

FOR LEASE

1340 Clay St

Downtown Napa Office Location

1340 Clay St

Price: \$2.85 S.F. /Mo Modified Gross

Total Square Feet 2900 +/-

Features:

2 Story Building

7 Private Offices

Multiple work areas

3 Restrooms

Kitchenette

Zoning: Downtown Mixed Use (DMU)

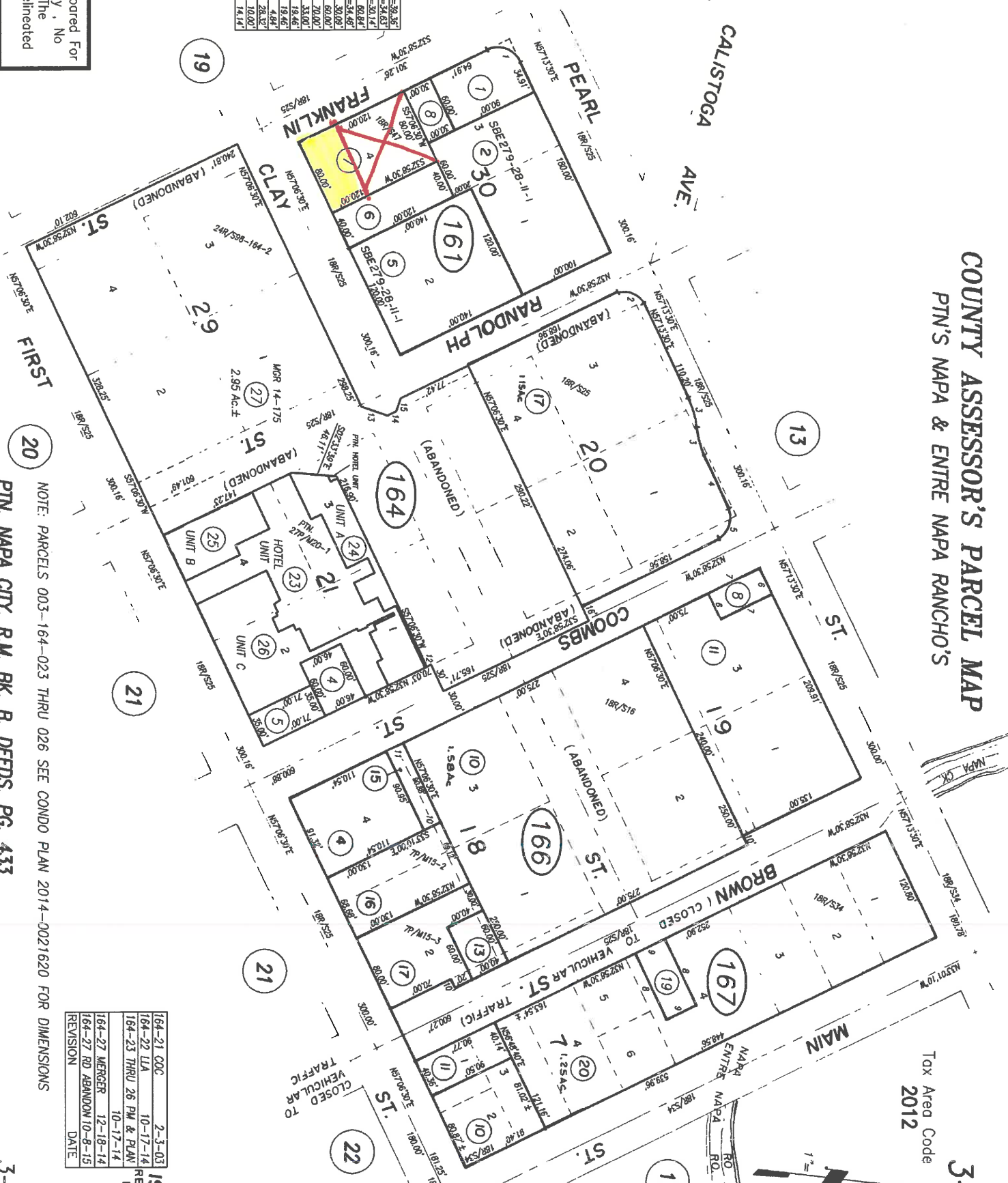
COUNTY ASSESSOR'S PARCEL MAP

PTIN'S NAPA & ENTRE NAPA RANCHO'S

Tax Area Code
2012



1.	R=25'	L=28.35'
2.	R=27'	L=34.63'
3.	R=27'	L=30.14'
4.	R=27'	L=34.63'
5.	R=27'	L=34.63'
6.	R=27'	L=34.63'
7.	R=27'	L=34.63'
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10.	R=27'	L=34.63'
11.	R=27'	L=34.63'
12.	R=27'	L=34.63'
13.	R=27'	L=34.63'
14.	R=27'	L=34.63'
15.	R=27'	L=34.63'



NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

NOTE: PARCELS 003-164-023 THRU 026 SEE CONDO PLAN 2014-0021620 FOR DIMENSIONS
PTIN, NAPA CITY, R.M. BK. B, DEEDS, PG. 433

164-21 COC	2-3-03	19
164-22 LIA	10-17-14	15
164-23 THRU 26 PM & PLAN	10-17-14	15
164-27 MERGER	12-18-14	15
164-27 RD ABANDON	10-8-15	15
REVISION	DATE	



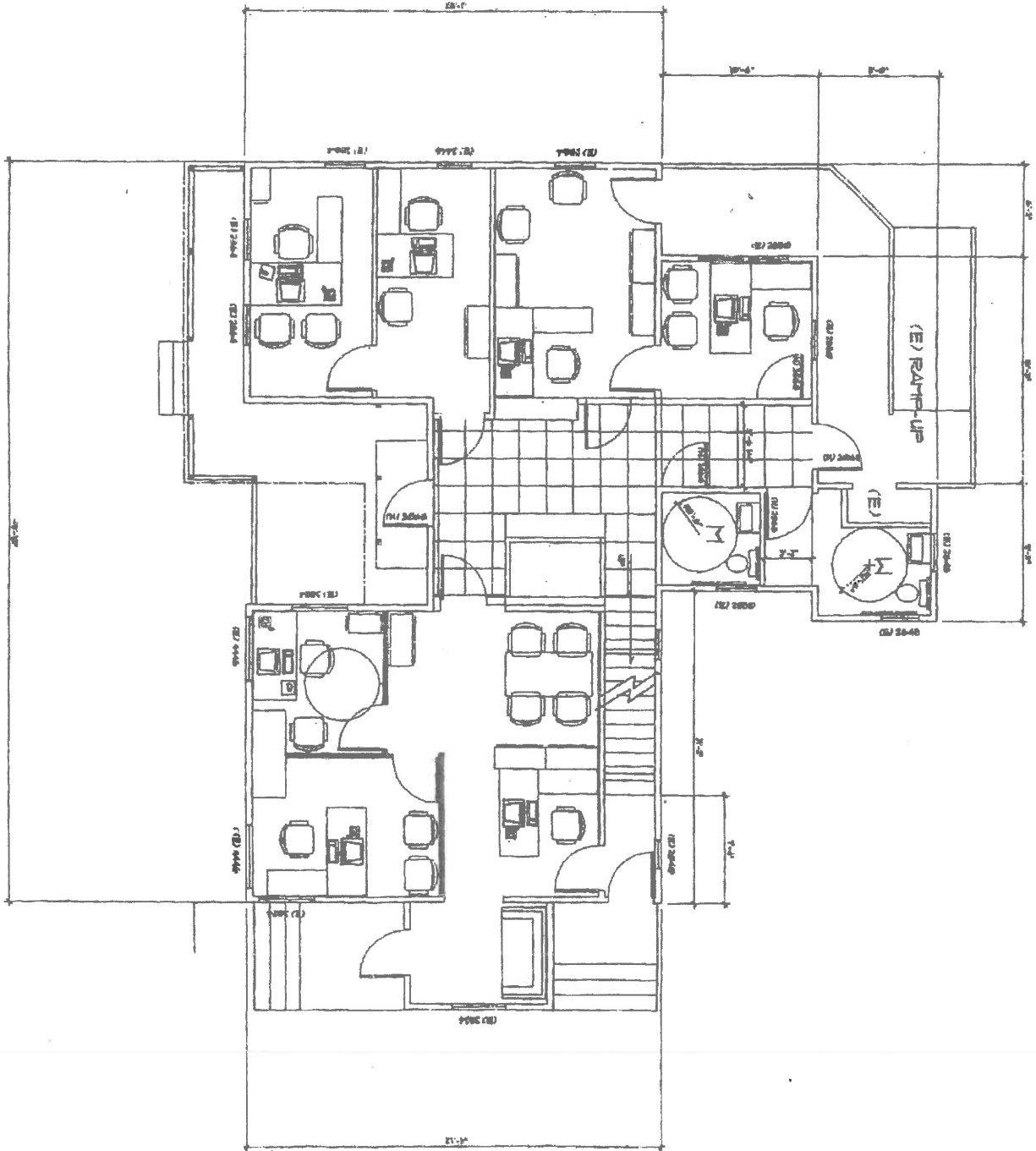
Courtesy Of Denise Navarro, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

