

1301 Grant Avenue Downtown Novato

LOCATION MAP



ADDRESS: 1301 GRANT AVENUE,
NOVATO CA, 94945
APN: 141-281-03

ZONING: CDR - DOWNTOWN CORE RETAIL
(DOWNTOWN NOVATO SPECIFIC PLAN)

GENERAL PLAN: CD: DOWNTOWN CORE

LOT COVERAGE: ALLOWED: 100%

FLOOR AREA RATIO: FAR ALLOWED WITH HOUSING: 2.0

HEIGHT LIMIT: ALLOWED: 35 FEET, WITHOUT BONUS



PROJECT INFORMATION

PROJECT SCOPE:

REMODEL OF EXISTING TWO STORY OFFICE BUILDING FOR A MIXED-USE COMMERCIAL & RESIDENTIAL STRUCTURE

PROPOSED MIXED USE BUILDING

USE: GROUND FLOOR STREET FRONTAGE - TASTING ROOM (NO FOOD PRODUCED OR PREPPED ON SITE)
UPPER FLOOR - MULTI FAMILY DWELLINGS

COMMERCIAL: 3,250 S.F. (GROUND FLOOR)

RESIDENTIAL UNITS: 3,000 S.F. (UPPER FLOOR)

PARKING:

MULTI-FAMILY:
1.0 SPACES / ONE BEDROOM UNIT = 1.0 SPACE
1.5 SPACES / TWO BEDROOM UNIT = 3.0 SPACES
TOTAL REQUIRED = 4.0 SPACES

GUEST PARKING REQUIRED = 1.0 SPACE

TOTAL PROVIDED = 5.0 SPACES
(BIKE PARKING FOR 2 PROVIDED)

TASTING ROOM:
1.0 SPACES / 250 S.F.
INDOOR TASTING ROOM = 1,555 S.F. (1,555 / 250 = 6.22 SPACES)
OUTDOOR SEATING = 1,785 S.F. (1,785 / 250 = 7.14 SPACES)
TOTAL REQUIRED = 14 SPACES
(WAIVER FOR COMMERCIAL PARKING REQUESTED)

BUILDING AREA:

RESIDENTIAL GROUND FLOOR:
LOBBY & STAIR = 165 S.F.

GROUND FLOOR:
TASTING ROOM = 3,085 S.F.
TOTAL = 3,250 S.F.

SECOND FLOOR (GROSS AREA, DECKS NOT INCLUDED):

UNIT A - 2 BEDROOM / 2 BATH = 1,055 S.F.
DECK = 150 S.F.
UNIT B - 1 BEDROOM / 1 BATH = 728 S.F.
DECK = 165 S.F.
UNIT C - 2 BEDROOM / 2 BATH = 1,093 S.F.
DECK = 172 S.F.

COMMON STAIR = 124 S.F.
TOTAL SECOND FLOOR: 3,000 S.F.

TOTAL AREA: EXISTING PROPOSED

GROUND FLOOR:	1,850 S.F.	3,250 S.F.
SECOND FLOOR:	2,578 S.F.	3,000 S.F.
TOTAL:	4,424 S.F.	6,250 S.F.

TRASH (COVERED) / RECYCLING = 100 S.F.

LOT SIZE:

50' X 135' = 6,750 S.F.

FLOOR AREA RATIO:

FAR 2.0 ALLOWED FOR MIXED-USE PROJECT WITH CDR ZONING

6,250 S.F. BUILDING AREA / 6,750 S.F. LOT AREA = 0.93 FAR PROPOSED

LOT COVERAGE:

3,250 S.F. BUILDING AREA / 6,750 S.F. LOT AREA = 0.48 COVERAGE PROPOSED

BUILDING HEIGHT:

EXISTING 2-STORY BUILDING - HEIGHT TO REMAIN = 27'-0" APPROX.
HEIGHT LIMIT = 35' WITHOUT BONUS

PROPOSED BUILDING & SITE INFO:

OCCUPANCY TYPE: R2, A2 (TASTING FACILITY)
CONSTRUCTION TYPE: V-B

PROJECT TO FOLLOW ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INDOOR FIXTURES/APPLIANCES PER NMWD WATER CONSERVATION MEASURES
- PROPOSED LANDSCAPING PER NMWD REGULATION 15 (SECTIONS E&F)
- BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROJECT TEAM

OWNER:

CWS CONSTRUCTION GROUP
94 SAN BENITO WAY
NOVATO, CA 94945
PH: (415) 599-5585
CONTACT: CHARLIE SLACK
EMAIL: CHARLIESLACK.CWS@GMAIL.COM

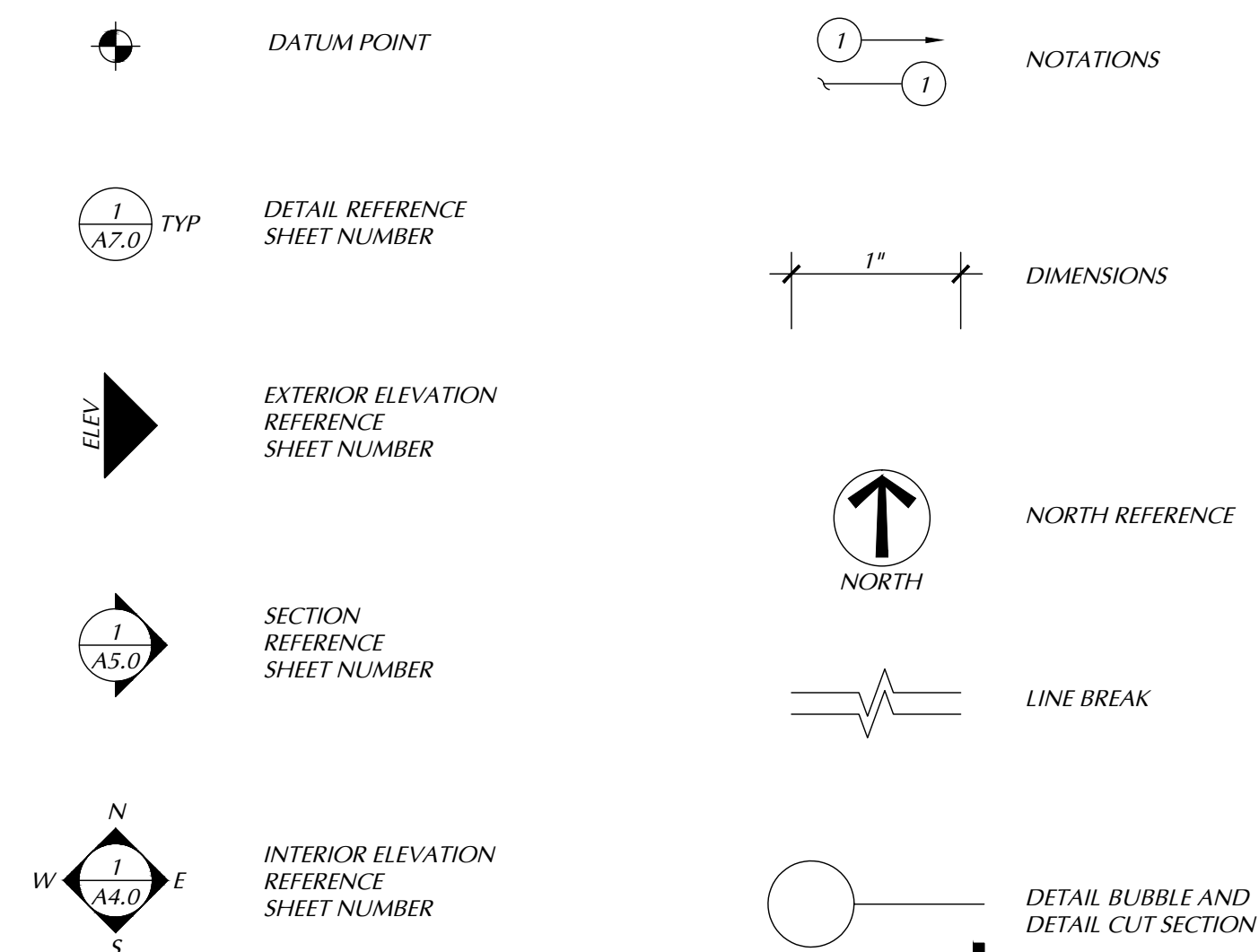
ARCHITECT:

