

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
 REMOVED FOR (N) PEDESTRIAN CIRCULATION = -4
 TOTAL = 101 SPACES PROVIDED

PARKING CALCULATIONS:

		PARKING REQ'D
KITCHEN/EVENTS:		
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:		
GUEST PARKING: 1 SPACE PER 8 UNITS		15 SPACES
		7 SPACES
TOTAL REQUIRED:		98 SPACES
TOTAL PROVIDED:		101 SPACES

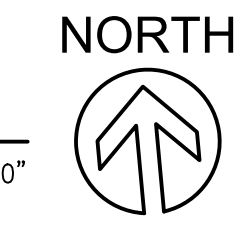
PER TRAFFIC STUDY:
 20% AUTO OWNERSHIP FOR HOUSING UNITS
 GUEST PARKING: 1 SPACE PER 8 UNITS

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%





1 CONTEXT MAP
A1.1

NORTH
SCALE: NTS

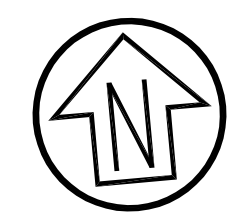
ADJACENT PROPERTIES	
	OWNER OR DESCRIPTION OF PROPERTY
1	HOMEWARD BOUND OF MARIN NEW BEGINNINGS CENTER
2	HOMEWARD BOUND OF MARIN
3	MARIN AIRPORTER HAMILTON MEADOWS
4	COURTYARD BY MARRIOTT
5	SAFEWAY
6	McDONALD'S
7	NOVATO SKATEPARK
8	VACANT LOT
9	SMART TRAIN R.O.W.
10	RESIDENTIAL DEVELOPMENT
11	RESIDENTIAL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

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

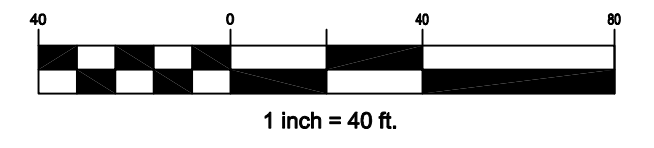
CONTEXT MAP	
Submittals	11-21-2019
DRG WORKSHOP	12-16-2019
DESIGN REVIEW	
Revisions	
Date:	12-16-2019
Scale:	As Noted
Drawn:	JMK
Job #:	18049.00
Prototype:	DIVINE

2 VICINITY MAP
A1.1

REF NORTH

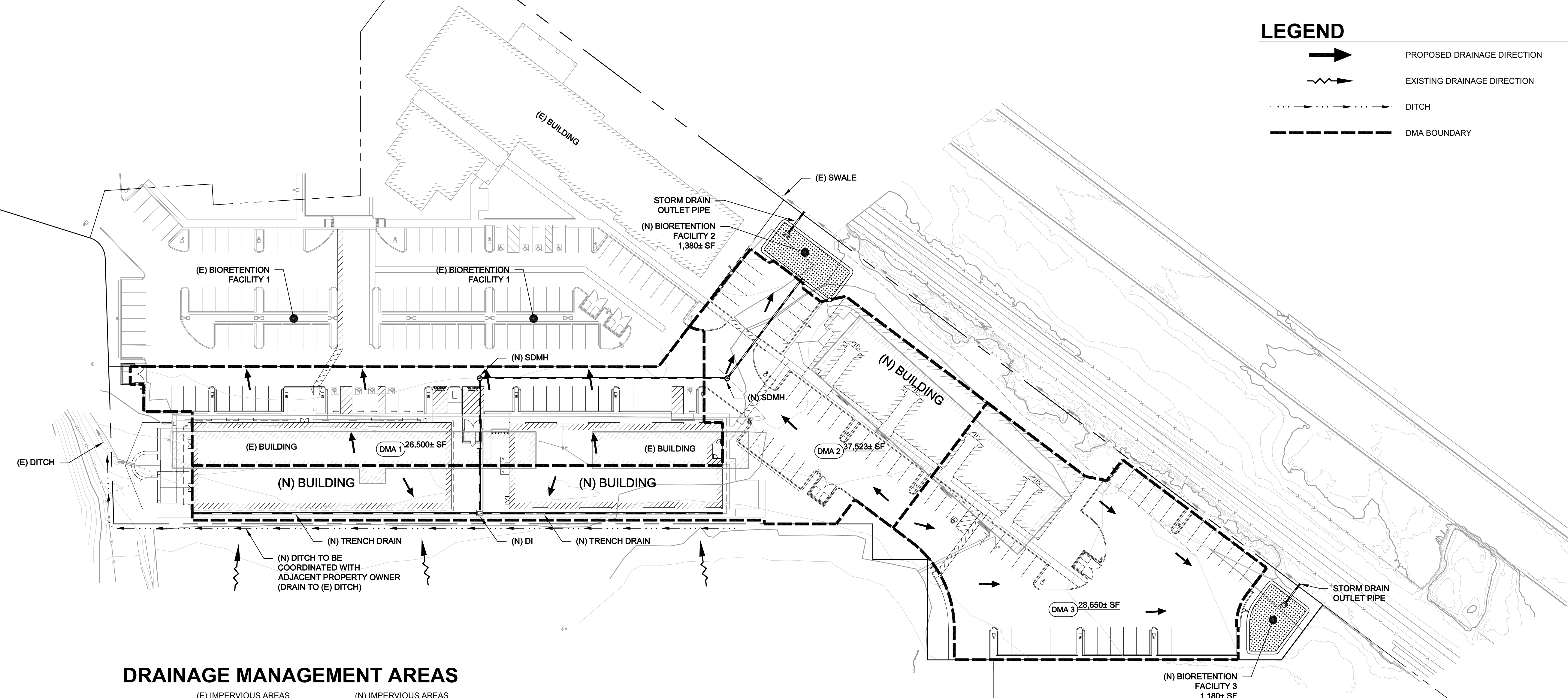


Graphic Scale (in feet)



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			

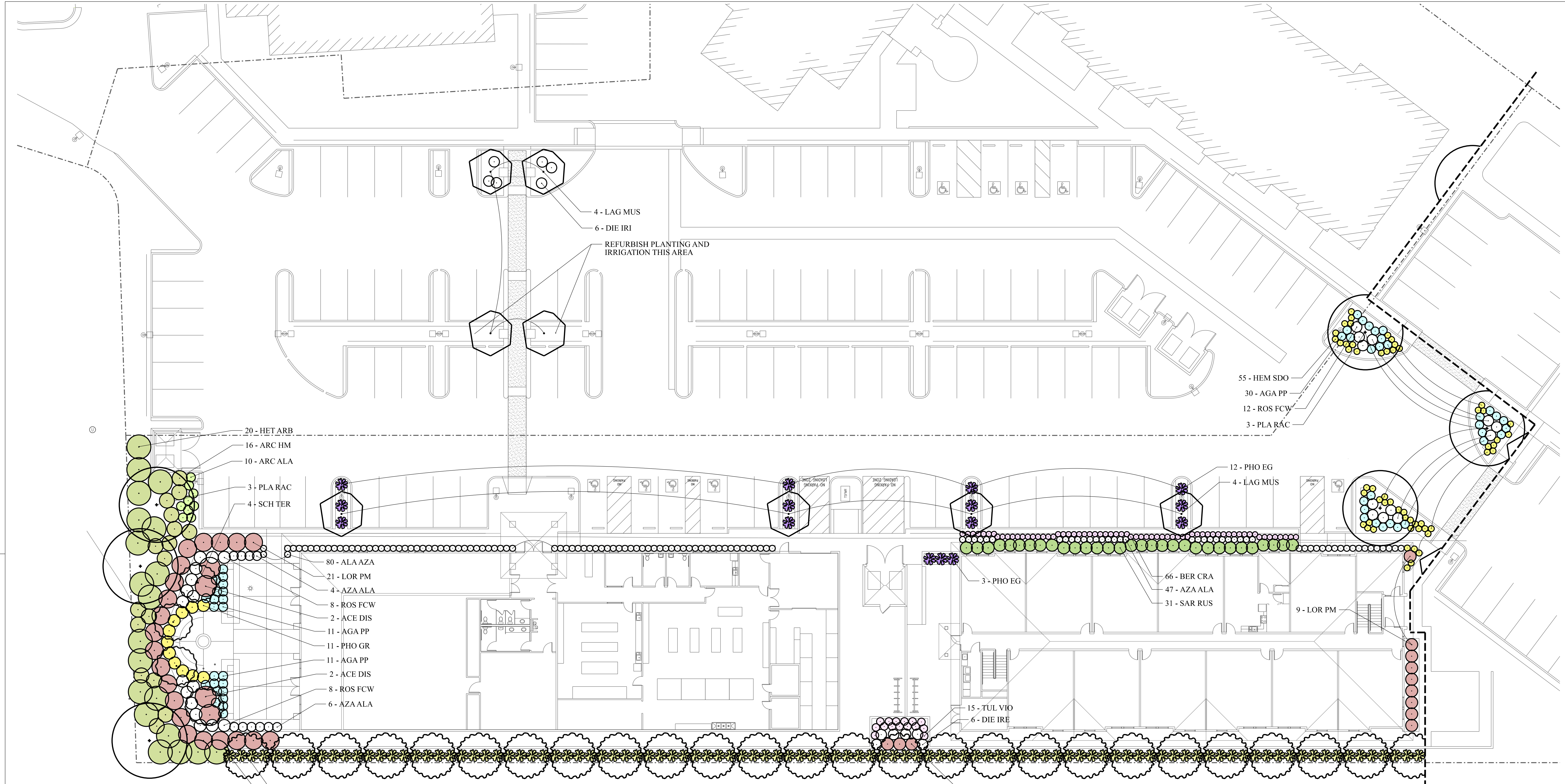
CSW | ST 2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court tel: 415.883.9850
 Novato, CA 94949 fax: 415.883.9835
 http://www.cswst2.com © 2019

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



Maximum Applied Water Allowance (MAWA)
 $(Eto)(0.62)[(0.45 \times LA(Landscape\ Area)) + (0.55 \times SLA(Special\ Landscape\ Area))] = 297,204$

