

**EXISTING PARKING FOR NEXT KEY FACILITY / NEW BEGINNINGS CENTER
(PER APPROVED TRAFFIC STUDY)**

NEXT KEY CENTER:	
GUEST PARKING @ 1 SPACE/8 UNITS	4 SPACES
32 STUDIO APARTMENTS @ 1 SPACE/UNIT x 20% AUTO OWNERSHIP	7 SPACES
15 NON-RESIDENT STUDENTS @ 1 SPACE/STUDENT x 50% AUTO OWNERSHIP	8 SPACES
2,361 SQ FT OFFICE SPACE @ 275 SF/SPACE	9 SPACES
2,319 SQ FT NON-STUDENT ASSEMBLY @ 50 SF/SPACE	46 SPACES
TOTAL NEXT KEY PARKING	74 SPACES
EXISTING NEW BEGINNINGS CENTER	24 SPACES
TOTAL SITE DEMAND	98 SPACES

(E) FACILITY PARKING SPACE BREAKDOWN:

STANDARD (9x19)	= 91
COMPACT (8.5x17)	= 4
DISABLED	= 8
LOADING (10x30)	= 2
TOTAL	105 SPACES PROVIDED

PARKING CALCULATIONS:

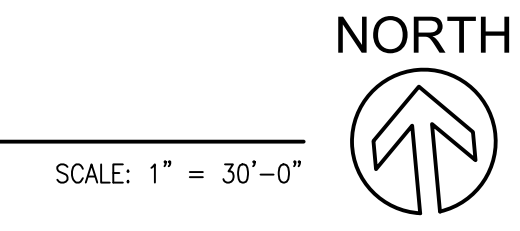
KITCHEN/EVENTS:		PARKING REQ'D
EVENTS (3,479 SF)	50 SF/SPACE	70 SPACES
COMM. KITCHEN (5,449 SF):	1000 SF/SPACE	6 SPACES
		76 SPACES
HOUSING:		
VETERANS: 24 UNITS	1.5 SPACES/UNIT	36 SPACES
HOUSING: 26 UNITS	1.5 SPACES/UNIT	39 SPACES
		(75 SPACES)
APPLY 20% AUTO OWNERSHIP:		15 SPACES
GUEST PARKING: 1 SPACE PER 8 UNITS		7 SPACES

TOTAL REQUIRED: 98 SPACES
TOTAL PROVIDED: 101 SPACES

PER TRAFFIC STUDY:
20% AUTO OWNERSHIP FOR HOUSING UNITS
GUEST PARKING: 1 SPACE PER 8 UNITS
PARKING IS CALCULATED PER THE PARKING STANDARDS APPROVED BY THE CITY OF NOVATO FOR THE "NEXT KEY" PROJECT WHICH ARE BASED ON THE TRAFFIC STUDY PREPARED BY GEORGE NICKELSON DATED JAN. 27, 2005

1 SITE PLAN
A1

APN #: 157-190-07
AREA OF PARCEL: 113,697 SF
40% FAR: 45,479 SF
AREA OF EVENTS/KITCHEN BLDG: 10,800 SF
AREA OF VETERANS HOUSING BLDG: 17,428 SF
AREA OF HOUSING BLDG: 17,226 SF
TOTAL BLDG AREA: 45,454 SF
FAR: <40%



Submittals	11-21-2019
DRG WORKSHOP	
Revisions	11-13-2019
CITY VENTURES EVA	
Date:	11-13-2019
Scale:	As Noted
Drawn:	JMK
Job #:	18049.00
Prototype:	DIVINE

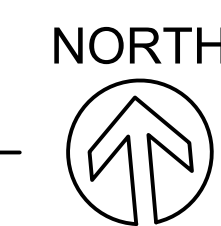


ADJACENT PROPERTIES

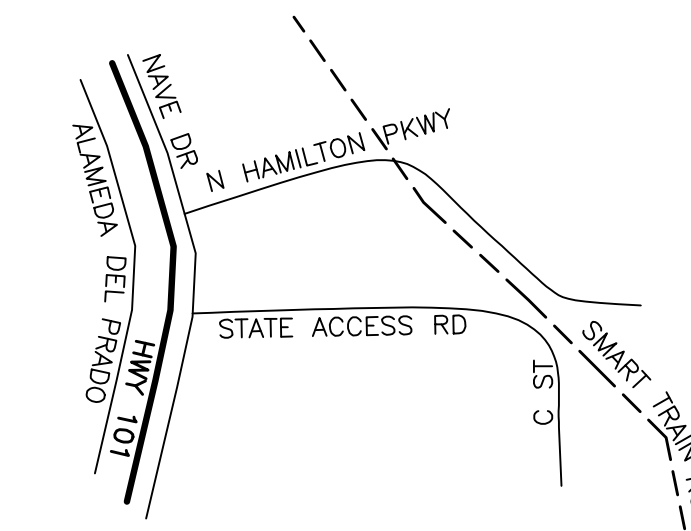
	OWNER OR DESCRIPTION OF PROPERTY
1	HOMEWARD BOUND OF MARIN NEW BEGINNINGS CENTER
2	HOMEWARD BOUND OF MARIN
3	MARIN AIRPORTER HAMILTON MEADOWS
4	COURTYARD BY MARRIOTT
5	SAFEWAY
6	McDONALD'S
7	NOVATO SKATEPARK
8	VACANT LOT
9	SMART TRAIN R.O.W.
10	RESIDENTIAL DEVELOPMENT
11	RESIDENTIAL DEVELOPMENT

1 CONTEXT MAP
A1.1

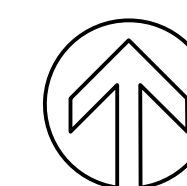
SCALE: NTS



2 VICINITY MAP
A1.1



REF NORTH



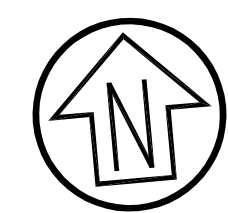
A R C H I T E C T S
 FREDRIC C. DIVINE ASSOCIATES
 1924 FOURTH ST., SAN RAFAEL, CA 94901
 Phone: (415) 457 - 0220 Fax: (415) 454 - 9581

HAMILTON HUD PARCEL
 826 STATE ACCESS ROAD
 NOVATO, CA 94949
 APN: 157B-070-07
 FOR: HOMEWARD BOUND OF MARIN

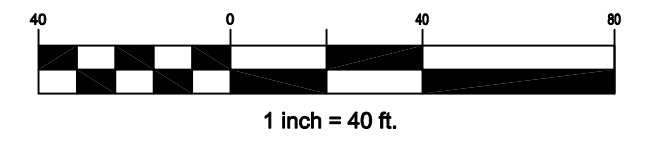
CONTEXT MAP

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DRG WORKSHOP	
Revisions	
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A1.1

