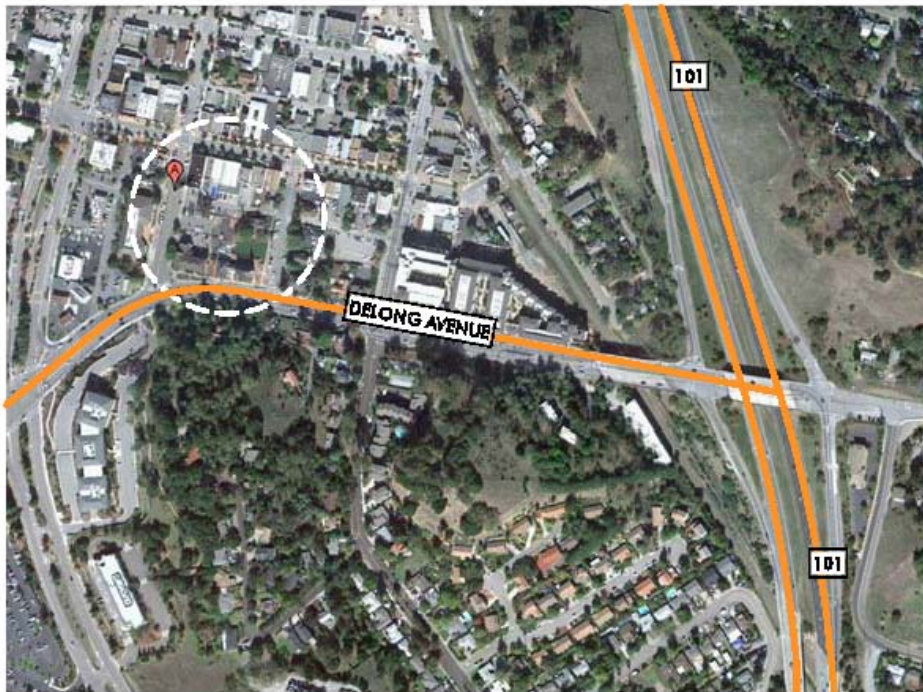
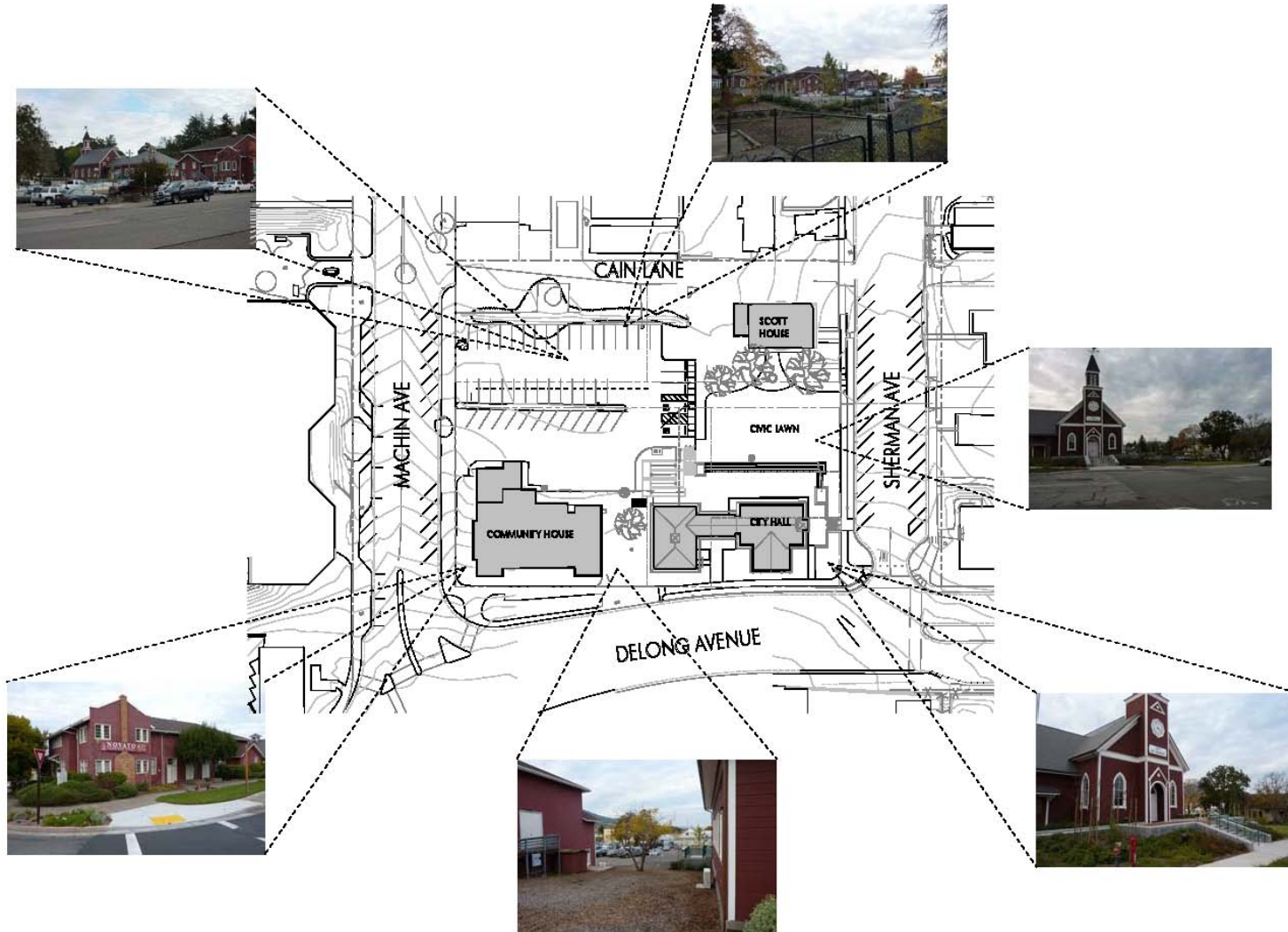