Eto =	39.0
Factor =	0.62
LA =	27,314
SLA =	0

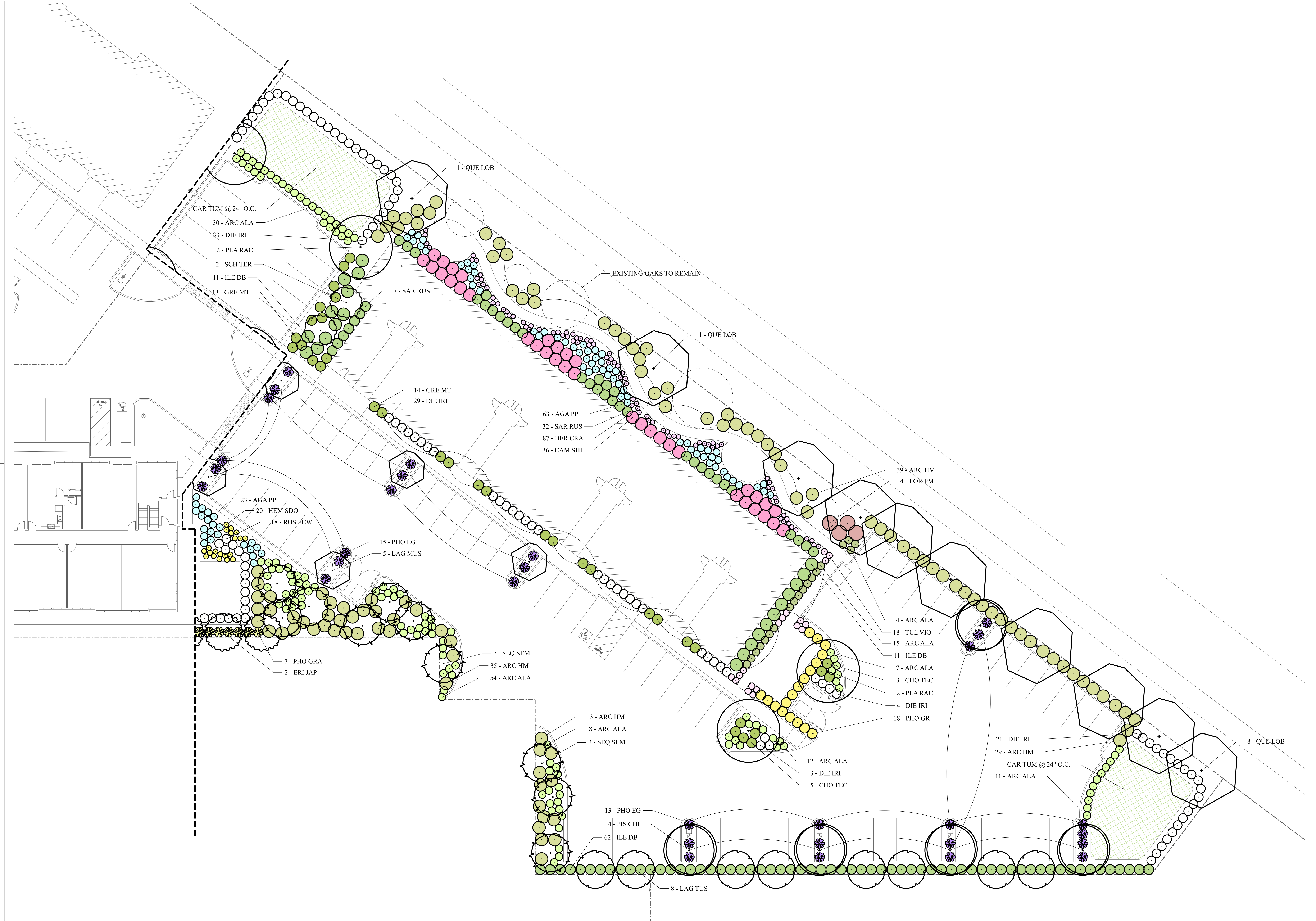
Water Use Percentage of Area

No Water Area	0	0.0%
Low Water Area	21,922	80.3%
Mod. Water Area	5,232	19.2%
High Water Area	160	0.6%
Total Area	27,314	

Estimated Total Water Use (ETWU)
 $(Eto)(0.62)[(PFxHA/IE)+SLA] = 296,491$


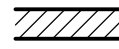



Hydrozone Type	Valve Number	Irrigation Method	Plant Use Type	Hydrozone Area (HA)	Percent of Landscape	Plant Factor (PF)	Special Landscape Area (SLA)	Irrigation Efficiency (IE)	PF x HA	ETWU	MAWA	Over/Under MAWA
Low Water Shrubs	1	spray	Low	20,914	76.6%	0.3	0	0.80	6274	189,638	227,565	37,928
Low Water Trees	2	Bubbler	Low	1,008	3.7%	0.3	0	0.85	302	8,602	10,968	2,366
Mod. Water Shrubs	3	spray	Mod	4,976	18.2%	0.6	0	0.80	2986	90,240	54,144	36,096
Mod. Water Trees	4	Bubbler	Mod	256	0.9%	0.6	0	0.85	154	4,369	2,786	1,584
High Water Trees	5	Bubbler	High	160	0.6%	0.8	0	0.85	128	3,641	1,741	1,900
				27,314			0			296,491	297,204	713

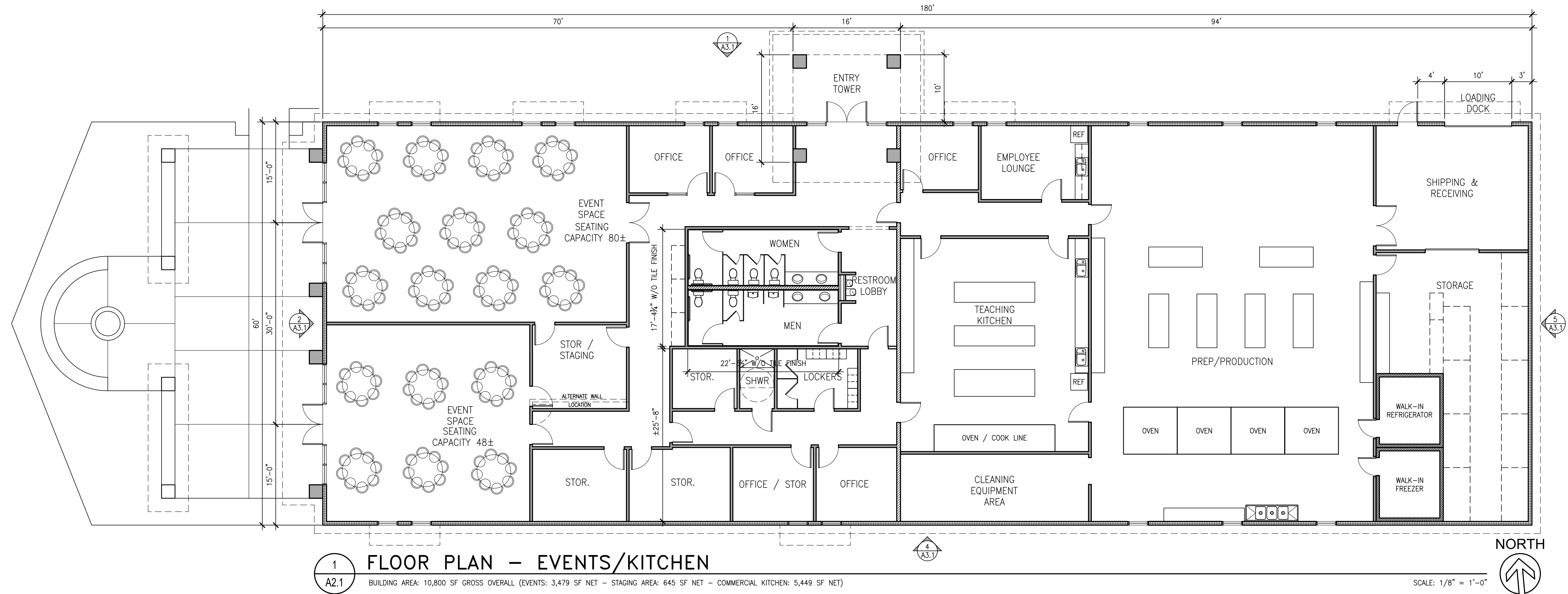
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
ARC ALA	ARCTOSTAPHYLOS uva-ursi 'Alaska'	Alaska Bearberry	1 gal		0.00	3.00	L
BER CRA	BERGENIA crassifolia	Heartleaf Bergenia	1 gal		1.25	1.25	L
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	5 gal		1.50	2.25	M
CAR TUM	CAREX tumulicola	European gray sedge	1 gal	24" oc.	1.50	2.00	L
TUL VIO	TULBAGHIA violacea	Society Garlic	1 gal		1.50	2.50	L
GRE MT	GREVILLEA lanigera 'Mt. Tamboritha'	Mt. Tambor Grevillea	5 gal		2.00	4.00	L
HEM SDO	HEMEROCALLIS 'Siella De Oro'	Siella De Oro Daylily	1 gal		2.00	2.00	M
JUN EB	JUNCUS patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal		2.00	2.00	L
ROS FCW	ROSA 'Flower Carpet White'	Flower Carpet White Rose	5 gal		2.00		M
AZA ALA	AZALEA 'Alaska'	Alaska Azalea	5 gal		2.50	3.00	M
DIE IRI	DIETES iridioides	Fortnight Lily	5 gal		2.75	3.50	L
CAM SHI	CAMELLIA h. 'Shishi-Gashira'	Shishi-Gashira Camellia	5 gal		3.00	6.00	M
CHO TEC	CHONDROPETALUM tectorum	Small Cape Rush	5 gal		3.00	4.00	L
PHO EG	PHORMIUM 'Evening Glow'	Evening Glow Flax	5 gal		3.50	3.50	L
PHO GR	PHORMIUM 'Golden Ray'	Golden Ray Flax	5 gal		4.00	4.00	L
SAR RUS	SARCOCOCCA rusifolia	Fragrant Sarcococca	5 gal		4.00	3.00	L
ARC HM	ARCTOSTAPHYLOS densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal		5.00	5.00	L
ACE DIS	ACER palmatum 'Dissectum'	Lacelaf Japanese Maple	24" box		6.00	8.00	M
ILE DB	ILEX cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal		6.00	6.00	L
LOR PM	LOROPETALUM chinense 'Purple Majesty'	Purple Majesty Loropetalum	5 gal		6.00	6.00	L
HET ARB	HETEROMELES arbutifolia	Toyon	5 gal		7.00	7.00	L
ERI JAP	ERIOBOTRYA japonica	Loquat	24" box				L
LAG MUS	LAGERSTROEMIA i. 'Muskogee'	Muskogee Crapeyrtle	24" box				L
LAG TUS	LAGERSTROEMIA i. 'Tuscarora'	Tuscarora Crapeyrtle	24" box				L
PIS CHI	PISTACIA chinensis	Chinese Pistache	24" box				L
PLA RAC	PLATANUS racemosa	California Sycamore	24" box				M
SCH TER	SCHINUS terebinthifolius	Brazilian Pepper Tree	24" box	Multi Trunk			M
SEQ SEM	SEQUOIA sempervirens	Redwood	24" box				H



Submittals	11-21-2019
DRG WORKSHOP	12-16-2019
DESIGN REVIEW	
Revisions	

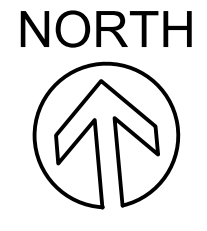
Date:	12-16-2019
Scale:	As Noted
Drawn:	JMK
Job #:	18049.00
Prototype:	DIVINE