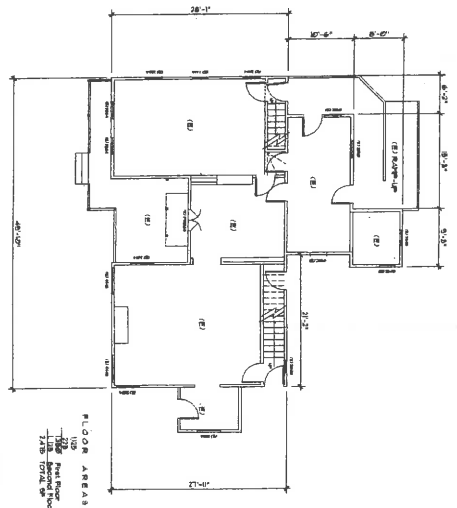
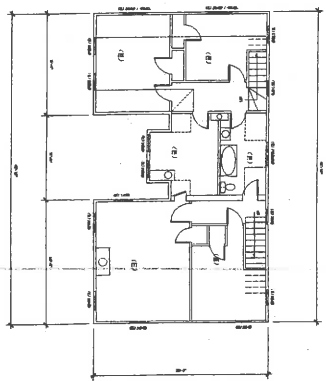
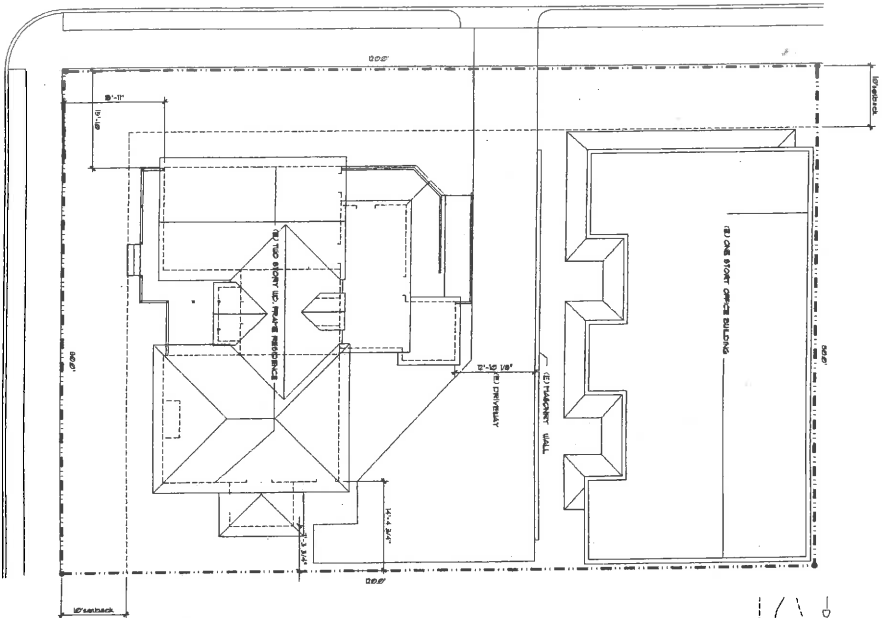
Map

Generated on 06/19/2019
Page 1 of 1

FIRST FLOOR PLAN
NOT TO SCALE



FRANKLIN STREET



JAK:AM

DATE: 10/1/11

BY: JAK:AM

REVISIONS

NO. DESCRIPTION

1. REVISED

2. REVISED

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Zoning Districts	CL	CT	CC	Added Use Regulations
Nonresidential condominiums	CS	CS	CS	See standards Ch. 17.52
Other similar permitted or conditional uses found consistent with the General Plan and applicable district pursuant to Chapter 17.04	P/C	P/C	P/C	Whether use is permitted or conditional depends on requirements for similar use
Temporary uses	PS/CS	PS/CS	PS/CS	See standards Ch. 17.52