DANIEL MACDONALD AIA ARCHITECTS
1500 GRANT AVENUE, SUITE 200
NOVATO, CA 94945
PH: (415) 899-0050
CONTACT: TONY GARZA
EMAIL: TGARZA@DMAIA.COM

INTERIOR DESIGNER - TENANT DESIGN:

HIRSCH BEDNER ASSOCIATES
334 BRANNAN ST., 3RD FLOOR
SAN FRANCISCO, CA 94107
PH: (415) 362-8900
CONTACT: JOELLE HENNING
EMAIL: JOELLE.HENNING@HBA.COM

SYMBOLS



LIST OF DRAWINGS

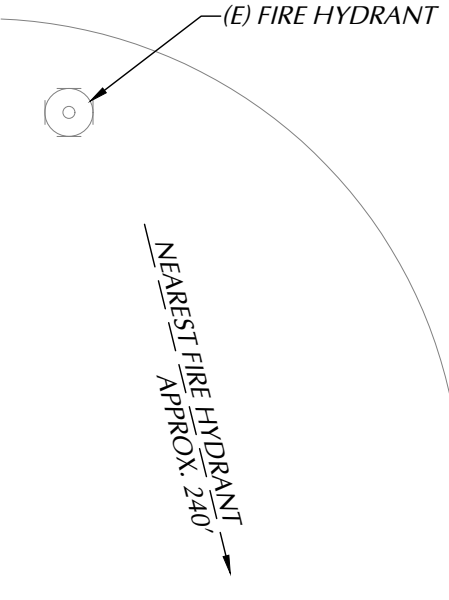
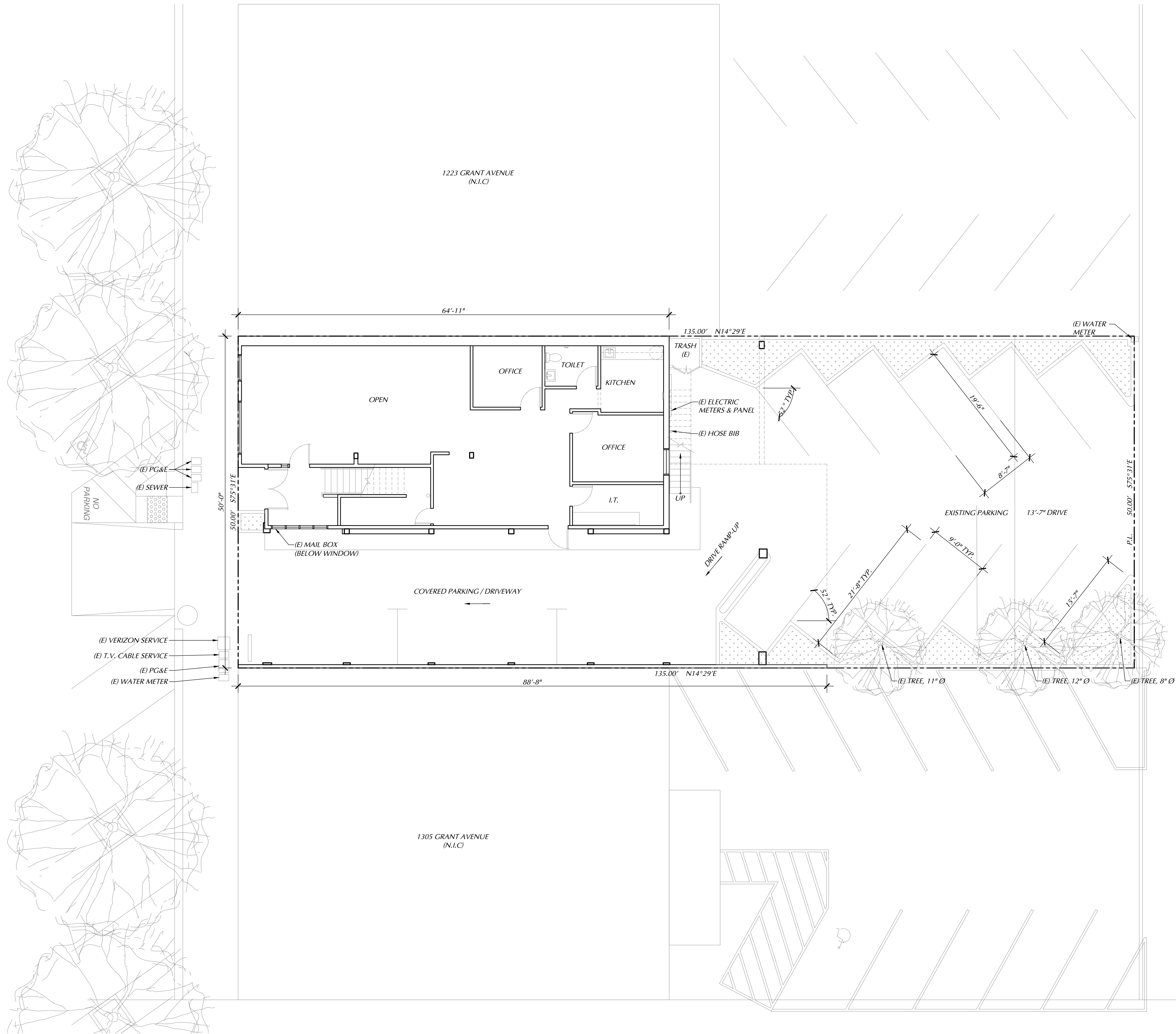
ARCHITECTURAL DRAWINGS

- A0 COVER SHEET
- A1 EXISTING SITE PLAN
- A2 EXISTING FIRST FLOOR PLAN
- A3 EXISTING SECOND FLOOR PLAN
- A4 PROPOSED SITE PLAN
- A5 PROPOSED FIRST FLOOR PLAN
- A6 PROPOSED SECOND FLOOR PLAN
- A7 PROPOSED ROOF PLAN
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- A9 SECTION THRU SITE
- A10 PROPOSED TENANT RENDERINGS
- A11 PROPOSED TENANT RENDERINGS
- A12 MATERIAL BOARD

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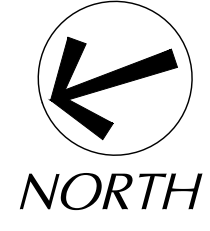
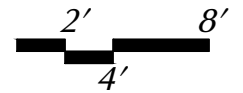
G R A N T A V E N U E

