

PROJECT DIRECTORY

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WHISTLESTOP'S MISSION PLAZA | AO.0 COVER SHEET

930 TAMALPAIS AVENUE, SAN RAFAEL CA | 07/08/2015





VICINITY MAP

Project Description

Whistlestop's proposed Mission Plaza development will allow a highly respected and admired local non-profit to continue serving Marin County seniors and meet the growing demand for their services. Whistlestop has partnered with Eden Housing to help realize their vision for a new facility that will include 41 units of on-site affordable senior housing to complement its Active Aging Center and Jackson Café. The approximately 14,500 sqft area on the second floor includes the older adult services for Whistlestop's extensive service program with meeting rooms, classrooms and service offices within a contemporary facility. The new critically needed affordable housing which is located on the third through fifth floors provide homes to very low to extremely low income seniors, aged 62 and older and who earn less than 50% of Area Median Income. The housing portion of the building will also include high quality amenities such as a community room, a computer center and exercise room, landscaped balconies, furnished lobbies for casual social interaction and an on-site resident manager.

For a more complete narrative please see separate 8 1/2x11" document



WHISTLESTOP'S MISSION PLAZA | AO.I PROJECT CONTEXT

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PLANNING & ZONING SUMMARY

GENERAL PROJECT DATA

ZONING	HETHERTON OFFICE AREA	
LOT AREA	14,689 SQFT	0.34 ACRES
TOTAL UNITS	41 UNITS	
	27 STUDIOS	
	13 ONE BEDROOMS	
	1 TWO BEDROOMS	

FLOOR & LOT AREA CALCULATIONS (SEC 14.05.032)	ALLOWED	PROVIDED	
DENSITY SECTION 14.16.030.B.2			
BASE DENSITY: 24 UNITS, WITH 35% STATE DENSITY BONUS: 33 UNITS	33	41	75% DENSITY BONUS PER CA 65915 DENSITY BONUS LAW. CONCESSION 1
BUILDING AREA	SEE TABLE WITH BREAKDOWN		
FLOOR AREA RATIO COMMERCIAL SPACES ONLY DOES NOT INCLUDE GARAGE SEC. 14.16.150	2.0	1.2	

LANDSCAPING AREA	REQUIRED 10% OF LOT	PROVIDED
GROUND LEVEL		1,855
COMMON BALCONIES UPPER FLOORS		1,914
TOTAL COMMON LANDSCAPE/OPEN AREAS	1,469	3,769

SETBACKS TABLE 14.05.032	REQUIRED	PROVIDED
FRONT, SIDE, REAR	NONE REQUIRED	25' TO FOURTH STREET P.L.
MAXIMUM HEIGHT	66 FEET	66' TO MID POINT OF PITCHED ROOF
MAXIMUM LOT COVERAGE	NONE REQUIRED	93%

VEHICULAR PARKING	REQUIRED PER ZONING CHAPTER 14.18.040	PROVIDED
ACTIVE AGING CENTER (PUBLIC/QUASI-PUBLIC USE IN DOWNTOWN AREA)	PER REQUIRED PARKING STUDY	20
SENIOR HOUSING	.75 PER UNIT	0 CONCESSION 2
TOTAL SPACES		20

PROVIDED PARKING STALLS	
STANDARD 8-6"x18 (DOWNTOWN STANDARD, 1 MARKED FOR CLEAN AIR USE)	11
COMPACT 8'X16'	8
ACCESSIBLE	1
TOTAL	20

BIKE PARKING SEC. 14.18.090	5% OF 103 REQUIRED PER ZONING	PROVIDED	
LONG TERM (5% OR COMERCIAL AND RES VEHICLE PARKING)	6	7	W/IN GARAGE
SHORT TERM (0.05 OF COMMERCIAL VEHICULE PARKING)	4	7	W/IN GARAGE
TOTAL	10	14	

SHEET INDEX

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WHISTLESTOP'S MISSION PLAZA | A0.3 4TH STREET PLAZA VIEW

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WHISTLESTOP'S MISSION PLAZA | A0.4 4TH STREET VIEW

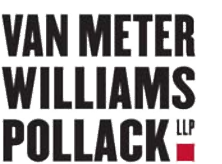
930 TAMALPAIS AVENUE, SAN RAFAEL CA | 07/08/2015

