

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
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 UNITS = 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

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

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

TOTAL AREA:	EXISTING	PROPOSED
GROUND FLOOR:	3,250 S.F.	3,250 S.F.
SECOND FLOOR:	2,590 S.F.	3,000 S.F.
TOTAL:	5,840 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

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

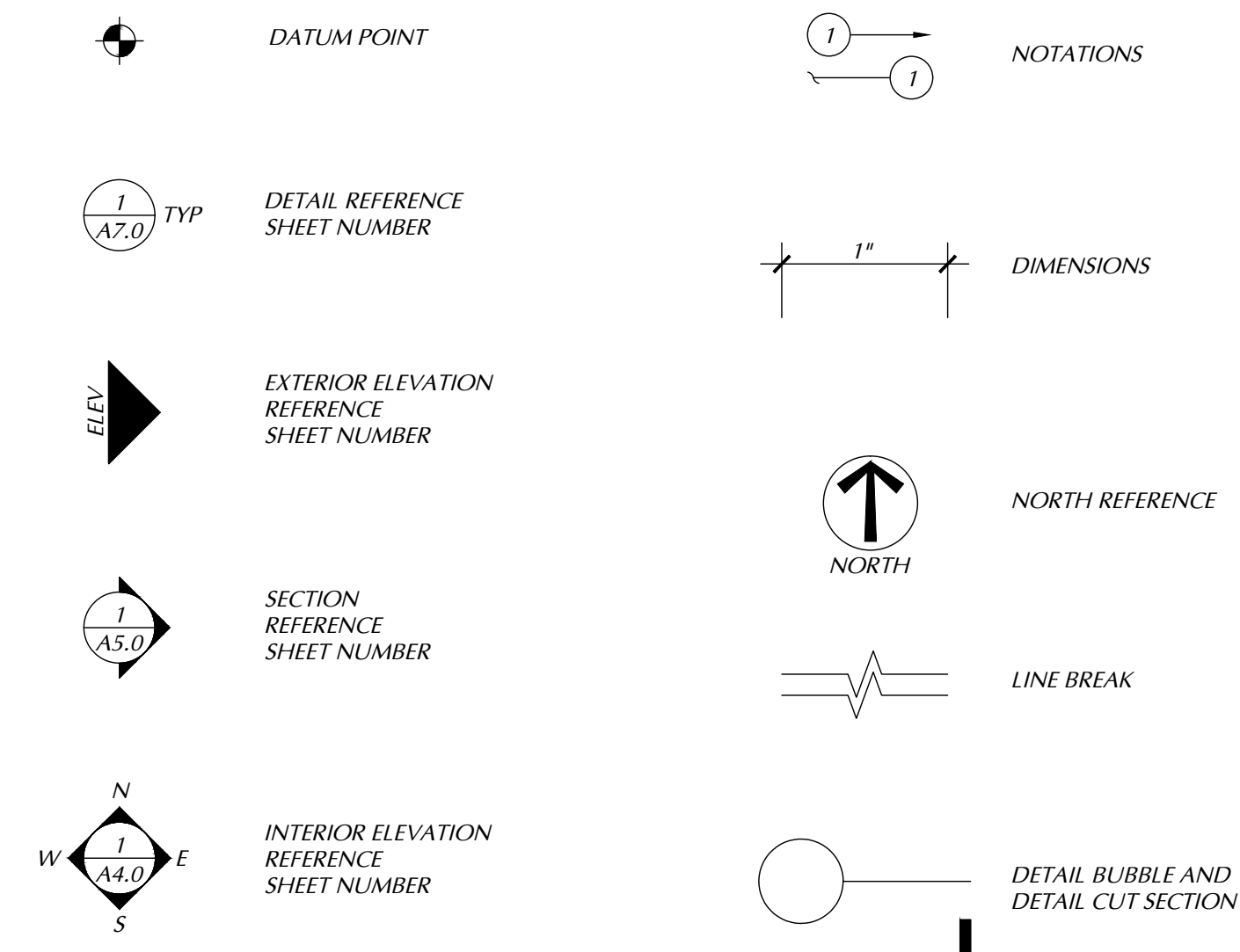
ARCHITECT:

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

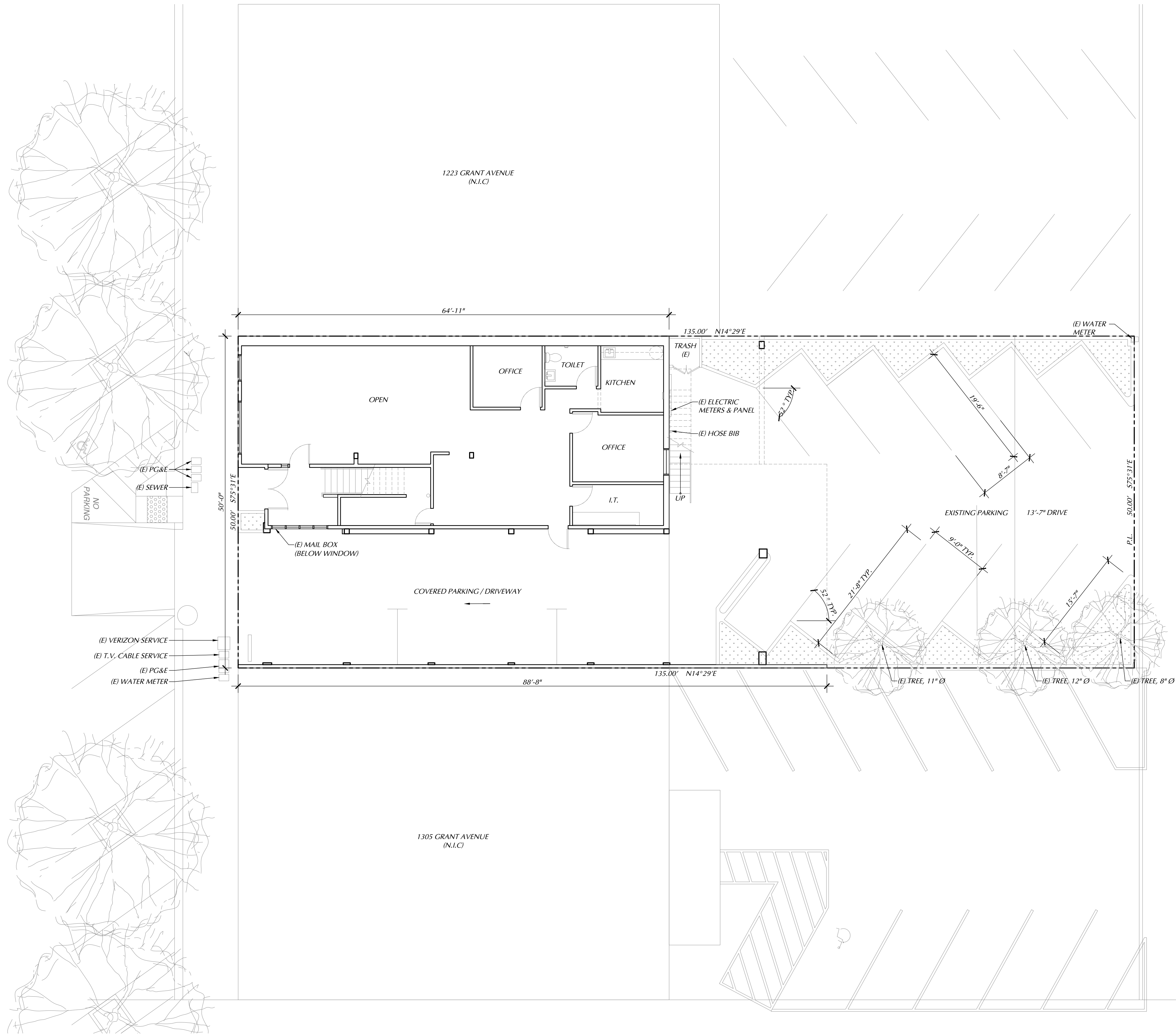
ARCHITECTURAL DRAWINGS

COVER SHEET
EXISTING SITE PLAN
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN
PROPOSED SITE PLAN
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PROPOSED ROOF PLAN
PROPOSED ELEVATIONS
SECTION THRU SITE
PROPOSED TENANT RENDERINGS
PROPOSED TENANT RENDERINGS

HENHOUSE DRAWINGS (MULTIPLE SHEETS)