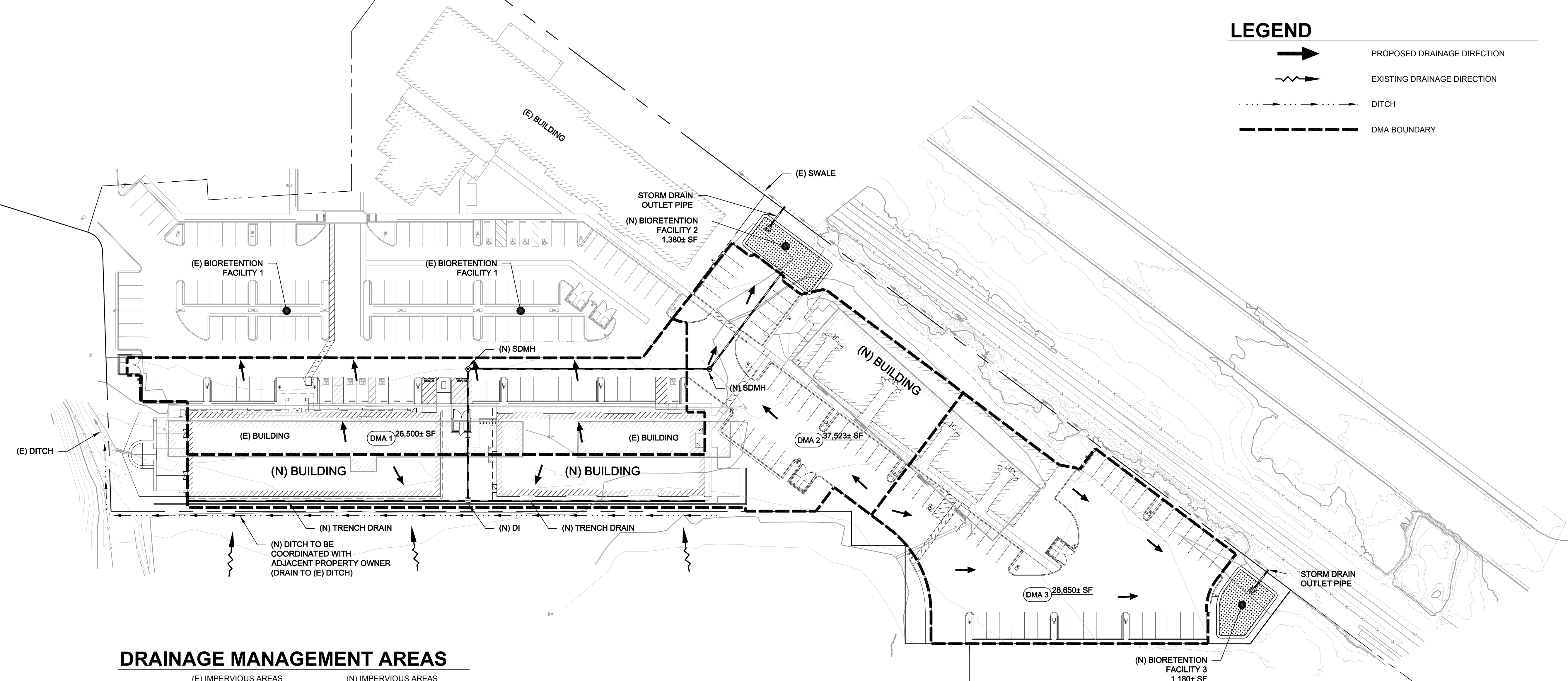


Graphic Scale (in feet)



LEGEND

- PROPOSED DRAINAGE DIRECTION
- EXISTING DRAINAGE DIRECTION
- DITCH
- DMA BOUNDARY



DRAINAGE MANAGEMENT AREAS

	(E) IMPERVIOUS AREAS	(N) IMPERVIOUS AREAS
DMA 1	25,578 SF	26,500SF
DMA 2	26,934 SF	33,508 SF
DMA 3	28,650 SF	28,650 SF

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

CSW | ST 2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court tel: 415.883.9850
 Novato, CA 94949 fax: 415.883.9835
<http://www.cswst2.com> © 2019

City	Novato
County	Marin
State	California

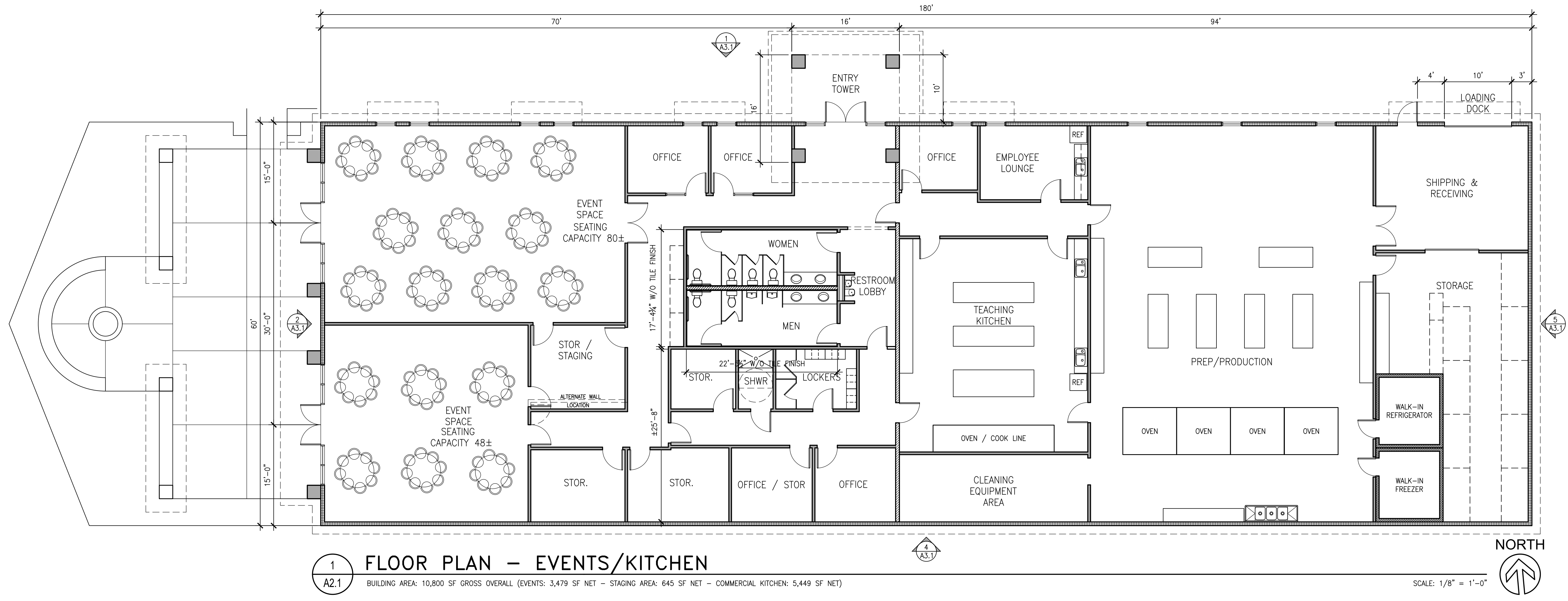
HOMeward BOUND OF MARIN
 PRELIMINARY STORMWATER CONTROL PLAN
 PUEtTS WAY (APN 157-970-07)

Prepared Under the Direction of:

Sheet	C1.0
Scale:	1" = 40'
Date:	04/15/19
Project Number:	2019-10-34
Plan File:	D-XXXX-XX

P:\Projects\2019-10-34\Homeward Bound of Marin\DWG\Sheet\C1.0 Stormwater Control Plan.dwg 08/12/2019 - 03:43 PM gbm 13.562

WALL LEGEND	
	2x4 @ 16" O.C. W/ 5/8" TYPE-'X' GYP. BD. BOTH SIDES
	2x6 @ 16" O.C. W/ 5/8" TYPE-'X' GYP. BD. BOTH SIDES
	2x6 @ 16" O.C. W/ 5/8" TYPE-'X' GYP. BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR WITH FINISH PER EXTERIOR ELEVATIONS
	1" ALLOWANCE FOR TILE FINISH O/WALL AS NOTED, PROVIDE 1/2" BACKER BOARD AT TILE, W.O.
	PREFABRICATED WALK-IN FREEZER/ REFRIGERATOR WALLS BY OTHER



1 FLOOR PLAN - EVENTS/KITCHEN
 BUILDING AREA: 10,800 SF GROSS OVERALL (EVENTS: 3,479 SF NET - STAGING AREA: 645 SF NET - COMMERCIAL KITCHEN: 5,449 SF NET)

SCALE: 1/8" = 1'-0"



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 NOVATO, CA 94949
 APN: 157-070-07
 FOR: HOMEWARD BOUND OF MARIN