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

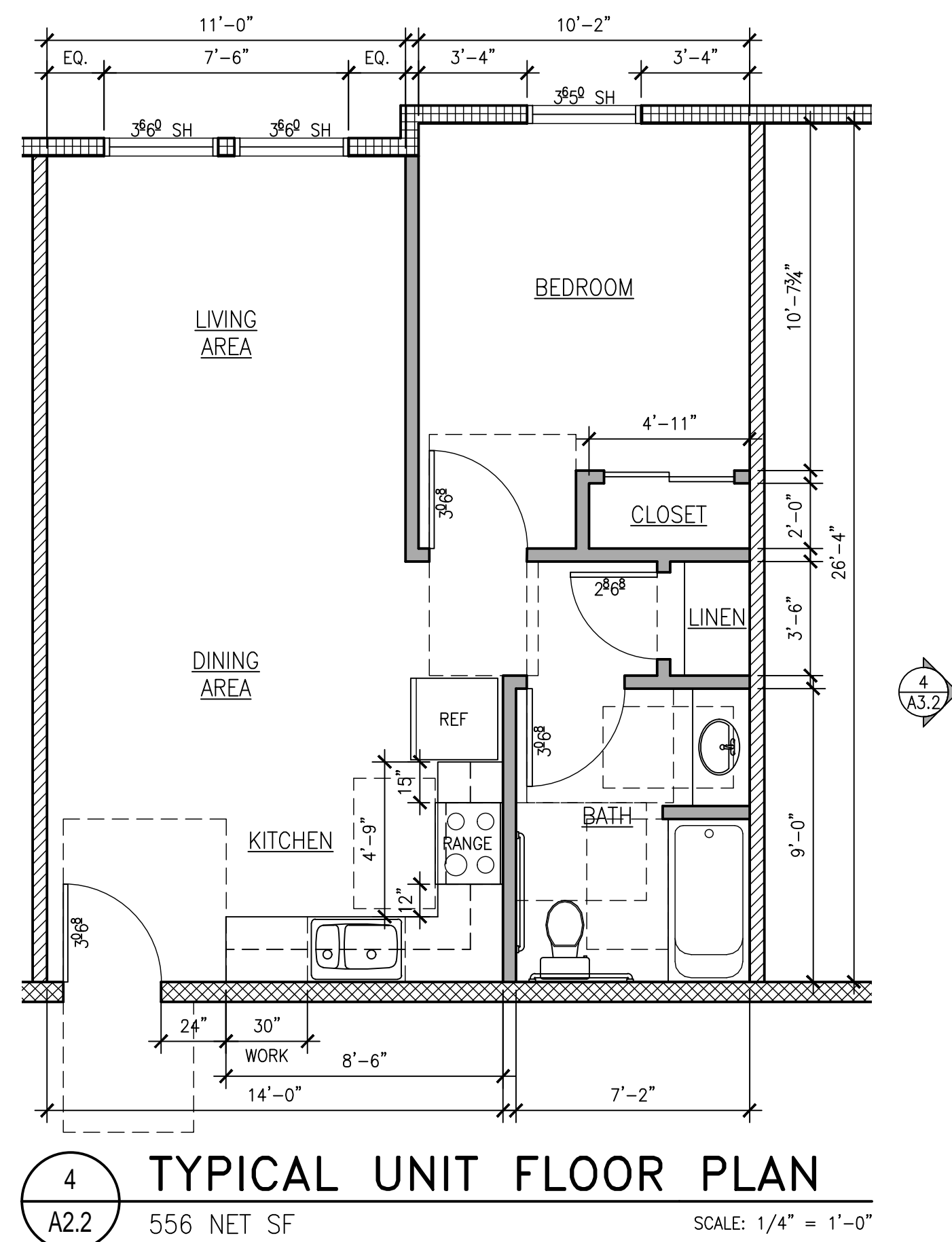


1 FLOOR PLAN - EVENTS/KITCHEN
 BUILDING AREA: 10,800 SF GROSS OVERALL (EVENTS: 3,479 SF NET - STAGING AREA: 645 SF NET - COMMERCIAL KITCHEN: 5,449 SF NET)

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



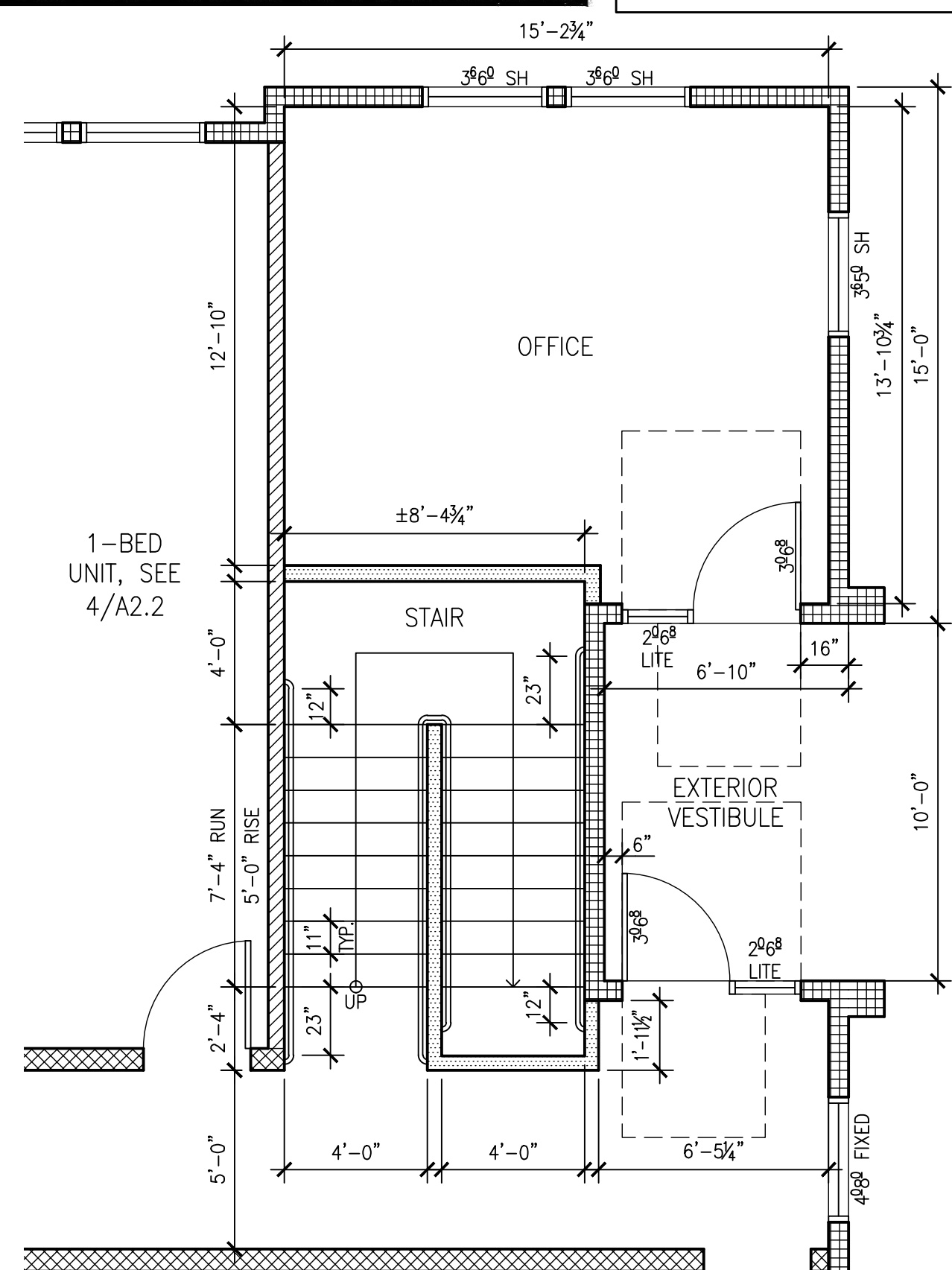
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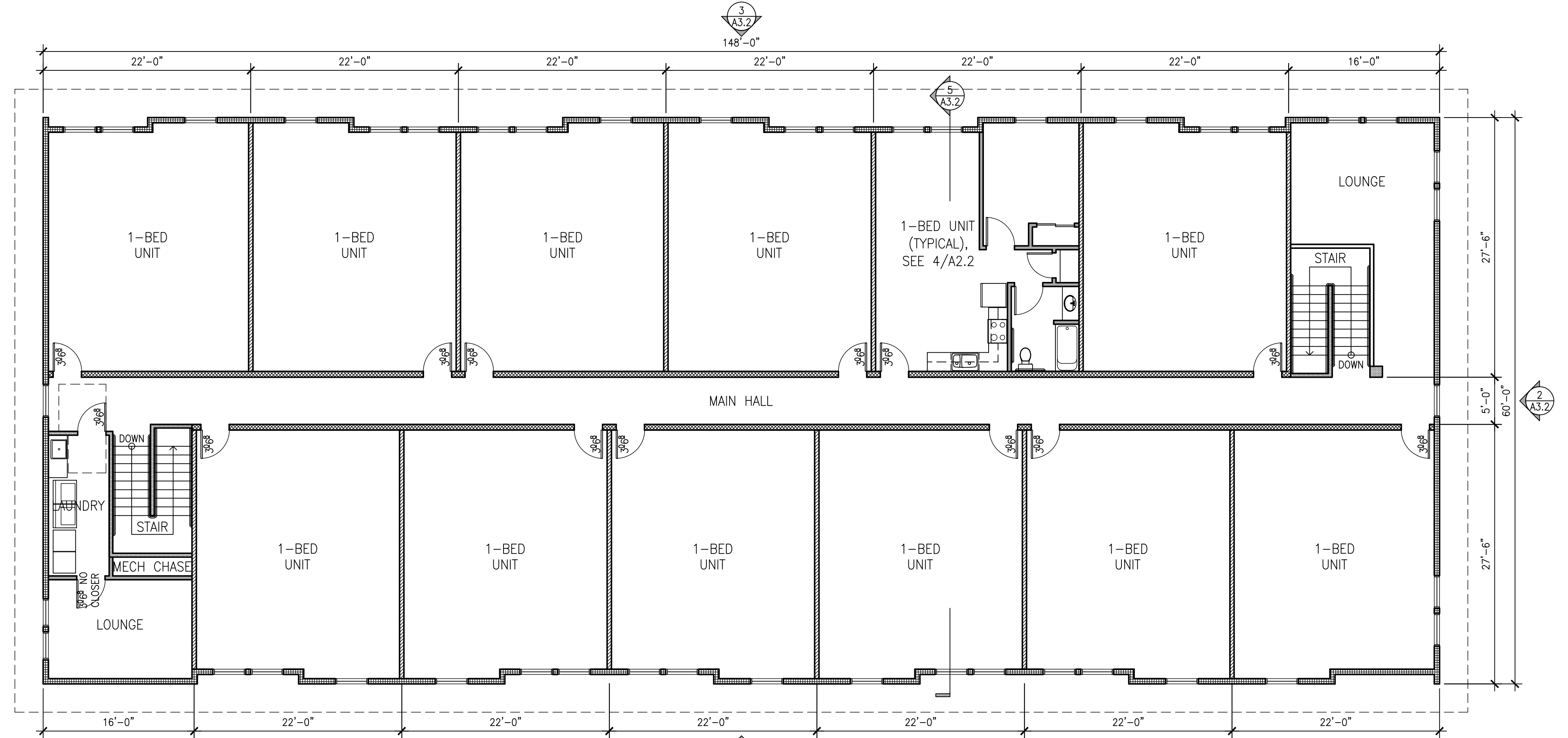
4 TYPICAL UNIT FLOOR PLAN
A2.2 556 NET SF SCALE: 1/4" = 1'-0"

GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
GYPHUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS			
Fire Design: Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1-1/4" Type S screws. One layer 5/8" type X gypsum wallboard or gypsum venter base applied at right angles to channels with 1" Type S screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud spaces. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum venter base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/64" heads, 7" o.c. Vertical joints staggered 24" on OPPOSITE SIDES. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			