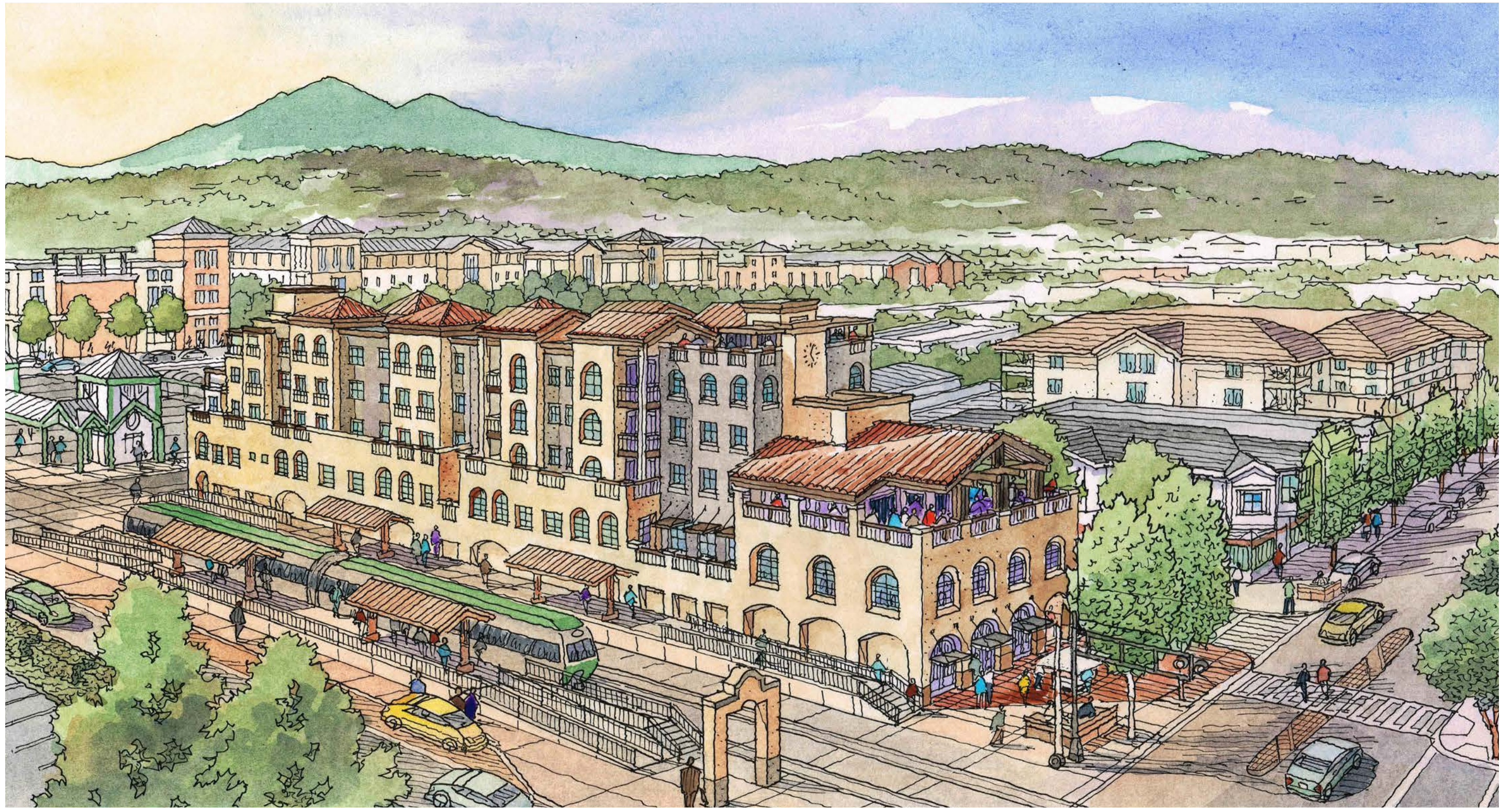




WHISTLESTOP'S MISSION PLAZA | A0.5 3RD STREET VIEW

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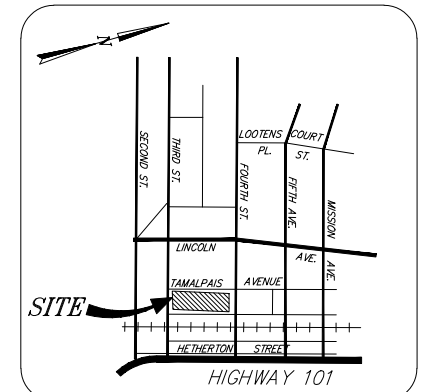
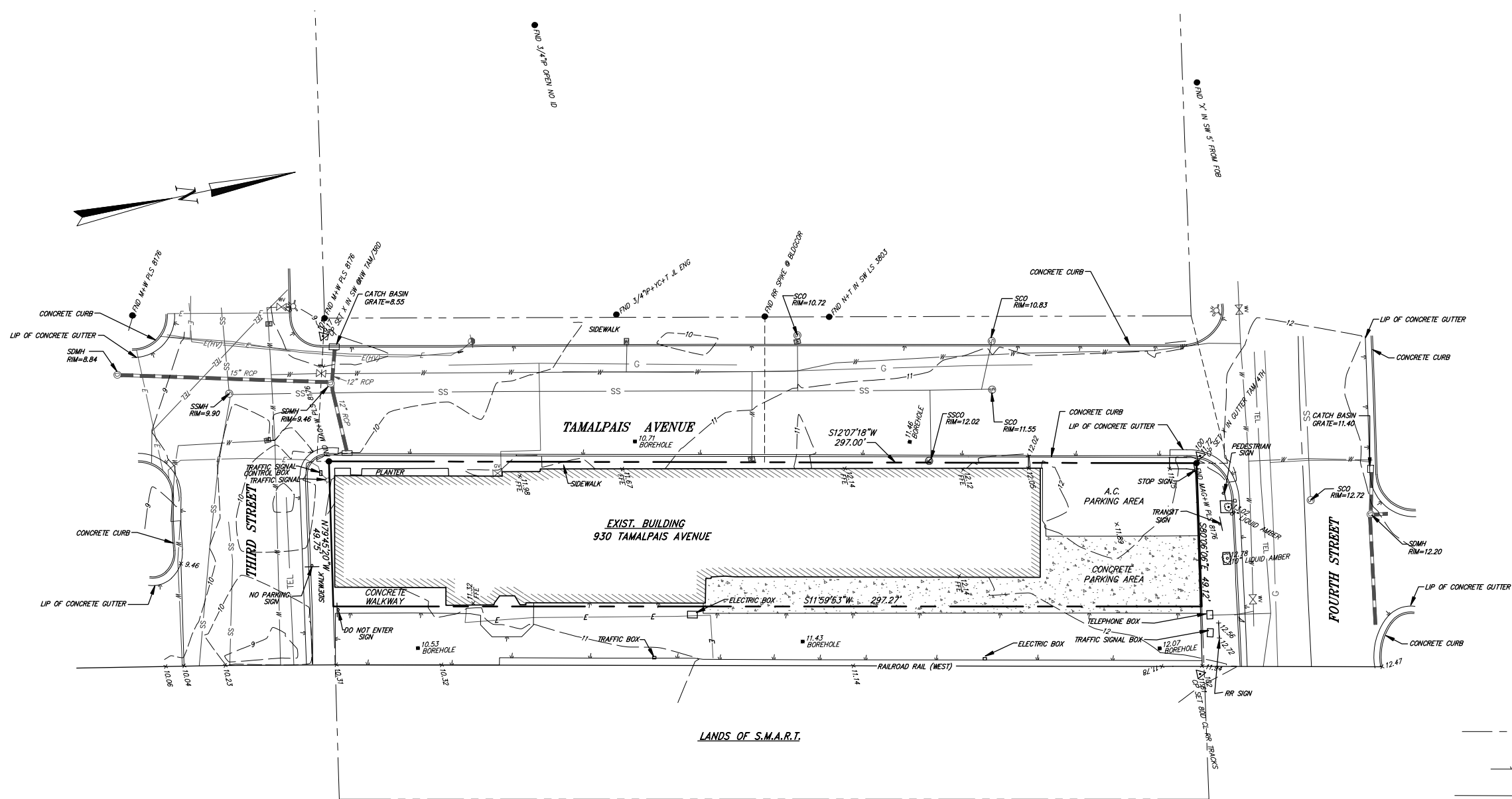




WHISTLESTOP'S MISSION PLAZA | A0.6 AERIAL VIEW

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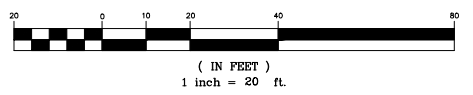
VICINITY MAP

NOT TO SCALE

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- △ RANDOM CONTROL FOR SURVEY
- ⊕ EXISTING FIRE HYDRANT
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ SCO SANITARY SEWER CLEANOUT
- A.C. ASPHALT CONCRETE
- ⊙ LIGHT POLE
- ⊙ JOINT POLE
- FFE FINISHED FLOOR ELEVATION
- EXISTING STREET/TRAFFIC SIGN
- ⊕ EXISTING WATER METER
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING WATER VALVE
- 110 EXISTING CONTOURS
- 120
- PROPERTY LINE
- ADJOINERS PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- TEL EXISTING TELEPHONE LINE
- E EXISTING ELECTRIC LINE
- E(HV) EXISTING ELECTRIC LINE (HIGH VOLTAGE)
- SS EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- RCP REINFORCED CONCRETE PIPE

GRAPHIC SCALE



NOTES

1. VERTICAL DATUM IS BASED ON FOUND BENCHMARK Y 107, PID HT 1752. A 3 1/2" DISC ON THE TOP OF THE NORTH CONCRETE GUARD RAIL OVER THE WEST CONCRETE ABUTMENT AT THE NORTHWEST CORNER OF 2ND STREET & HEATHERTON STREET, SAN RAFAEL, CA. NAVD88 ELEV.=12.00 FEET.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER RECORD OF SURVEY, BOOK 2011 OF MAPS, PAGE 13.
3. CONTOUR INTERVAL IS 1'.