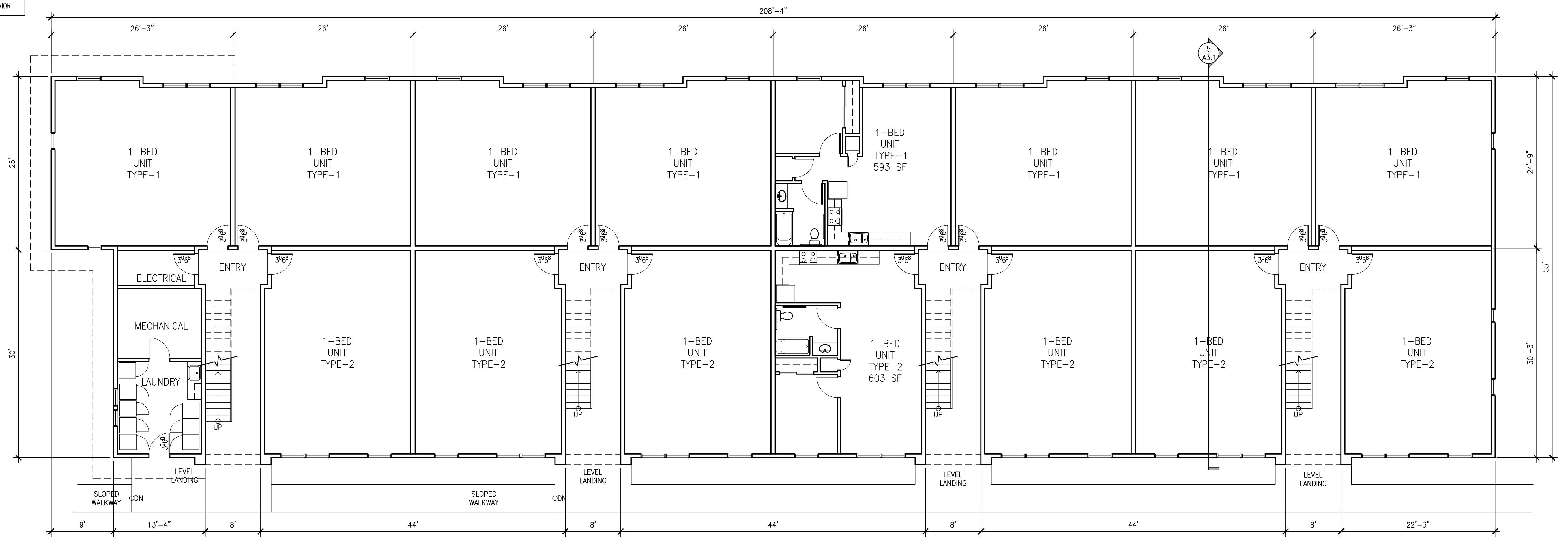
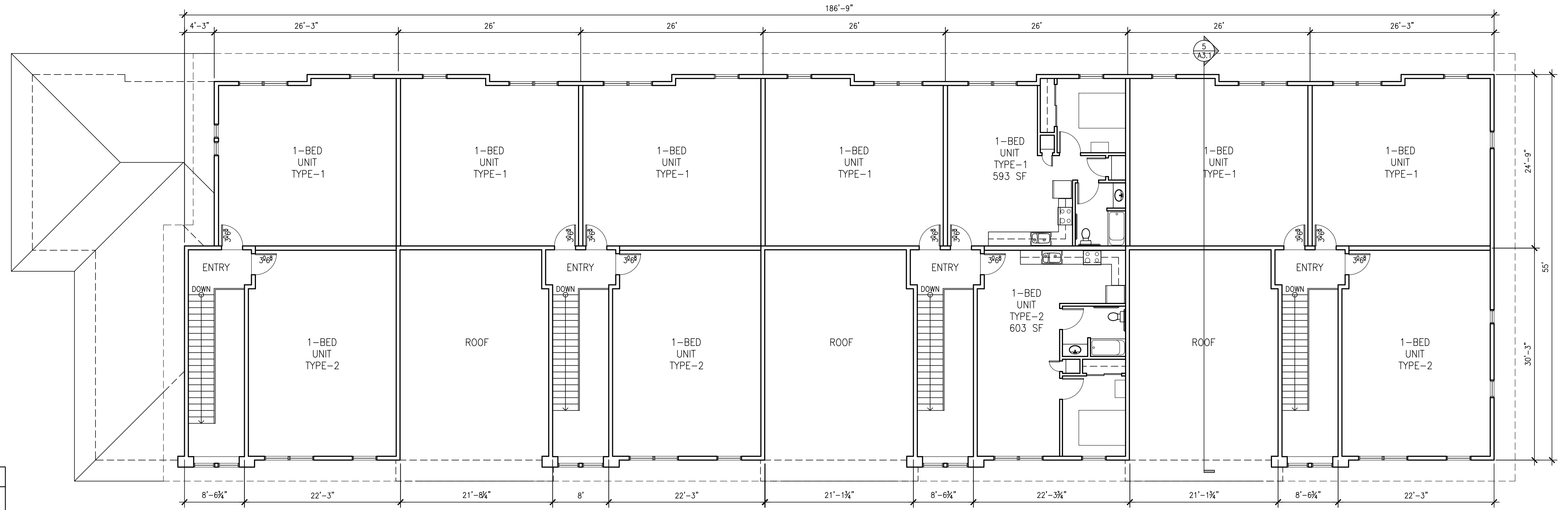
FLOOR PLAN - EVENTS/KITCHEN

Submittals	11-21-2019
DRG WORKSHOP	
Revisions	
OWNER COMMENTS	11-13-2019
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A2.1

WALL LEGEND

	NEW 2x4 @ 24" O.C. W/ 5/8" TYPE-'X' GYP BD. BOTH SIDES
	NEW 2x4 @ 16" O.C. W/ 5/8" TYPE-'X' GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 5/8" TYPE-'X' GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 5/8" TYPE-'X' GYP BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR



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 NOVATO, CA 94949
 APN: 157-070-07
 FOR: HOMEWARD BOUND OF MARIN

FLOOR PLANS - HOUSING,

Submittals	11-21-2019
DRG WORKSHOP	
Revisions	

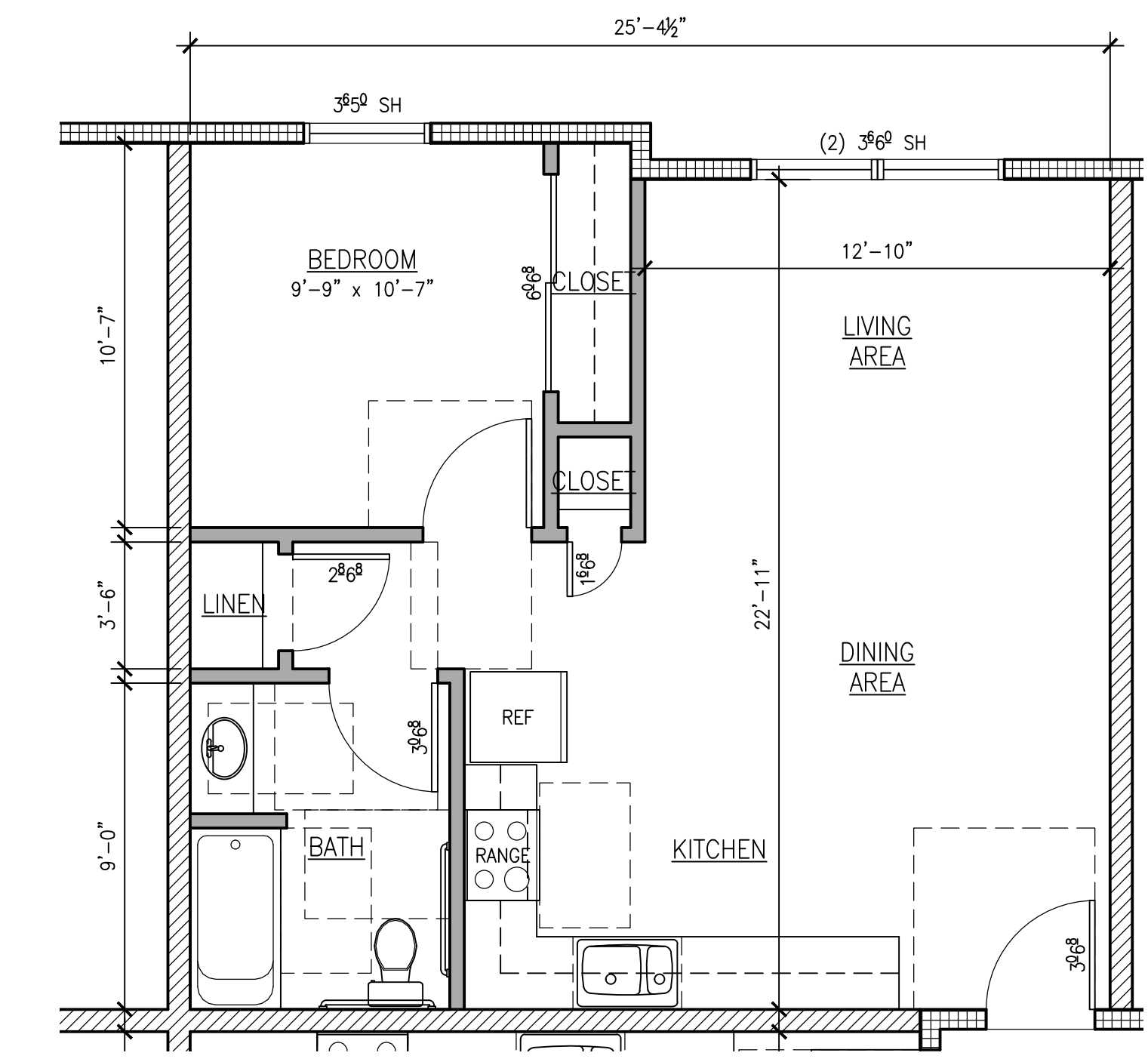
Date: 11-13-2019
 Scale: As Noted
 Drawn: JMK
 Job #: 18049.00
 Prototype: DIVINE