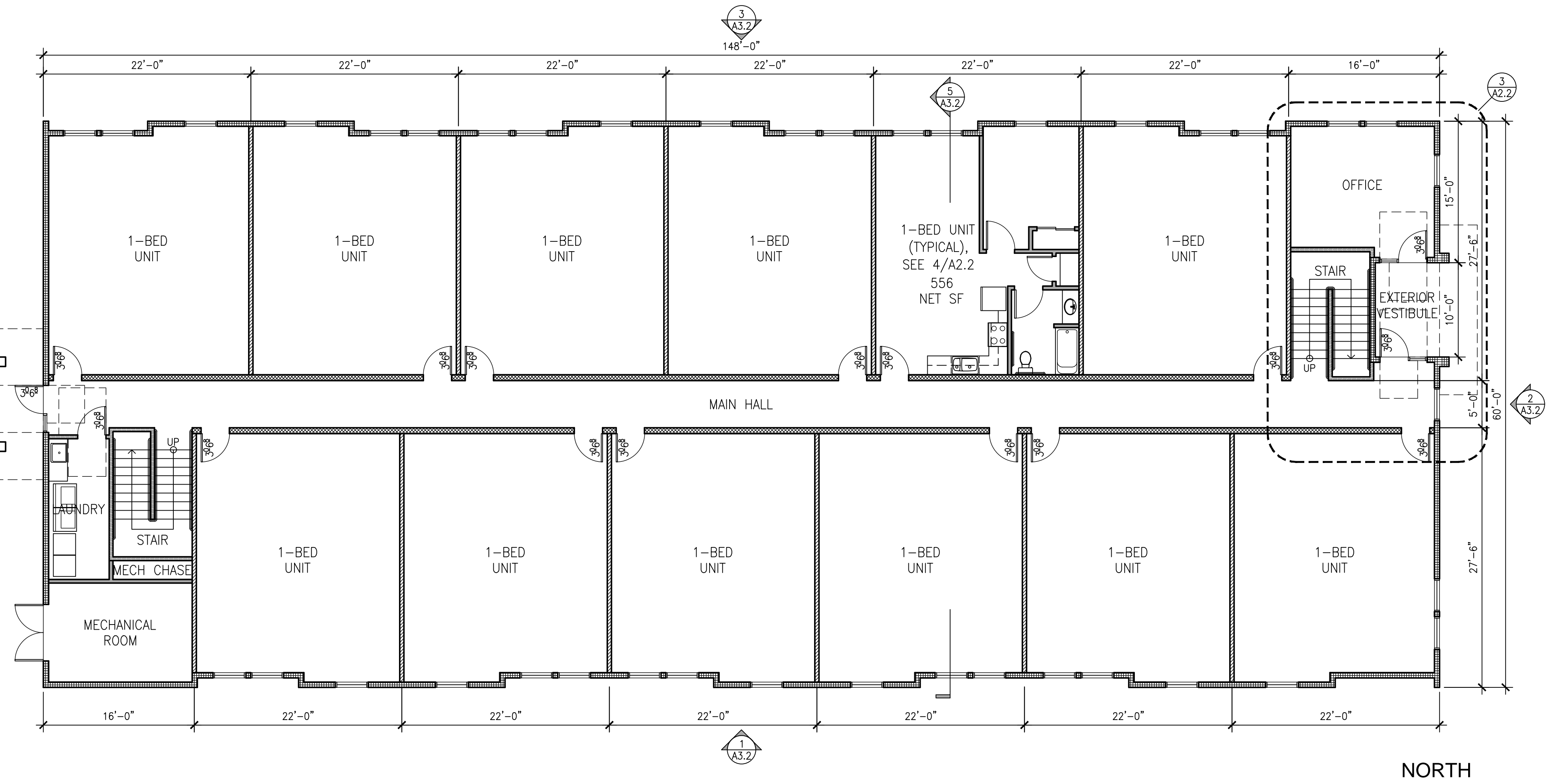
WALL LEGEND	
	NEW 2x4 @ 24" O.C. W/ 1/2" TYPE-X GYP BD. BOTH SIDES
	NEW 2x4 @ 16" O.C. W/ 1/2" TYPE-X GYP BD. BOTH SIDES
	NEW 2x4 @ 16" O.C. W/ 3/8" TYPE-X GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 1/2" TYPE-X GYP BD. BOTH SIDES, RC CHANNEL ONE SIDE PER GA FILE NO. WP 3242
	NEW 2x6 @ 16" O.C. W/ 3/8" TYPE-X GYP BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR



3 MAIN ENTRY, OFFICE, STAIR (TYP.)
A2.2 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - VETERANS - SECOND FLOOR
A2.2 FLOOR AREA: 8,748 SF SECOND FLOOR SCALE: 1/8" = 1'-0"

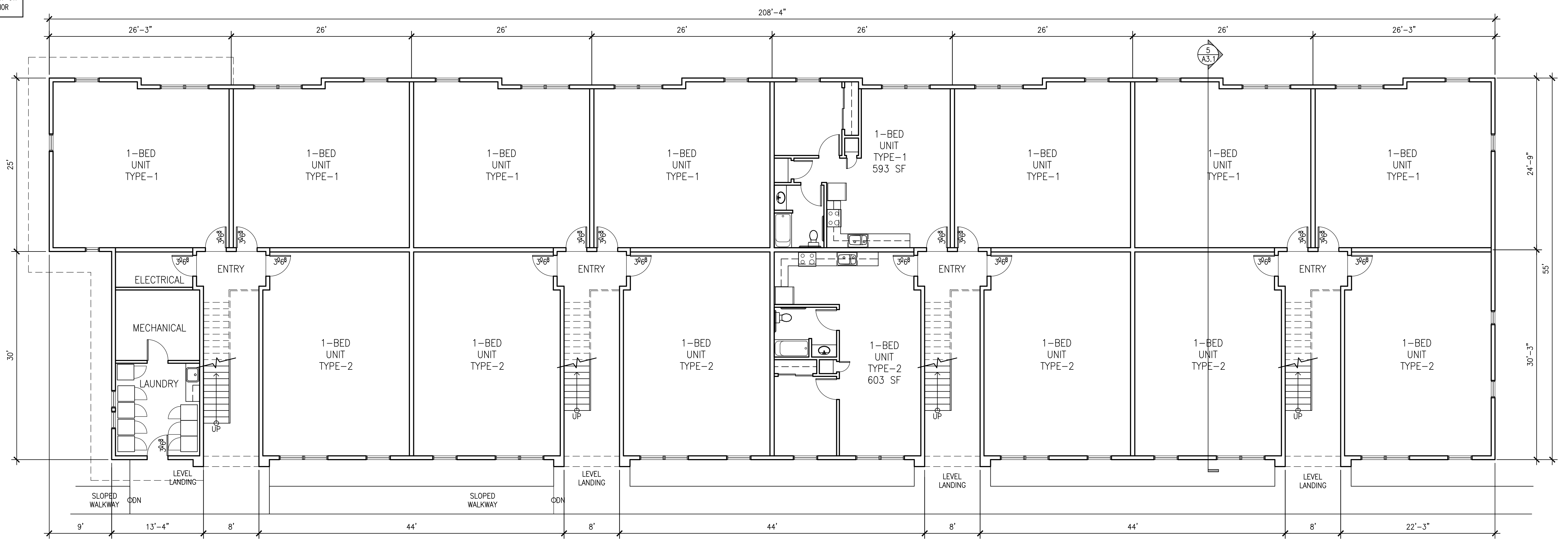
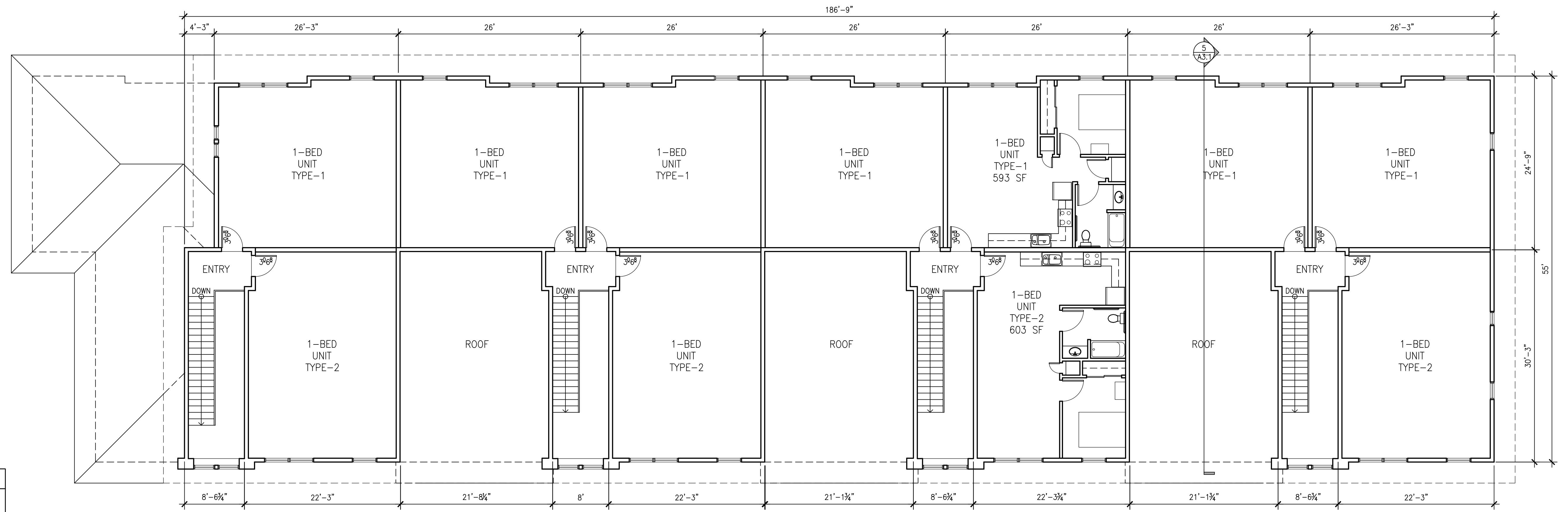


1 FLOOR PLAN - VETERANS - FIRST FLOOR
A2.2 FLOOR AREA: 8,680 SF FIRST FLOOR SCALE: 1/8" = 1'-0"

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Prototype:	DIVINE

WALL LEGEND

	NEW 2x4 @ 24" O.C. W/ 5/8" TYPE-'X' GYP BD. BOTH SIDES
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	NEW 2x6 @ 16" O.C. W/ 5/8" TYPE-'X' GYP BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR



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: 157-070-07
 FOR: HOMEWARD BOUND OF MARIN

FLOOR PLANS - HOUSING,

Submitter	11-21-2019
DRG WORKSHOP	12-16-2019
DESIGN REVIEW	
Revisions	
1	
2	
3	
4	