I N D U S T R I A L W A Y



EXISTING SITE PLAN

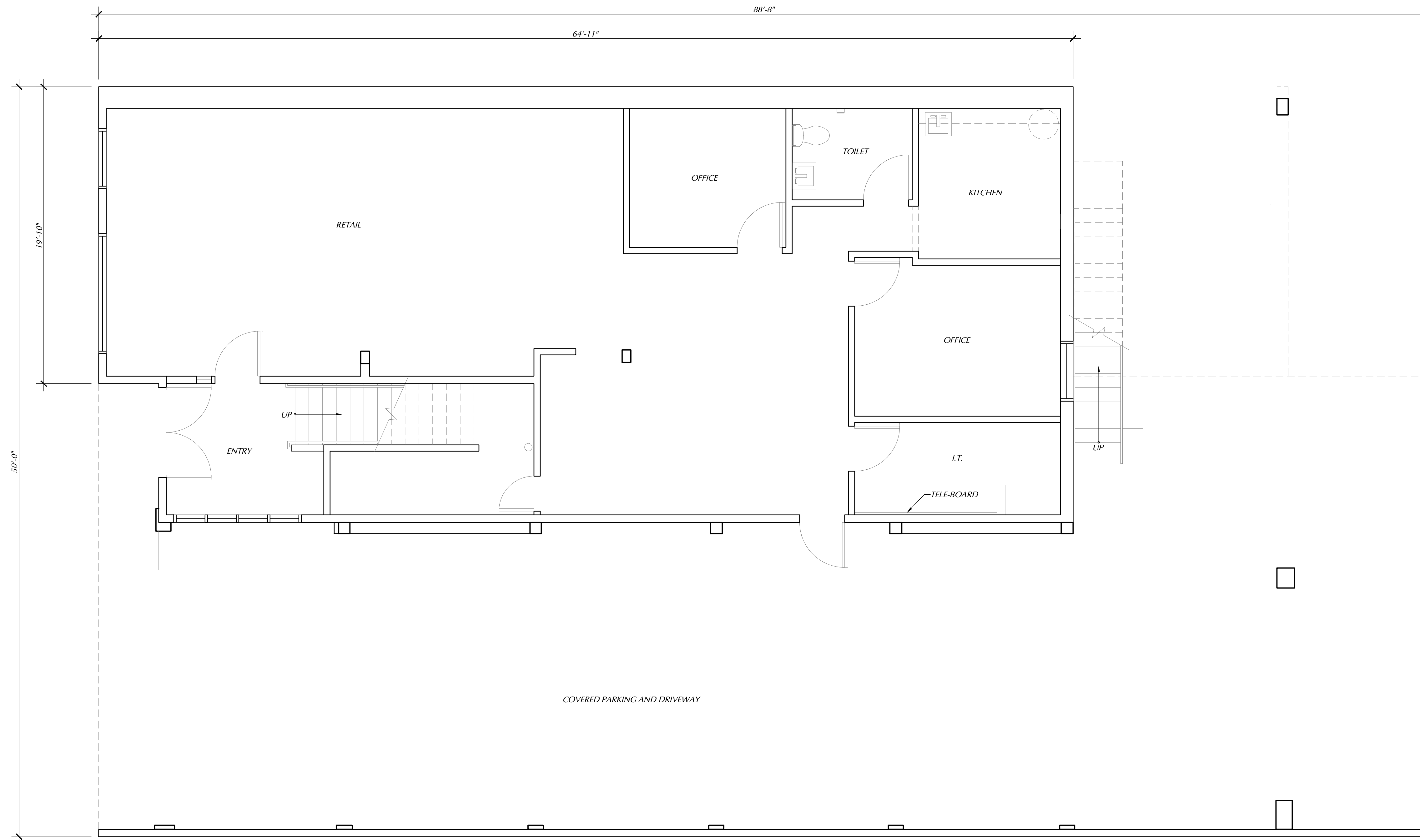
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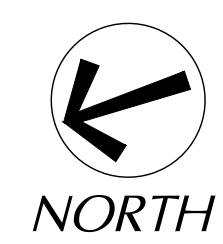
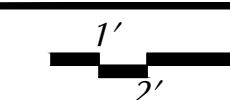
A1

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EXISTING FIRST FLOOR PLAN

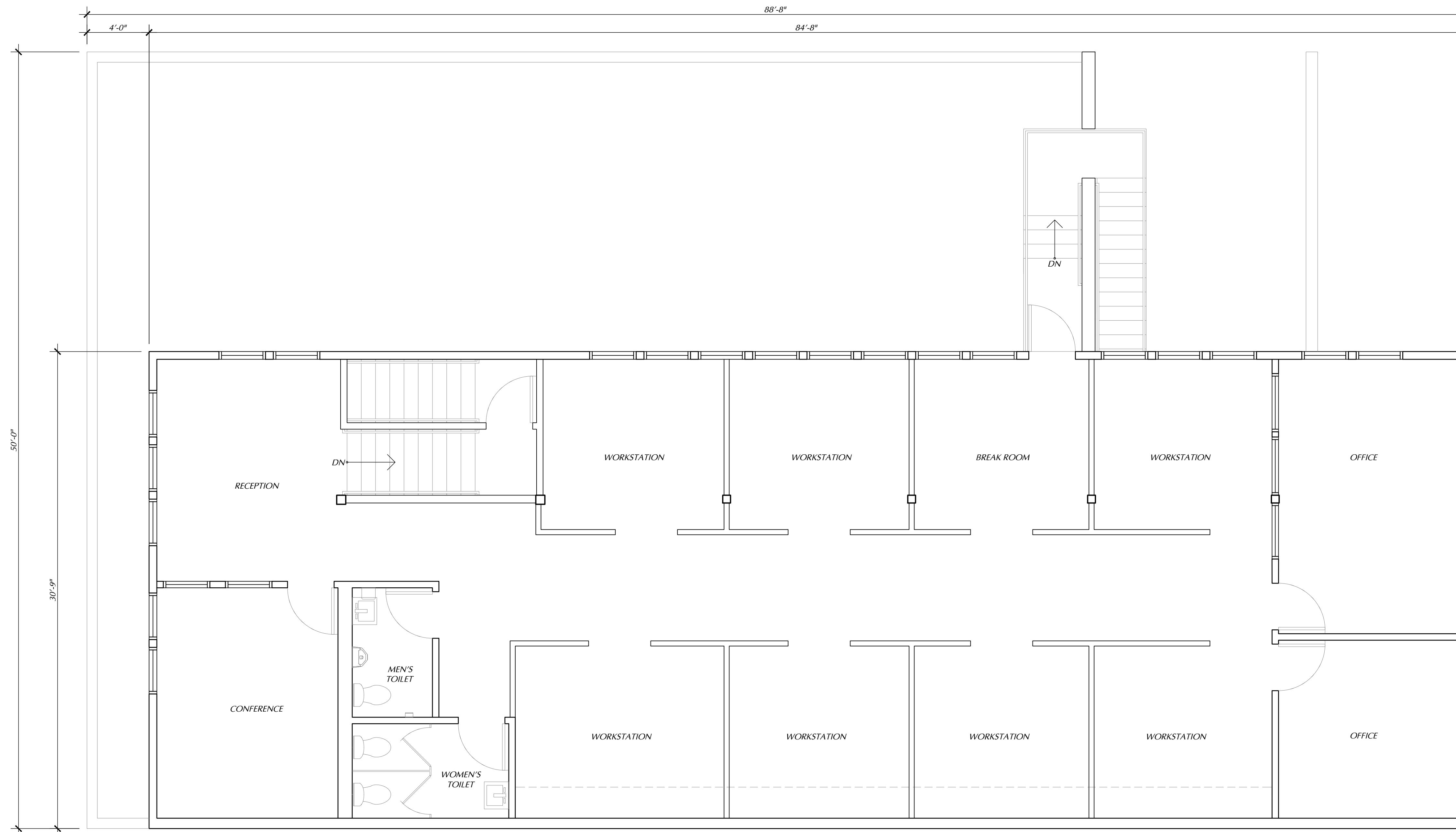
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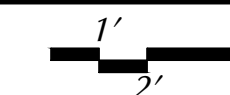
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EXISTING SECOND FLOOR PLAN