NOVATO CITY OFFICES

Tuesday, April 12, 2011



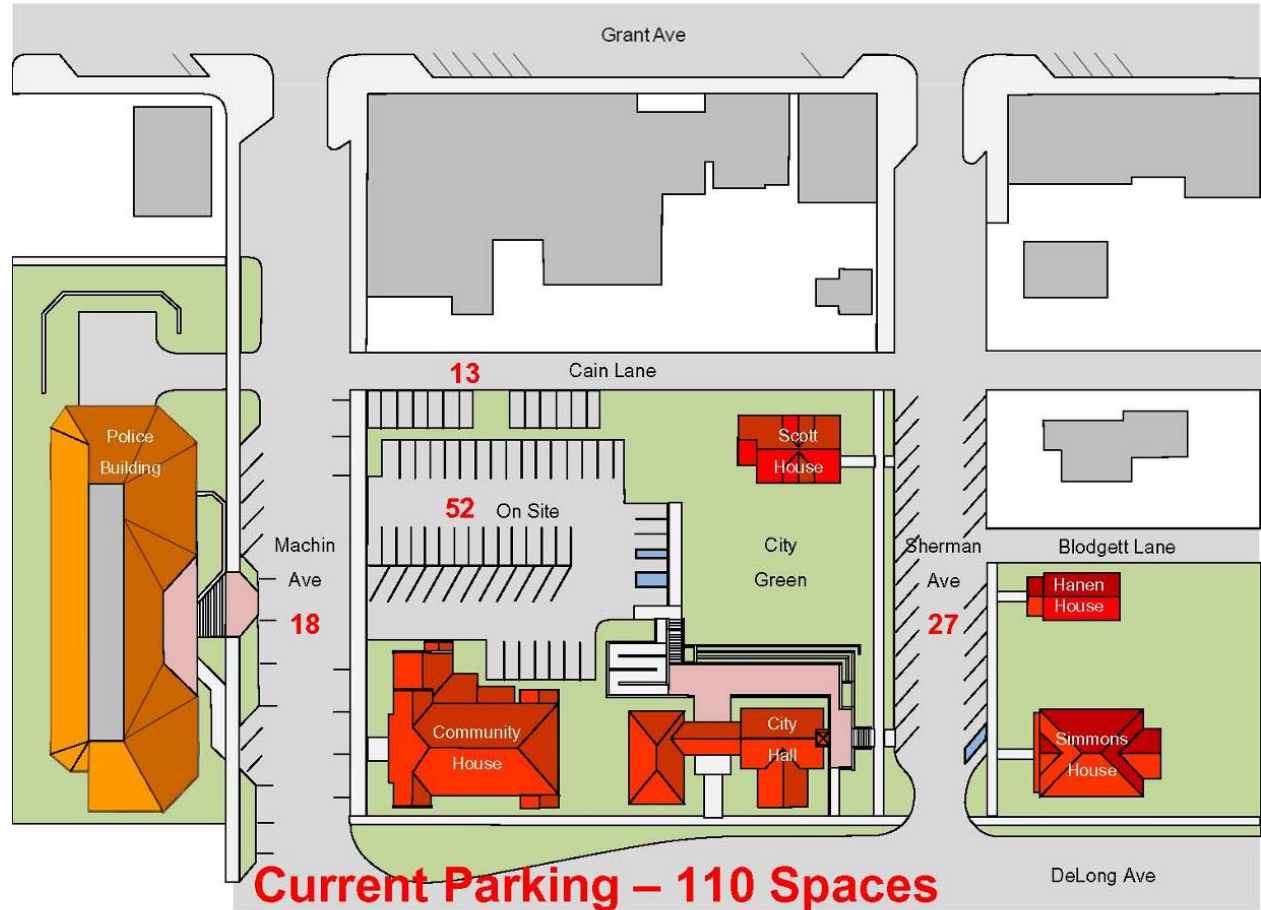
EXISTING SITE ELEMENTS



SITE - EXISTING

Parking Information

(E) Surface Parking = 65 Spaces
(E) Offsite Street Parking = 45 Spaces
Total = 110 Spaces



OPTION I

Design Pros

- Lobby access at Parking Level with transition to Civic Green Level
- Restroom access at Civic Green Level
- Garage access from Cain Lane & Surface Parking behind Community House
- Direct connection to existing City Hall plaza
- Opportunity for covered plaza area at Civic Green Level for community events
- Building step back at 2nd Floor

Design Cons

- Retaining wall at Civic Green Entry due to Parking Level elevation at 119'-0"
- No direct handicap accessible connection to Parking Level lobby from surface lot behind Community House

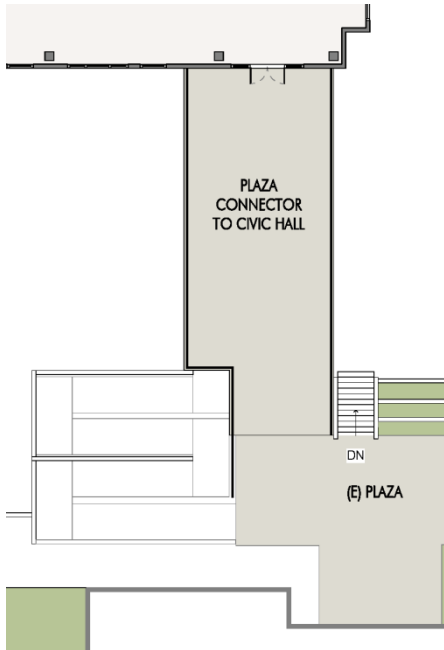


OPTION I – SITE PLAN

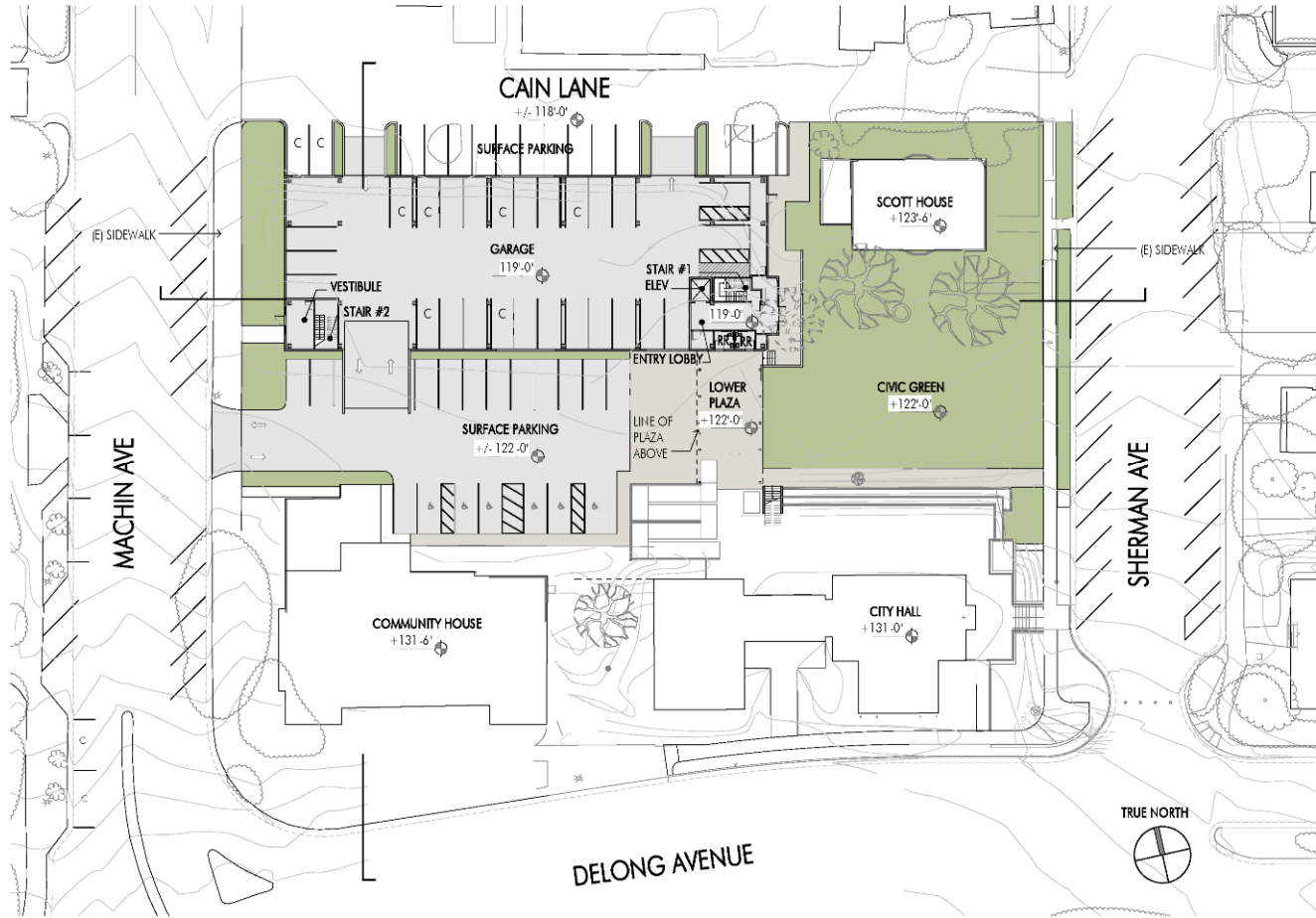
Parking Information

Surface Parking = 33 Spaces
 Garage Parking = 26 Spaces
 Street Parking = 47 Spaces
 Total = 106 Spaces

Parking Level Gross Area 12,100 SF
 Parking Garage Efficiency = 465 SF/Space



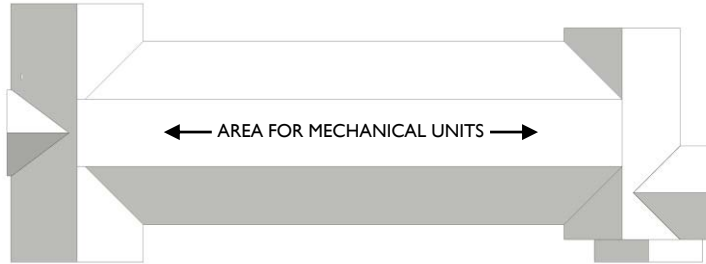
Enlarged First Floor Connection at Plaza



