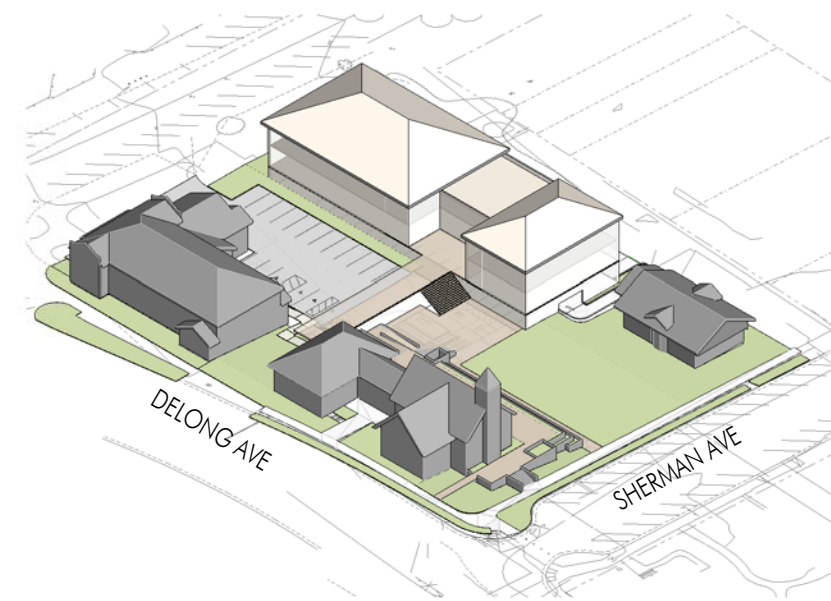


SCHEME C - E-W SECTION LOOKING TOWARDS CAIN
 1" = 50'-0"



SCHEME C - SITE PLAN
 1" = 50'-0"

NTS



SCHEME C - SE VIEW

SCHEME C

DESIGN APPROACH

- (E) BUILDINGS REMAIN
- ELEVATED SURFACE PARKING OF MACHIN
- SINGLE BAY PARKING/ NARROW FOOTPRINT
- BUILDING MASS READS AS TWO BUILDINGS

PARKING INFORMATION

SURFACE PARKING =	33 SPACES
GARAGE PARKING =	31 SPACES
STREET PARKING =	47 SPACES
TOTAL =	111 SPACES

PARKING LEVEL AREA =	11,998 SF
PARKING GARAGE EFFICIENCY =	387 SF/SPACE

BUILDING INFORMATION

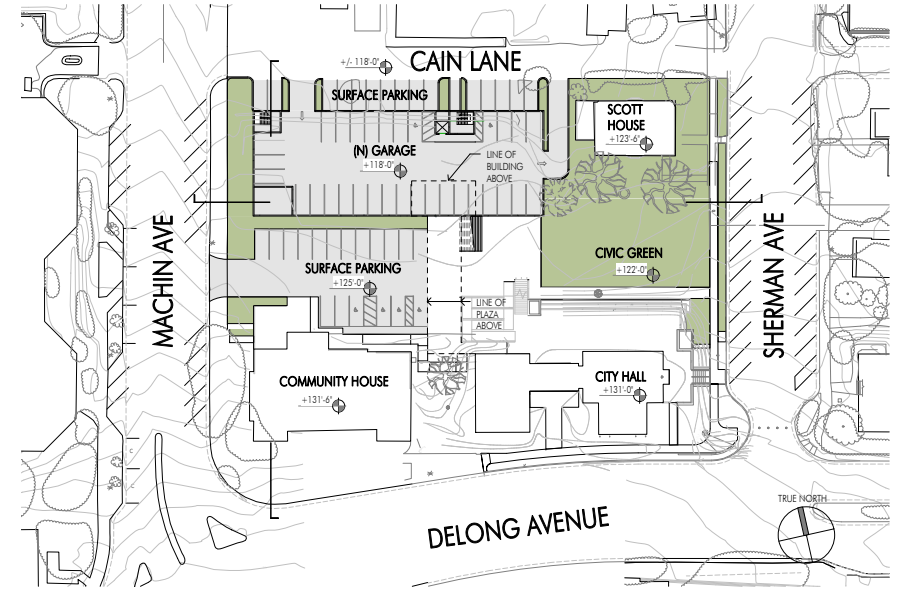
FIRST FLOOR AREA =	10,875 SF
SECOND FLOOR AREA =	10,875 SF
TOTAL BUILDING AREA =	21,750 SF
(N) PLAZA AREA =	2,900 SF