Table B—Downtown Specific Plan Area

P=Permitted C = Conditional S = Specific Standards Apply Blank = Not Allowed

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
A. Retail									
Appliance, including repair			PS						C if open after 10 p.m. or if > 5,000 sf
Art galleries	PS	PS	PS	PS			PS	PS	C if open after 10 p.m. or > 5,000 sf
Beer and wine, liquor stores	PS		PS	C			C	C	C if open after 10 p.m. or if > 5,000 sf
Convenience markets			PS						C if > 5,000 sf
Department stores	PS	PS							C if > 5,000 sf
Grocery stores and supermarkets	C	C	PS	PS					C if open after 10 p.m. or if > 5,000 sf
Gun shop			PS	PS					C if open after 10 p.m. or if > 1,500 sf
Medical equipment and supplies			PS	PS	C*				C if open after 10 p.m. or if > 5,000 sf

	DCC		DMU		DN		ground level	OBC	Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels			
									C* only within buildings constructed for nonresidential use and existing as of May 1, 2012
Retail, Downtown (see Glossary)	PS	PS	PS	C	C*		PS	PS	C if more than 10% of the floor area is dedicated to the production of goods on the site or if > 5,000 sf or if open later than 10 p.m. C* only within buildings constructed for nonresidential use and existing as of May 1, 2012
Consignment, secondhand, pawn shops and thrift stores			PS	PS					C if open after 10 p.m. or if > 5,000 sf, or if includes on-site outdoor drop-off area
Sporting goods, including rentals	PS	PS	PS	PS			PS	PS	C if open after 10 p.m. or if > 5,000 sf
Video sales and rentals			PS	PS					C if open after 10 p.m. or if > 5,000 sf
B. Services									

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
ATM, stand alone	C	PS	C	PS	PS	PS	C	PS	C when not located within a fixed business
Bail bonds			C	C					
Banks, savings and loans, credit unions and other financial institutions, with or without ATM	CS	CS	PS	PS			CS	CS	Prohibited within 100 feet of another bank
Business support services, Downtown		P	P	P	P	P			
Catering		C	C	C			C	C	
Check cashing									
Fitness centers/health clubs		PS	PS	PS	C*				C if > 5,000 sf C* only within buildings constructed for nonresidential use and existing as of May 1, 2012
Funeral services					PS	PS			C if > 5,000 sf
Health services including chiropractic, acupuncture, reiki, physical therapy, occupational therapy		P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Instructional services including performing arts, art, martial arts, sports, vocational and business trade schools		C	C	C	C	C	C	C	
Laundry, dry cleaning			PS						C if > 5,000 sf
Medical services		PS	PS	PS	PS	PS			C if > 5,000 sf
Palm readers and psychics		P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Parking lots, private									
Multi-level			C	C	C	C	C	C	

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
Surface			CS		CS		CS		Underground parking conditionally permitted, including in Downtown Core Commercial
Parking lots, public			P	P	P	P	P	P	
Personal services, Downtown	PS	P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Pet grooming		P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Professional, administrative or business offices		P	P	P	P	P	P	P	Includes city, special district, public utility. County facilities, while also included, are not regulated by the city
Recycling, small collection facility			C		C				
Repair and tailoring, including shoes		P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Repair of small electronics and appliances		P	PS	P	PS	P	PS	PS	C if > 5,000 sf
Specialty transportation retail, touring services	PS		PS	PS			PS	PS	C if storage exceeds 50% of the floor area
Vehicle services			CS		CS				Entirely indoors
Wine tasting facility, with or without associated retail sales	PS	PS	PS	PS	C*		PS	PS	C if retail area exceeds 5,000 sf C* only within buildings constructed for nonresidential use and existing as of May 1, 2012