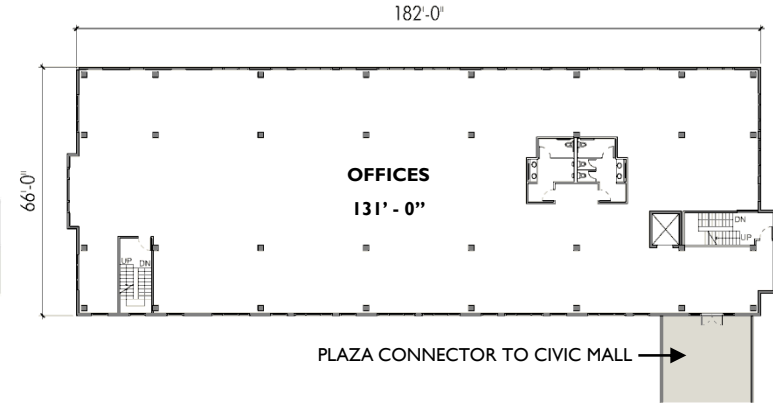
OPTION I - PLANS

Plan Information

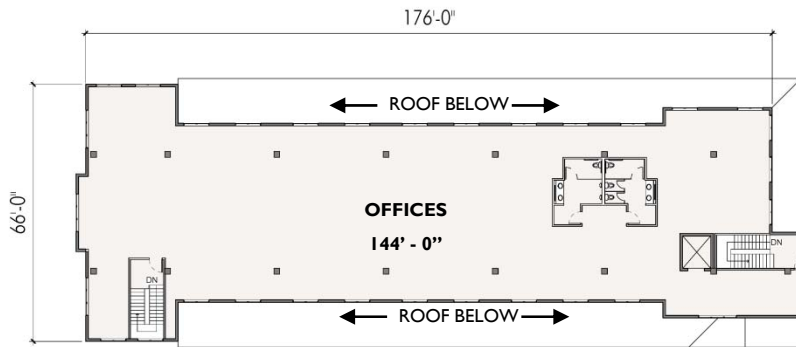
Gross Area	
First Floor	12,150 SF
Second Floor	9,238 SF
Total	21,388 SF