SCHEME PROS

- LONG SOUTHERN BUILDING ORIENTATION ALLOWS FOR EFFECTIVE USE OF SOLAR/SUSTAINABLE ELEMENTS
- ALL (E) BUILDINGS, RAMPS, AND STAIRS REMAIN
- MAINTAINS ONSITE ACCESSIBLE PARKING SPACES OFF MACHIN
- MOST SURFACE PARKING ON-SITE; REDUCES COST PER SPACE
- AMOUNT OF SURFACE PARKING IS EQUAL TO EXISTING
- RELATIVELY EFFICIENT PARKING GARAGE
- BREAKS UP ARTICULATION; LOOKS LIKE TWO SEPARATE BUILDINGS FROM SHERMAN AVE.
- DIRECT CONNECTION WITH CITY HALL AT PLAZA LEVEL WHILE MAINTAINING (E) ACCESSIBLE RAMP
- EXPANDS CIVIC GREEN AREA WITH NEW STAIR ENTRY TO PLAZA OFF GREEN
- ALLOWS FOR FUTURE EXPANSION

SCHEME CONS

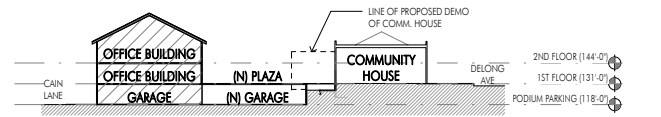
- WILL REQUIRE REMOVAL OF ONE TREE NEAR SCOTT HOUSE
- LOBBY/ENTRY NOT VISIBLE FROM SHERMAN



SCHEME C - PARKING LEVEL
 1" = 50'-0"

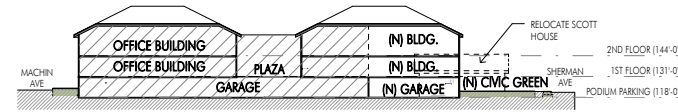


SCHEME C2 - VIEW FROM SHERMAN AVE.



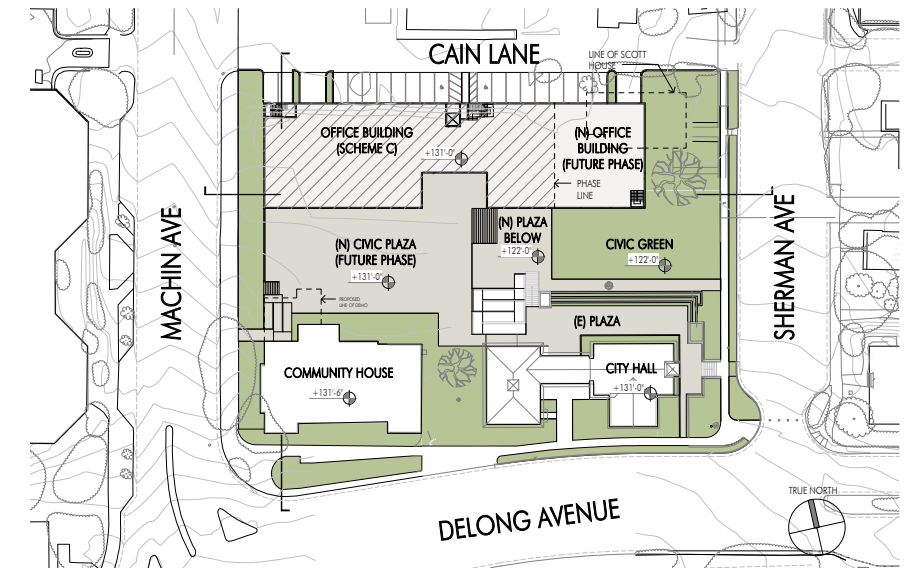
SCHEME C2 - N-S SECTION LOOKING TOWARDS SHERMAN