A2.3

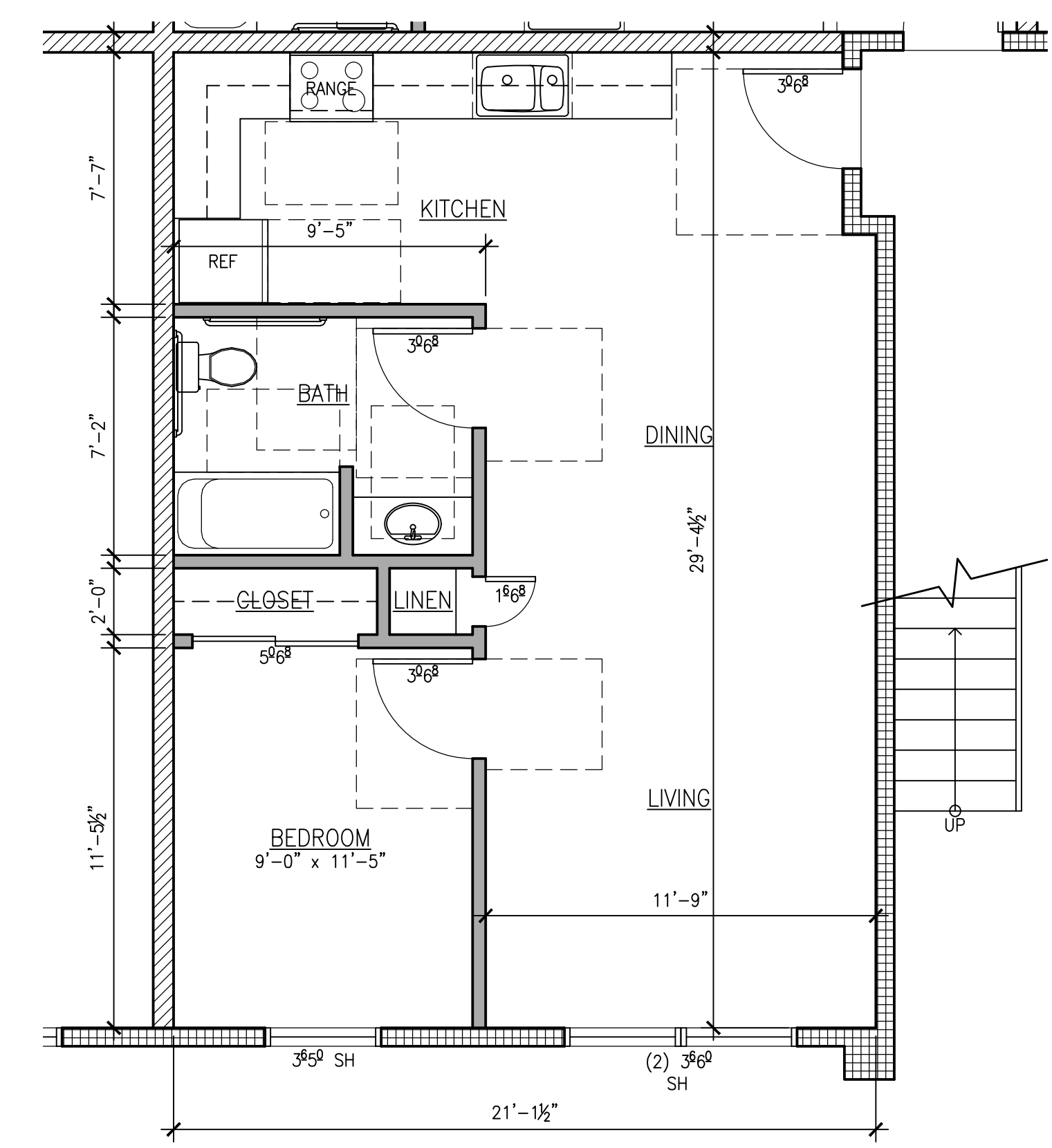
Submittals	11-21-2019
DRG WORKSHOP	
Revisions	

Date:	11-13-2019
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Drawn:	JMK
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Prototype:	DIVINE

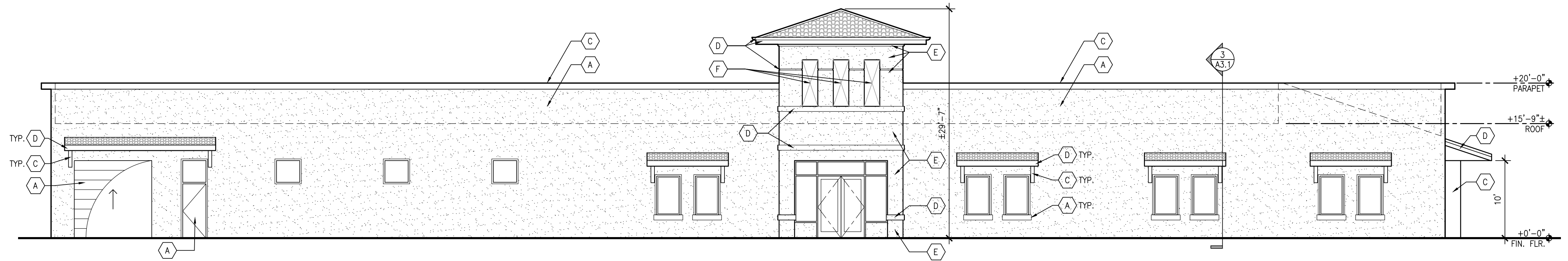
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	NEW 2x4 @ 16" O.C. W/ 3/8" TYPE-'X' GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 3/8" TYPE-'X' GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 3/8" TYPE-'X' GYP BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR