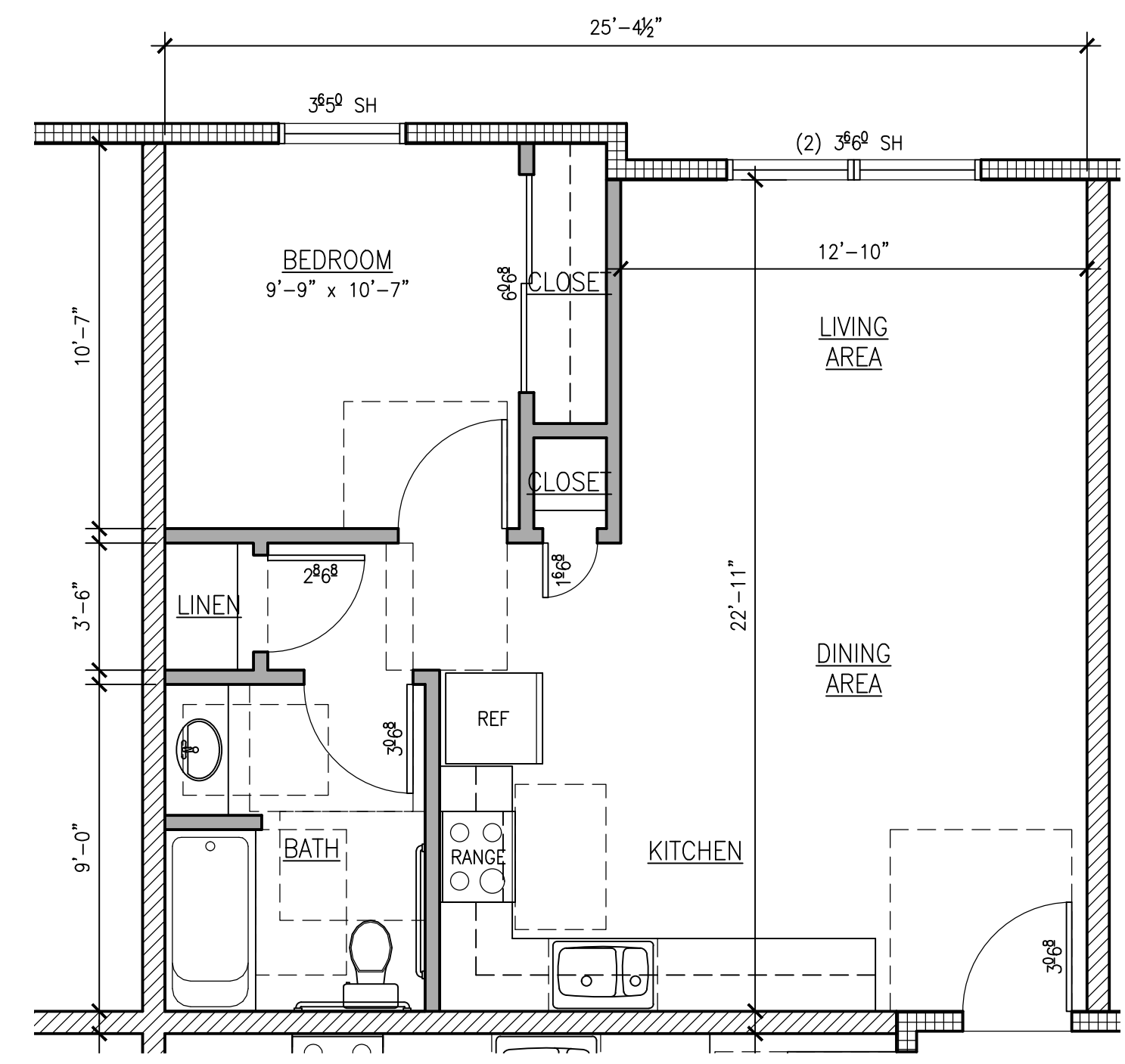
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A2.3

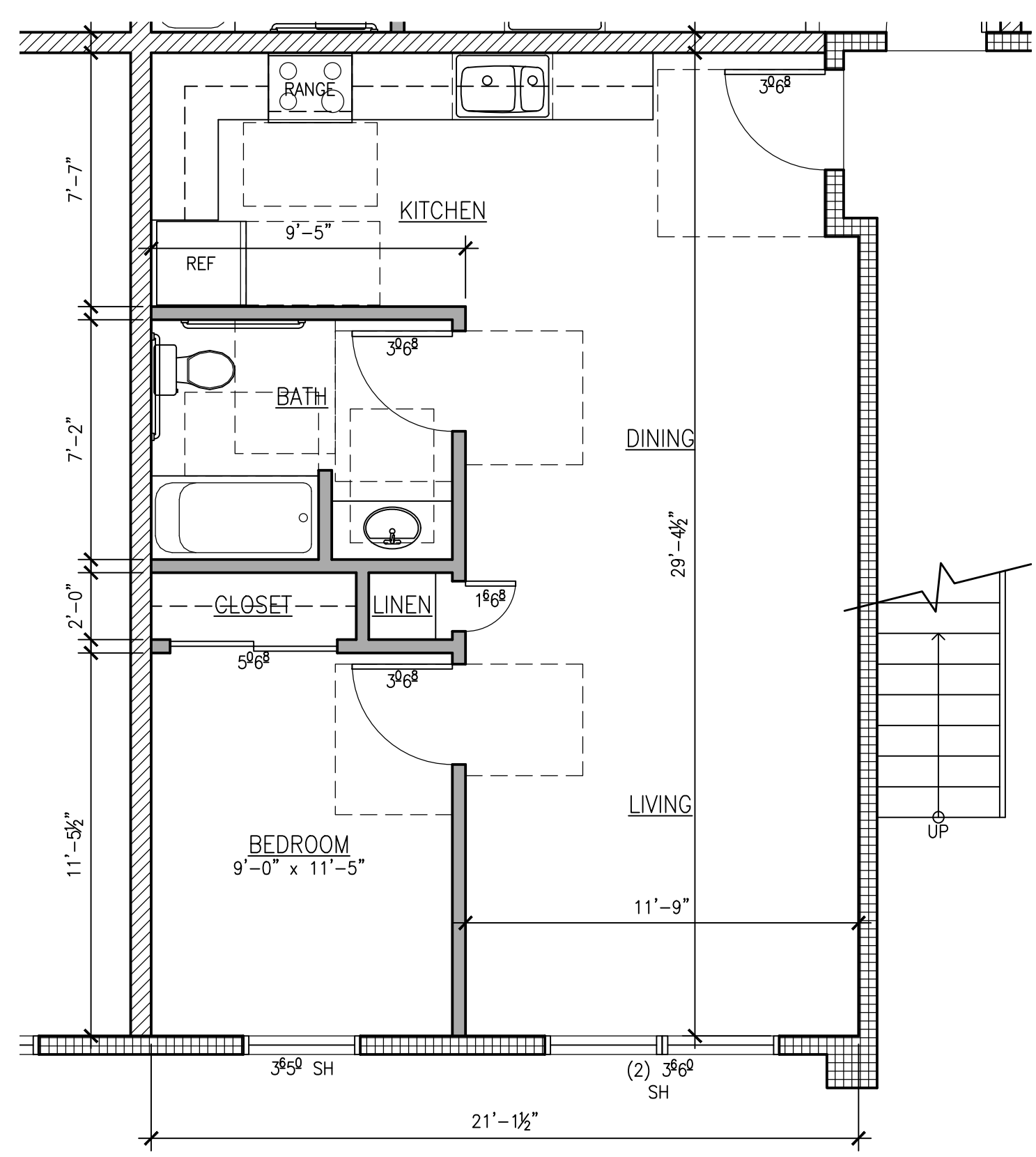
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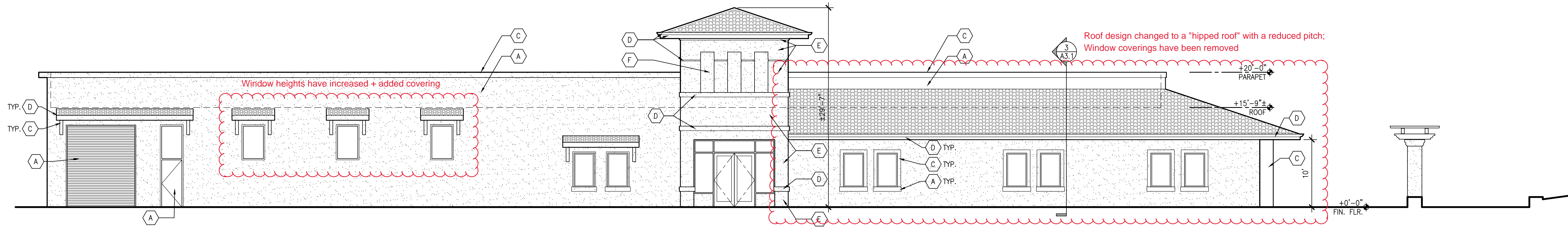
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	NEW 2x6 @ 16" O.C. W/ 3/8" TYPE-'X' GYP BD. INTERIOR, 1/2" EXT. PLY AT EXTERIOR