X-REFCS

K:\185000\187901.dwg Time: Jan 09, 2014 - 11:45am Login: Steven W. Driscoll: 20

A.P.N.: 011-277-01
FIELD BOOK NO.: 242

Irving L. Schwab, C.E.
R.C.S. 18221

I LS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

WHISTLESTOP
930 TAMALPAIS AVENUE
SAN RAFAEL CALIFORNIA 8790

TOPOGRAPHIC MAP

DRAWN: S.W./M.J.M.
DATE: 8-23-2013
JOB NO. 8790
SHEET NO. 1 OF 1



8



5



2



7



4



1



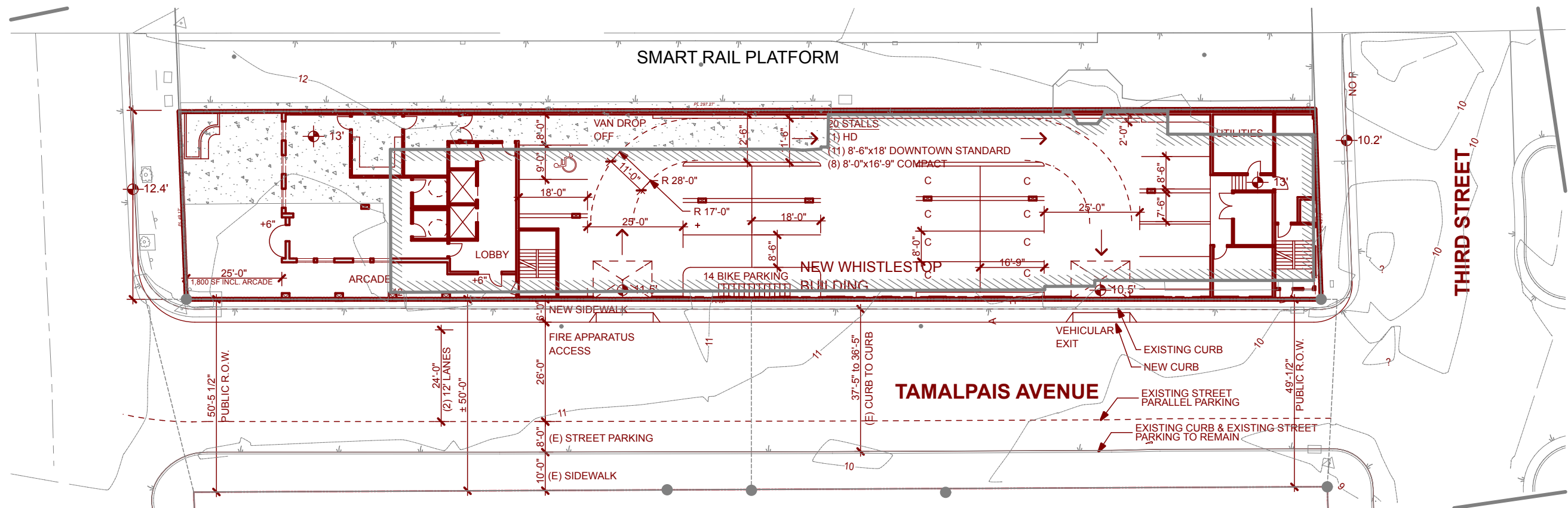
6



3



AERIAL & PHOTO KEY



NOTE:
 EXISTING CONDITIONS SHOWN IN GREY
 NEW WORK SHOWN IN RED

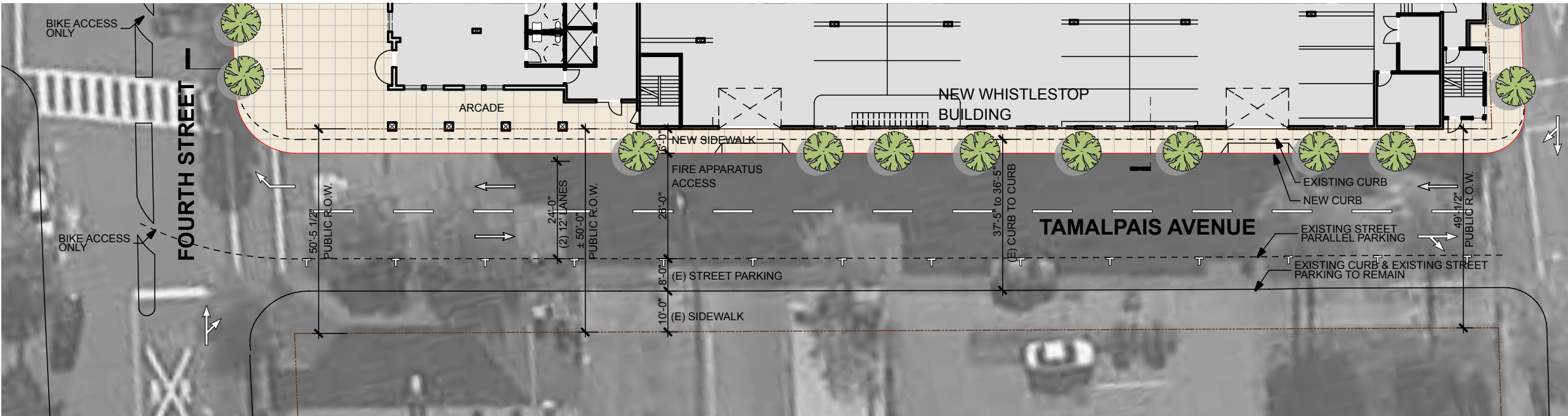
NOTE:
 FF. OF CAFE, LOBBY AND UTILITIES ARE +1' ABOVE
 THE FEMA BASE FLOOD ELEVATION DESIGNATION OF 12.00'



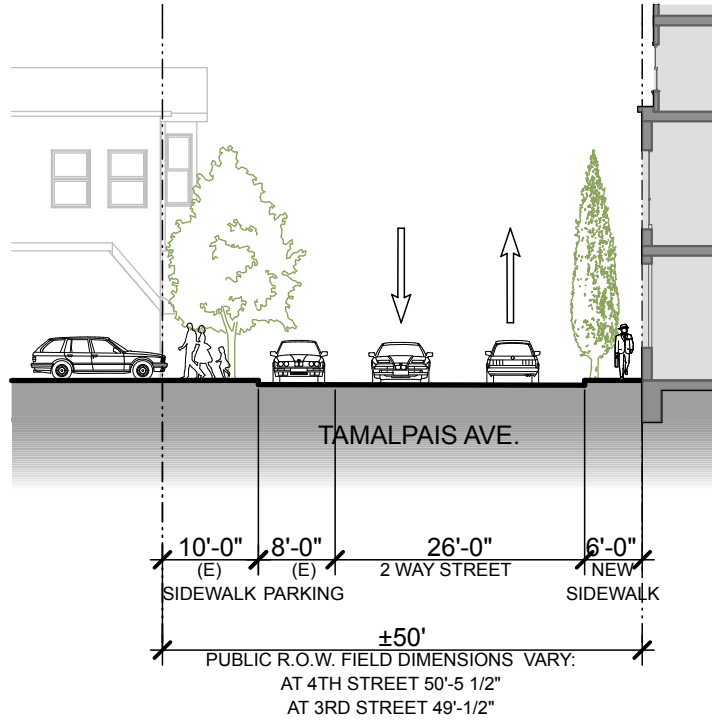
WHISTLESTOP'S MISSION PLAZA | AO.9 EXISTING & NEW BUILDING OVERLAY

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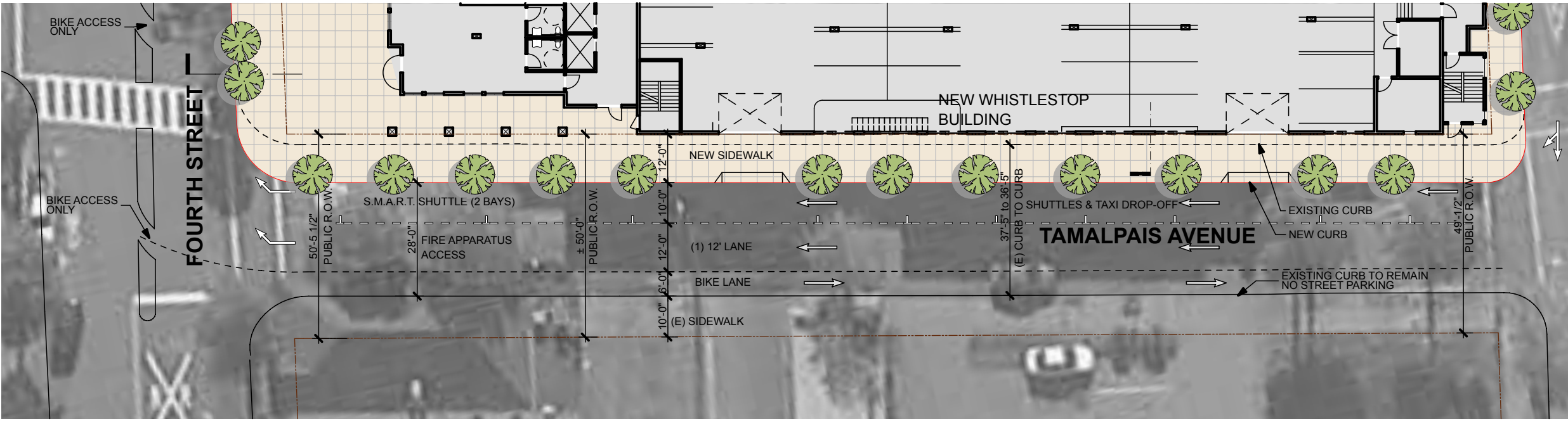




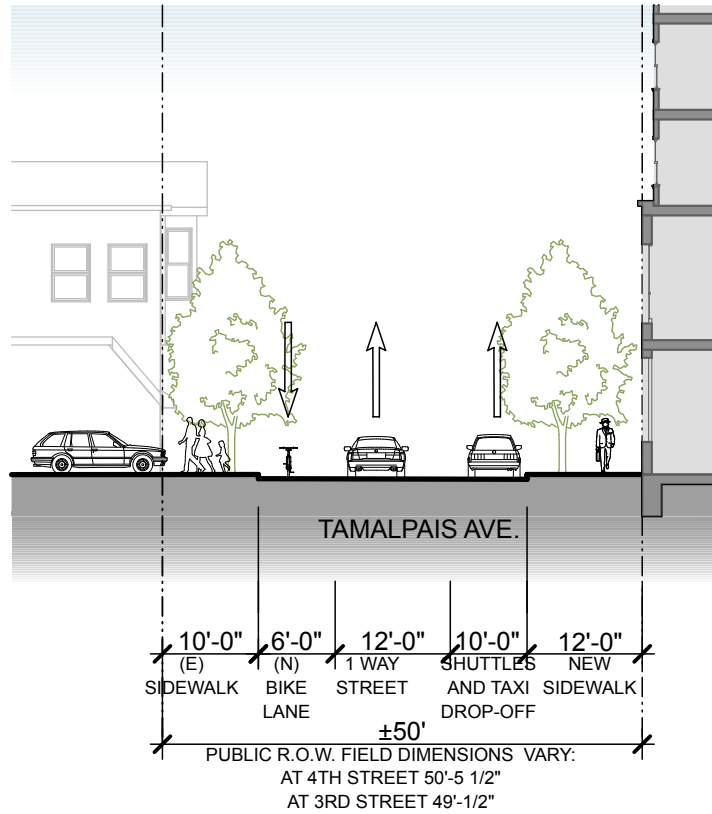
STREET DESIGN OPTION 1: MODIFYING EXISTING CONDITIONS PER PUBLIC WORKS
SCALE: 1" = 30'