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
C. Visitor Accommodations									
Bed and breakfast inns			CS	CS	CS	CS			See Section 17.52.060 Bed and breakfast inns
Conference and convention facilities							CS	CS	Stand-alone facilities
Hotel	CS*	CS*	CS*	CS*			CS*	CS*	* Requires City Council approval For condo hotels see Municipal Code Section 17.52.095
Vacation rentals			CS	CS	CS	CS			See standards Ch. 17.52
Visitor information centers	P		P				P		
D. Entertainment Uses									
1. Inside Entertainment District									
Primary entertainment use (i.e., performance theater, dance club)	C	C							
Entertainment as joint use (i.e., restaurant with live music and dancing)	PS	PS							See Entertainment District standards
Entertainment as incidental use	PS	PS							
Outdoor entertainment	CS	CS							
2. Outside Entertainment District									
Primary entertainment use (i.e., performance theater, dance club)	CS	CS	CS	CS			CS		See Entertainment District standards
Entertainment as joint use (i.e., restaurant with live music and dancing)	CS	CS	CS	CS			CS	CS	
Entertainment as incidental use	PS	PS	PS	PS			PS	PS	
Outdoor entertainment	CS	CS	CS	CS			CS	CS	See Entertainment District standards
Movie theaters	C	C	C	C			C	C	

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
Miscellaneous entertainment/recreation	CS	CS	CS	CS			CS	CS	See Section 17.52.070 Cocktail lounges, bars and commercial recreation facilities
E. Food Service and Drinking Establishments									
Cocktail lounges, bars, nightclubs	CS	CS	CS	CS			CS	CS	See Section 17.52.070 Cocktail lounges, bars and commercial recreation facilities
Food service	PS	PS	PS	PS			PS	PS	With outdoor dining, if in public right-of-way, site license agreement required per Section 17.52.340 Outdoor dining P with incidental takeout and/or catering C with takeout and no seating With or without beer and wine or alcohol sales C if beer and wine/bar area exceeds 20% of customer floor area and/or if open after 11 p.m.
Restaurants with drive-through									

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
F. Food and Beverage Production									
Bakeries, wholesale (with accessory retail sales)	PS	PS	PS	PS			PS	PS	Retail component must be located in the street frontage. C if 50% or less of the space is retail
Boutique and specialty food and beverage service, with or without production, limited	PS	PS	PS	PS	C*		PS	PS	Retail component must be located in the street frontage. C if 50% or less of the space is retail. C* only within buildings constructed for nonresidential use and existing as of May 1, 2012
G. Public and Quasi-Public Uses									
Assembly halls, clubs and lodges, including for youth		C	C	C	C	C	C	C	
Parks, open space and recreation facilities, including docks, piers	C		C		C		C		Subject to design review
Cultural, educational, religious and related facilities, including schools, libraries, museums	PS	PS	PS	PS	C	C	PS	C	C if schools, churches or other educational facilities
Train depot							P		

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
Public utility and safety facilities, including corporation or storage yards, pump stations, telecommunication facilities, utility substations, storm drainage ponds, water tanks, utility distribution facilities, police, fire or paramedic	C	C	C	C			C	C	
H. Residential and Related Uses									
Single-family, detached			C		P				
Single-family, attached		CS	CS	CS	PS	PS	CS	CS	See Section 17.52.090 Condominium standards
Multifamily, residential		P	P	P	P	P	C	C	
Mixed-use developments, residential and other uses allowed in district	PS*	PS	PS	PS	P	P	PS	PS	See Section 17.52.280 Mixed use development objectives Permitted if all proposed non-residential uses are permitted and no density bonus or conversion of residential, otherwise C * As long as ground level is retail/service
Group residential, including SROs			CS	CS					See Section 17.52.460 Single room occupancies

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
Live/work developments		CS		CS	PS*	CS*	PS	PS	* only where structure is adding residential component - not converting residential to live/work
Residential care facilities		C	C	C	C	C	C	C	
Day care facility, child or adult (up to 14 children or 8 adults)		P	P	C	P	C			
Day care center (15 or more children or 9 or more adults) or community care facilities		C	C	C	C	C			
Accessory structures and uses customarily accessory to a permitted or conditional use and contained on the same site				PS		PS		PS	Accessory uses for residential are as described for the residential districts
I. Accessory Structures and Uses									
Cottage food operations	PS	PS	PS	PS	PS	PS	PS	PS	See standards Ch. 17.52
Outdoor display or sales	PS			PS				PS	See Section 17.52.330 Outdoor display or sale of merchandise, accessory use
J. Other Uses									
Conversions of residential structures from nonresidential uses to residential uses		P	P	P	P	P	P	P	
Conversion of grocery stores, supermarkets and convenience stores to other uses				C					
Conversion of rental unit to condominium		CS	CS	CS	CS	CS	CS	CS	See standards Chapter 17.52
Fences and hedges	PS	PS	PS	PS	PS	PS	PS	PS	
Nonresidential condos	CS	CS	CS	CS	CS	CS	CS	CS	