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

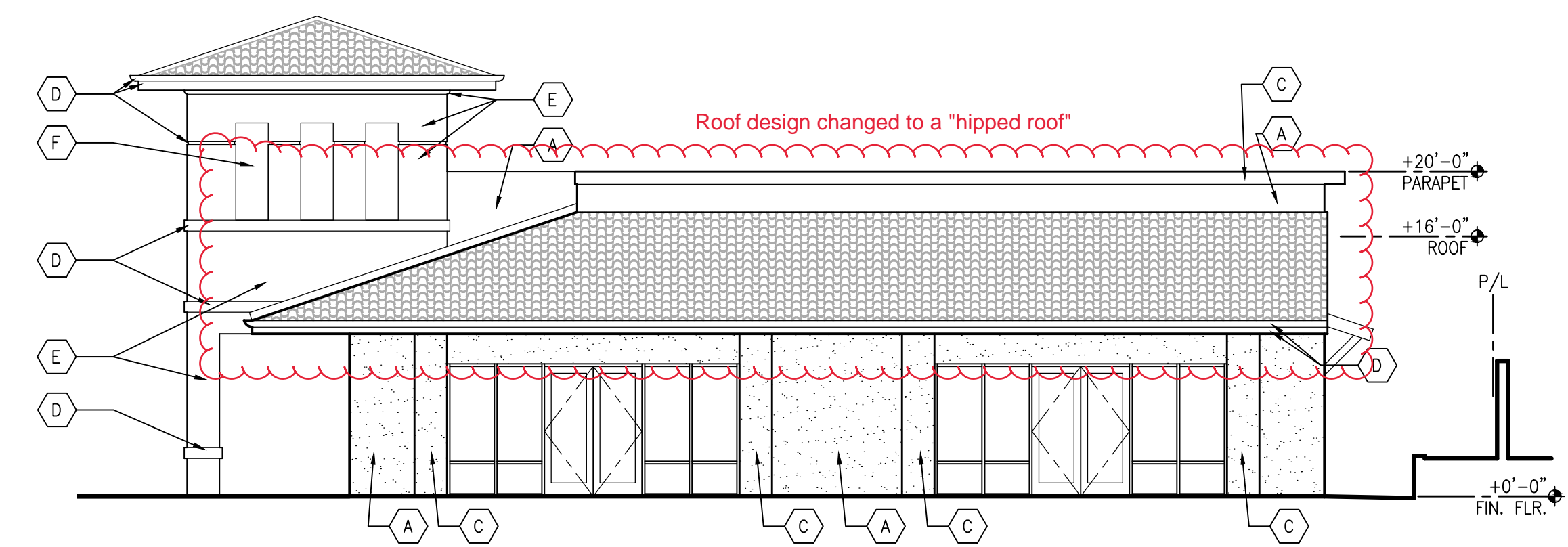


4 FLOOR PLAN - UNIT TYPE 2
 A2.3 603 NET SF SCALE: 1/4" = 1'-0"



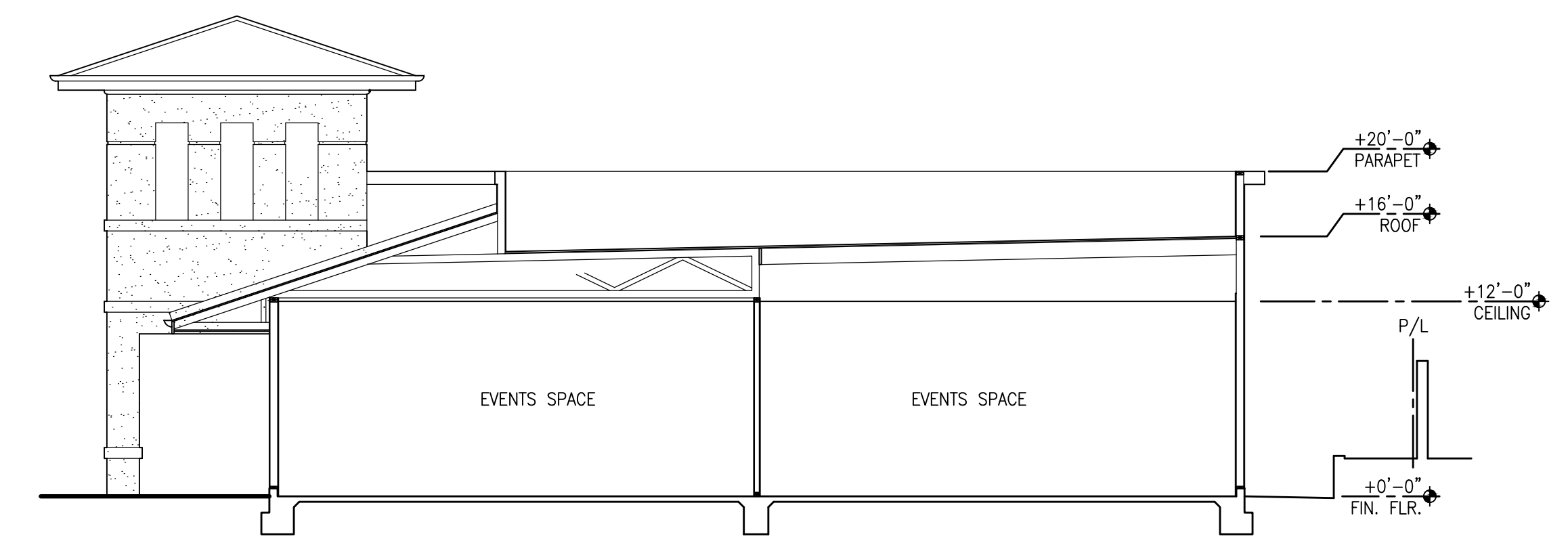
2 EXTERIOR ELEVATION - NORTH
A3.1

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



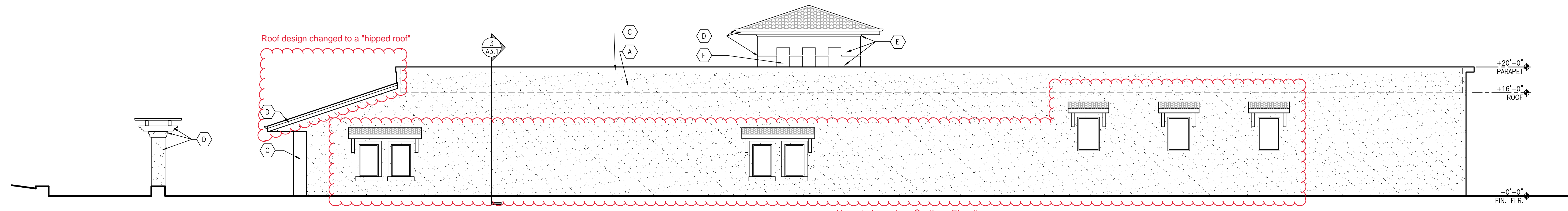
1 EXTERIOR ELEVATION - WEST
A3.1

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



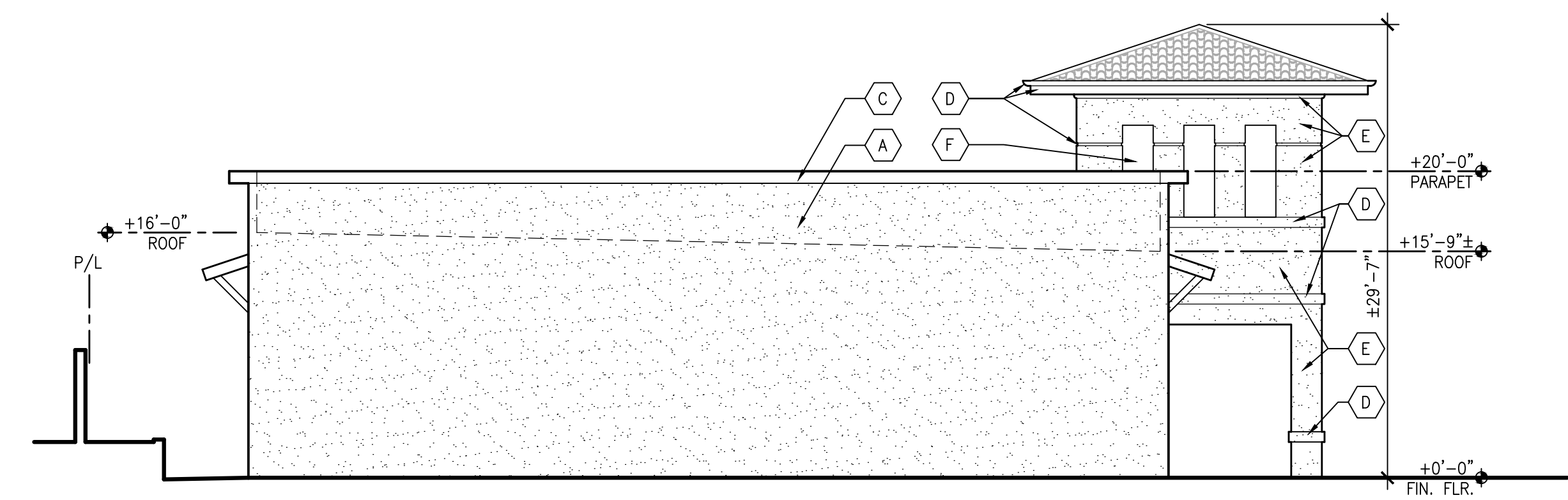
3 BUILDING SECTION
A3.1

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"

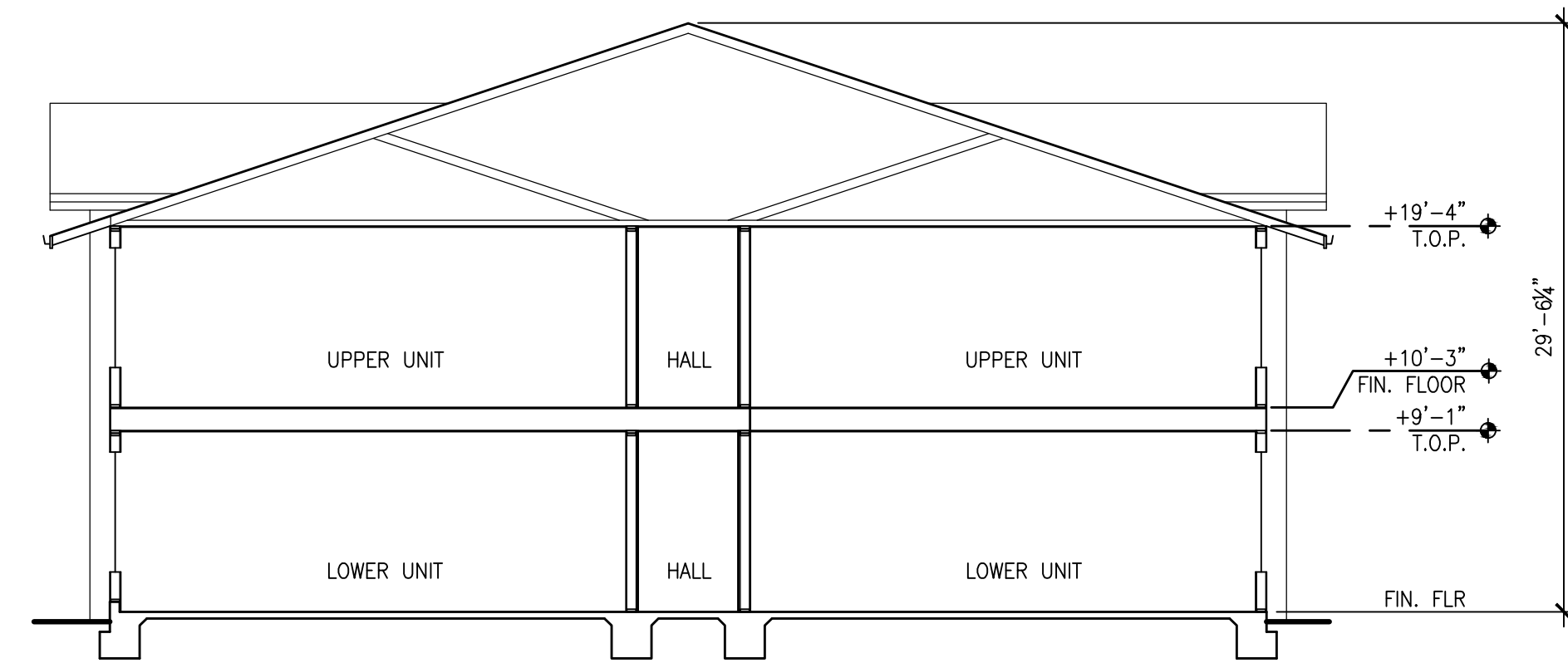
EXTERIOR COLORS LEGEND	
◯	COLOR
A	BENJAMIN MOORE #1032 BAR HARBOR BEIGE (MAIN BODY COLOR)
B	BENJAMIN MOORE #1524 NATURE'S SCENERY (MAIN BODY COLOR)
C	BENJAMIN MOORE #HC-77 ALEXANDRIA BEIGE (MAIN BODY COLOR)
D	BENJAMIN MOORE #965 TEMPORAL SPIRIT (TRIM)
E	BENJAMIN MOORE #HC-49 MAYFLOWER RED (TOWER)
F	BENJAMIN 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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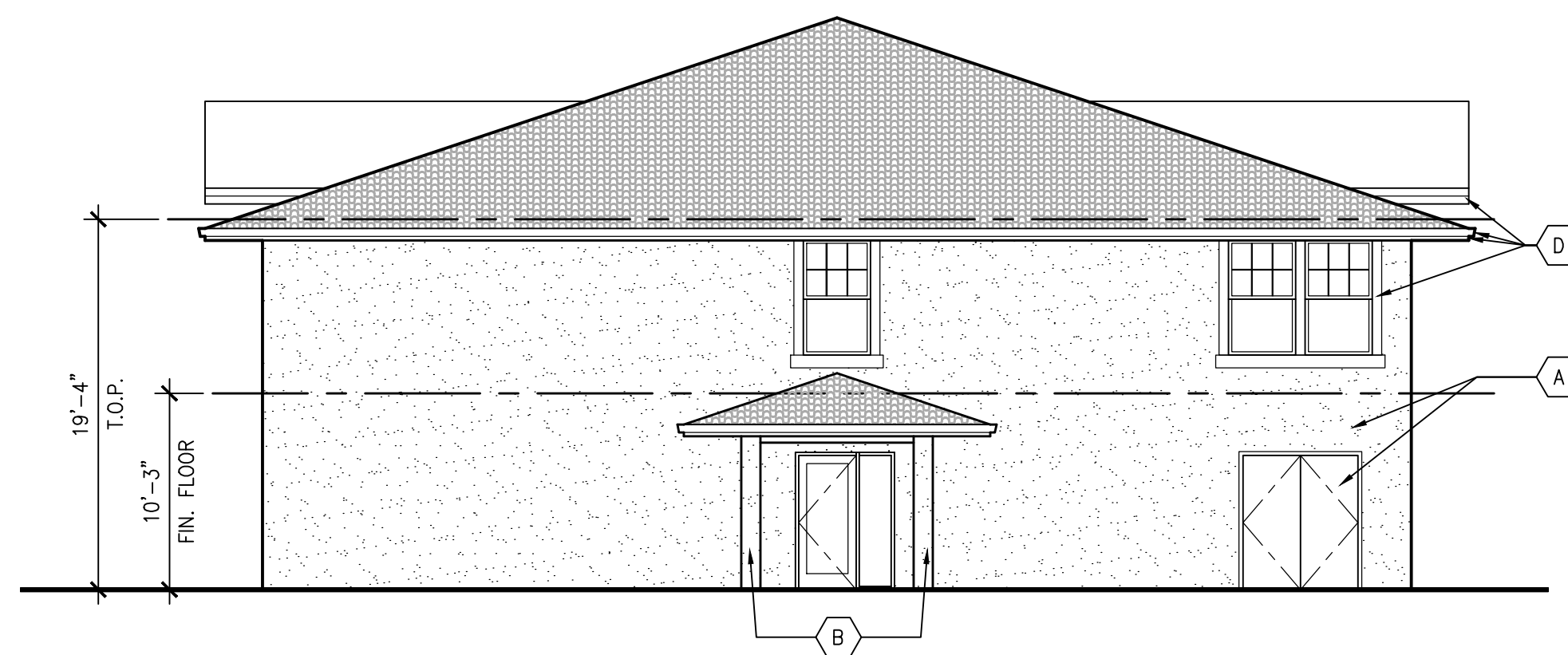
5 SECTION
A3.2