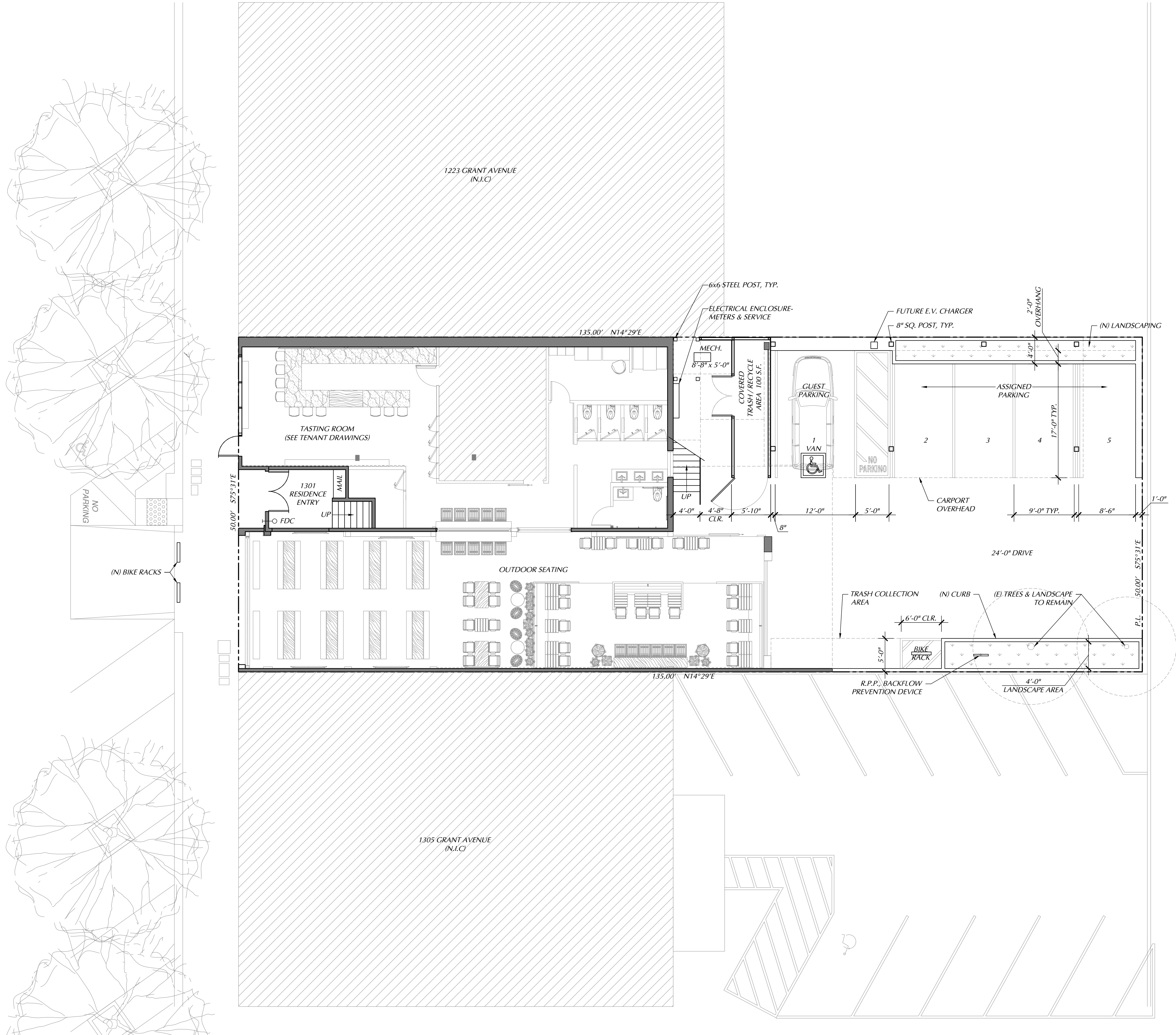
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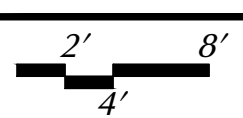
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PROPOSED SITE PLAN

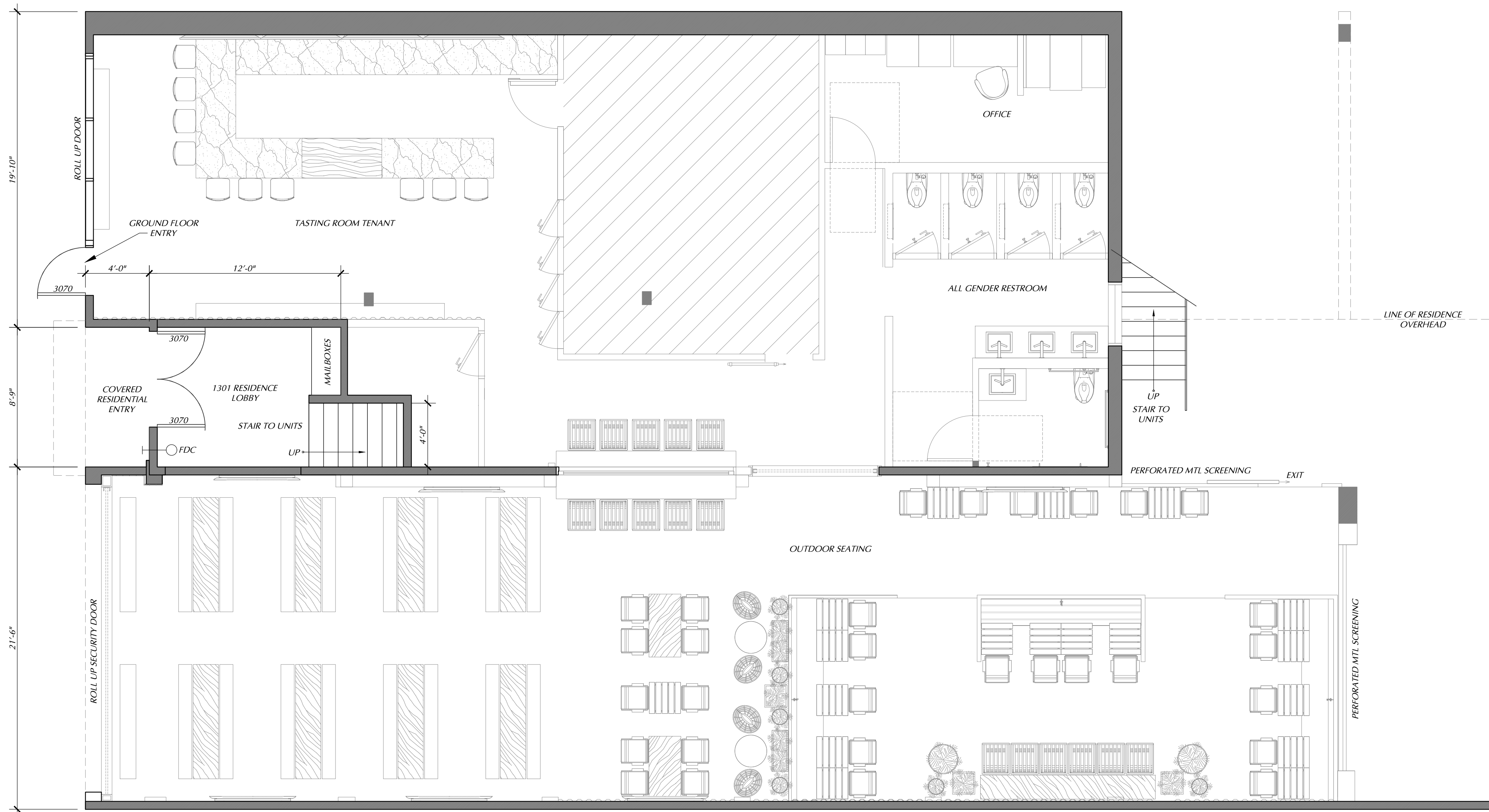
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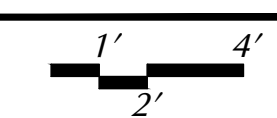
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NORTH