G R A N T A V E N U E

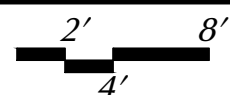
I N D U S T R I A L W A Y



(E) FIRE HYDRANT
 NEAREST FIRE HYDRANT APPROX. 250'

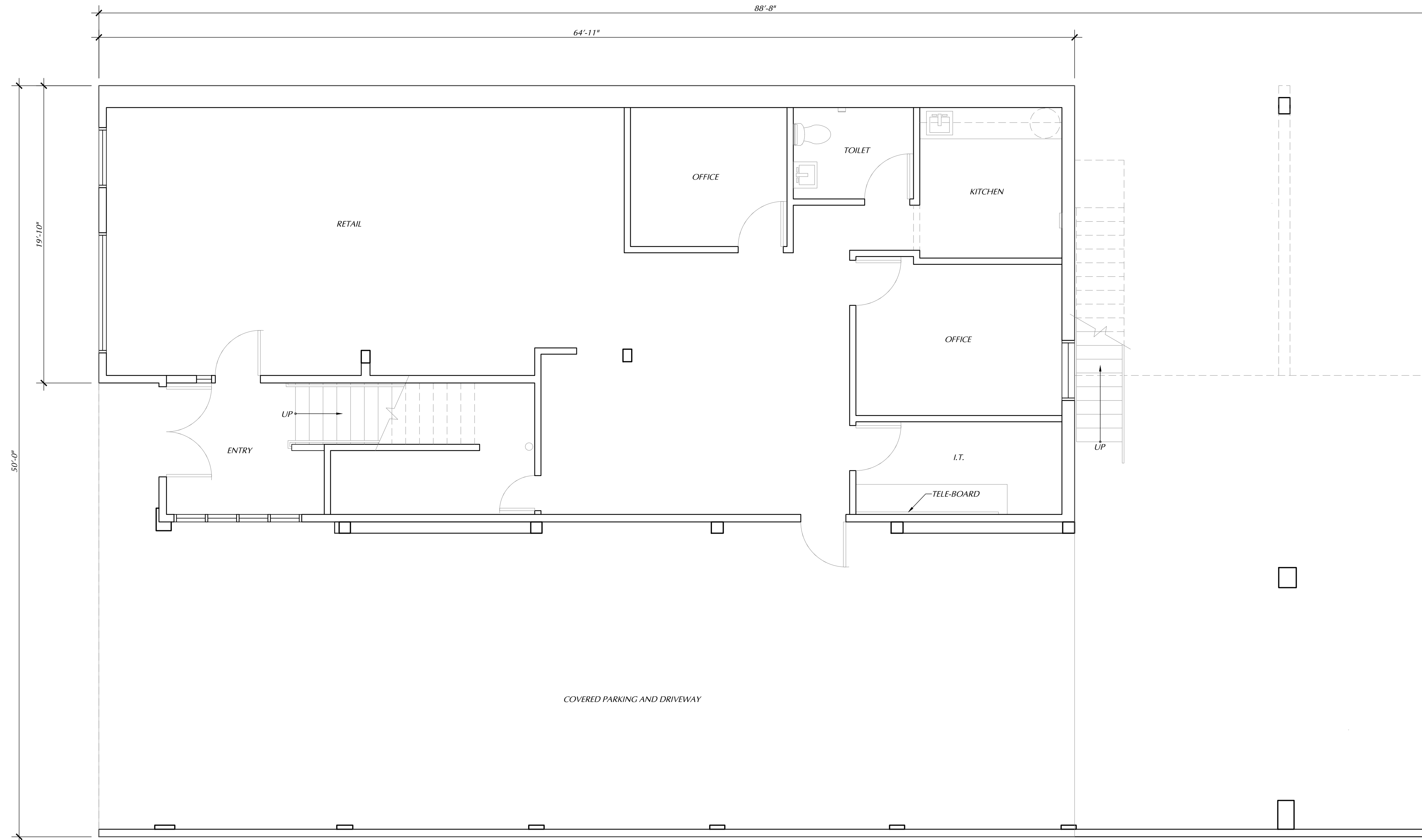
EXISTING SITE PLAN

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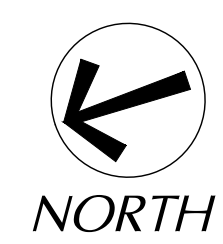
SEPTEMBER 1, 2021