1" = 50'-0"



SCHEME C2 - E-W SECTION LOOKING TOWARDS CAIN

1" = 50'-0"



SCHEME C2 - SITE PLAN

1" = 50'-0"



SCHEME C2 - SE VIEW

SCHEME C2

DESIGN APPROACH

TAKES SCHEME C AND LOOKS AT FUTURE GROWTH IN TWO DIFFERENT AREAS OF THE SITE:

- CREATES LARGER CIVIC PLAZA
- ADDITIONAL OFFICE SPACE
- MAXIMIZES PARKING

PARKING INFORMATION

SURFACE PARKING =	19 SPACES
GARAGE PARKING =	61 SPACES
OFFSITE STREET PARKING =	52 SPACES
TOTAL =	132 SPACES

PARKING LEVEL AREA =	24,185 SF
PARKING GARAGE EFFICIENCY =	396 SF/SPACE

BUILDING INFORMATION

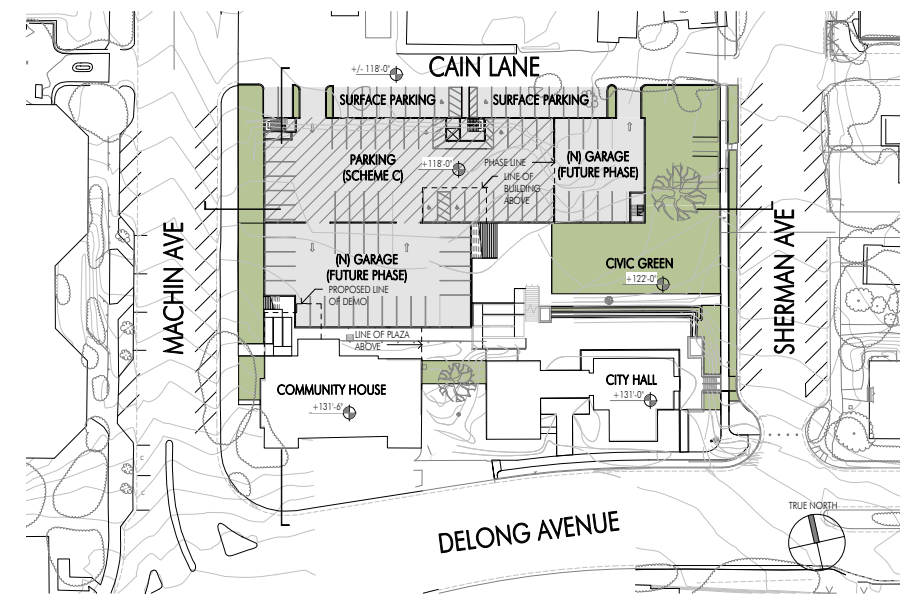
FIRST FLOOR AREA =	15,752 SF
SECOND FLOOR AREA =	15,752 SF
TOTAL BUILDING AREA =	31,504 SF
(N) PLAZA AREA =	7,600 SF

SCHEME PROS

- MAXIMIZES SURFACE & PARKING OPPORTUNITIES
- BREAKS UP ARTICULATION; LOOKS LIKE 2 DIFFERENT BUILDINGS FROM THE STREET
- CREATES A LARGER PLAZA LEVEL FOR EXTENDED CIVIC GREEN ACTIVITIES
- DIRECT CONNECTION WITH CITY HALL & COMMUNITY HOUSE AT PLAZA LEVEL WHILE MAINTAINING (E) ACCESSIBLE RAMP
- EXPANDS CIVIC GREEN AREA WITH NEW STAIR ENTRY TO PLAZA OFF GREEN.