2 FLOOR PLAN - UNIT TYPE 1
 A2.3 593 NET SF SCALE: 1/4" = 1'-0"

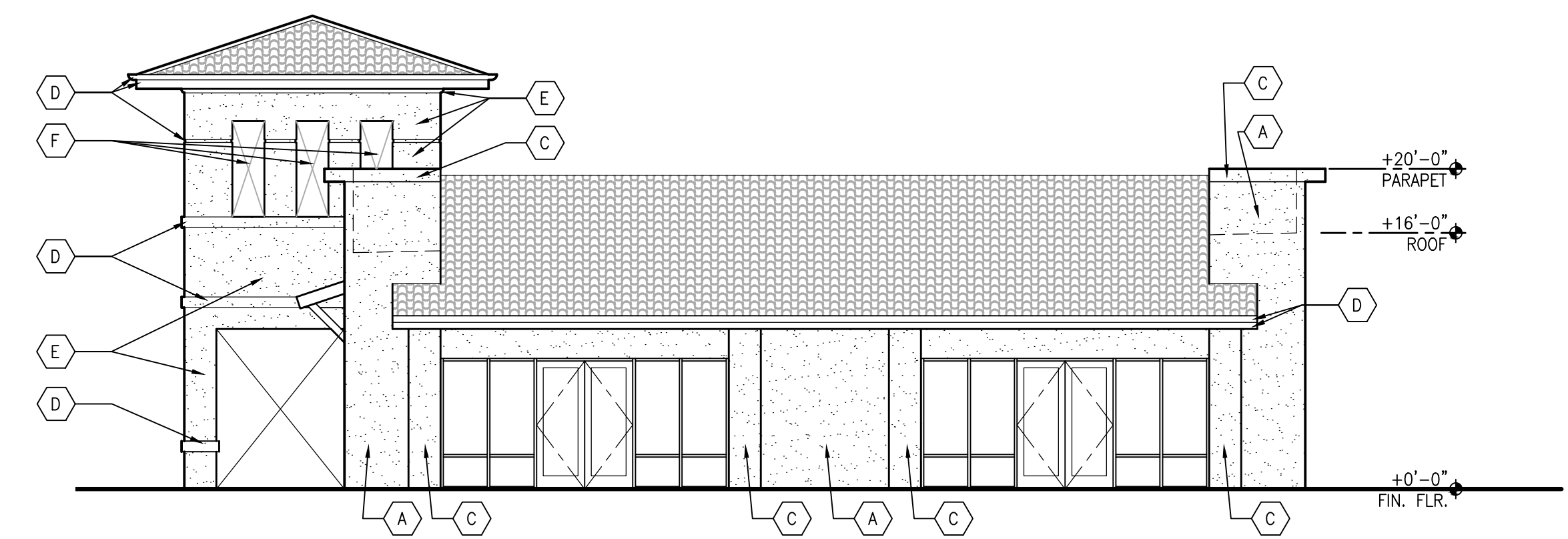


4 FLOOR PLAN - UNIT TYPE 2
 A2.3 603 NET SF SCALE: 1/4" = 1'-0"



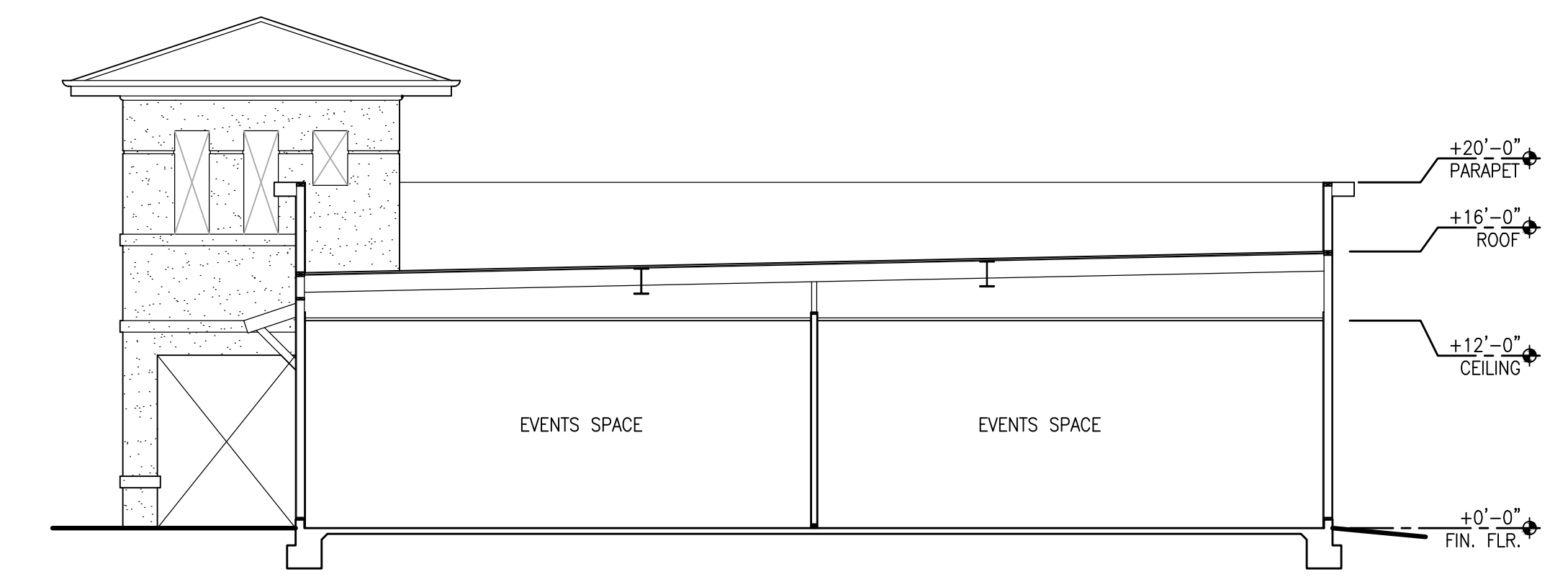
2 EXTERIOR ELEVATION - NORTH
A3.1

SCALE: 1/8" = 1'-0"



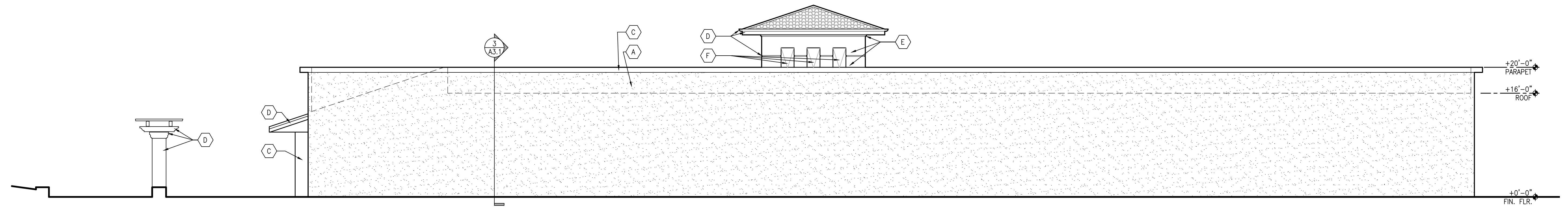
1 EXTERIOR ELEVATION - WEST
A3.1

SCALE: 1/8" = 1'-0"



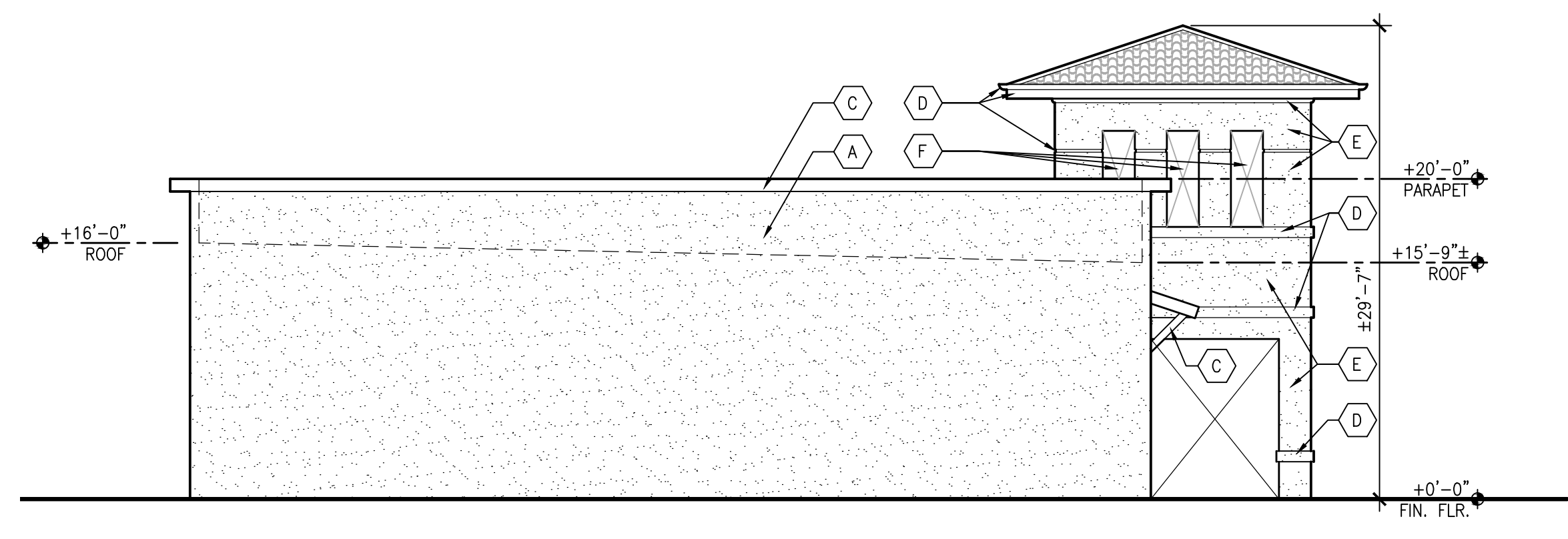
3 BUILDING SECTION
A3.1

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
A3.1

SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION - EAST
A3.1

SCALE: 1/8" = 1'-0"

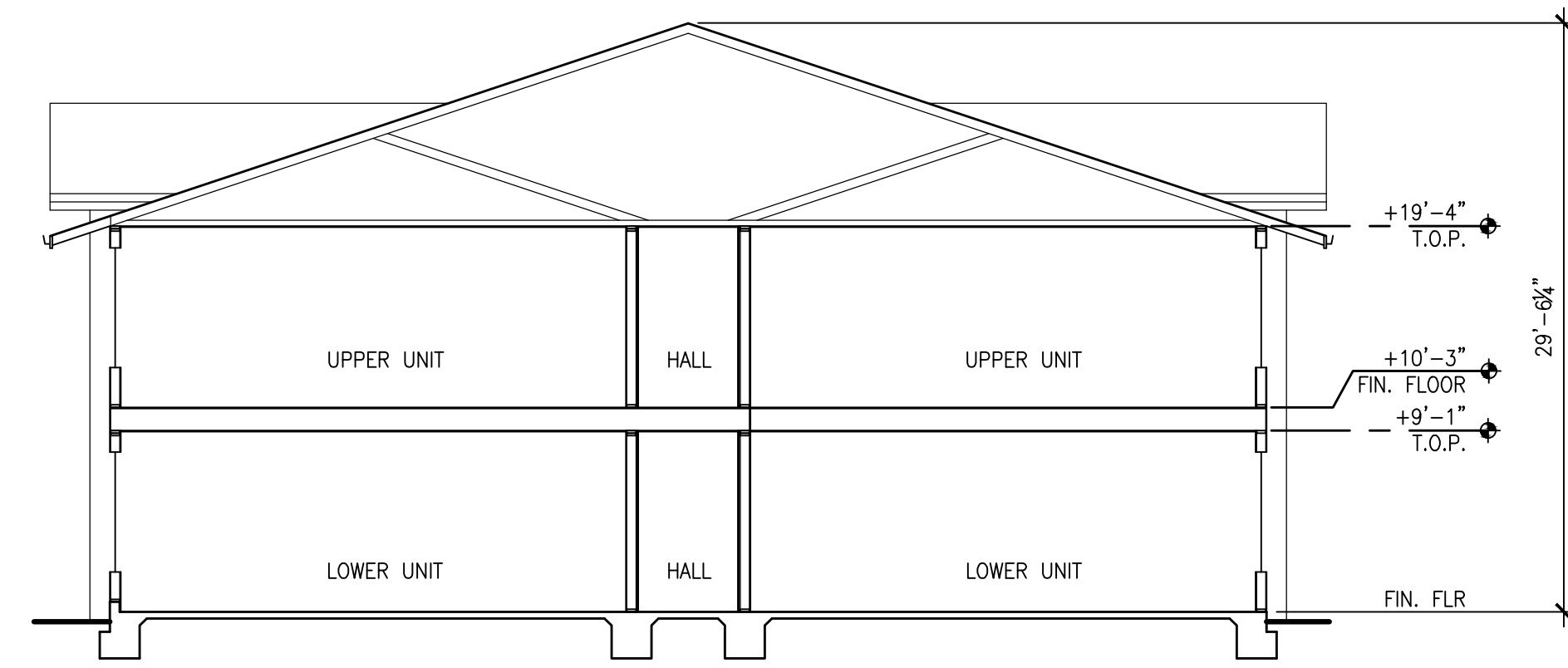
EXTERIOR COLORS LEGEND	
COLOR	
A	BENJAMIN MOORE #1032 BAR HARBOR BEIGE (MAIN BODY COLOR)
B	BENJAMIN MOORE #1524 NATURE'S SCENERY (MAIN BODY COLOR)
C	BENJAMIN MOORE #HC-77 ALEXANDRIA BEIGE (MAIN BODY COLOR)
D	BENJAMIN MOORE #965 TEMPORAL SPIRIT (TRIM)
E	BENJAMIN MOORE #HC-49 MAYFLOWER RED (TOWER)
F	BENJAMIN MOORE #1489 DEVONSHIRE GREEN (ACCENT)