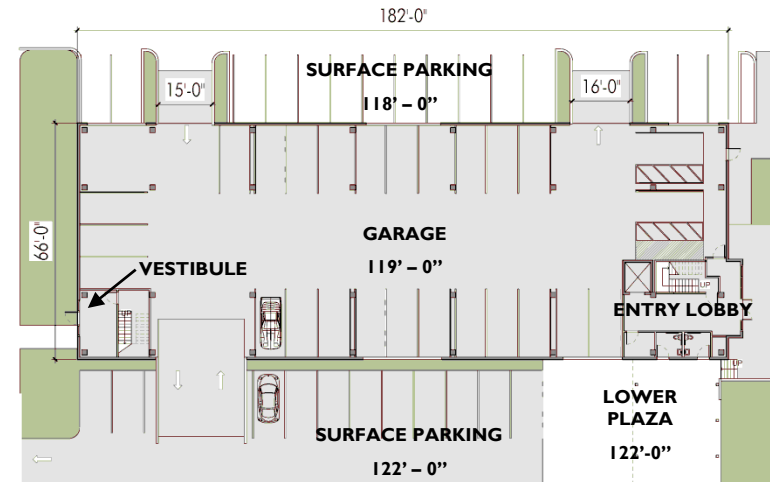
ROOF PLAN



1ST FLOOR PLAN

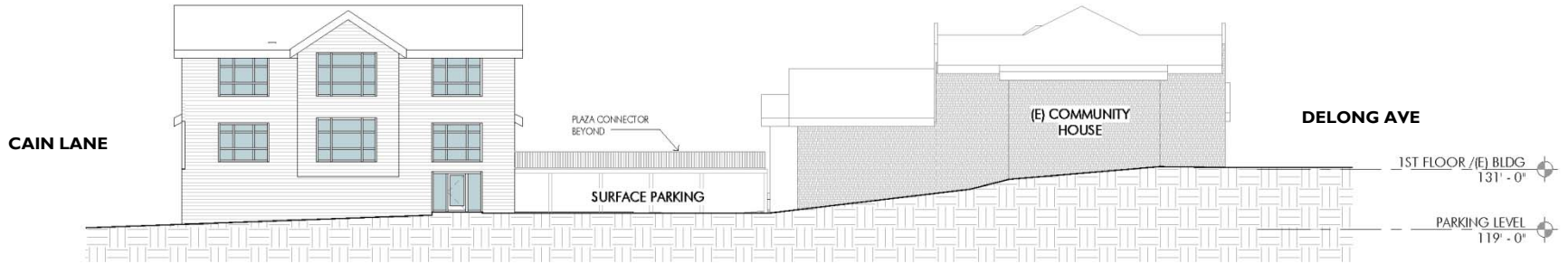


2ND FLOOR PLAN



PARKING PLAN

OPTION I - ELEVATIONS

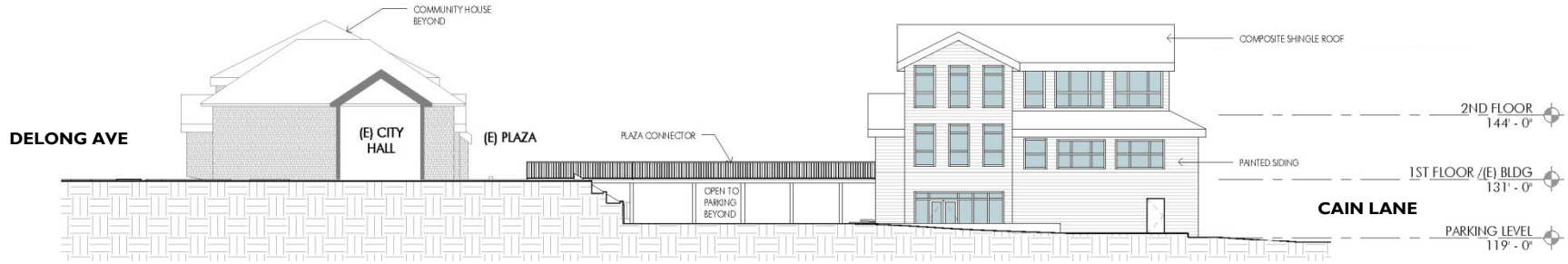


WEST ELEVATION



SOUTH ELEVATION

OPTION I - ELEVATIONS

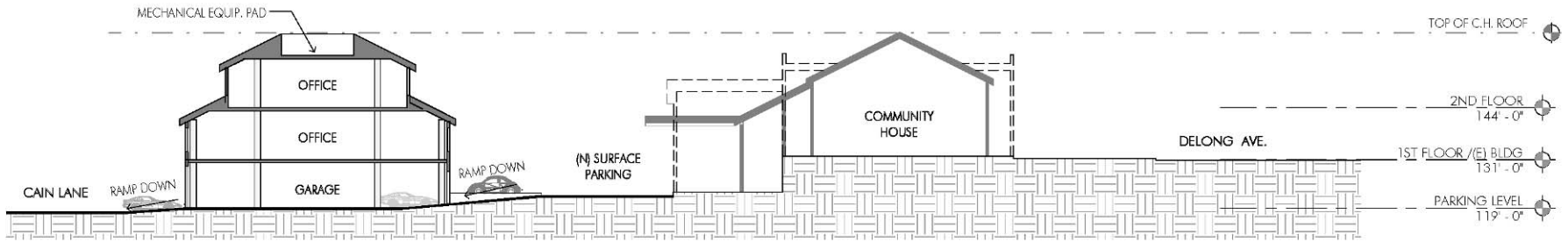


EAST ELEVATION

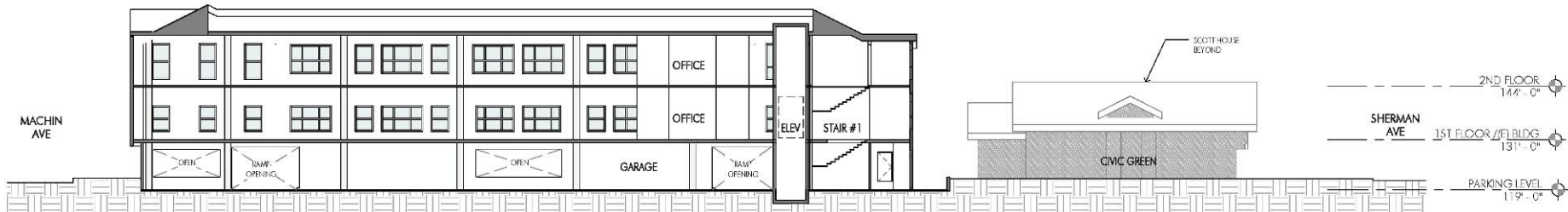


NORTH ELEVATION

OPTION I - SECTIONS

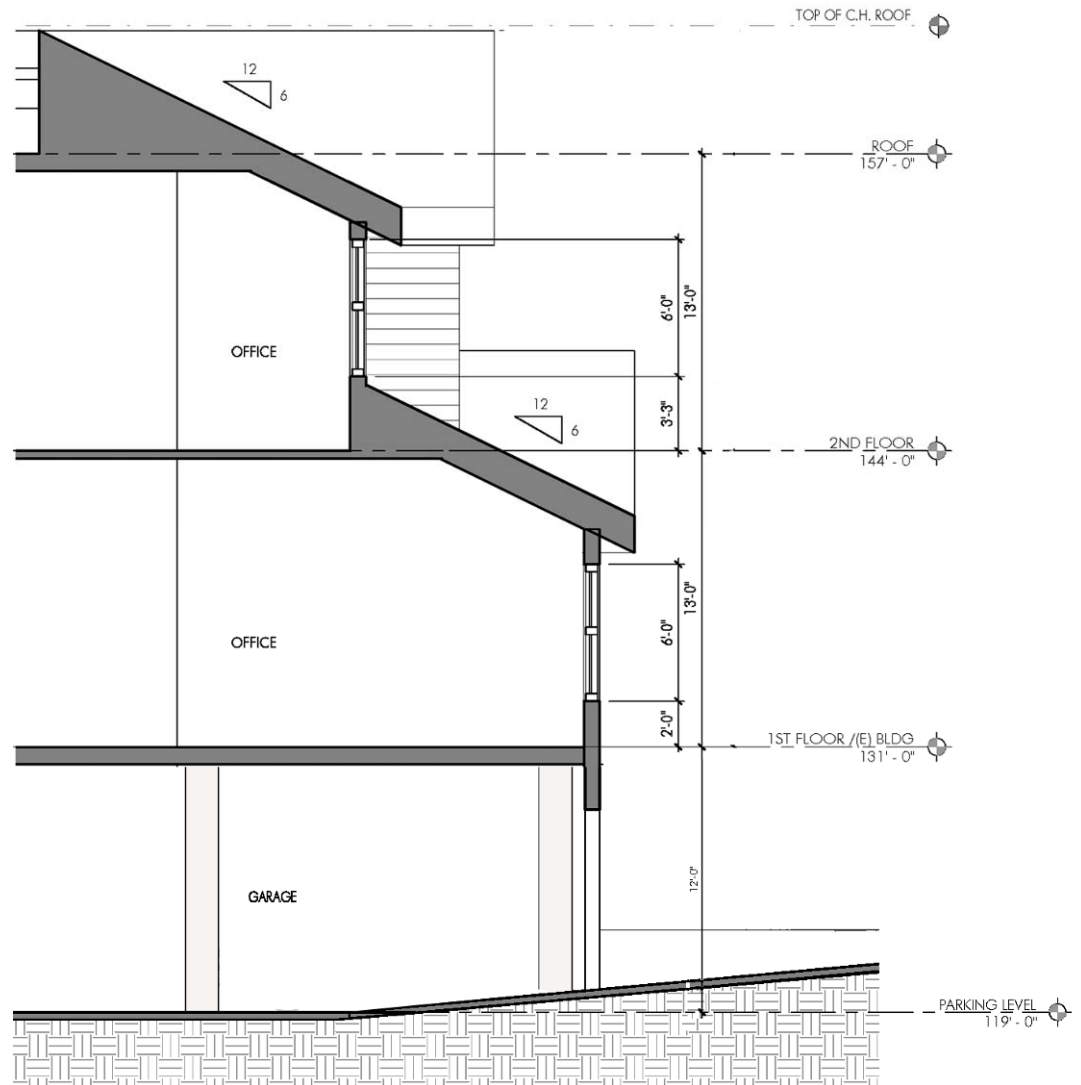


N-S SECTION LOOKING TOWARDS SHERMAN



E-W SECTION LOOKING TOWARDS CAIN

TYPICAL WALL SECTION



OPTION I – 3D VIEWS



VIEW FROM SHERMAN AVE. & DELONG AVE.

OPTION I – 3D VIEWS



VIEW FROM MACHIN AVE. & DELONG AVE.



VIEW FROM CAIN LANE & MACHIN AVE.

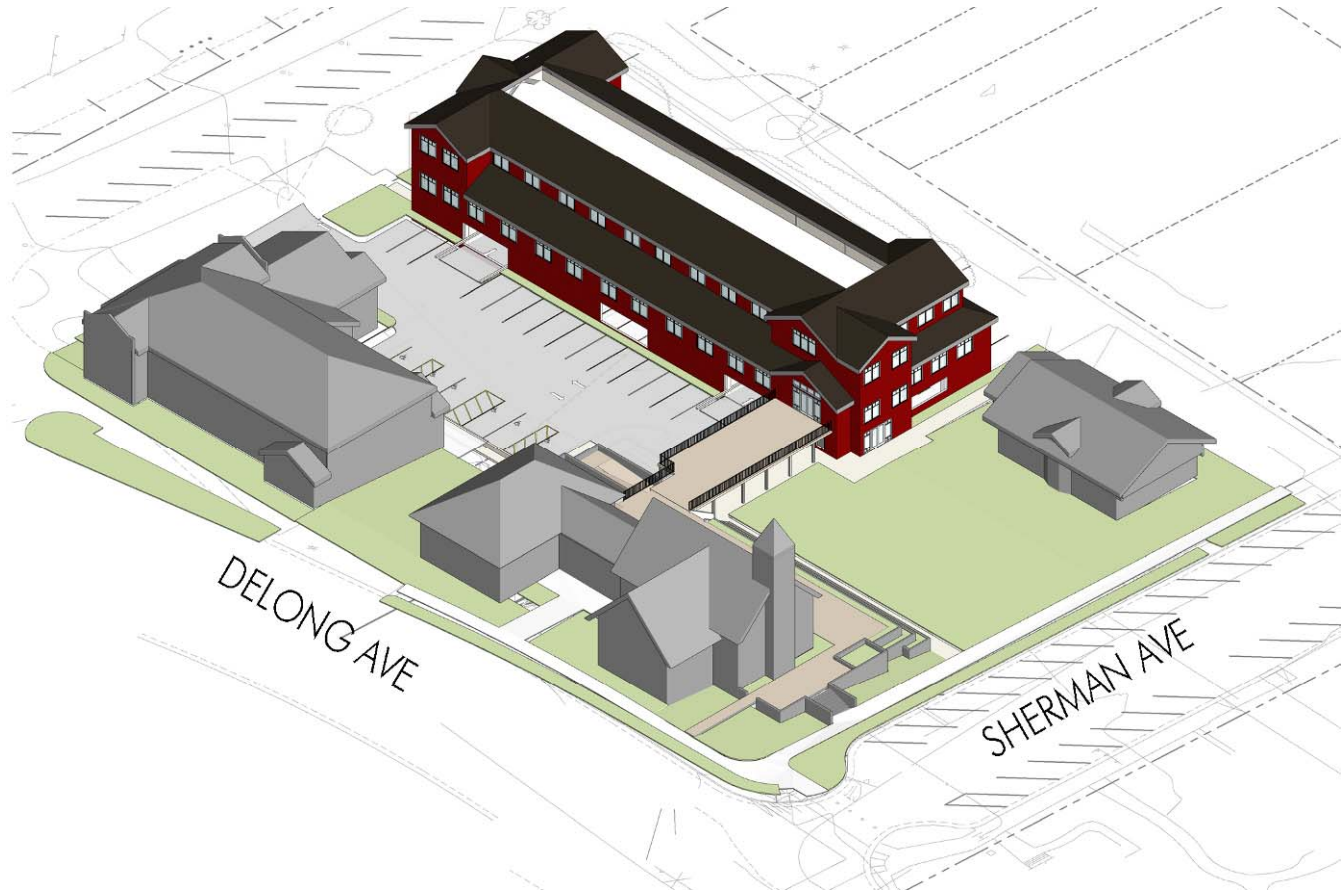
OPTION 2

Design Pros

- Surface Parking connection to garage only, creates additional parking spaces in garage & along Cain Lane
- Lobby at Civic Green Level
- Restroom access at Civic Green Level
- Connection to existing City Hall plaza
- Building step back at 2nd Floor
- Requires less grading and transitions on site