	DCC		DMU		DN		OBC		Specific Standards Apply
	ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels	
Satellite dishes	PS	PS	PS	PS	PS	PS	PS	PS	
ground level	upper levels	ground level	upper levels	ground level	upper levels	ground level	upper levels		
Signs	PS	PS	PS	PS	PS	PS	PS	PS	
Temporary uses	PS/CS	PS/CS	PS/CS	PS/CS	PS/CS	PS/CS	PS/CS	PS/CS	

(O2012-4, 5/15/12; O2013-1, 3/19/13; O2013-3, 5/21/13; O2014-3, 3/4/14; O2015-13, 11/3/15; O2017-016, 12/19/17)

View the [mobile version](#).



FOUR HONEY

CLASS & SHAPE CONSTRUCTION STRUCT
Light Frame

DESCRIPTION OF BUILDING



PANEL 1 OF 3 SHEETS

ROOM AND FINISH DETAIL

FRISCH Honey

CLASS & SHAPE CONSTRUCTION STRUCTURAL EXTERIOR ROOF LIGHTING AIR CONDITION ROOMS FLOORS ROOM AND FINISH DETAIL

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOMS	FLOORS	ROOM AND FINISH DETAIL
6/5	Light	X Frame Box	Stucco	Flat 4	WIRING	X Heat, X Cool	BATH	B 1 2	FLR. FIN.
ARCHITECTURE	Sub-Standard	X 1" X 1" - 1 1/2"	Siding 1" X 1/2"	Gable 4	X K&T, X Cable	X Forcd, X Clean	BATH No.	Mat.	Gr. Trim
	Standard	Sheath B.W.	Shingles	HIP 4	Conditi	Humid All	Floors	Gr. Trim	INTERIOR FINISH
	Above-Stand.	Conc. Blk.	B & B T & G	Shed 4	FIXTURES	Wall Unit			Walls
2 Stories	Special	B & B T & G	Shingle	Cut-Up	X Feak, X Cheap	Floor "			Pl. X Sh.Rk.
TYPE	Brick	Brick	Shingle	Raft 3" X 4" 2"	Avg. Med.	Central	Ent Hall		Gr. Ceilings
USE DESIGN	FOUNDATION	Brick	Stone	Boxed Eaves	X Many X Spec.	Radiant	Living		Pl. X Sh.Rk.
Single	Reinforced	Floor Joist	Brick	Gutters X	Rec. 220		Dining		
Double	Concrete	1st 2" X 1 1/2" 1 1/2"	Stone	D.S.		Elect.	Bed		
Duplex	Brick	2nd 2" X 1 1/2" 1 1/2"	Crystal	Tile	SPC. BLT. INS	Thermostat	Bed		
Apartment	Wood	X Sub-Floor	Crystal	Shake	B.I. Oven	M-BTU	Family		
Flat-Court	Piers	X Conc. Floor	Crystal	Tile	B.I. Dishwr.	2 F.P.	Service		
Motel			Crystal	Tile	B.I. Ref.	Kitchen			
			Plate	Tile	Garb. Disp.	B.B.Q.			
			Sid. Gl. Dr.	S.F.	Garb. Disp.	B.B.Q.			

CONSTRUCTION RECORD

No.	Permit	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD	RATING (E, G, A, F, P)
1885	REC		1885					
1876	REC		1876					
5-24								
6-83								
9-83								
12-91								
12/91								
12/91								
12/91								

APPRISER & DATE

Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1646		1.30	2140	50	820								
1244		1.30	1617	50	620								
215		3.70	800										
253		1.80	455										
30		1.20	36										
2980			344										
2951													
TOTAL			22770				7070						
NORMAL % GOOD			20				1440						
R.C.L.N.D.			4550										