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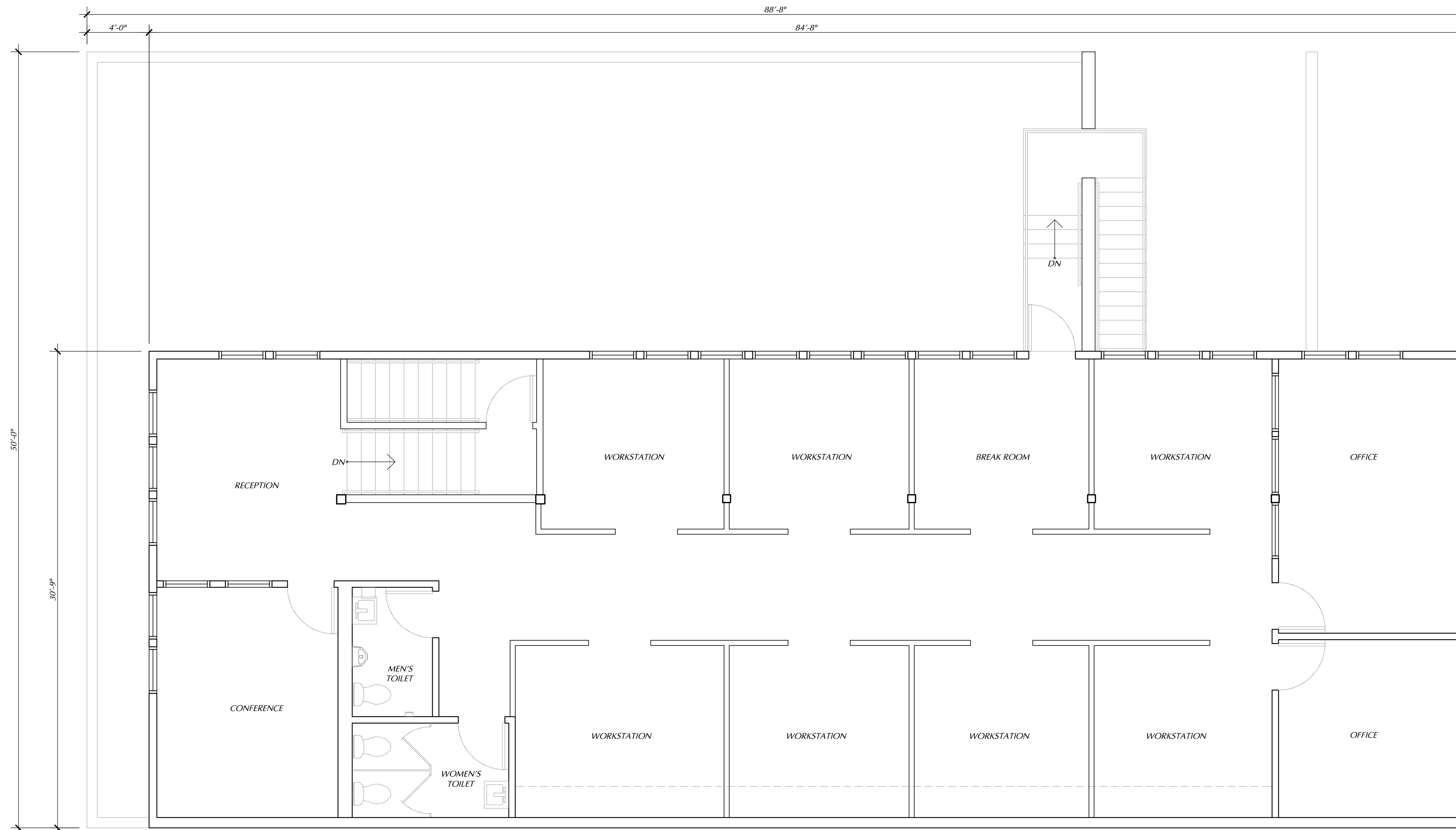
EXISTING FIRST FLOOR PLAN

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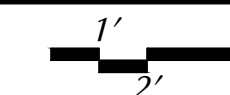
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EXISTING SECOND FLOOR PLAN