Design Cons

- No Cain Lane access to garage
- No handicap van parking in garage due to reduced floor to floor height

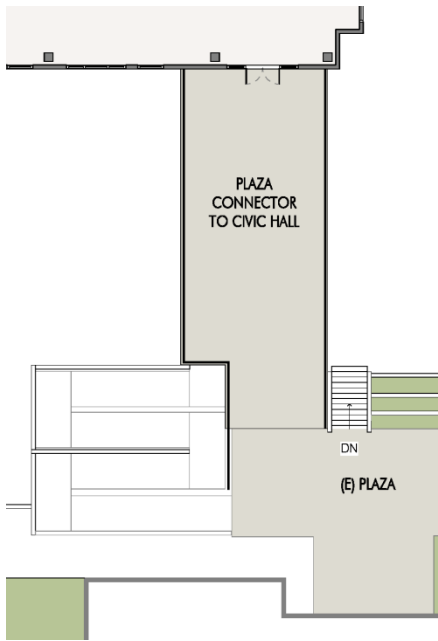


OPTION 2 - SITE PLAN

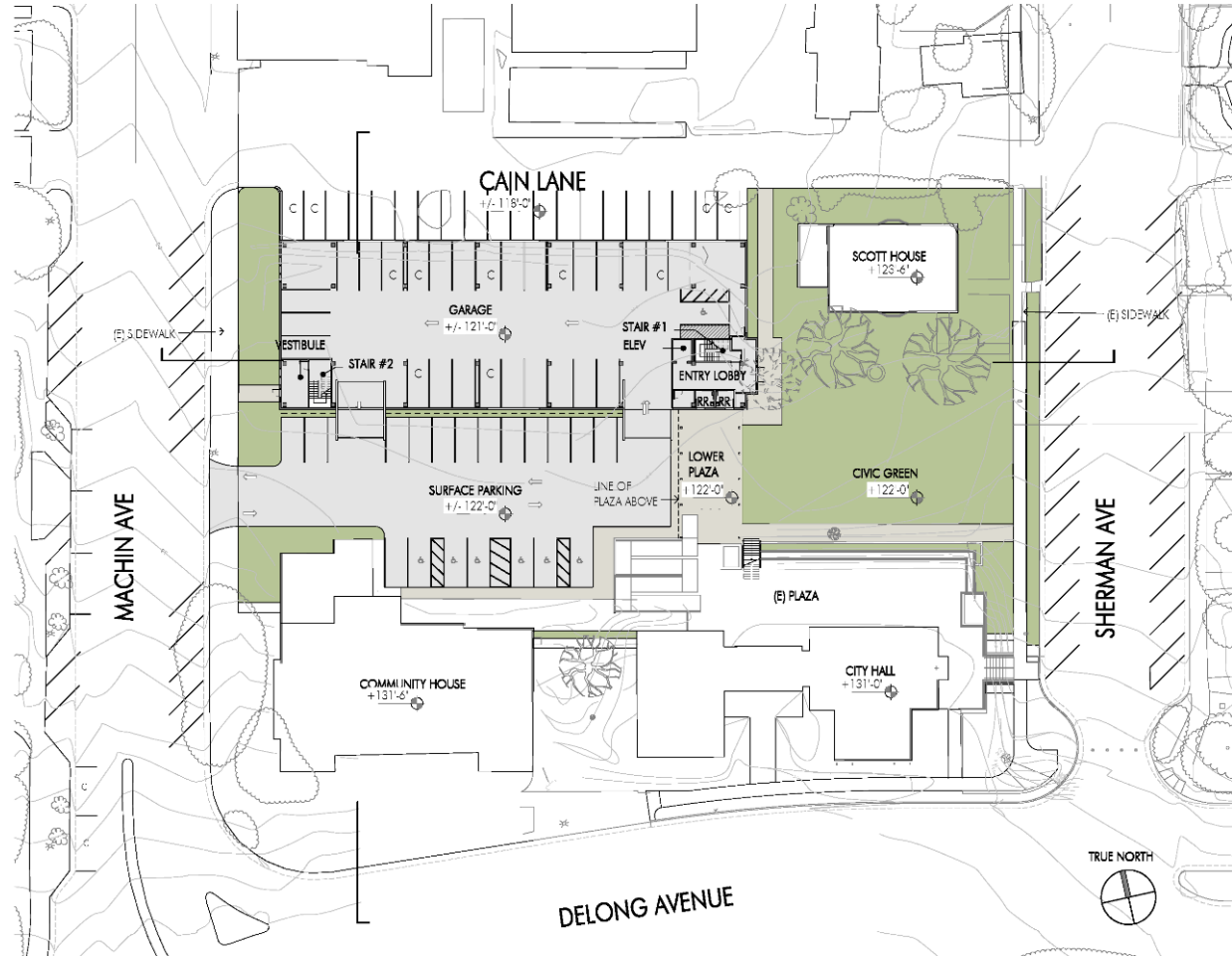
Parking Information

Surface Parking = 39 Spaces
 Garage Parking = 28 Spaces
 Street Parking = 47 Spaces
 Total = 114 Spaces

Parking Level Area 12,100 SF
 Parking Garage Efficiency = 432 SF/Space



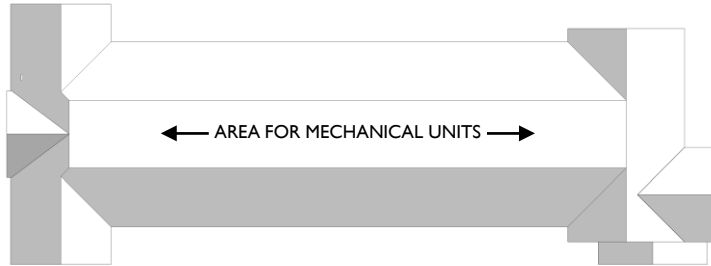
Enlarged First Floor Connection at Plaza



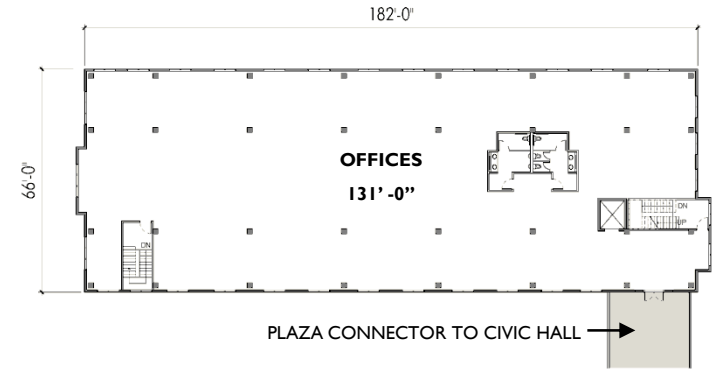
OPTION 2 – PLANS

Plan Information

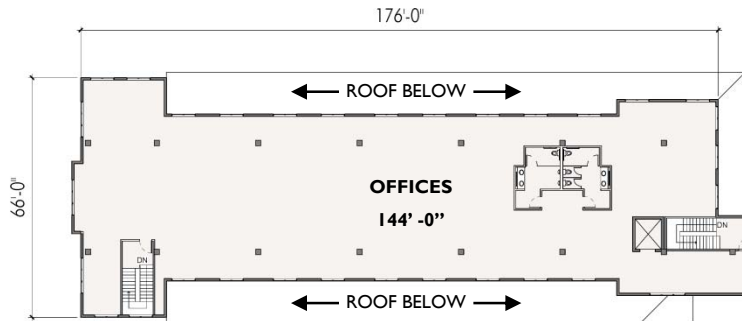
Gross Area	
First Floor	12,150 SF
Second Floor	9,063 SF
Total	21,213 SF