TYPICAL MATERIALS

ROOFING: MISSION 'S' TILE. ALUMINUM FASCIA GUTTER, ENGINEERED WOOD FASCIA.
 WALLS: STUCCO WITH FOAM TRIMS.
 WINDOWS: VINYL
 DOORS: STEEL

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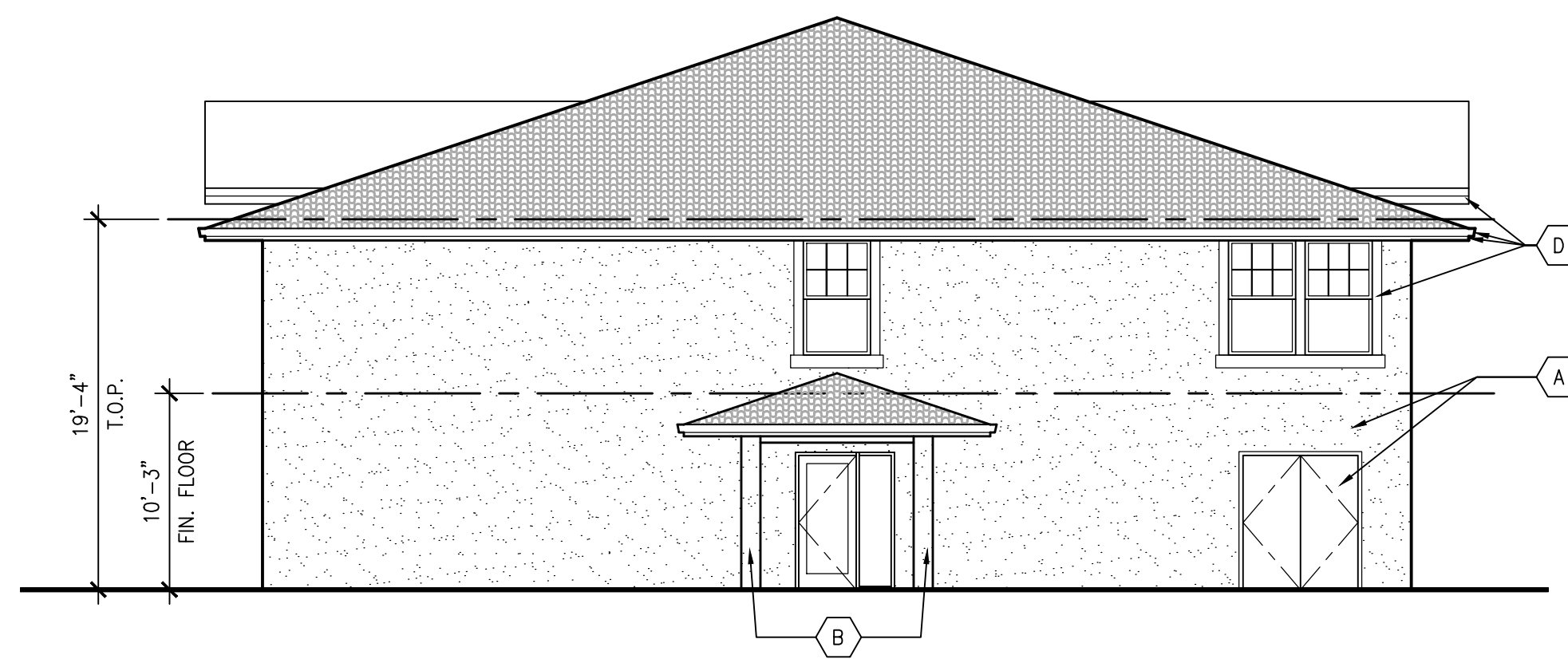
5 SECTION
A3.2

SCALE: 1/8" = 1'-0"

EXTERIOR COLORS LEGEND	
COLOR	
A	BENJAMIN MOORE #1032 BAR HARBOR BEIGE (MAIN BODY COLOR)
B	BENJAMIN MOORE #1524 NATURE'S SCENERY (MAIN BODY COLOR)
C	BENJAMIN MOORE #HC-77 ALEXANDRIA BEIGE (MAIN BODY COLOR)
D	BENJAMIN MOORE #965 TEMPORAL SPIRIT (TRIM)
E	BENJAMIN MOORE #HC-49 MAYFLOWER RED (TOWER)
F	BENJAMIN MOORE #1489 DEVONSHIRE GREEN (ACCENT)

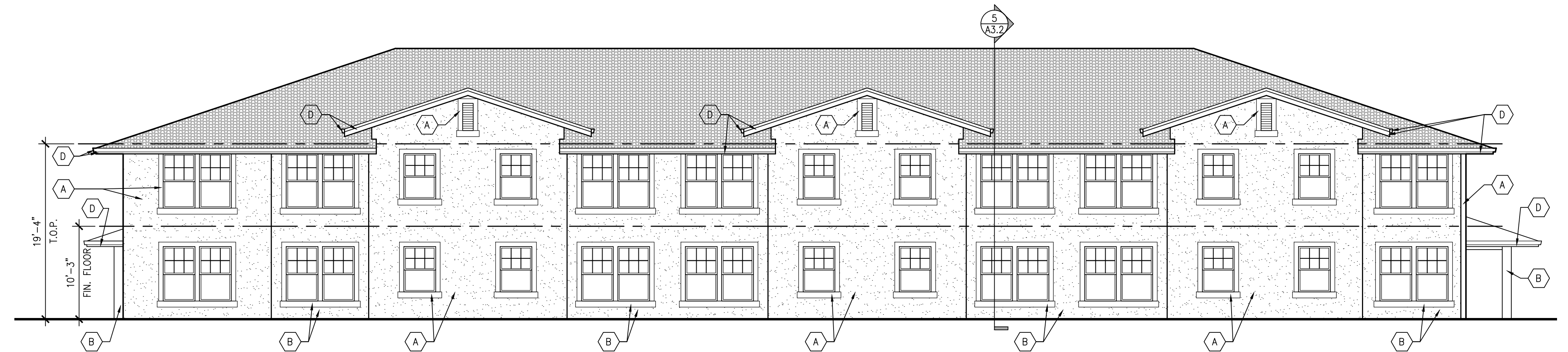
TYPICAL MATERIALS

ROOFING: MISSION 'S' TILE, ALUMINUM FASCIA GUTTER, ENGINEERED WOOD FASCIA.
 WALLS: STUCCO WITH FOAM TRIMS.
 WINDOWS: VINYL
 DOORS: STEEL