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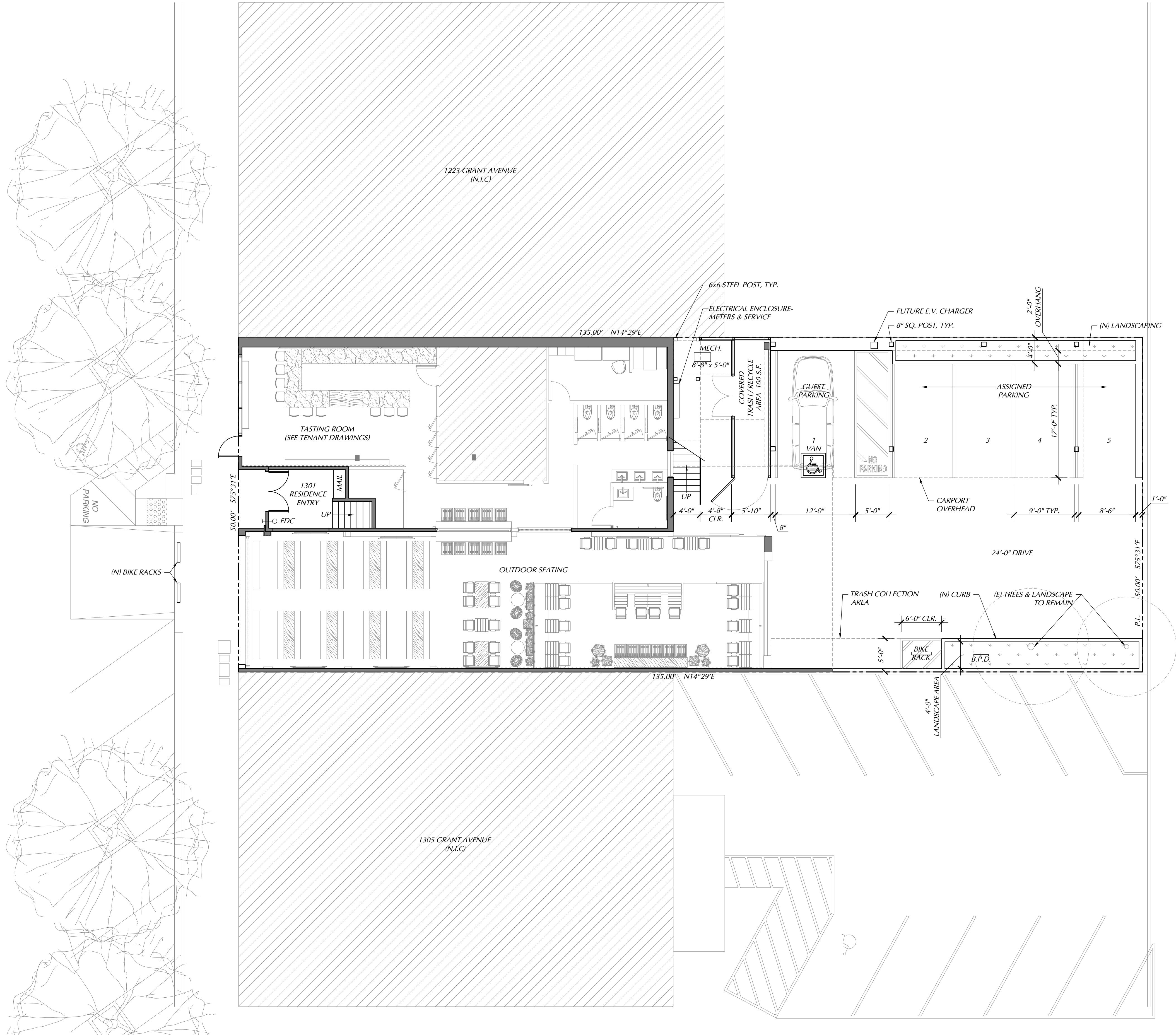