SCHEME CONS

- REQUIRED RELOCATION OF SCOTT HOUSE IF MAXIMIZED
- PARTIAL DEMOLITION OF COMMUNITY HOUSE IF MAXIMIZED
- LARGE PODIUM FOOTPRINT ADDS COST
- REMOVAL OF TWO TREES NEAR SCOTT HOUSE
- ONSITE SURFACE PARKING IS ONLY ALONG CAINE LANE



SCHEME C2 - PARKING LEVEL

1" = 50'-0"

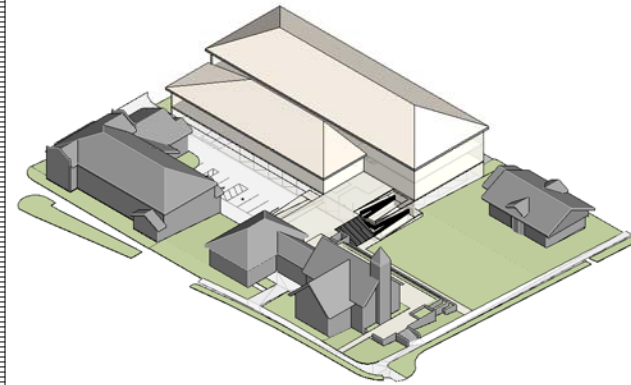
SCHEME C2 - (C + PHASING)

A 05

SHEET ISSUE
CONCEPT DESIGN STUDIES

DATE
15 FEBRUARY 2011

NOVATO CITY OFFICES
NOVATO, CA



SCHEME A

DESIGN APPROACH

- EXISTING BUILDINGS REMAIN
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- ANGLED PARKING TO REDUCE BUILDING DEPTH
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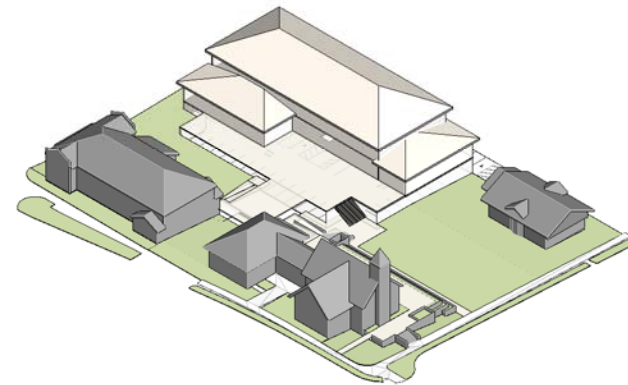
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- REDUCES OFFSITE HAULING OF SOIL FROM GARAGE

SCHEME CONS

- BUILDING AREA AS CONFIGURED IS GREATER THAN PROGRAM REQUIREMENTS
- LESS PARKING THAN EXISTING DUE TO INEFFICIENT ANGLED PARKING IN GARAGE
- SCALE OF BUILDING IS OUT OF CONTEXT WITH EXISTING BUILDINGS
- MAY REQUIRE DEMO OF (E) ACCESSIBLE RAMP AND STAIR FOR PLAZA CONNECTION



SCHEME B

DESIGN APPROACH

- PARTIAL DEMO OF THE COMMUNITY HOUSE
- MORE EFFICIENT 90 DEGREE PARKING IN GARAGE
- BUILDING FOOTPRINT SMALLER THAN GARAGE, CREATING PLAZA

PARKING INFORMATION

SURFACE PARKING =	17 SPACES
GARAGE PARKING =	46 SPACES
OFFSITE STREET PARKING =	52 SPACES
TOTAL =	115 SPACES
PARKING LEVEL AREA =	17,316 SF
PARKING GARAGE EFFICIENCY =	376 SF/SPACE*
*MOST EFFICIENT PARKING SCHEME	

BUILDING INFORMATION

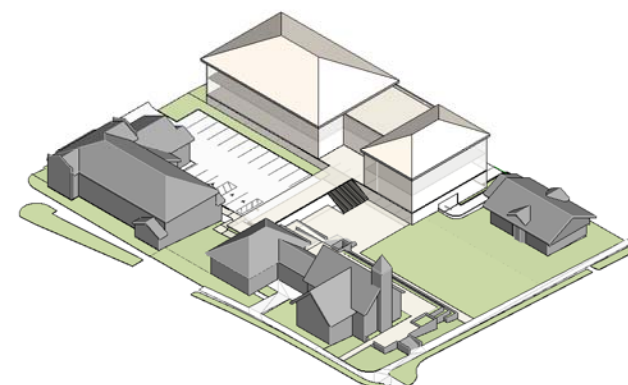
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TOTAL BUILDING AREA =	20,400 SF
(N) PLAZA AREA =	7,000 SF