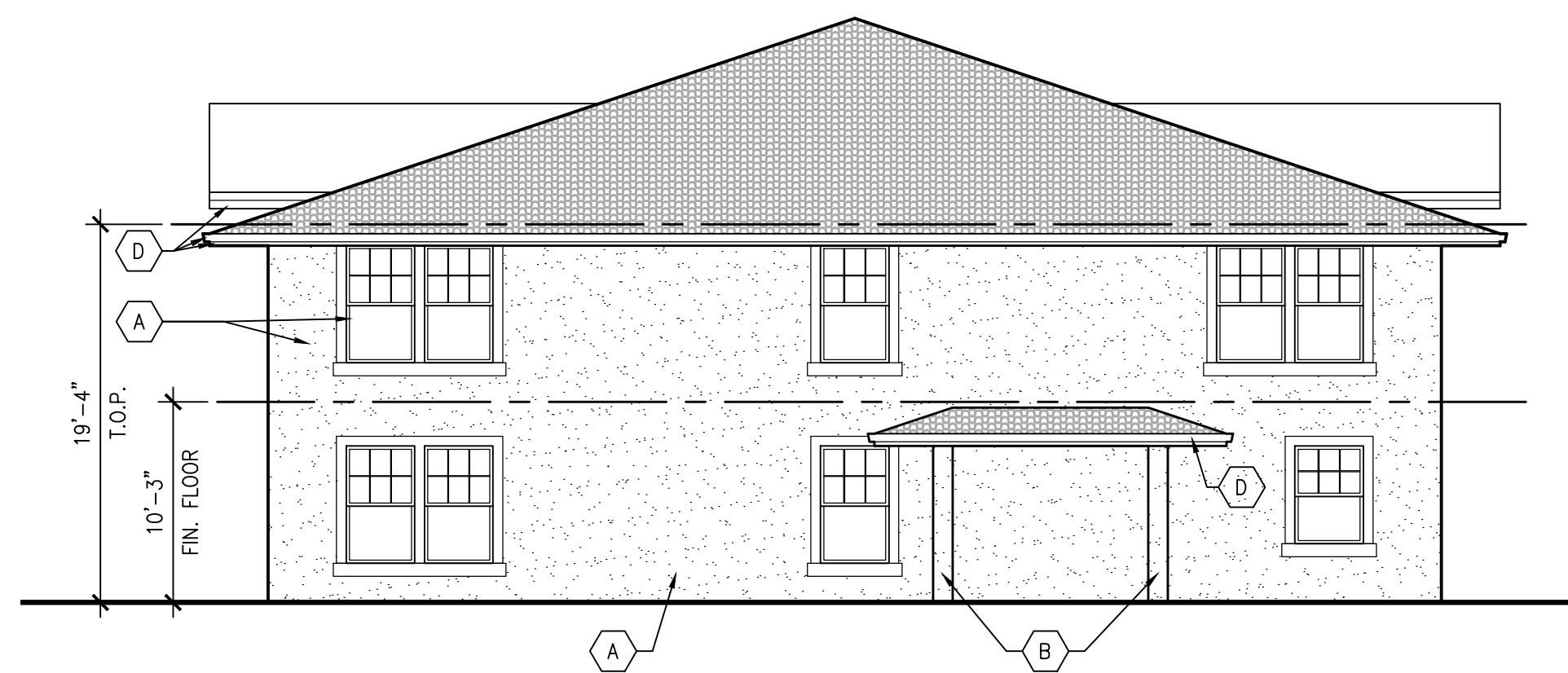
4 EXTERIOR ELEVATION - WEST
A3.2

SCALE: 1/8" = 1'-0"



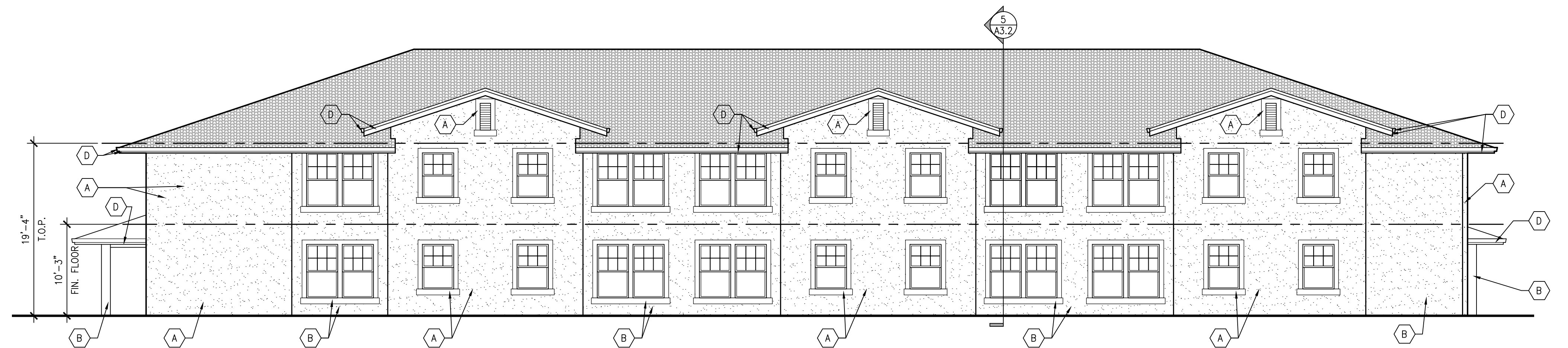
3 EXTERIOR ELEVATION - NORTH
A3.2

SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
A3.2

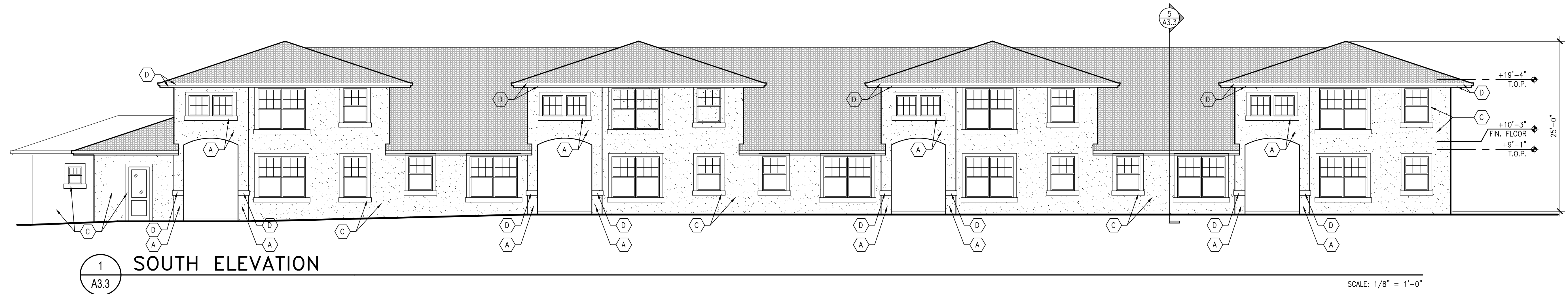
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1 EXTERIOR ELEVATION - SOUTH
A3.2