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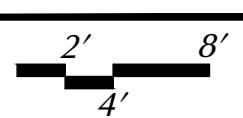
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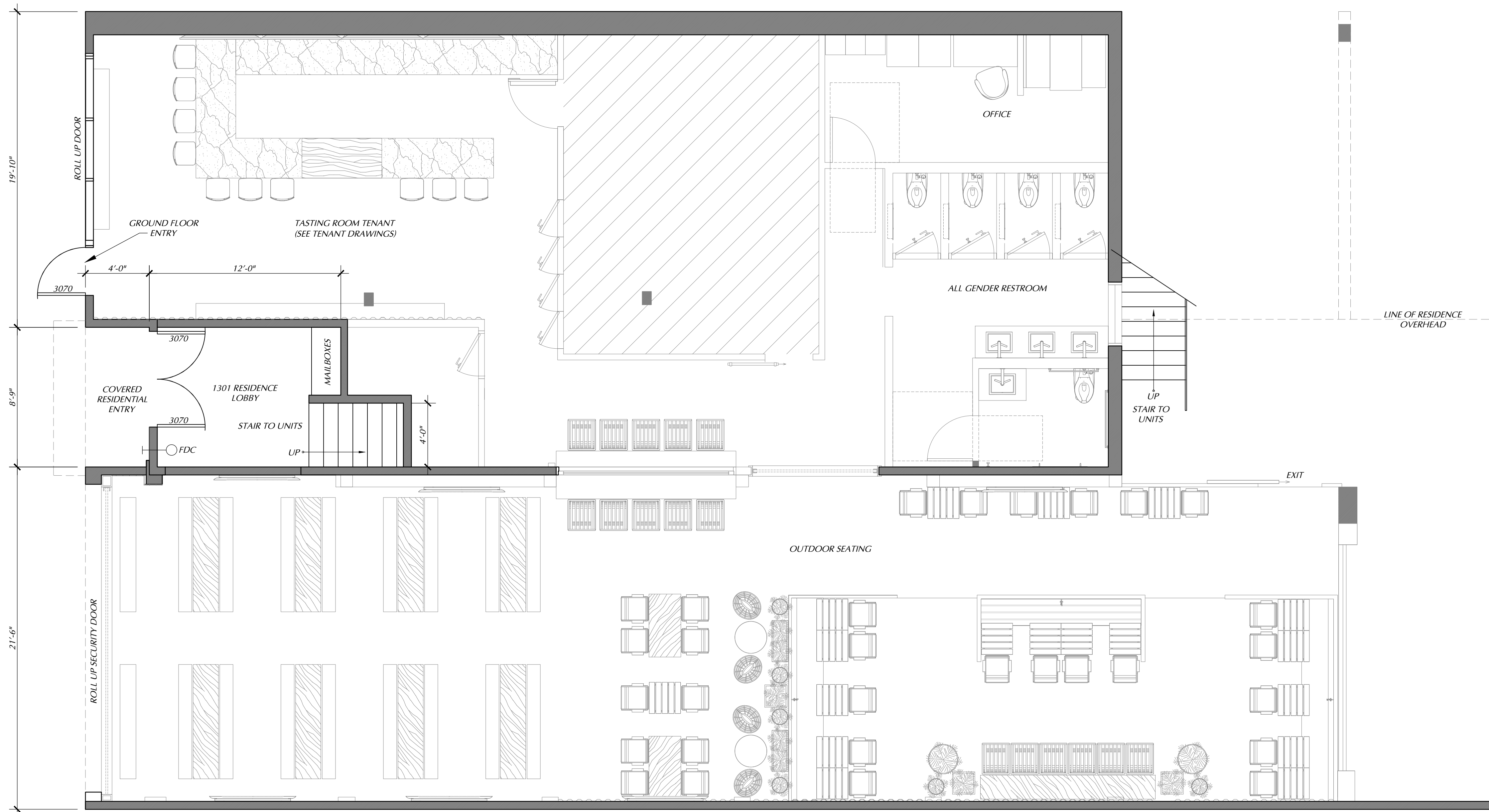
PROPOSED SITE PLAN

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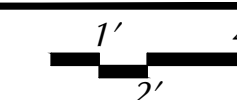