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)
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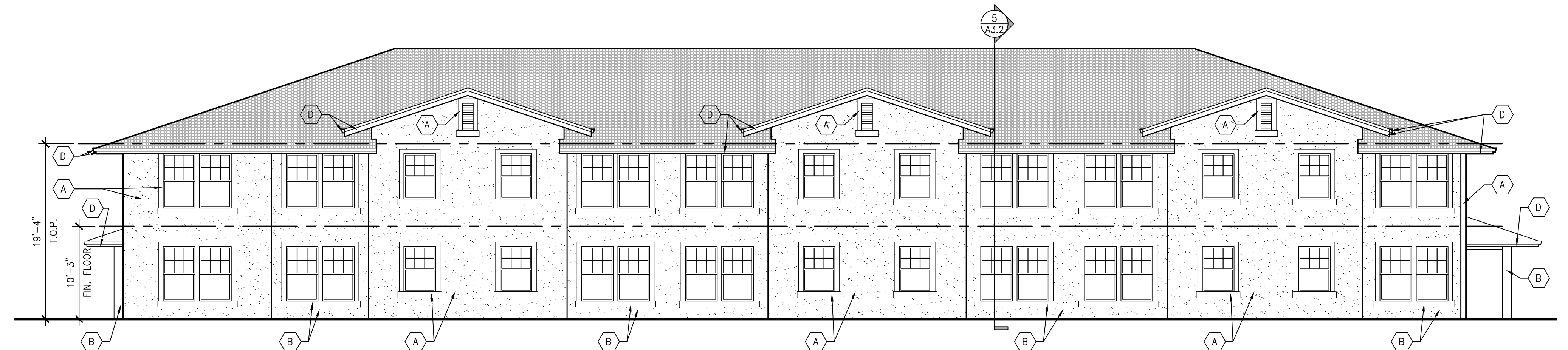
TYPICAL MATERIALS

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



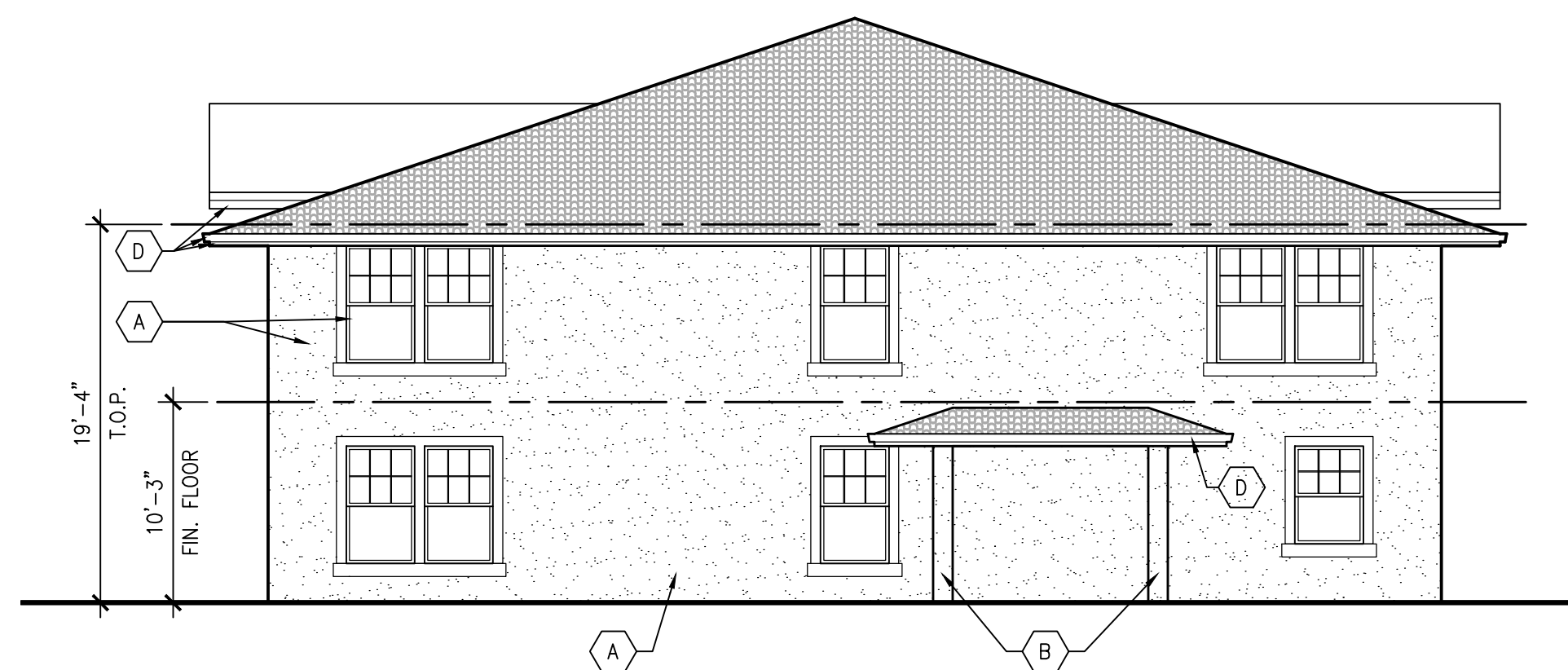
4 EXTERIOR ELEVATION - WEST
A3.2

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



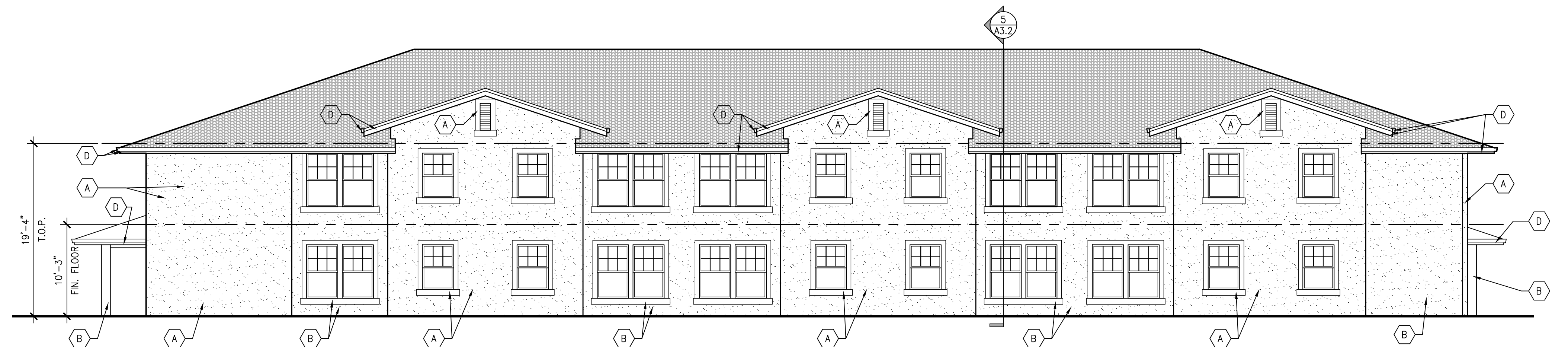
3 EXTERIOR ELEVATION - NORTH
A3.2

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



2 EXTERIOR ELEVATION - EAST
A3.2

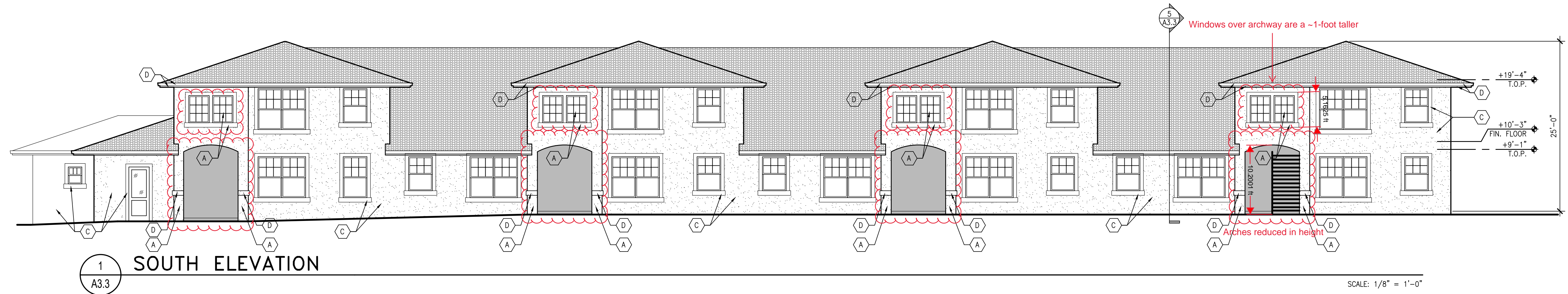
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
A3.2