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- COHESIVE SITE PLAN WITH LARGER PLAZA AREA FOR COMMUNITY
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- INCREASED PARKING COUNT AND GARAGE EFFICIENCY
- DIRECT CONNECTION WITH CITY HALL AT PLAZA LEVEL WHILE MAINTAINING (E) ACCESSIBLE RAMP
- CREATES NEW CIVIC STAIR ENTRY TO PLAZA OFF GREEN.

SCHEME CONS

- LARGER PODIUM FOOTPRINT COULD ADD COSTS
- PARTIAL DEMO OF COMMUNITY HOUSE
- RELOCATES (E) ACCESSIBLE PARKING TO CHAIN



SCHEME C

DESIGN APPROACH

- (E) BUILDINGS REMAIN
- ELEVATED SURFACE PARKING OF MACHIN
- SINGLE BAY PARKING/ NARROW FOOTPRINT
- BUILDING MASS READS AS TWO BUILDINGS

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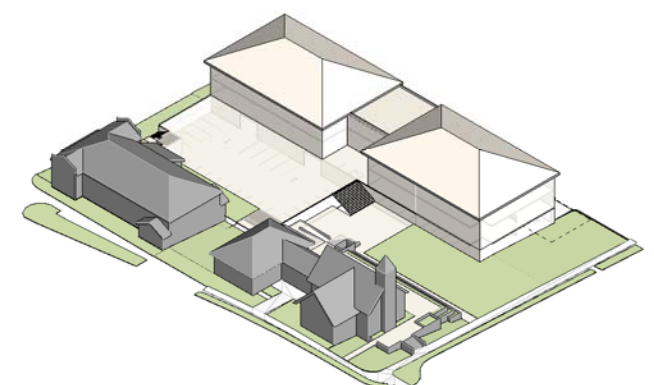
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- ALLOWS FOR FUTURE EXPANSION

SCHEME CONS

- WILL REQUIRE REMOVAL OF ONE TREE NEAR SCOTT HOUSE
- LOBBY/ENTRY NOT VISIBLE FROM SHERMAN



SCHEME C2

DESIGN APPROACH

- TAKES SCHEME C AND LOOKS AT FUTURE GROWTH IN TWO DIFFERENT AREAS OF THE SITE.
- CREATES LARGER CIVIC PLAZA
- ADDITIONAL OFFICE SPACE
- MAXIMIZES PARKING

PARKING INFORMATION

SURFACE PARKING =	19 SPACES
GARAGE PARKING =	61 SPACES
OFFSITE STREET PARKING =	52 SPACES
TOTAL =	132 SPACES
PARKING LEVEL AREA =	24,185 SF
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BUILDING INFORMATION

FIRST FLOOR AREA =	15,752 SF
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(N) PLAZA AREA =	7,600 SF

SCHEME PROS

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- BREAKS UP ARTICULATION; LOOKS LIKE 2 DIFFERENT BUILDINGS FROM THE STREET
- CREATES A LARGER PLAZA LEVEL FOR EXTENDED CIVIC GREEN ACTIVITIES
- DIRECT CONNECTION WITH CITY HALL & COMMUNITY HOUSE AT PLAZA LEVEL WHILE MAINTAINING (E) ACCESSIBLE RAMP
- EXPANDS CIVIC GREEN AREA WITH NEW STAIR ENTRY TO PLAZA OFF GREEN.

SCHEME CONS

- REQUIRED RELOCATION OF SCOTT HOUSE IF MAXIMIZED
- PARTIAL DEMOLITION OF COMMUNITY HOUSE IF MAXIMIZED
- LARGE PODIUM FOOTPRINT ADDS COST
- REMOVAL OF TWO TREES NEAR SCOTT HOUSE
- ONSITE SURFACE PARKING IS ONLY ALONG CANE LANE