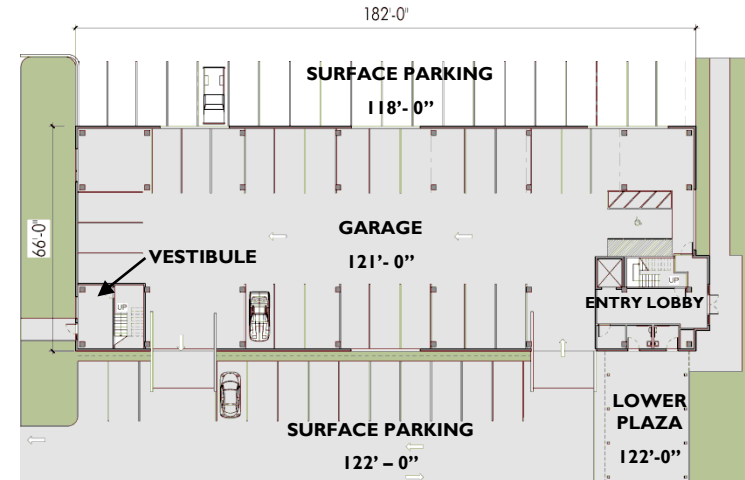
ROOF PLAN



1ST FLOOR PLAN

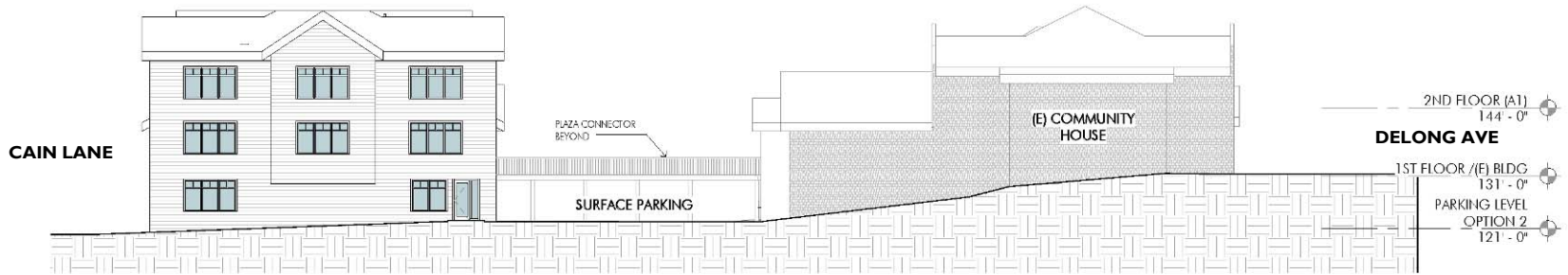


2ND FLOOR PLAN



PARKING LEVEL

OPTION 2 – ELEVATIONS

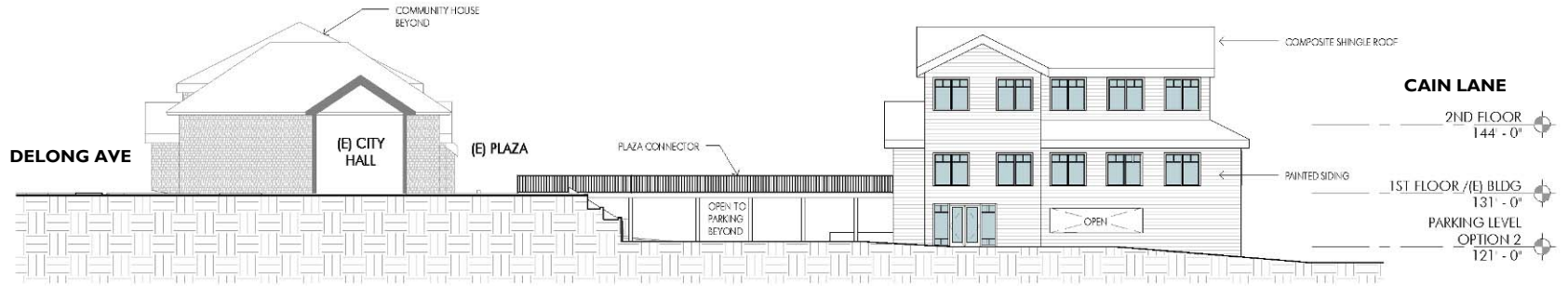


WEST ELEVATION



SOUTH ELEVATION

OPTION 2 – ELEVATIONS

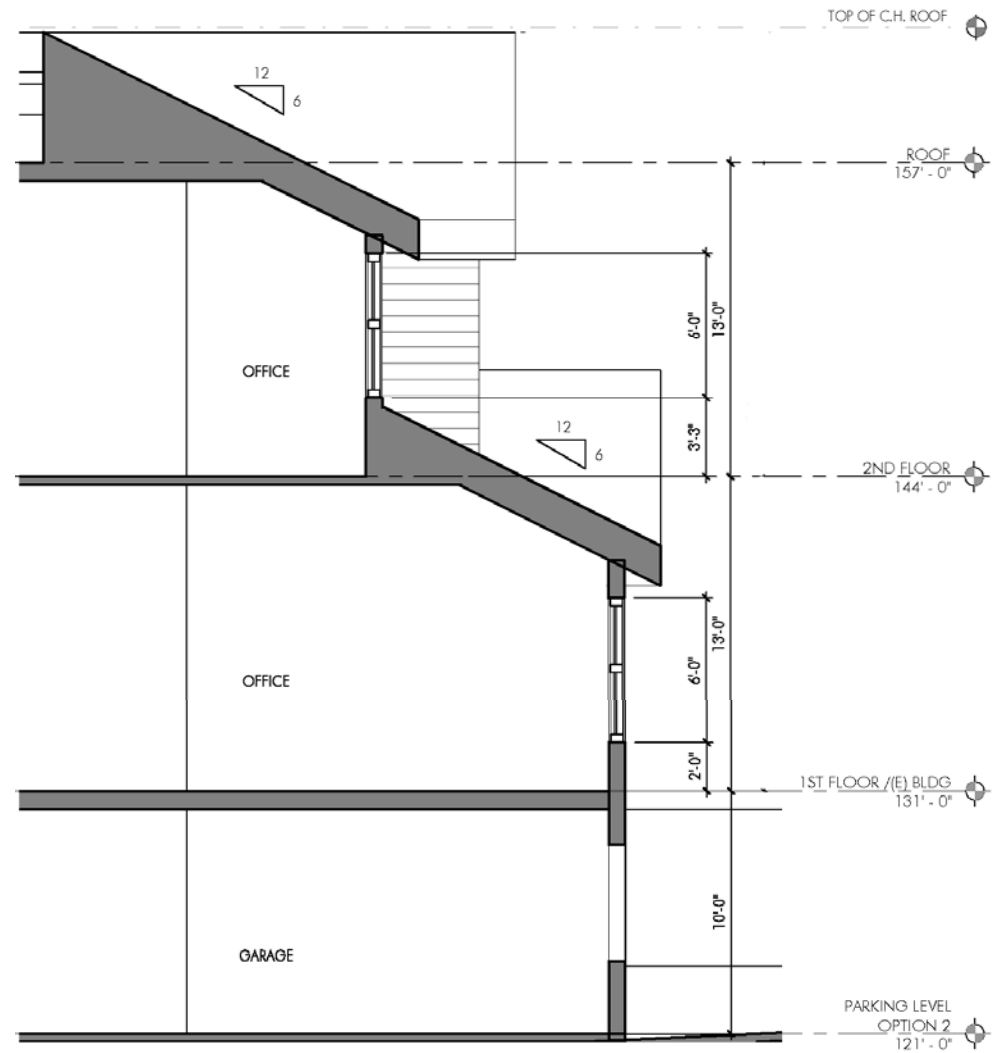


EAST ELEVATION



NORTH ELEVATION

TYPICAL WALL SECTION



OPTION 2 – 3D VIEWS



VIEW FROM SHERMAN AVE. & DELONG AVE.