OPTION 1: STREET SECTION
SCALE: 1" = 20'

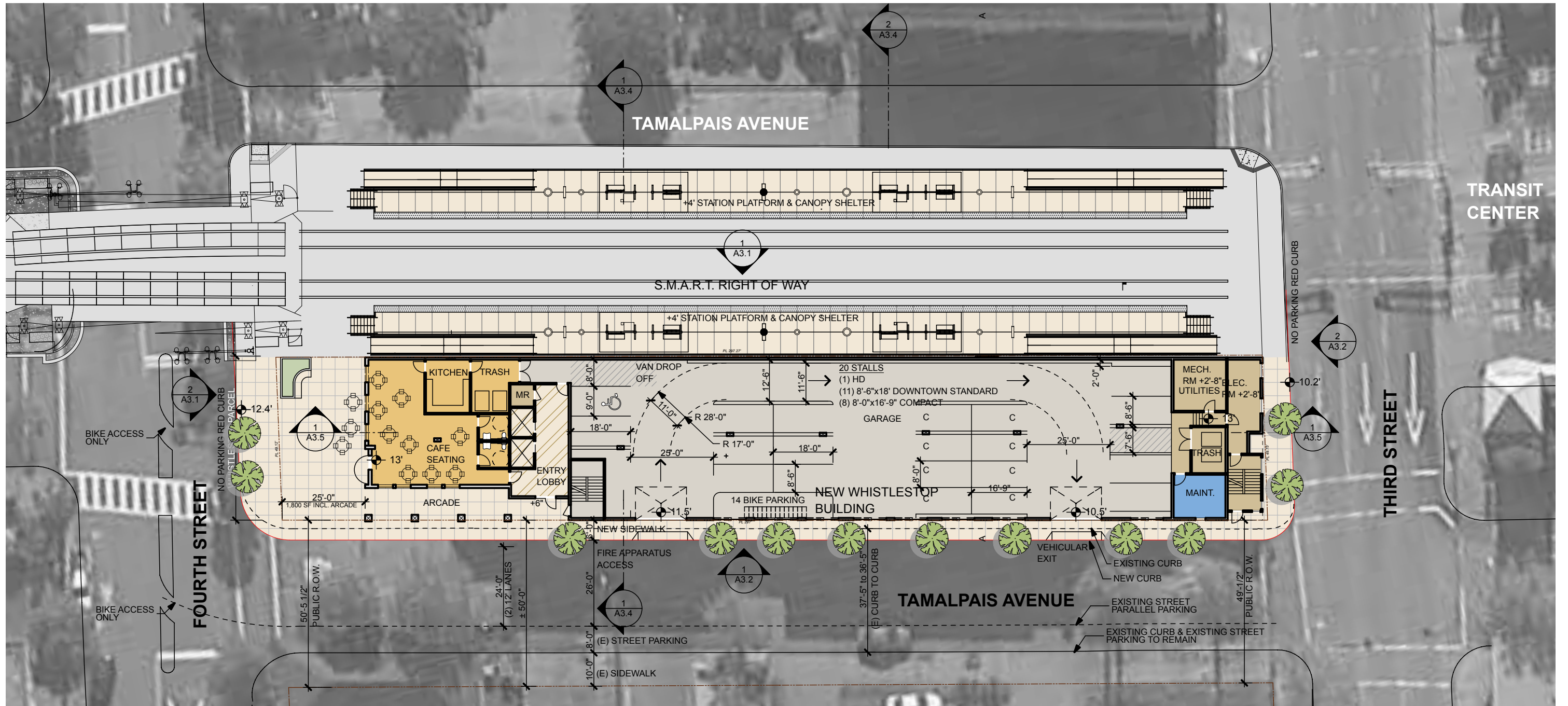


STREET DESIGN OPTION 2: PER DOWNTOWN STATION AREA PLAN
SCALE: 1" = 30'



OPTION 2: STREET SECTION
SCALE: 1" = 20'

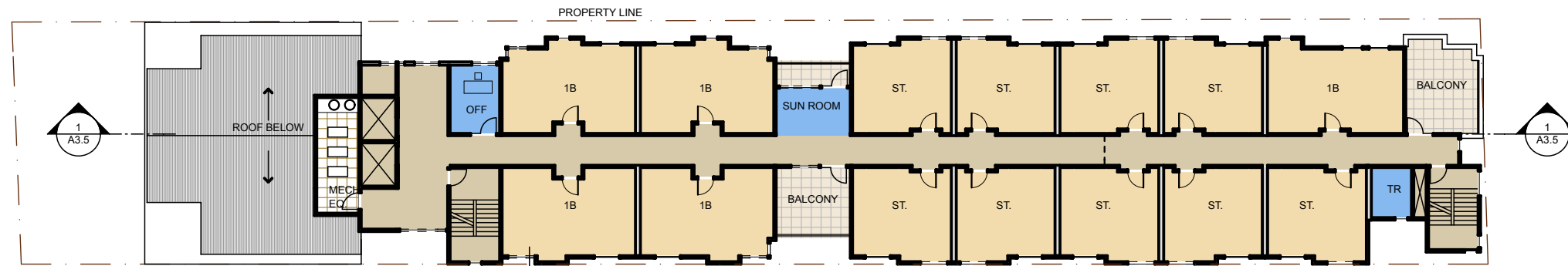




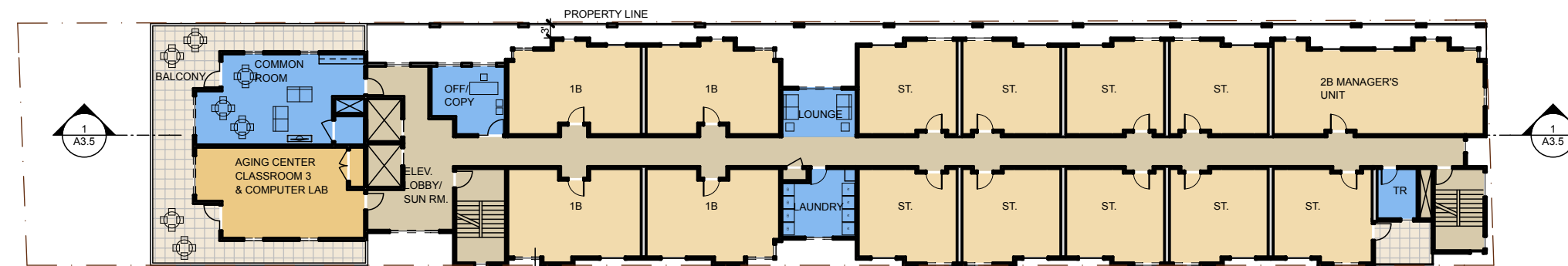
WHISTLESTOP'S MISSION PLAZA | A.I. SITE/GROUND FLOOR PLAN

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FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- ACTIVE AGING CENTER
- SENIOR HOUSING
- SENIOR HOUSING COMMON AREAS