PROPOSED FIRST FLOOR PLAN

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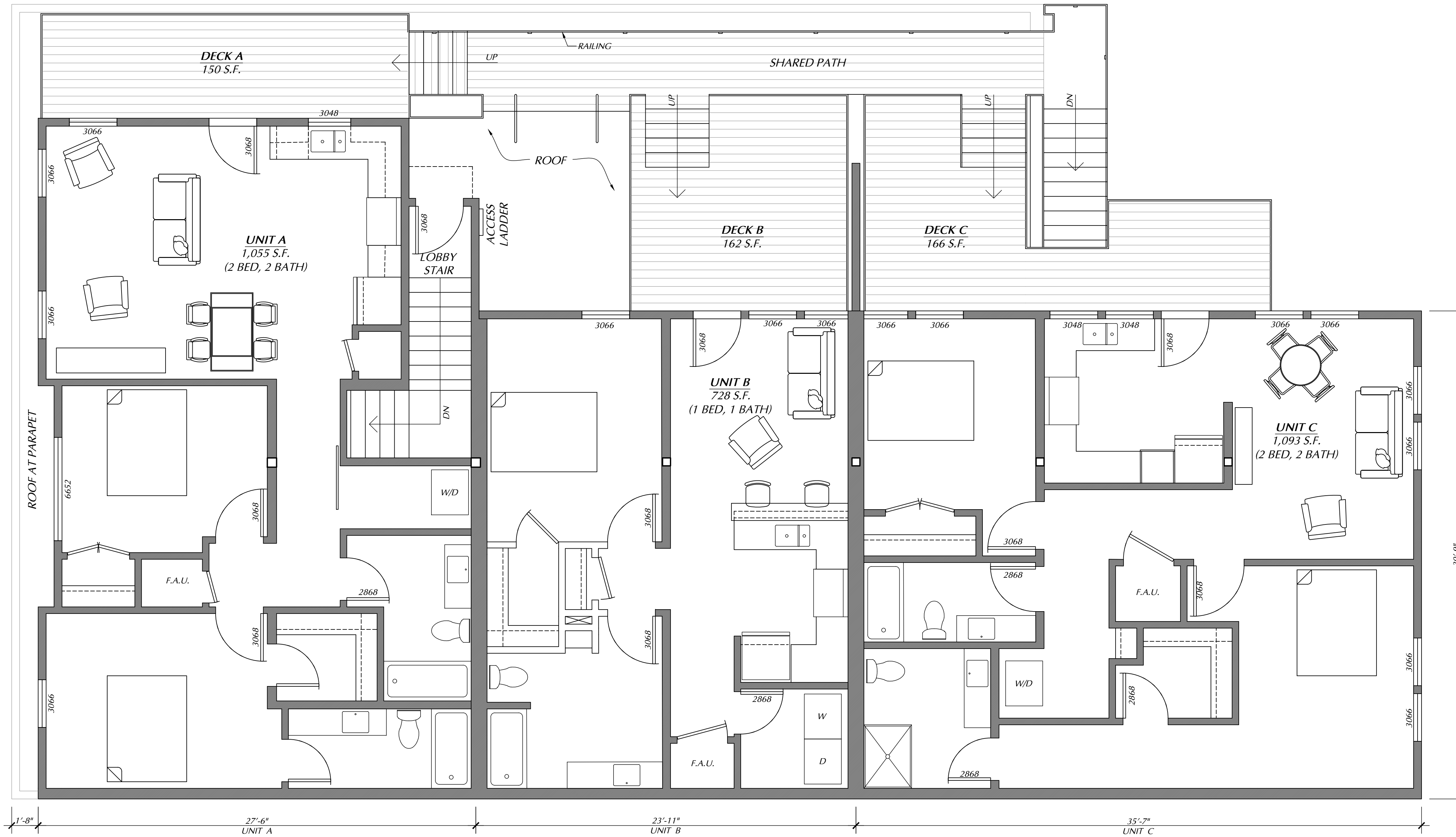
NORTH

EAST



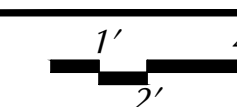
I N D U S T R I A L W A Y

SOUTH



PROPOSED SECOND FLOOR PLAN

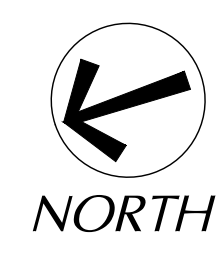
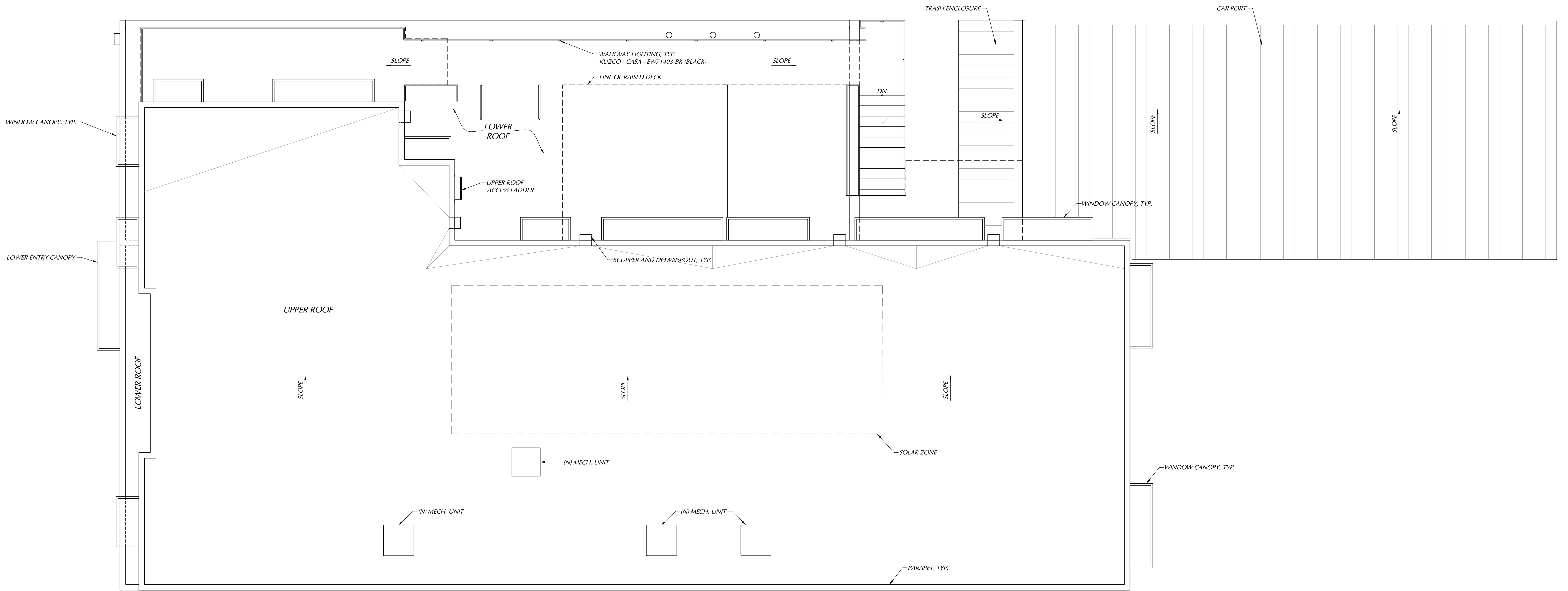
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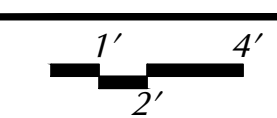
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PROPOSED ROOF PLAN



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INDUSTRIAL WAY ELEVATION (SOUTH)