APPRISER & DATE: D. C. H. 12-1-1970
 UNIT VALUE: 4-3-74
 R.C.L.N.D. 4550

FRIDGE

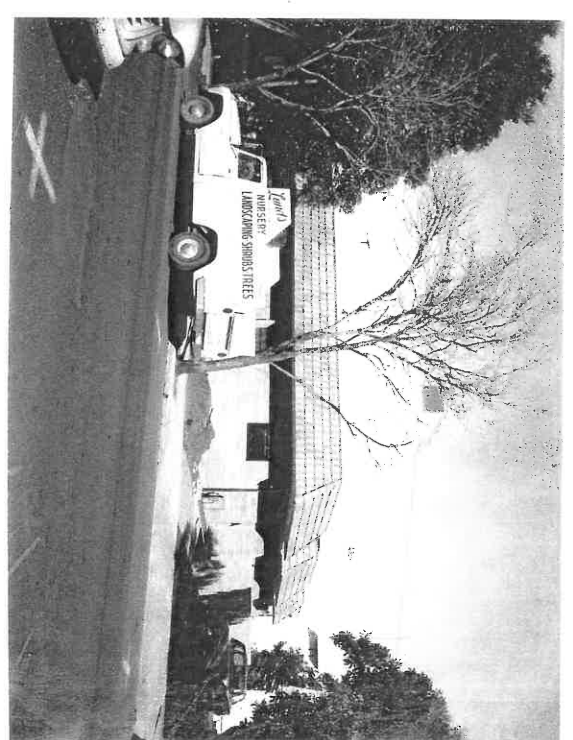
COMMERCIAL BUILDING RECORD

ADDRESS 1120 Franklin St

CLASS OF SHADE CONSTRUCTION CLASSIFICATION SURFACE

DESCRIPTION OF BUILDING

PARCEL SHEET 2 OF 2 SHEETS



CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR		FRONT	LIGHTING	AIR CONDITION		ROOM AND FINISH DETAIL						
			F L R D	Unfinished			Recessed	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
ARCHITECTURE	Sub-Standard	Concrete		Unfinished	Recessed	K.I. Bx.	Conduit Cable	Forced Gravity	Humid.	Store	B 1 2 3	Typical Top Material	grade	Walls	Ceilings
TYPE I	Heavy	Reinforced		Br.	Transom:	Few	Med. good	Floor Unit							
ONE TYPE	Special	Pilasters		Terra Cotta	Plate Glass in	Avg. Many	Zone Unit "Central"								
USE DESIGN	FOUNDATION	Ch. Bond Beam		Stucco	Sheet Glass in	Many									
Apartment	Concrete	Curtain Walls		Siding	Metal Wood Bulkhead:	Good									
Garage	Brick	Partitions:		Flat		Poor	Steam								
Hotel	Reinforced	Wall "x"		Trusses	Back Trim:	Good	Hot Water								
Market	Light Heavy	Party Wall		Steel Deck	Lighting	Water Heater	Oil Burner								
Office		Conc. Floor 4th		Composition	Drop Ceiling	Gas Electric	M-B.T.U.								
Store		Sub Floor		Tile		Water Softener	Bed								
Theatre							Kitchen								

CONSTRUCTION RECORD				EFFEC. APPR.				NORMAL % GOOD				RATING (E,G,A,F,P)				BATH & LAVATORY DETAIL				
No.	Permit For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Form	Furn. Form	Con. Form	Storage Space	Work-Shop	FL. No.	FINISH	FIXTURES	SHOWER	
17886	OFFICE	43700	4/73	1973	1973	0	60	OK60	100	C	C	C	C			1	WAT SR	1	M	G
	85	Found 32000	12/91																	

RE 73 7350130

Appraiser & Date		Unit	Area	Unit Cost	Cost	LN	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
W.C. 11-2-73		OFFICE	2292	1990	45,610	19,50	44,690													
L.H. 5-7-74		A.C.	2292	200	45,80	1,50	3,490													
7350130		CON. ELEMENTS	400	1,65	2,60	65	2,60													
COMPUTATION		ADJUST (CONCRETE)	6015	5,00	300		300													
		TOTAL			60,250		63,300													
		NORMAL % GOOD			100		100													
		R.C.L.N.D.			60,250		63,300													

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
ADORE FORM - CONC. WALL		5' HIGH					60 LF 80x5

COMPUTATIONS

OFFICE: AH 522.31 6-1-73 P. 6

36 X 66 = 2376 BASIC 1990

LESS: 3 X 14 X 2 = 84 NO WIND NEG. ADJ.

2292 UP

9600

70.6 X 80 = 5648

3952 X 5

REV. 1976

Remarks:

Blank lines for additional remarks.