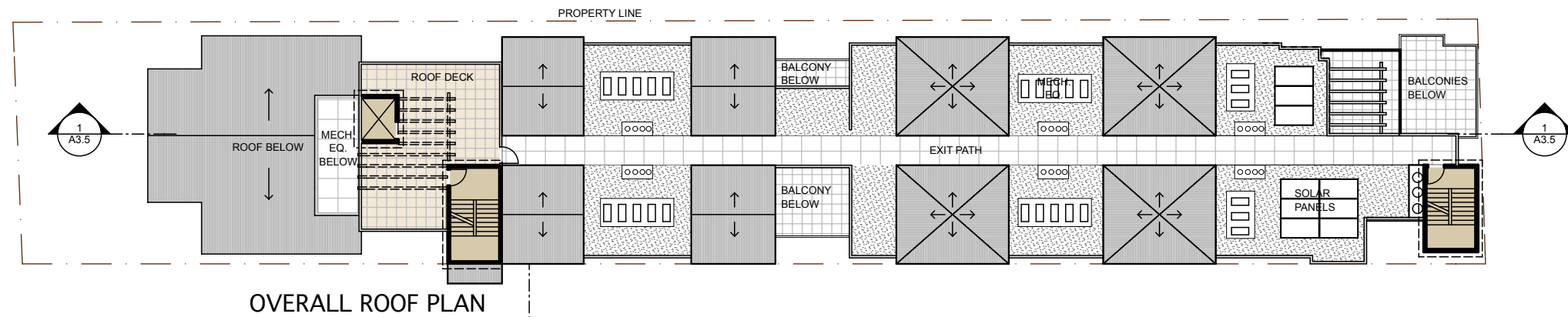
WHISTLESTOP'S MISSION PLAZA | A1.2 SECOND, THIRD & FOURTH FLOOR PLANS

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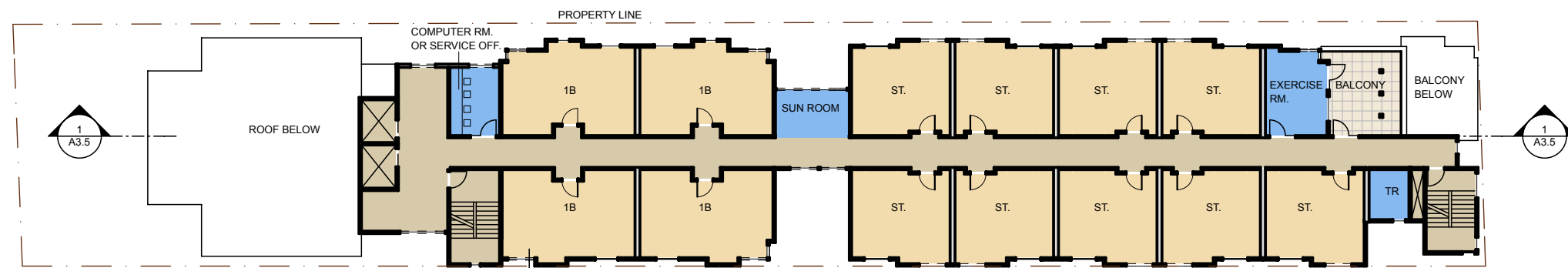


BUILDING AREA CALCULATIONS (GROSS SQFT)

		LOBBY & LANDINGS	JACKSON CAFÉ	ACTIVE AGING CENTER	PARKING GARAGE	*UTILITY / CIRCULATION	GROUND LANDSCAPE AREAS & BALCONIES	INTERIOR SPACES	TOTAL INCLUDING BALCONIES				
GROUND FLOOR	GARAGE, OFFICE AND UTILITY SPACES, CONSTRUCTION TYPE 1A	455	1,481		8,918	1,789	1,855	1,936	12,643				
SECOND FLOOR	ACTIVE AGING CENTER CONSTRUCTION TYPE VA			12,614		1,033	225	12,614	13,872				
THIRD, FOURTH & FIFTH FLOORS	HOUSING, CONSTRUCTION TYPE VA												
	SQUARE FEET												
	STUDIO UNITS	1 BEDRM UNITS	2 BEDRM UNITS	RESIDENTIAL SF	LANDING / LOUNGE AREAS	OFFICES	LAUNDRY	COMMUNITY ROOM	ACTIVE AGING COMPUTER ROOM	UTILITY / CIRCULATION	BALCONIES	INTERIOR SPACES	TOTAL INCLUDING BALCONIES
THIRD FLOOR	9	4	1	6,517	151	214	221	598	639	2,411	189	10,751	10,940
FOURTH FLOOR	9	5		6,231	151	160				2,688	507	9,230	9,737
FIFTH FLOOR	9	4		5,715	151	393				2,416	255	8,675	8,930
ROOF DECK										475	738		
SUB-TOTAL	27	13	1	18,463	453	767	221	598	639	7,990	1,689	28,656	29,607
						BLDG. TOTALS				10,812	3,769	43,206	56,122



OVERALL ROOF PLAN



FIFTH FLOOR PLAN

LEGEND

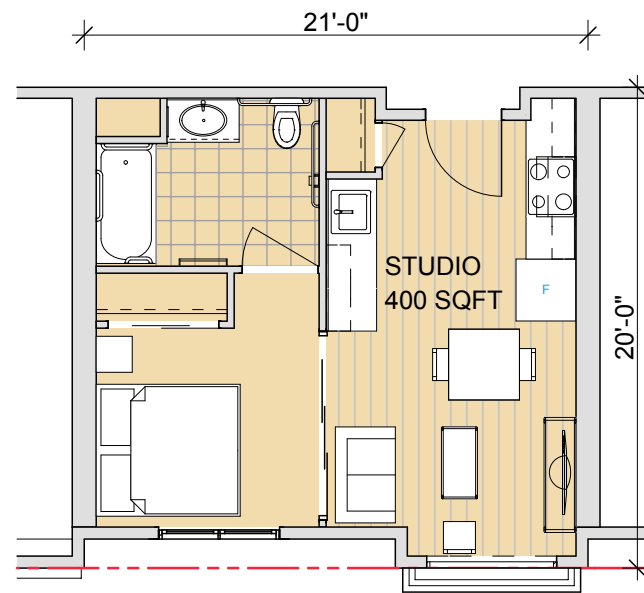
- ACTIVE AGING CENTER
- SENIOR HOUSING
- SENIOR HOUSING COMMON AREAS



WHISTLESTOP'S MISSION PLAZA | A1.3 FIFTH & ROOF PLANS

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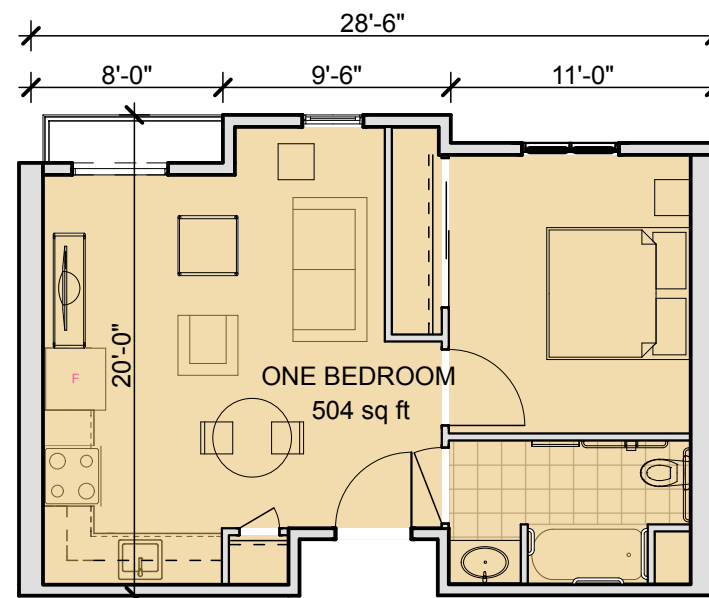