KEYNOTES

- 1 METAL COPING / FLASHING
COLOR: MATTE BLACK
- 2 WOOD SIDING
- 3 METAL CANOPY / AWNING
COLOR: MATTE BLACK
- 4 THREE-COAT STUCCO FINISH
A: SMOOTH TEXTURE / COLOR: DARK CHARCOAL
B: SMOOTH TEXTURE / COLOR: LIGHT GREY
- 5 STONE VENEER - CHARCOAL GREY GRANITE
- 6 METAL GUARDRAIL AND MESH
COLOR: MATTE BLACK RAILING
CLEAR FINISH MESH - 4" SQUARE PATTERN
- 7 METAL ROOF DECK
COLOR: LIGHT GREY
- 8 LANDING & STAIR DOWNLIGHTING, TYP. OF 3
KLIZCO - DAWN - EW53908
COLOR: BLACK
- 9 PERFORATED METAL
1/2" HEXAGONAL PATTERN
(79% OPEN AREA)
- 10 METAL PANEL - SOLID
COLOR: MATTE BLACK
- 11 DOWNLIGHTING
RECESSED AT CANOPY - TYP. AT DOORS
- 12 SIGNAGE AREA
50 S.F. MAX WITH NO INDIVIDUAL SIGN >25 S.F.
MAX LETTER HEIGHT 12"
- 13 2-BIKE CIRCULAR RACK



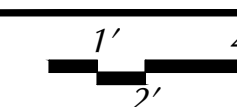
GRANT AVE. ELEVATION (NORTH)



EAST ELEVATION

PROPOSED ELEVATIONS

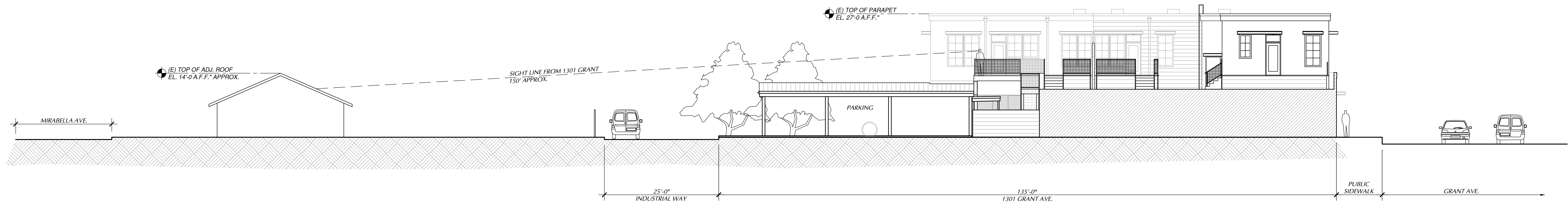
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SECTION THRU SITE

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2' 8'
4'

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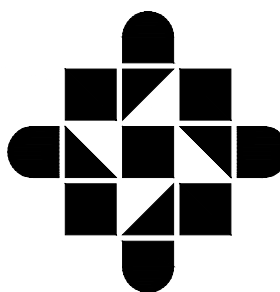
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PROPOSED TENANT RENDERINGS

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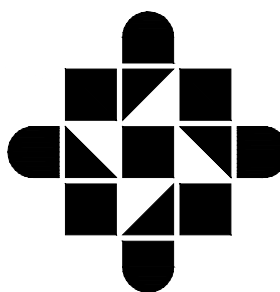
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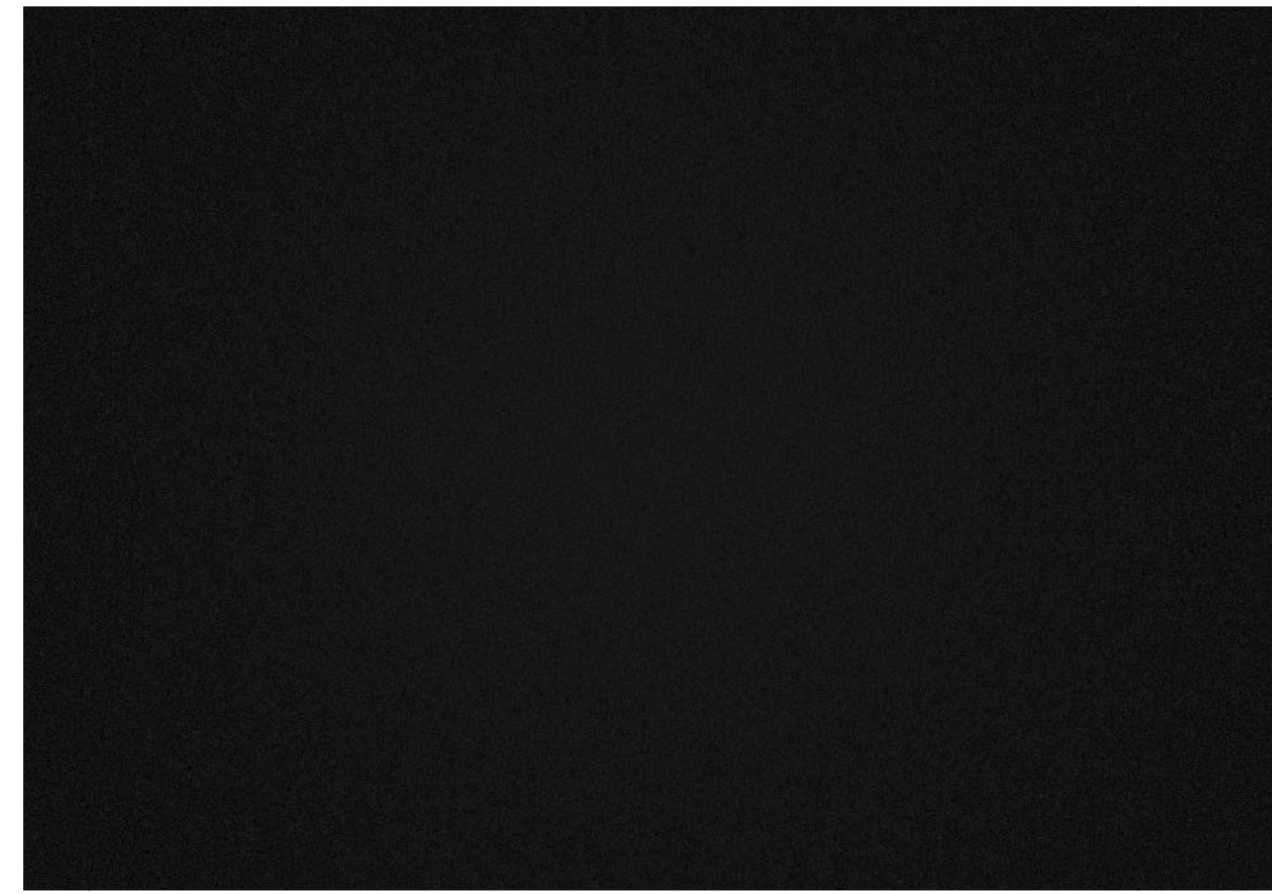
PROPOSED TENANT RENDERINGS

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MATTE BLACK METAL
- AWNINGS
- ROOF PARAPET