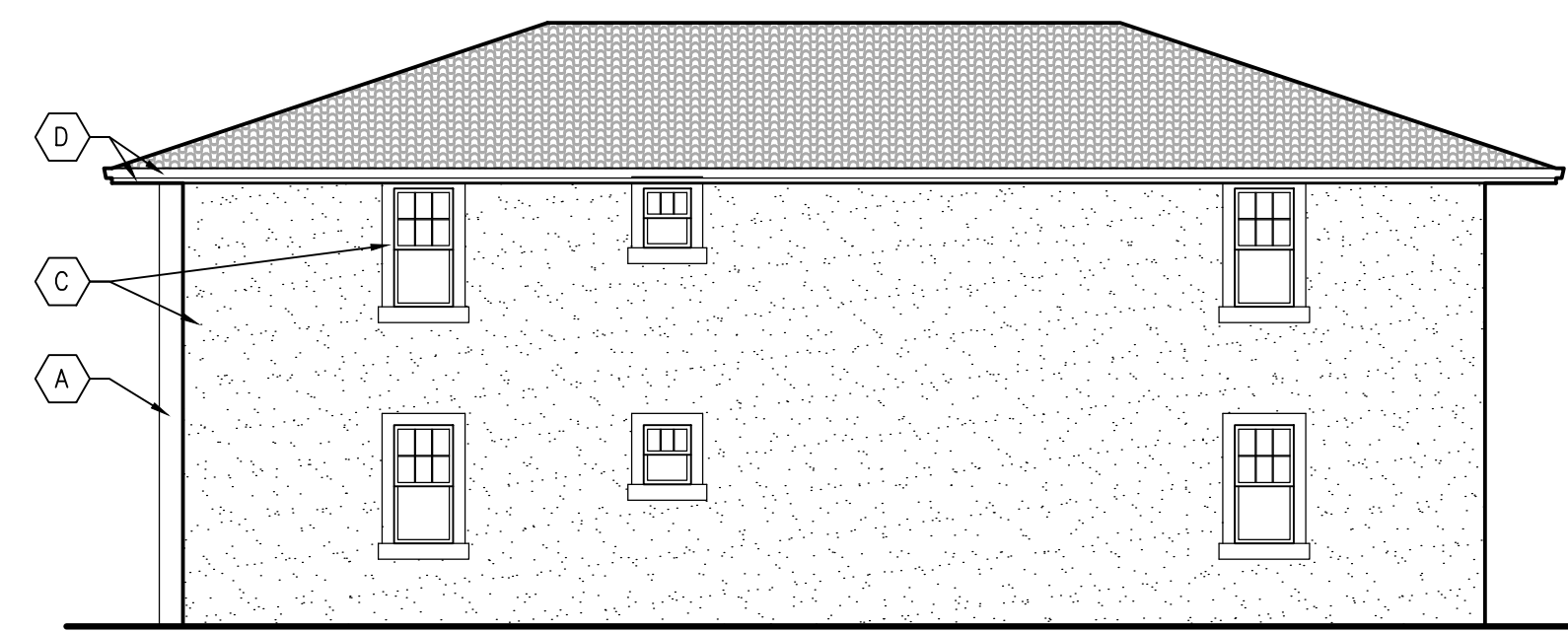
SCALE: 1/8" = 1'-0"

Submittals	11-21-2019
DRG WORKSHOP	12-16-2019
DESIGN REVIEW	
Revisions	
Date:	12-16-2019
Scale:	As Noted
Drawn:	JMK
Job #:	18049.00
Prototype:	DIVINE



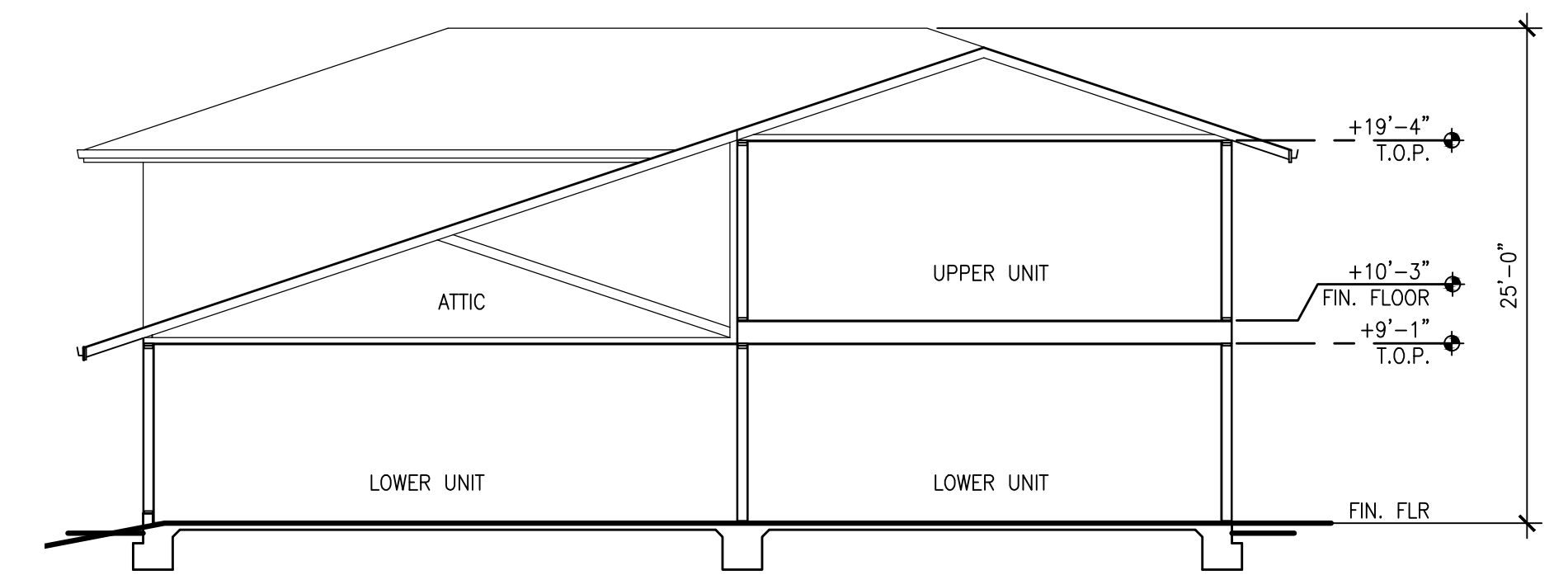
1 SOUTH ELEVATION
A3.3

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



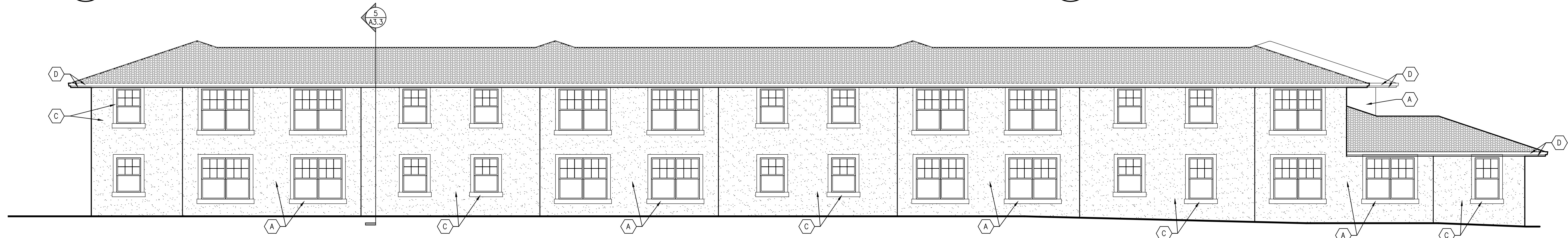
2 EAST ELEVATION
A3.3

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



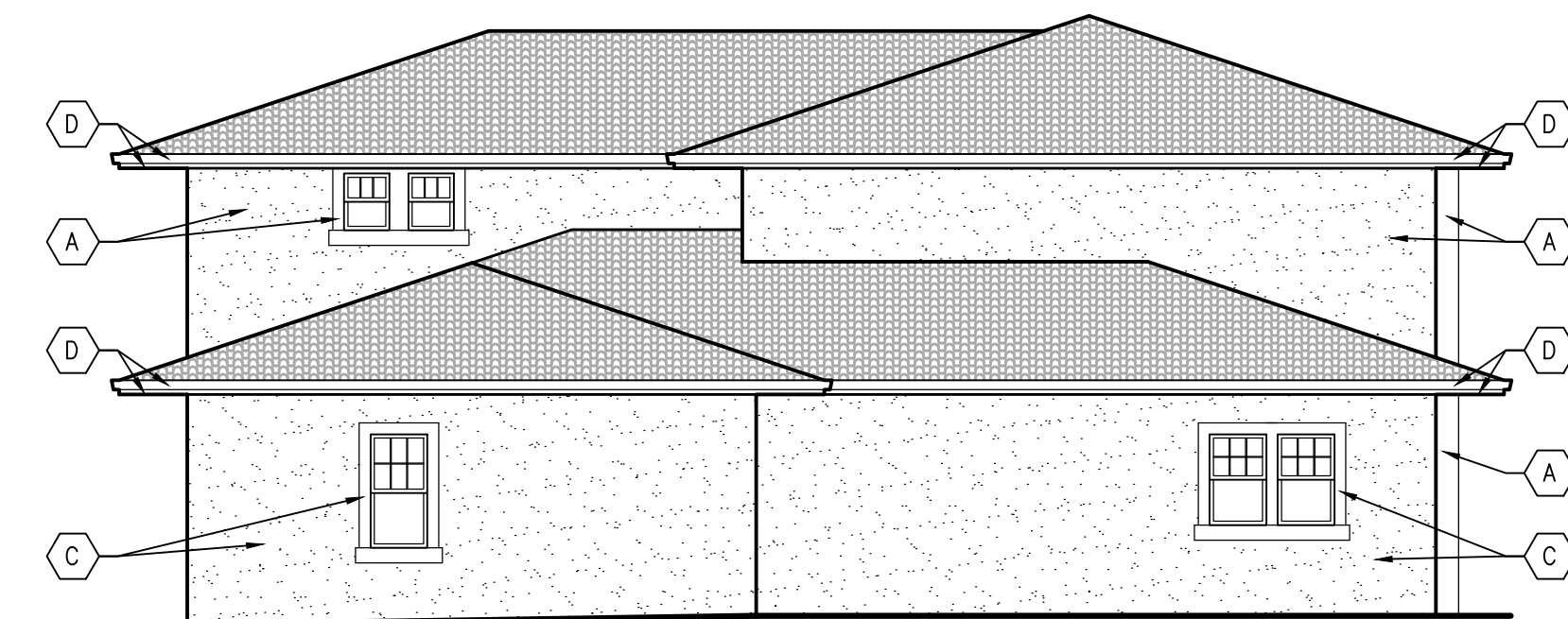
5 SECTION
A3.3

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



3 NORTH ELEVATION
A3.3

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



4 WEST ELEVATION
A3.3

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

SYMBOL	COLOR
○	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 (TOWERS)
F	BENJAMIN MOORE #1489 DEVONSHIRE GREEN (ACCENT)

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