TYPICAL STUDIO UNIT



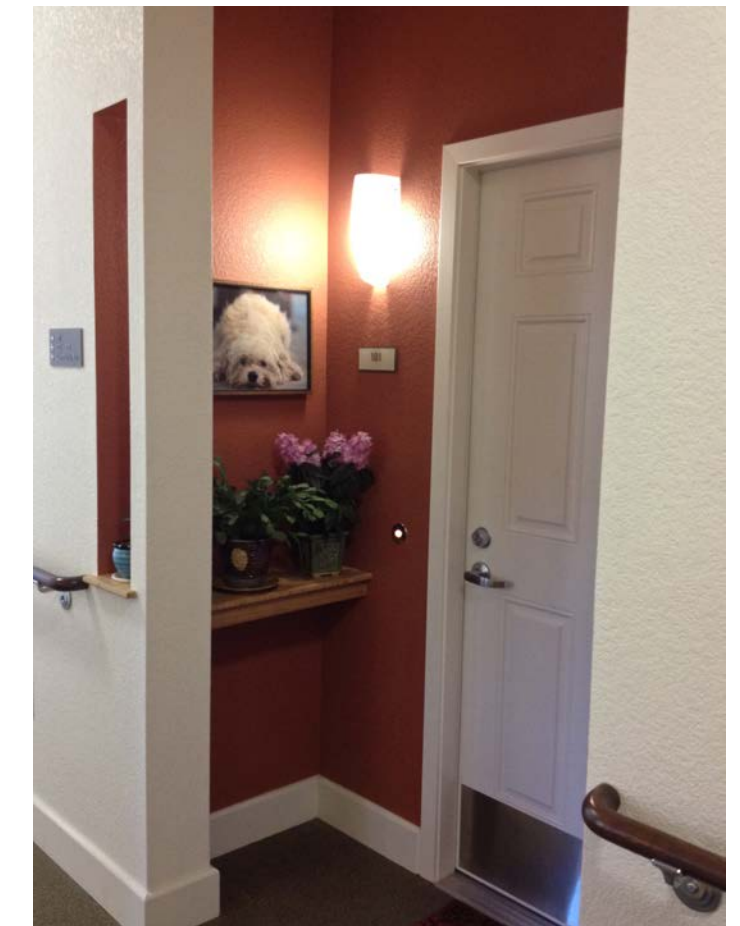
VIEW OF GALLEY KITCHEN, TYPICAL



TYPICAL 1 BEDROOM UNIT



VIEW OF 1 BEDROOM UNIT DINE-IN KITCHEN, TYPICAL



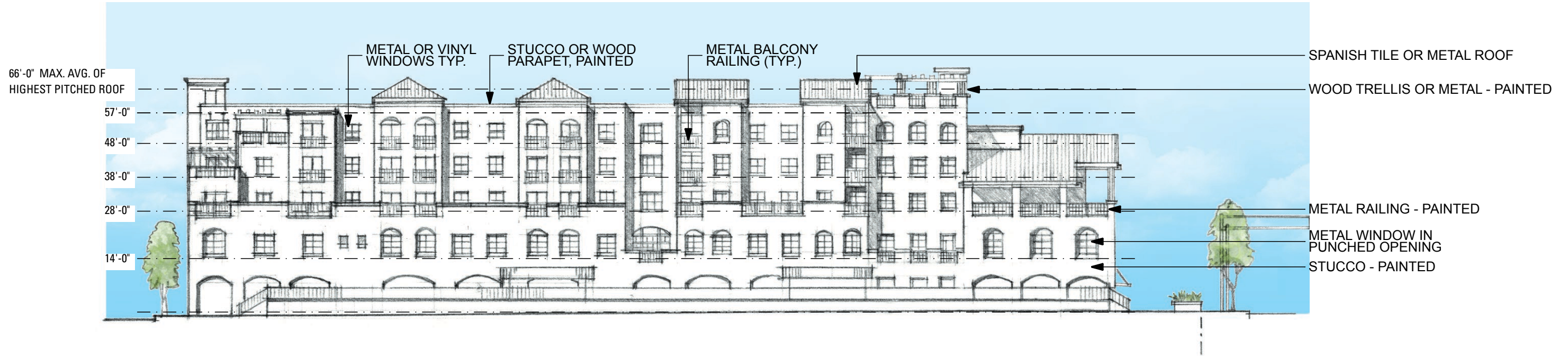
TYPICAL ENTRY PURSE SHELF



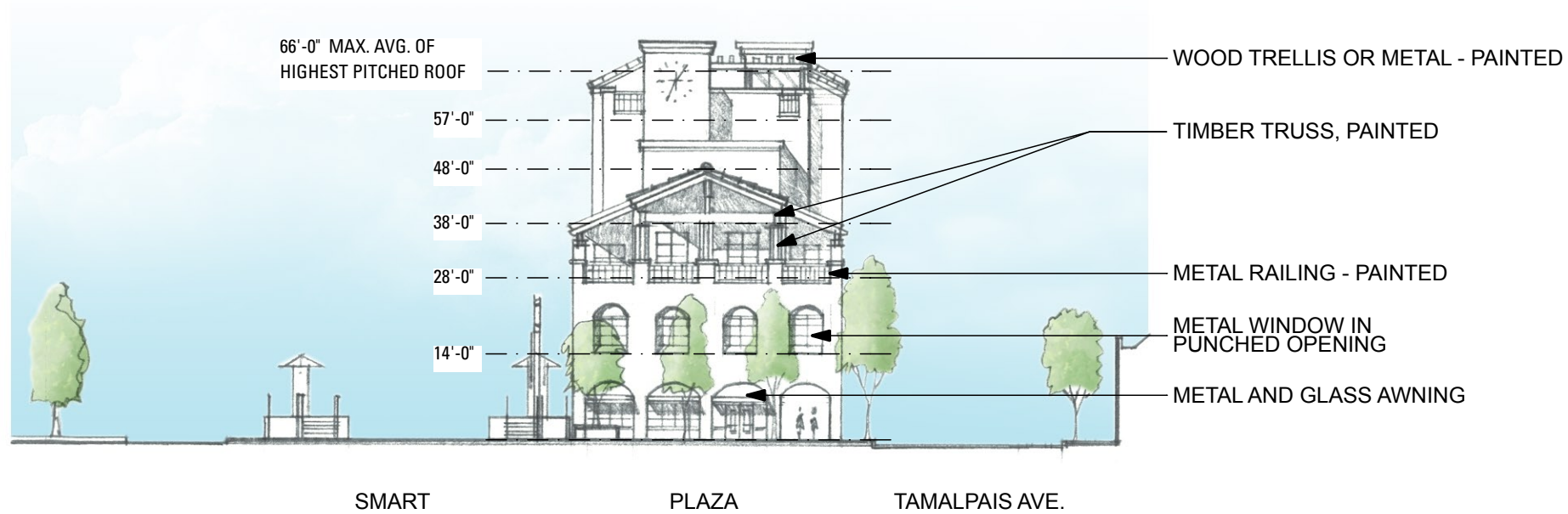
WHISTLESTOP'S MISSION PLAZA | A2.1 TYPICAL UNIT PLANS

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SMART STATION ELEVATION



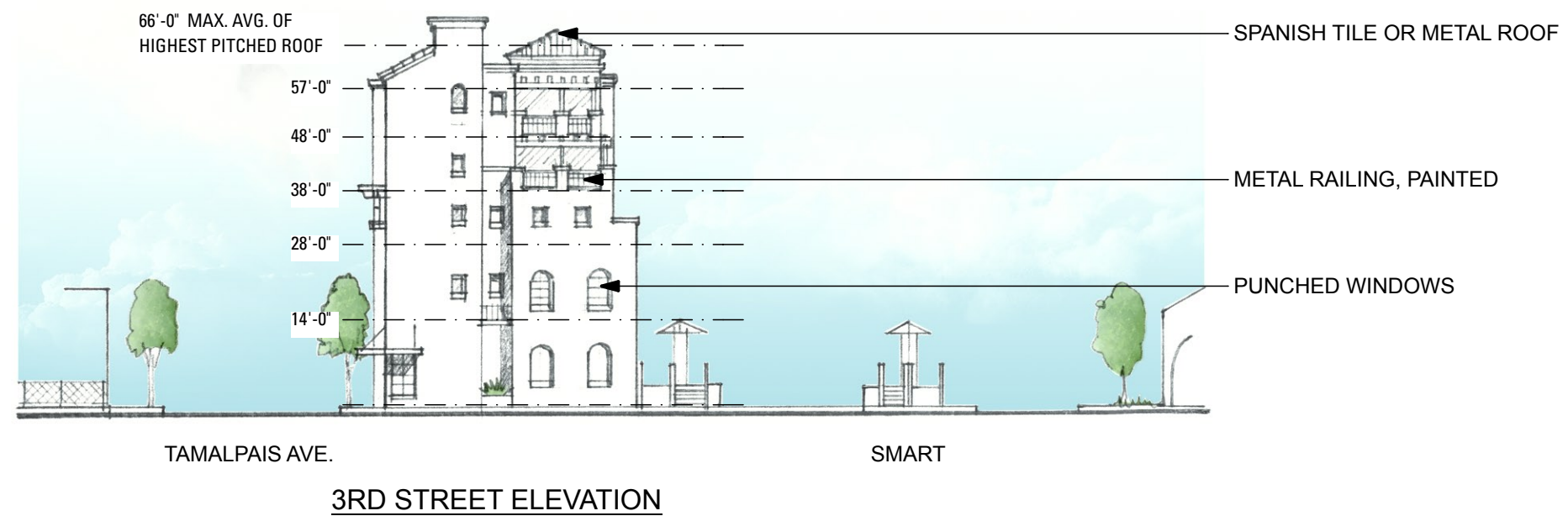
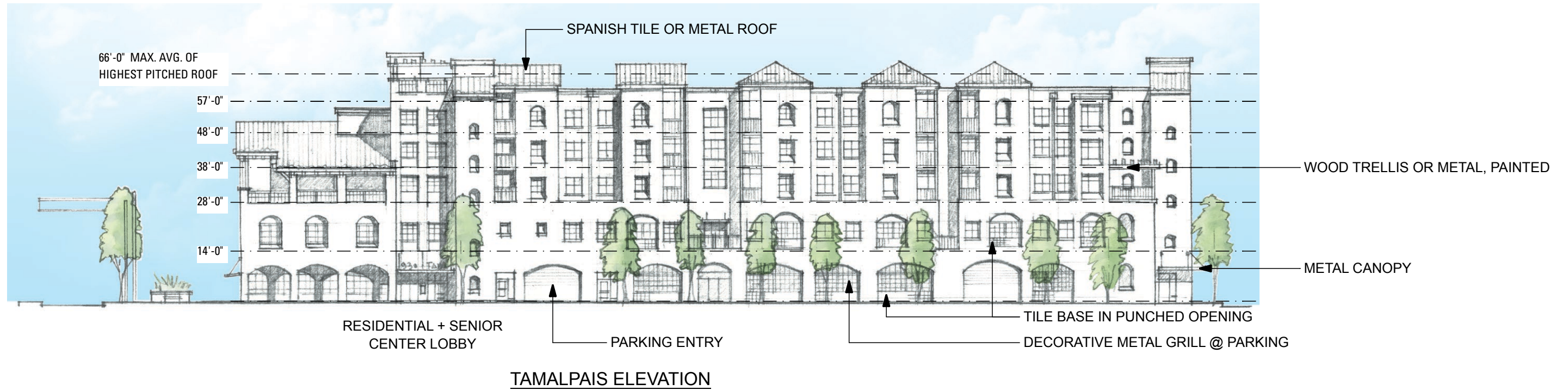
4TH STREET ELEVATION