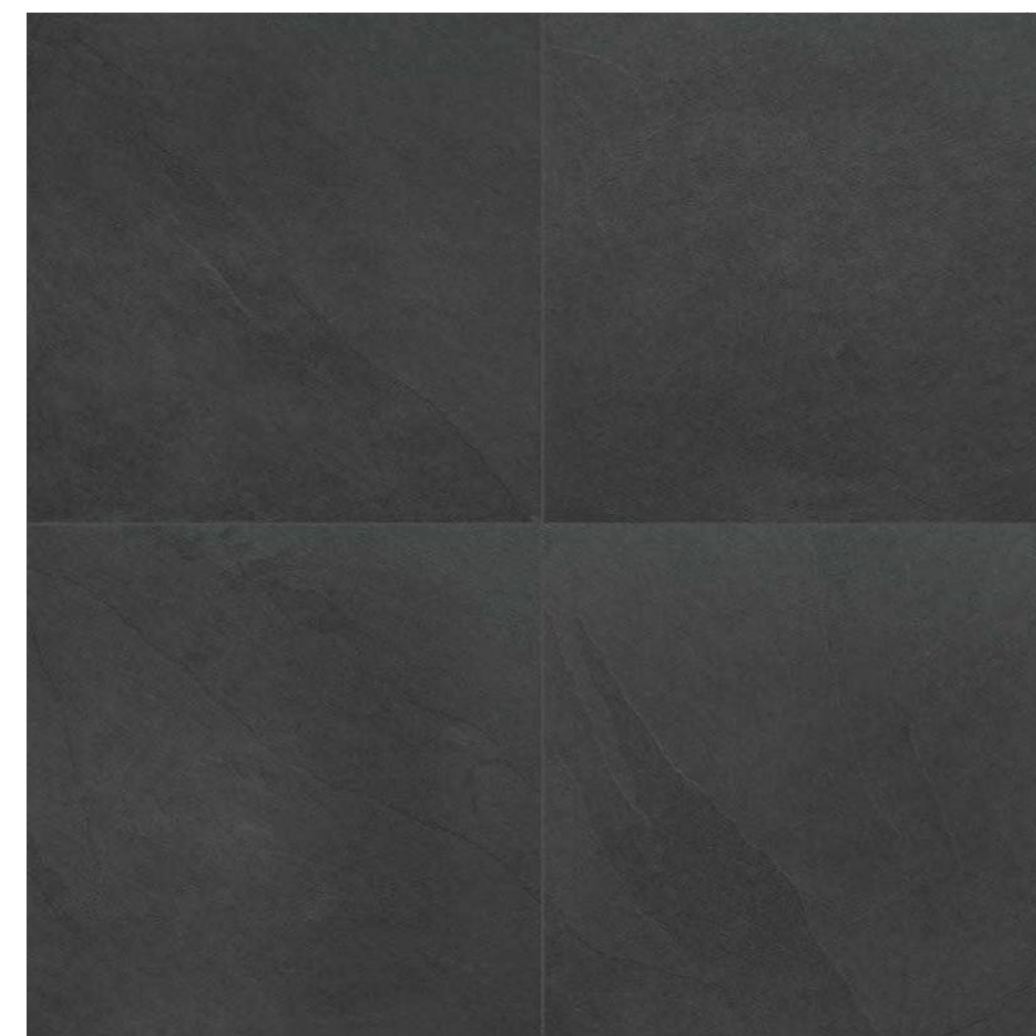
HORIZONTAL WOOD SIDING



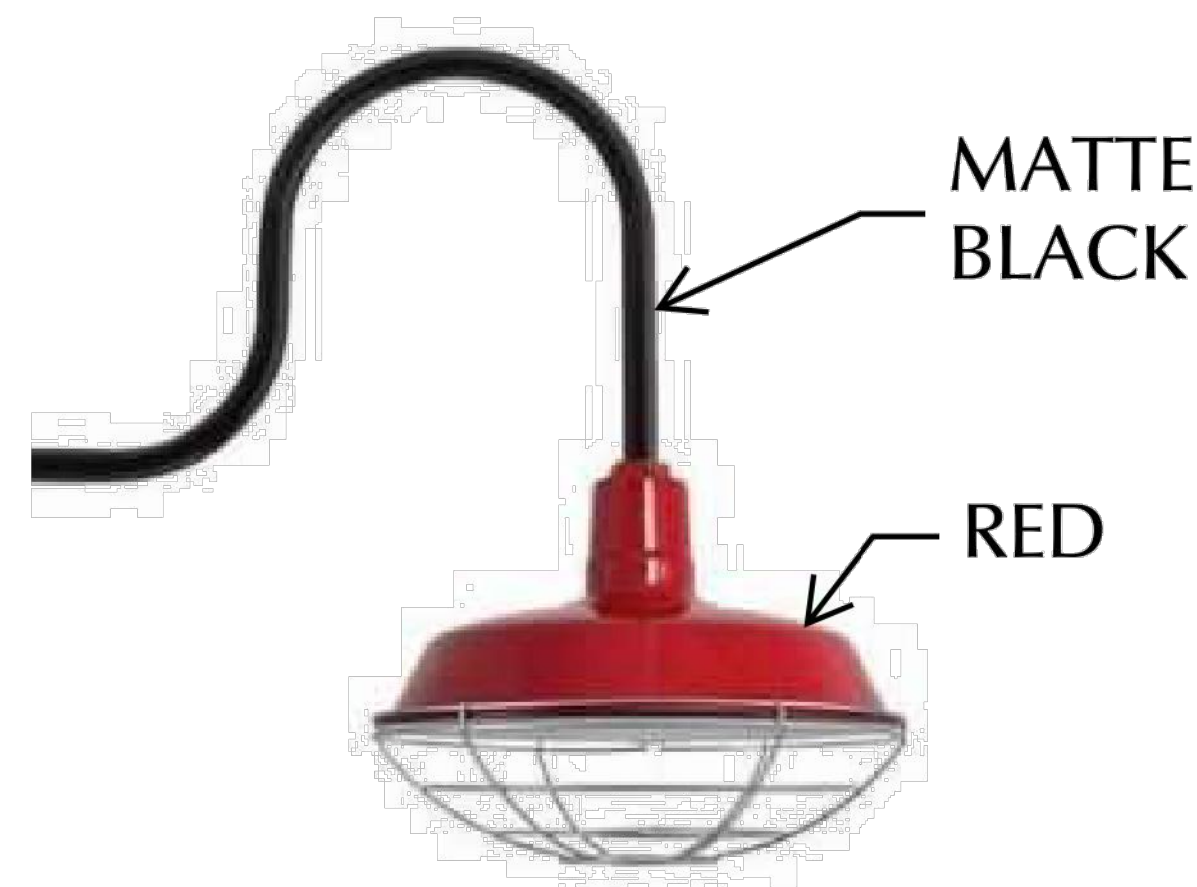
DARK CHARCOAL STUCCO
SMOOTH TEXTURE



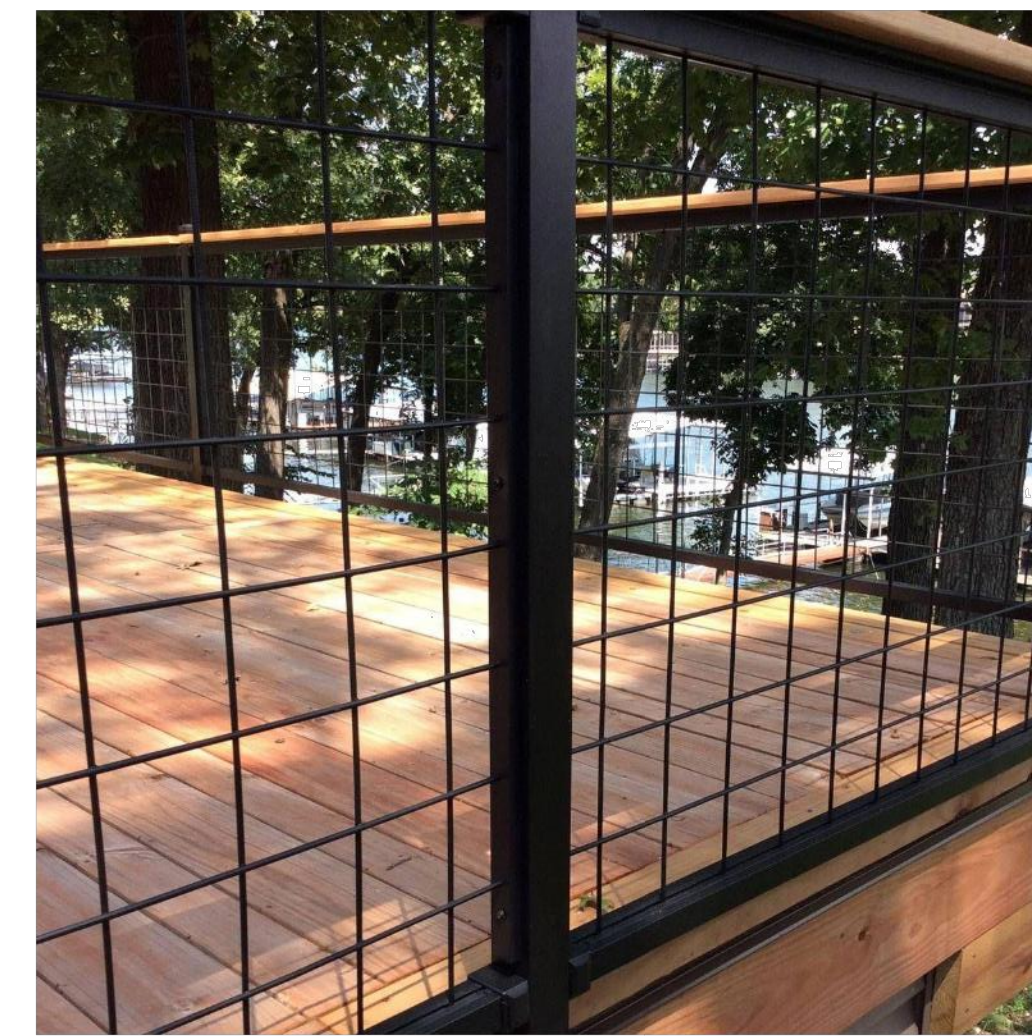
LIGHT GREY STUCCO
SMOOTH TEXTURE



STONE VENEER



LIGHT FIXTURE



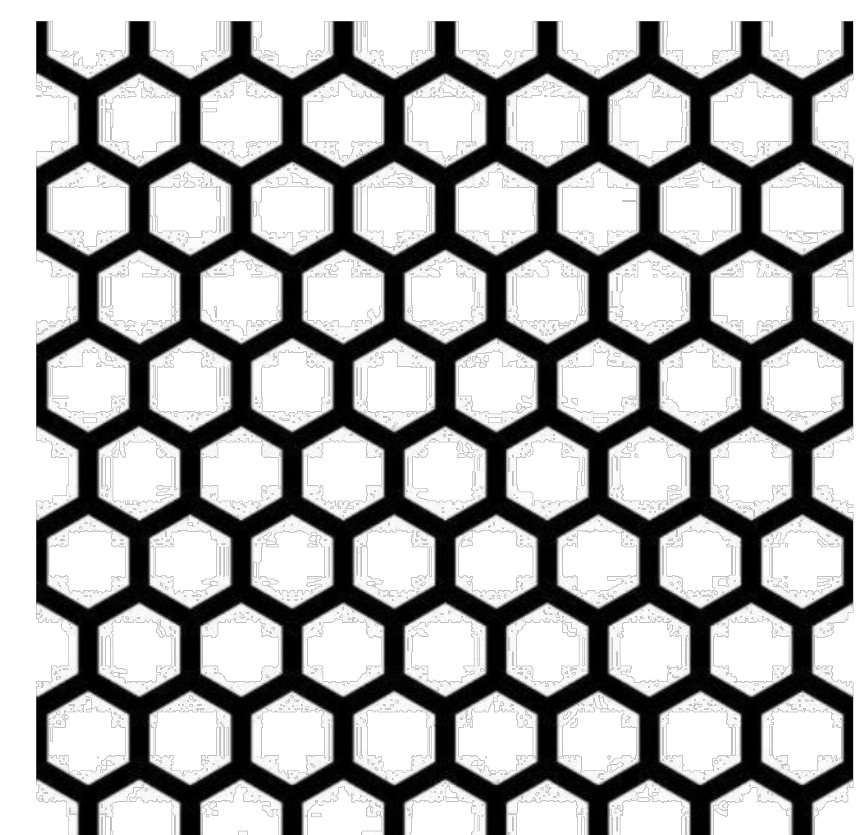