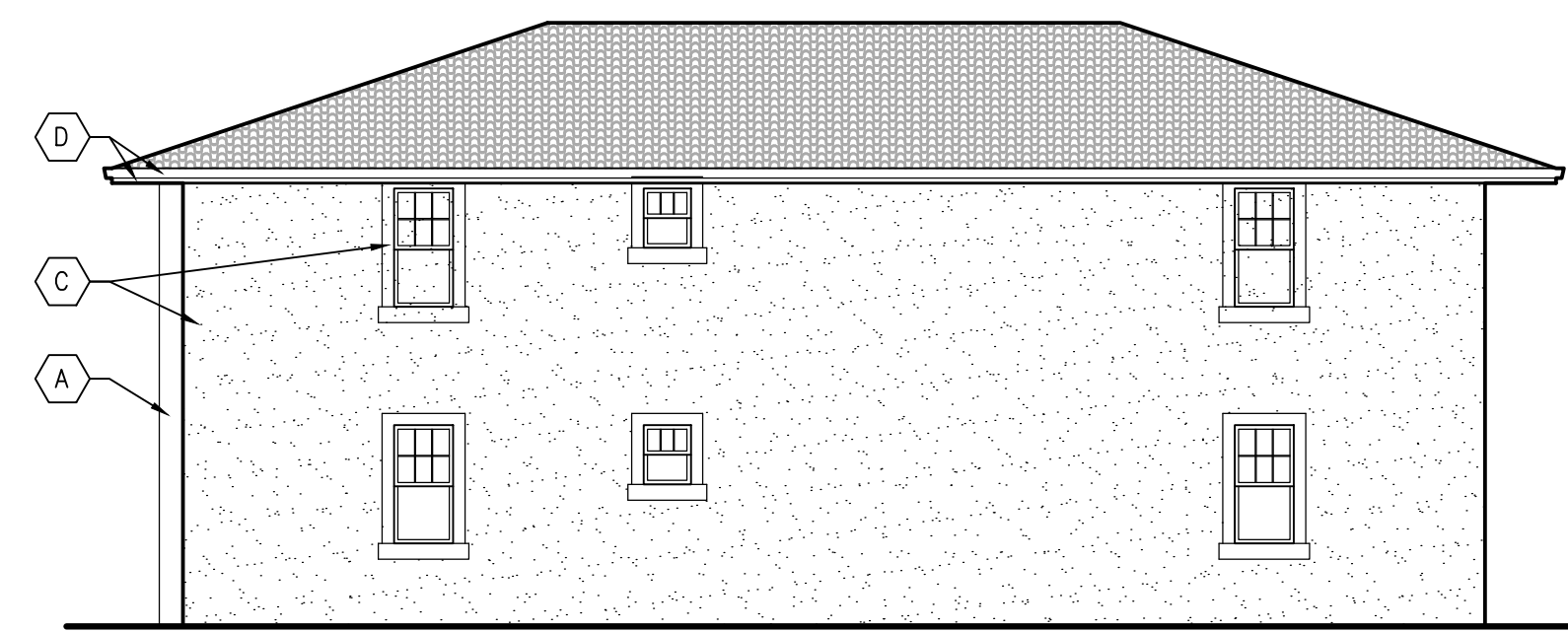
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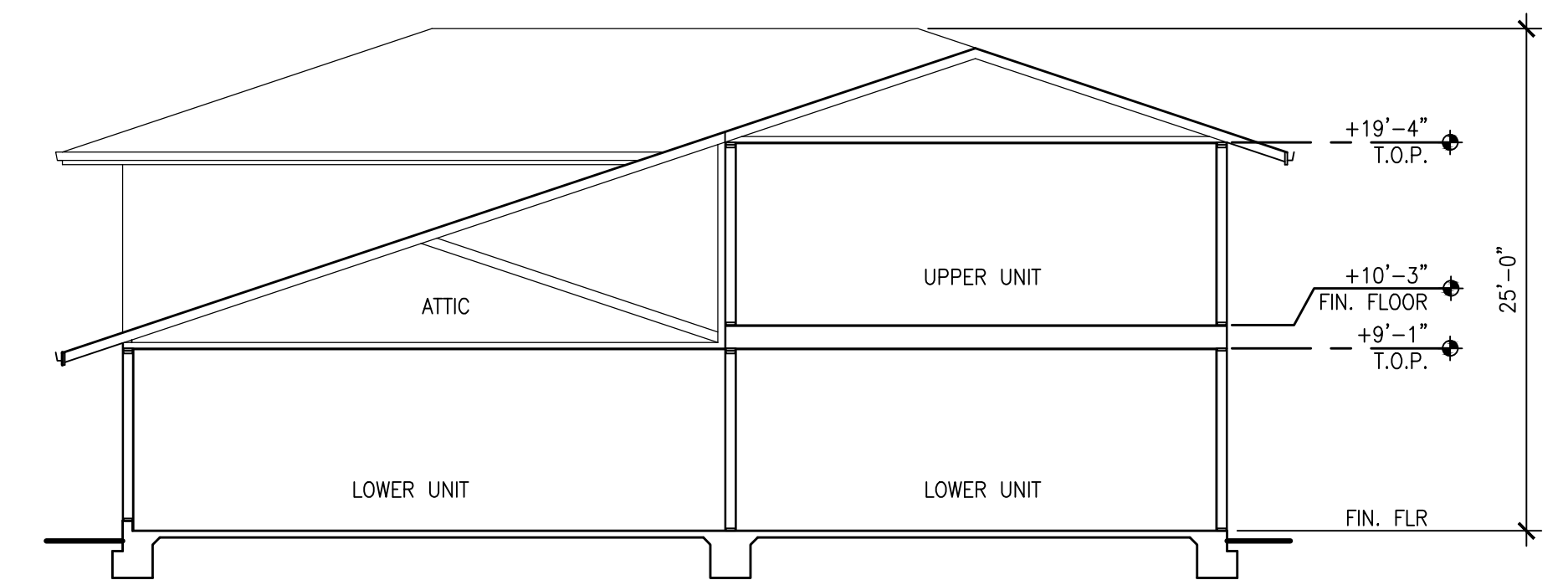
1 SOUTH ELEVATION

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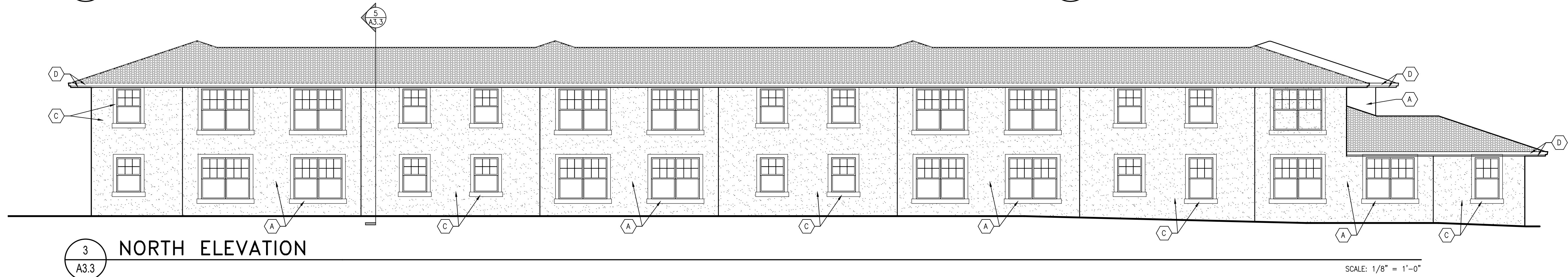
2 EAST ELEVATION

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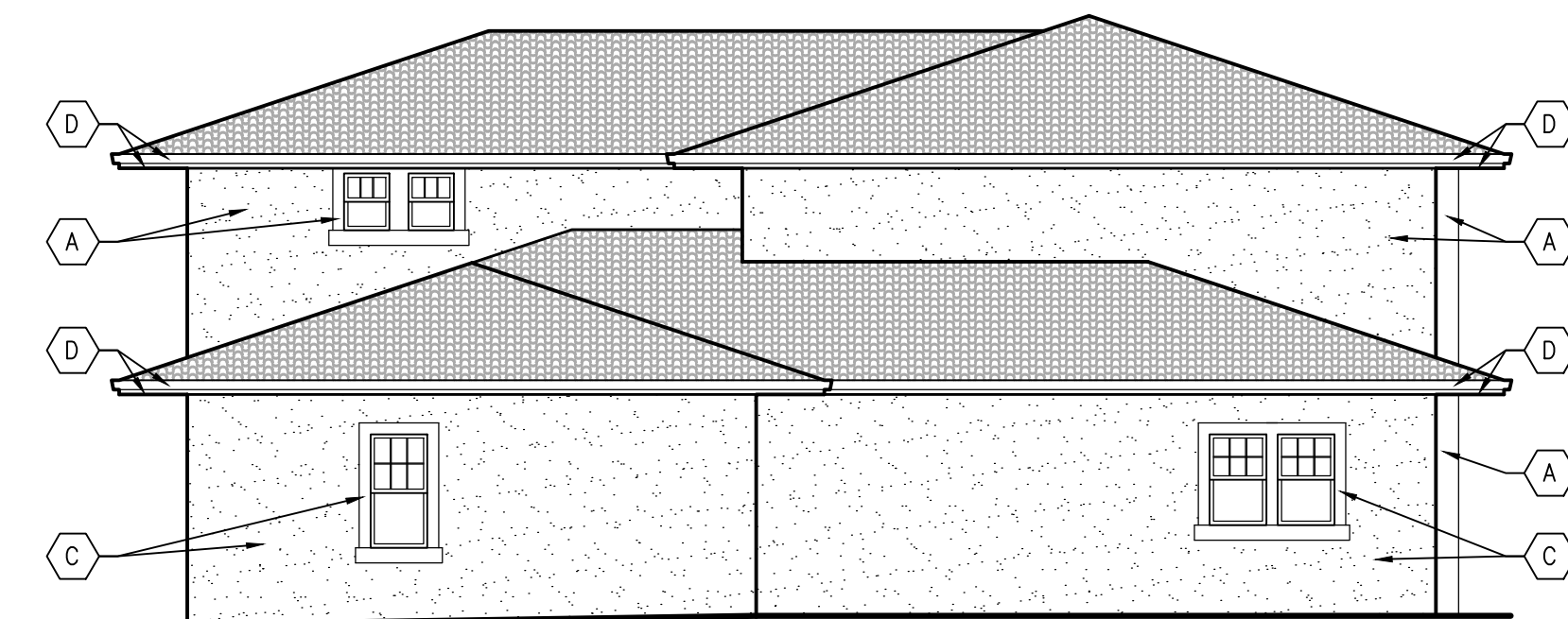
5 SECTION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL MATERIALS

- ROOFING: MISSION "S" TILE, ALUMINUM FASCIA GUTTER, ENGINEERED WOOD FASCIA.
- WALLS: STUCCO WITH FOAM TRIMS.
- WINDOWS: VINYL
- DOORS: STEEL

EXTERIOR COLORS LEGEND

COLOR	DESCRIPTION
A	BENJAMIN MOORE #1032 BAR HARBOR BEIGE (MAIN BODY COLOR)
B	BENJAMIN MOORE #1524 NATURE'S SCENERY (MAIN BODY COLOR)
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