WHISTLESTOP'S MISSION PLAZA | A3.1 BUILDING ELEVATIONS

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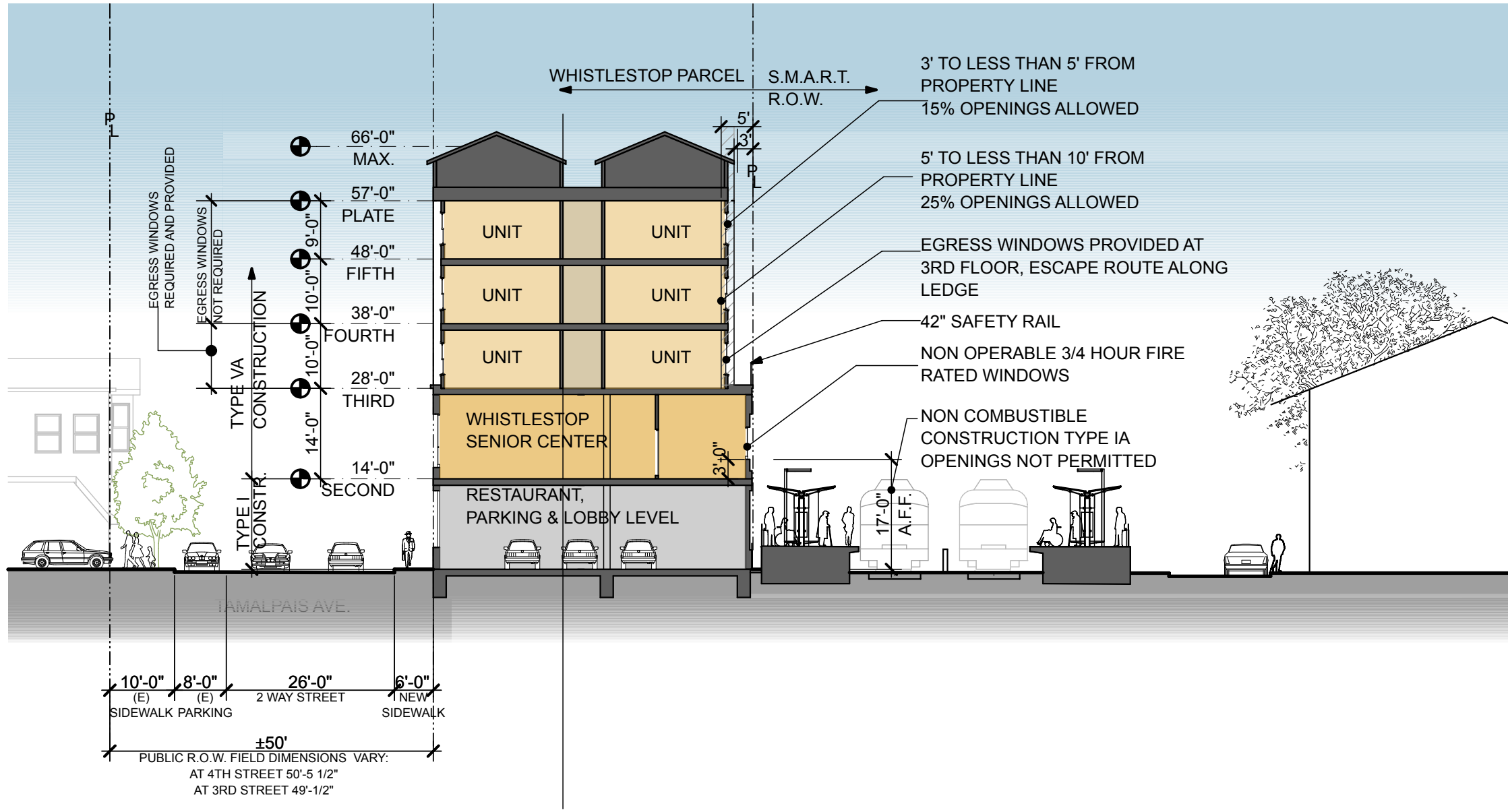




WHISTLESTOP'S MISSION PLAZA | A3.2 BUILDING ELEVATIONS

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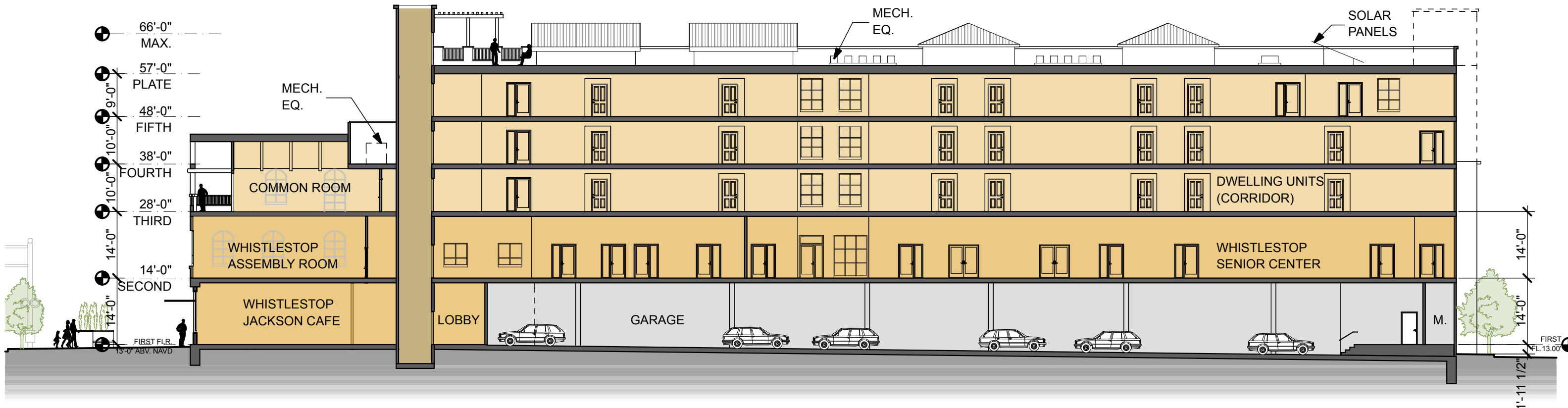
BUILDING SECTION THROUGH TAMALPAIS AVE. & SMART STATION



WHISTLESTOP'S MISSION PLAZA | A3.3 BUILDING SECTION

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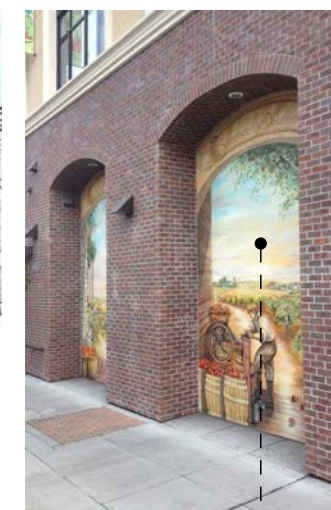