GUARDRAIL & RAILING



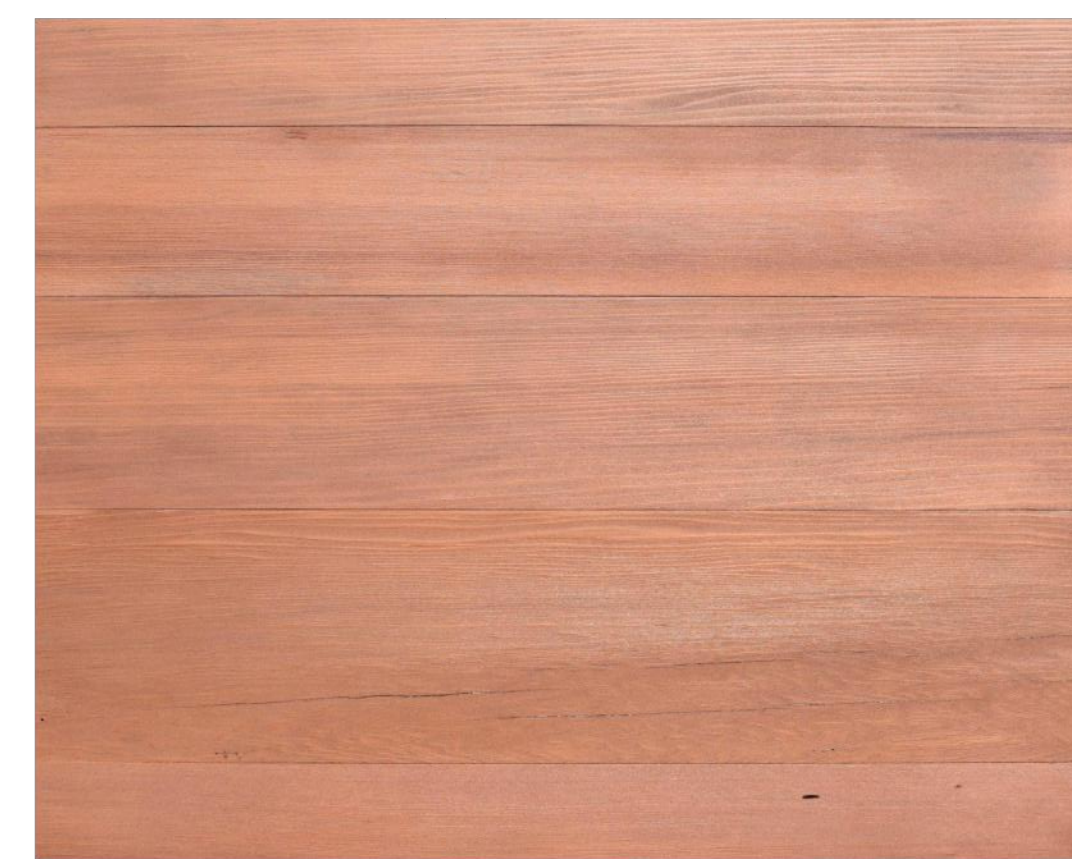
ALUMINUM WINDOW FRAME - BLACK ANODIZED



STAIR & LANDING LIGHTING



PERFORATED METAL
MATTE BLACK
- SCREENS
- DRINK RAIL



RECLAIMED BAY BRIDGE REDWOOD
- DRINK RAIL



METAL LETTERFORMS
BRUSHED NICKLE



DECK LIGHTING

MATERIAL BOARD