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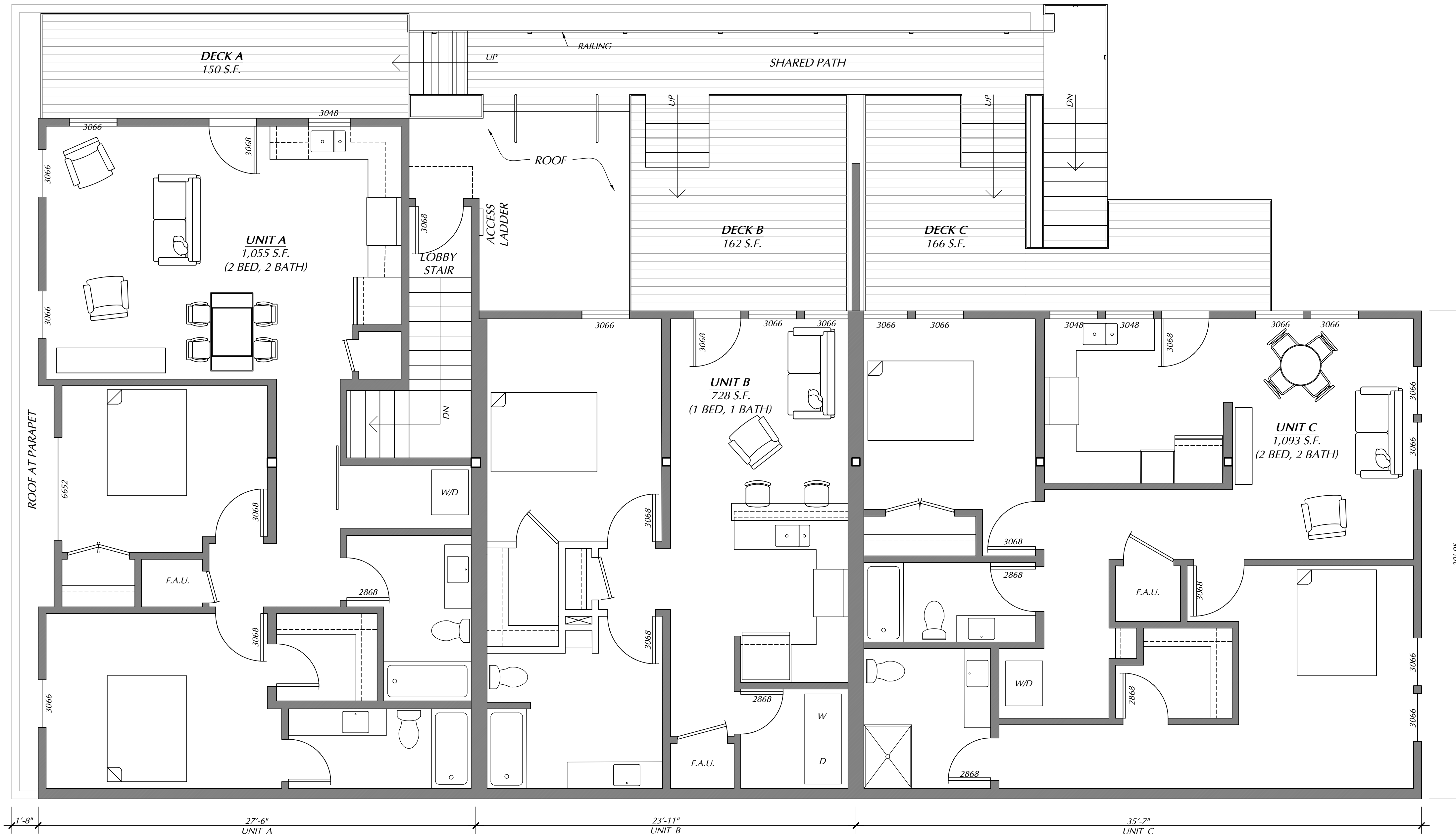
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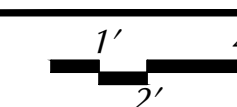
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I N D U S T R I A L W A Y