LONGITUDINAL BUILDING SECTION

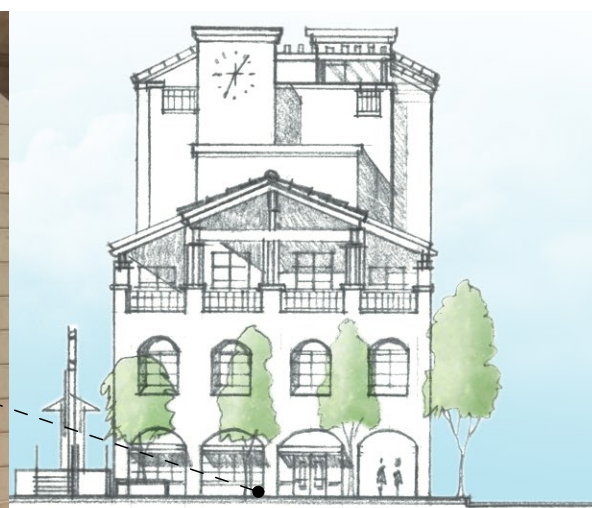
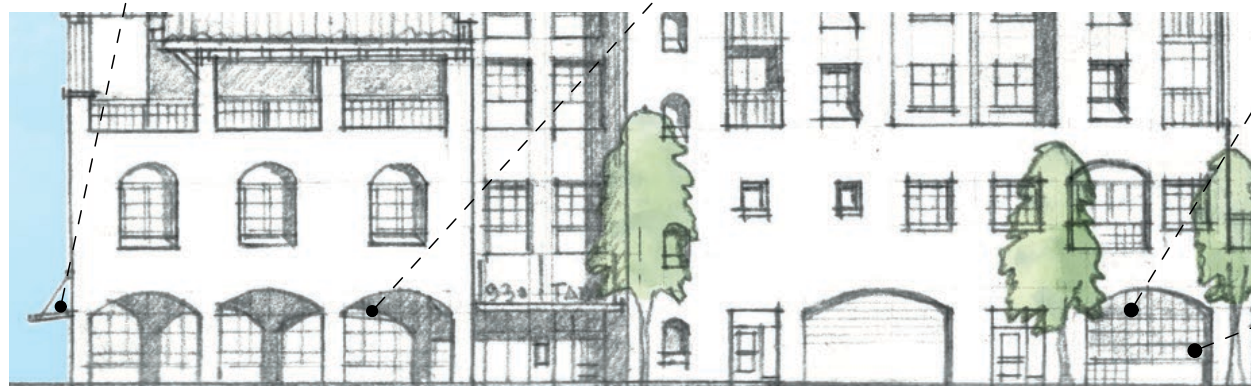
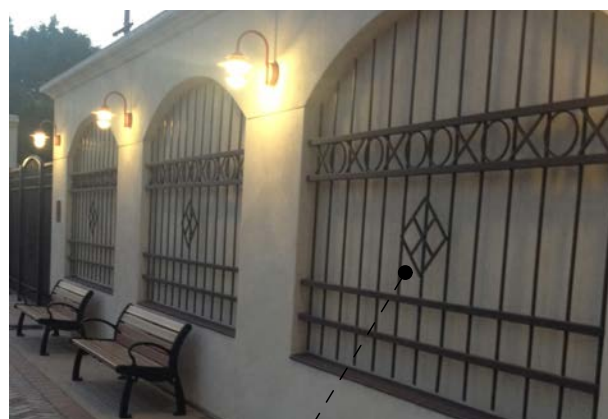




TRELLIS AND CORNER TREATMENTS



BUILDING MASSING AND ROOF ARTICULATION



SPACE FOR PUBLIC ART

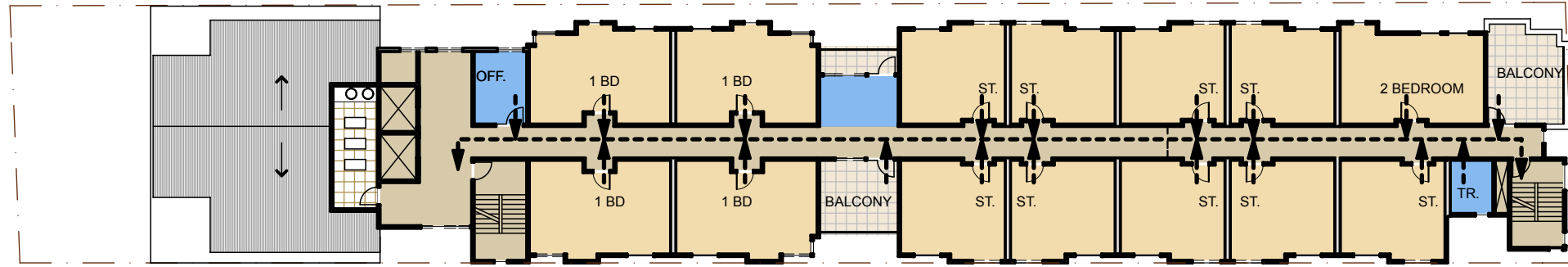
BASE TREATMENT ALONG TAMALPAIS AVE.



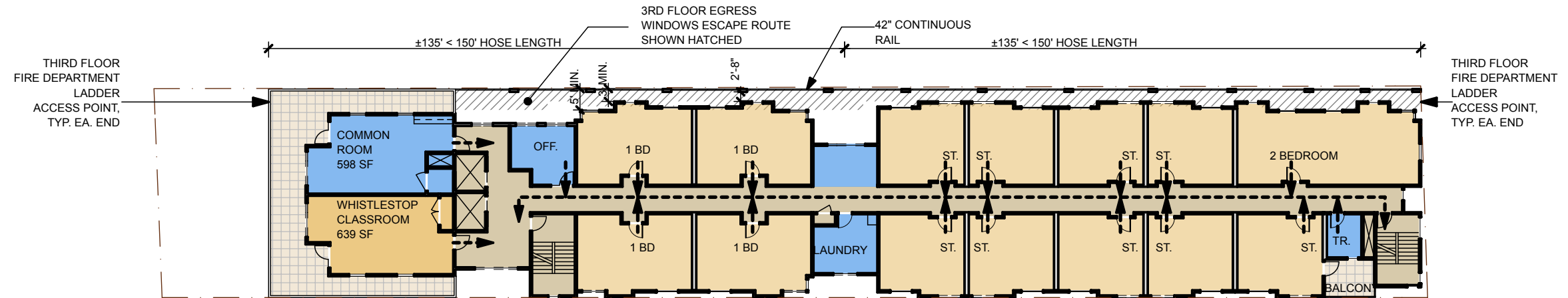
WHISTLESTOP'S MISSION PLAZA | A4.1 PRECEDENT IMAGES

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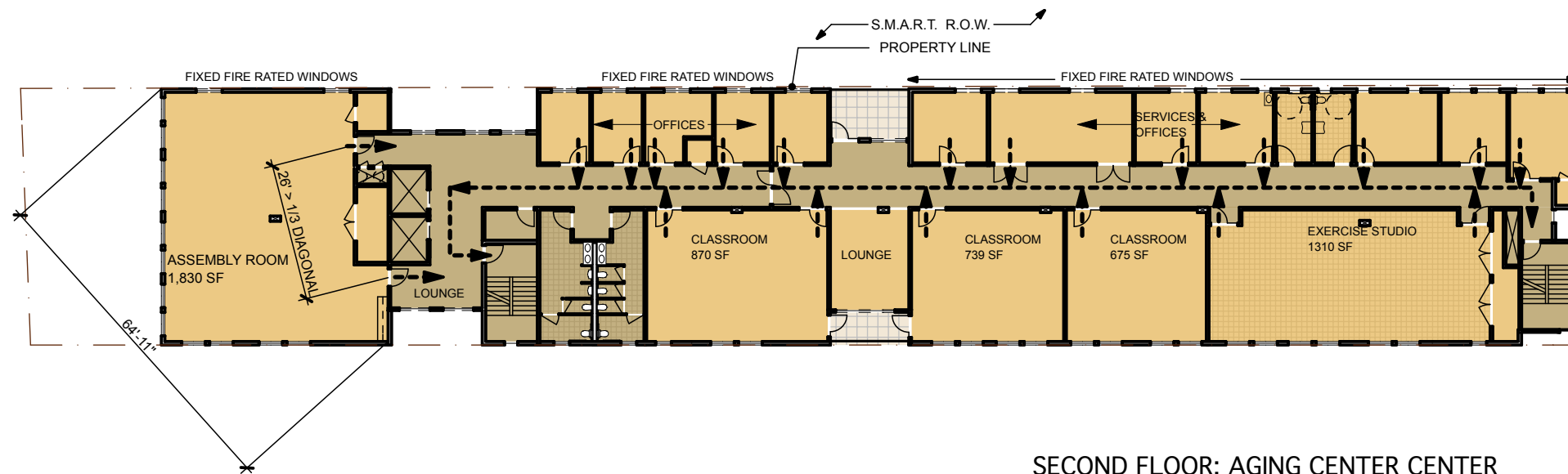




FOURTH FLOOR (5TH SIM.): RESIDENTIAL APARTMENTS



THIRD FLOOR: RESIDENTIAL APARTMENTS & COMMON AREAS



SECOND FLOOR: AGING CENTER CENTER



WHISTLESTOP'S MISSION PLAZA | A5.1 UPPER FLOORS EXITING DIAGRAMS

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