OPTION 2 – 3D VIEWS



VIEW FROM MACHIN AVE. & DELONG AVE.



VIEW FROM CAIN LANE & MACHIN AVE.

OPTION 3 – NO PODIUM

Parking Information

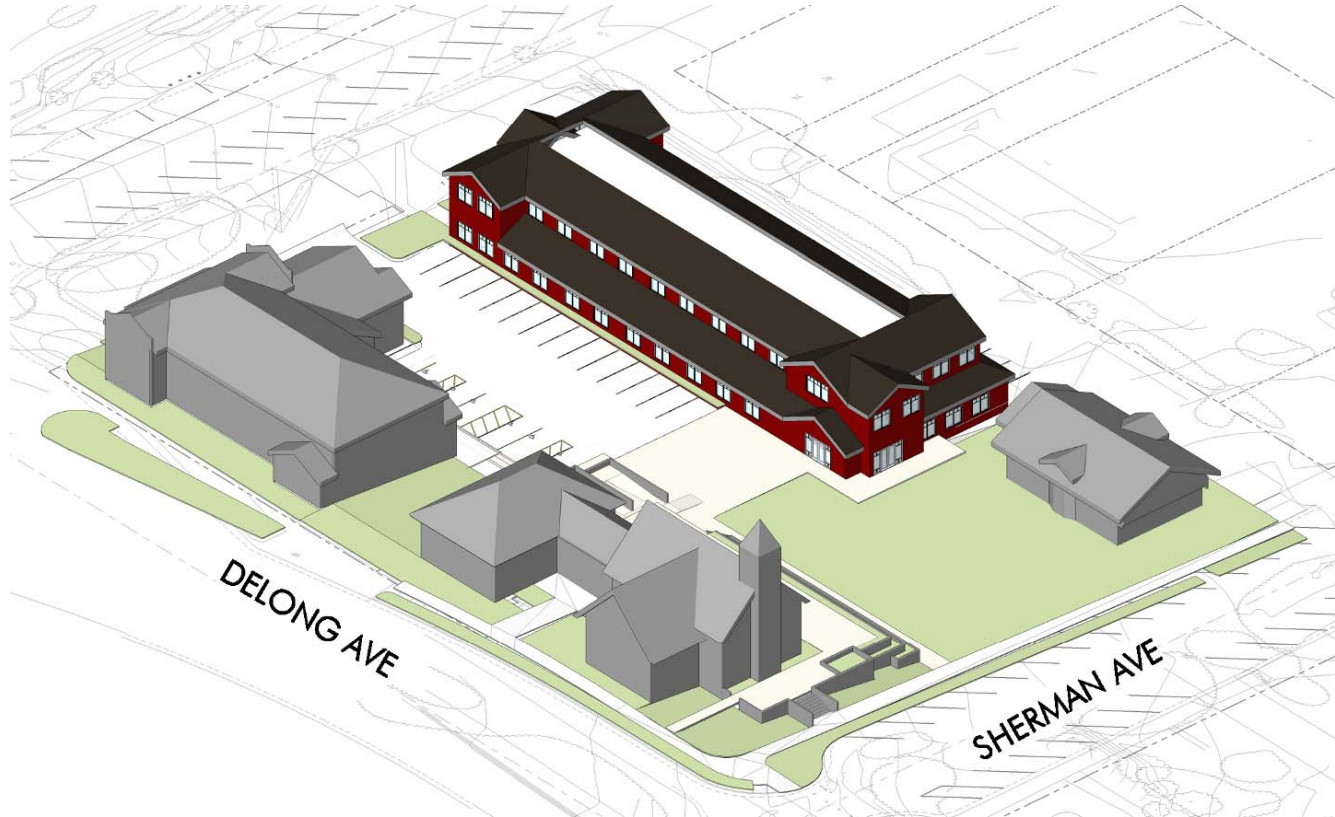
Surface Parking =	41 Spaces
Street Parking =	47 Spaces
Total =	88 Spaces

Design Pros

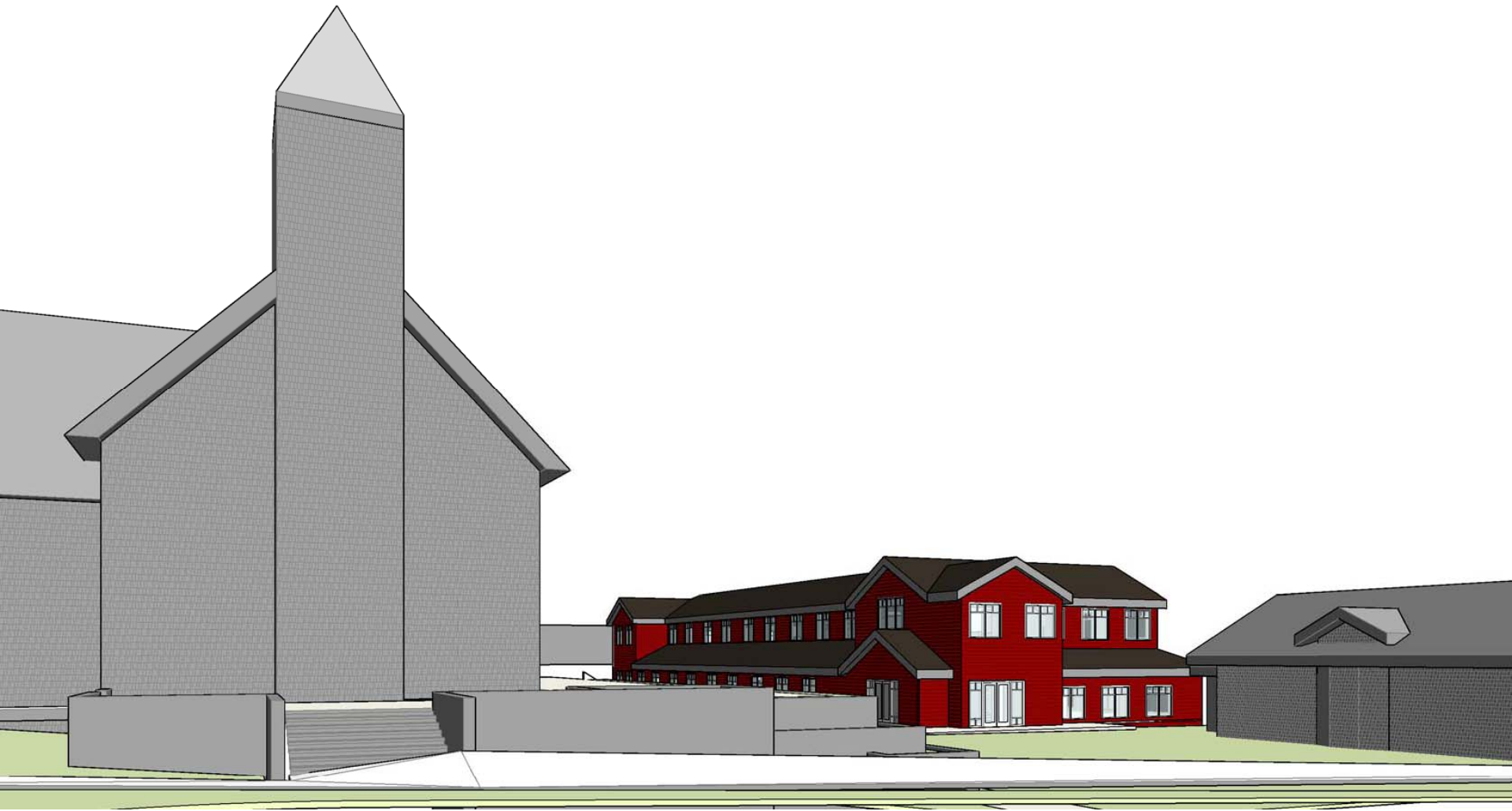
- Reduced height
- Possibility to maintain traditional roof line and stay below Community House
- Lobby at Civic Green Level
- Restroom access at Civic Green Level
- Plaza with direct access to Main Lobby at Civic Green Level
- Building step back at 2nd Floor
- Requires less grading and transitions on site.