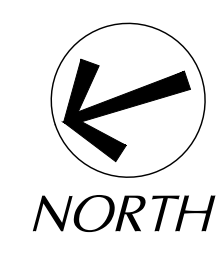
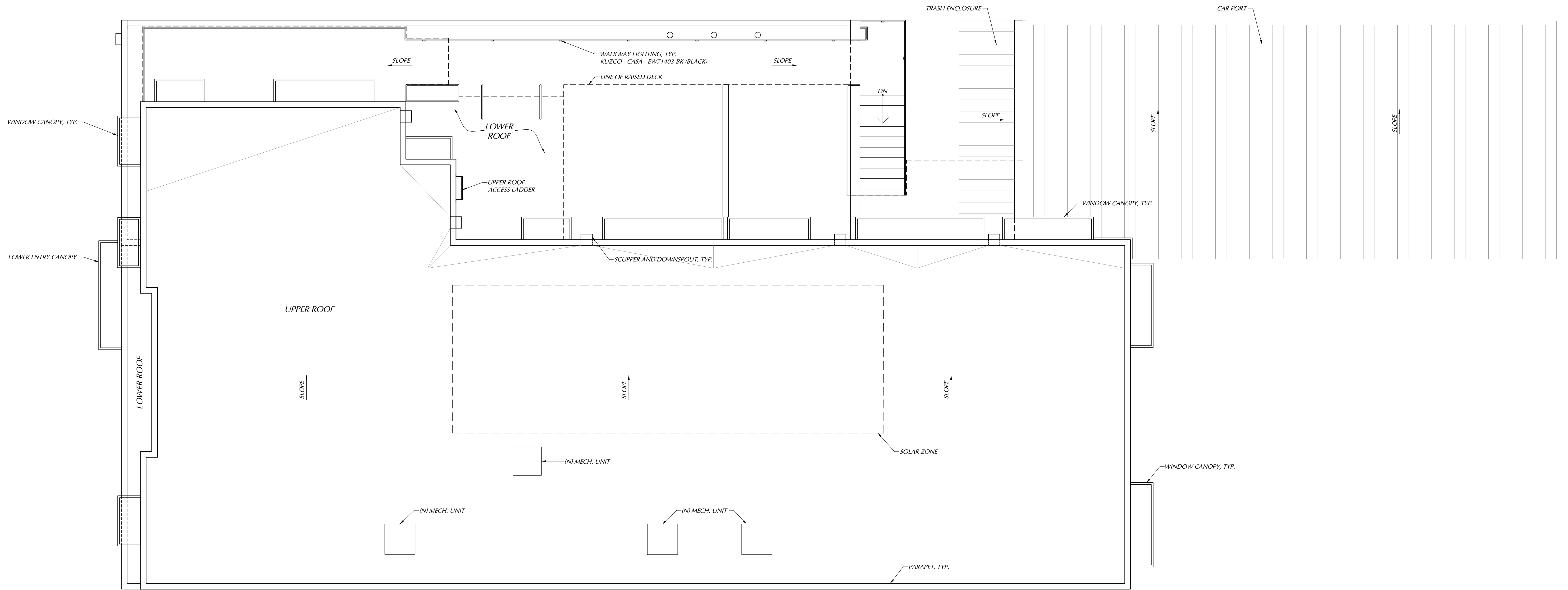
PROPOSED SECOND FLOOR PLAN

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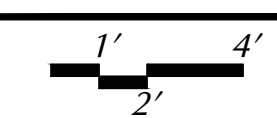
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PROPOSED ROOF PLAN



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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
KUZCO - 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"



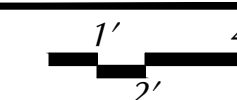
GRANT AVE. ELEVATION (NORTH)



EAST ELEVATION

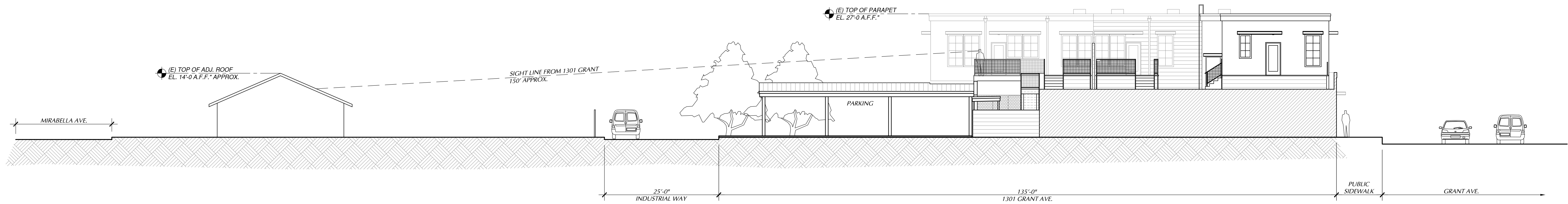
PROPOSED ELEVATIONS

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SECTION THRU SITE

1301 GRANT AVE., NOVATO, CA 94945

2' 8'
4'

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PROPOSED TENANT RENDERINGS

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