Design Cons

- Reduced site parking

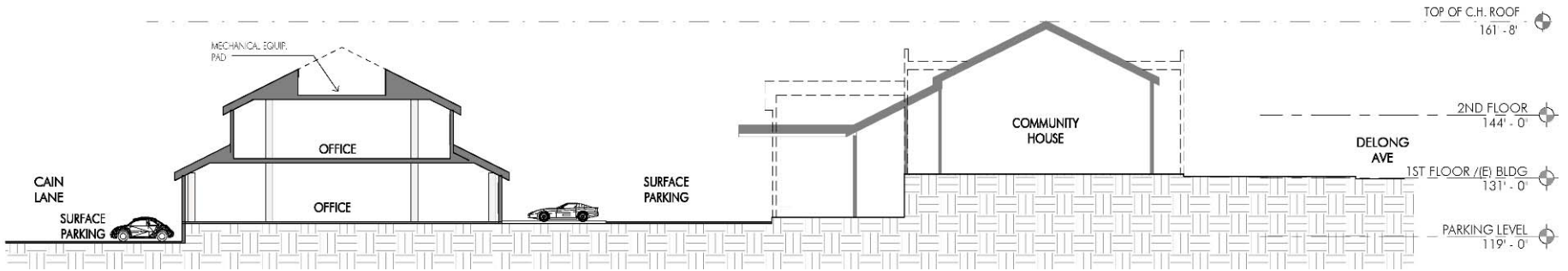


OPTION 3 – NO PODIUM 3D VIEW



VIEW FROM SHERMAN AVE. & DELONG AVE.

OPTION 3 – NO PODIUM 3D VIEW



N-S SECTION LOOKING TOWARDS SHERMAN

MT. BURDELL EXISTING VIEW



VIEW FROM EXISTING PLAZA TOWARDS MT. BURDELL

MT. BURDELL VIEW WITH PODIUM PARKING



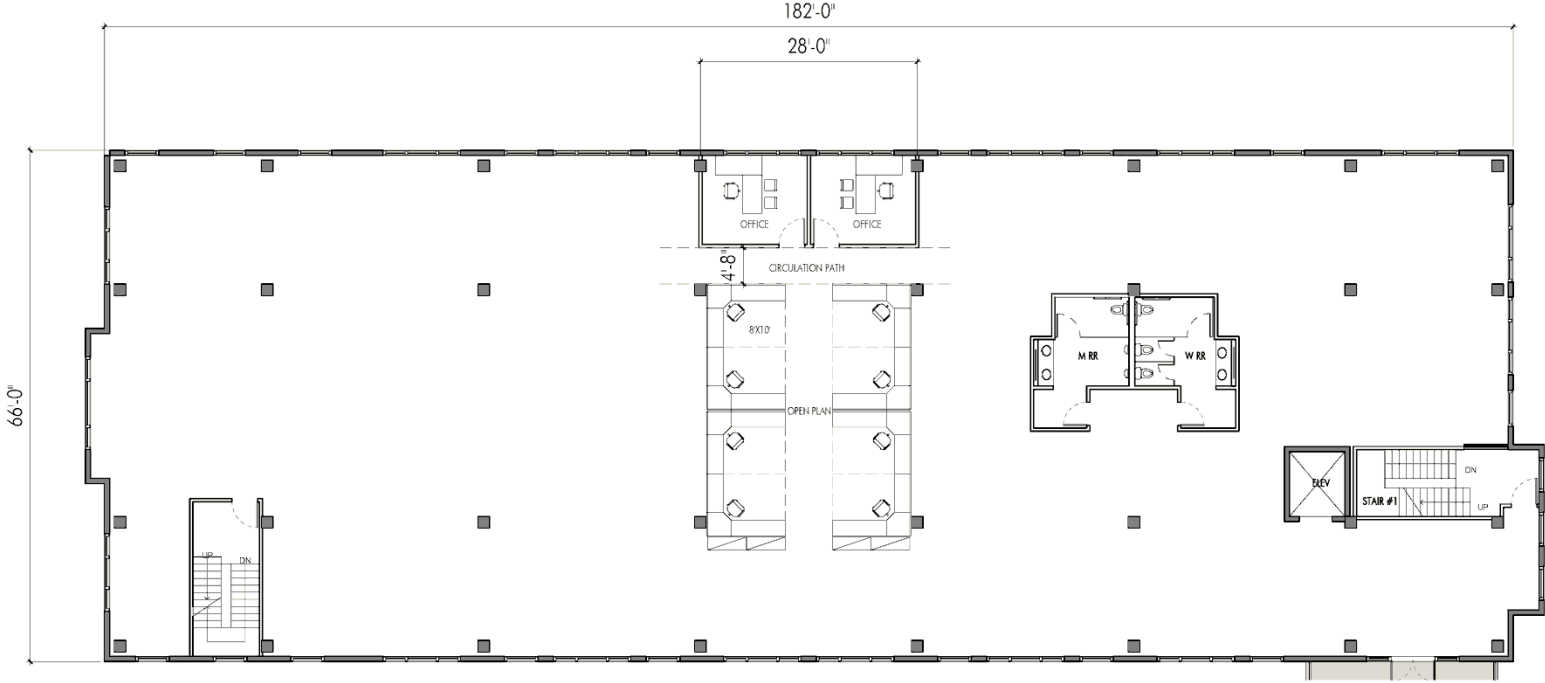
VIEW FROM EXISTING PLAZA TOWARDS MT. BURDELL

MT. BURDELL VIEW WITH NO PODIUM PARKING



VIEW FROM EXISTING PLAZA TOWARDS MT. BURDELL

HYPOTHETICAL SINGLE BAY SPACE PLAN



BUILDING MATERIALS



NAIL-FIN WINDOWS



LAP SIDING



COMPOSITE SHINGLE ROOF

OPTION COMPARISONS



Option 1

Design Pros

- Lobby access at Parking Level with transition to Civic Green.
- Garage access from Cain Lane & Surface Parking behind Community House
- Direct connection to existing City Hall plaza
- Opportunity for covered plaza at Civic Green Level for community events

Design Cons

- Retaining wall at Civic Green Entry due to Parking Level elevation at 119'-0"
- No direct handicap accessible connection to Parking Level lobby from surface lot behind Community House

Parking Information

Surface Parking =	33 Spaces
Garage Parking =	26 Spaces
Street Parking =	47 Spaces
Total =	106 Spaces

Parking Level Gross Area	12,100 SF
Parking Garage Efficiency =	465 SF/Space



Option 2

Design Pros

- Surface parking connection to garage only, creates additional parking spaces in garage & along Cain Lane.
- Lobby at Civic Green Level
- Connection to existing City Hall plaza
- Requires less grading and transitions on site.

Design Cons

- No Cain Lane access to garage.
- No handicap accessible van parking in garage due to reduced floor to floor height

Parking Information

Surface Parking =	39 Spaces
Garage Parking =	28 Spaces
Street Parking =	47 Spaces
Total =	114 Spaces

Parking Level Area	12,100 SF
Parking Garage Efficiency =	432 SF/Space



Option 3 – No Podium

Design Pros

- Reduced height
- Possibility to maintain traditional roof line and stay below Community House.
- Plaza with direct access to Main Lobby at Civic Green Level
- Requires less grading and transitions on site.

Design Cons

- Reduced site parking

Parking Information

Surface Parking =	41 Spaces
Street Parking =	47 Spaces
Total =	88 Spaces