

DOMINICAN VALLEY HOUSING
PLANNING SUBMITTAL
December 5, 2023

PROJECT DATA

Total Site Area: 905,768 sq ft
 Total Development Area (Subdivisions): 340,819 sq ft
 Zoning District: Planned Development District (PD)
 Single Family Housing: 27
 Duplex Units: 6
 Townhomes: 17 (includes 14 ADU's)
 Parking: 86 spaces enclosed
 33 guest parking in driveway

PROJECT NARRATIVE

The Dominican Valley property is a 20.79 Acre site located in the Dominican / Black Canyon neighborhood of San Rafael. The subject site is bordered northwesterly between the streets of Gold-Hill grade and Deer Park Ave and southerly by Highland Ave and Margarita Drive. The development proposes Sub Division of the site into 50 lots with 50 units of residential housing (+14 Attached Junior ADUs).

The projects 50 lot layout has been designed as a “Clustered development”, specifically Clustering’s of development areas utilizing portions of the site which provide ease of access to the Public Right of Way (R.O.W) street frontages including Magnolia Drive, Deer-Park Ave, Gold-Hill Grade and Margarita Drive. Many of the lots are positioned along these public R.O.W street frontages where connections are available to Public Utilities and vehicular access, the remainder have public utility and vehicular access through private streets.

The designed Clustering of the development focused on avoidance of areas onsite with steep topography which thereby helped retain over +70% of the site as undisturbed natural terrain and avoided development of highly visible Hillside or ridgelines while preserving hillside as visual backdrop. The significant amount of undisturbed natural terrain also helps minimize removal of natural, vegetation and significant trees.

The development maintains a 25ft top of bank buffer to Sisters Creek meandering along Goldhill grade. The Drainageway onsite which are outside of the development footprint areas shall be piped / culverted and diverted towards Sisters Creek.

The proposed private streets have been designed with appropriate width, slope gradient and emergency Vehicle turn outs to ensure meeting Fire Code standards while also providing safe vehicular and pedestrian access to the development.

The 50 residential units (+ 14. Junior ADUs) comprises of the following types of units.

- 27 Single-Family Homes ranging in size from 2612 sq ft - 3215 sq ft
- 17 Townhomes ranging in size from 1150 sq ft - 1390 sq ft (Townhomes with attached junior ADUs)
- 6 Duplex units each 1705 sq ft

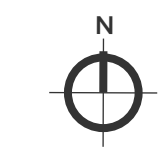
The homes have been designed to blend into the surrounding area, with the use of both step back massing and flat or low pitched roofs. The architectural design of the home’s exterior reflects a modern California feel with natural materials and muted colors. The building forms and open floor plans create strong connections to the outdoors utilizing large areas of glazing in combination with numerous outdoor patios.

The landscape will utilize a low-water, low-maintenance planting palette of native and climate-appropriate plants, with selected areas for bioretention and stormwater treatment. The plan preserves and protects the open space outside the area of disturbance as much as possible.

SHEET INDEX

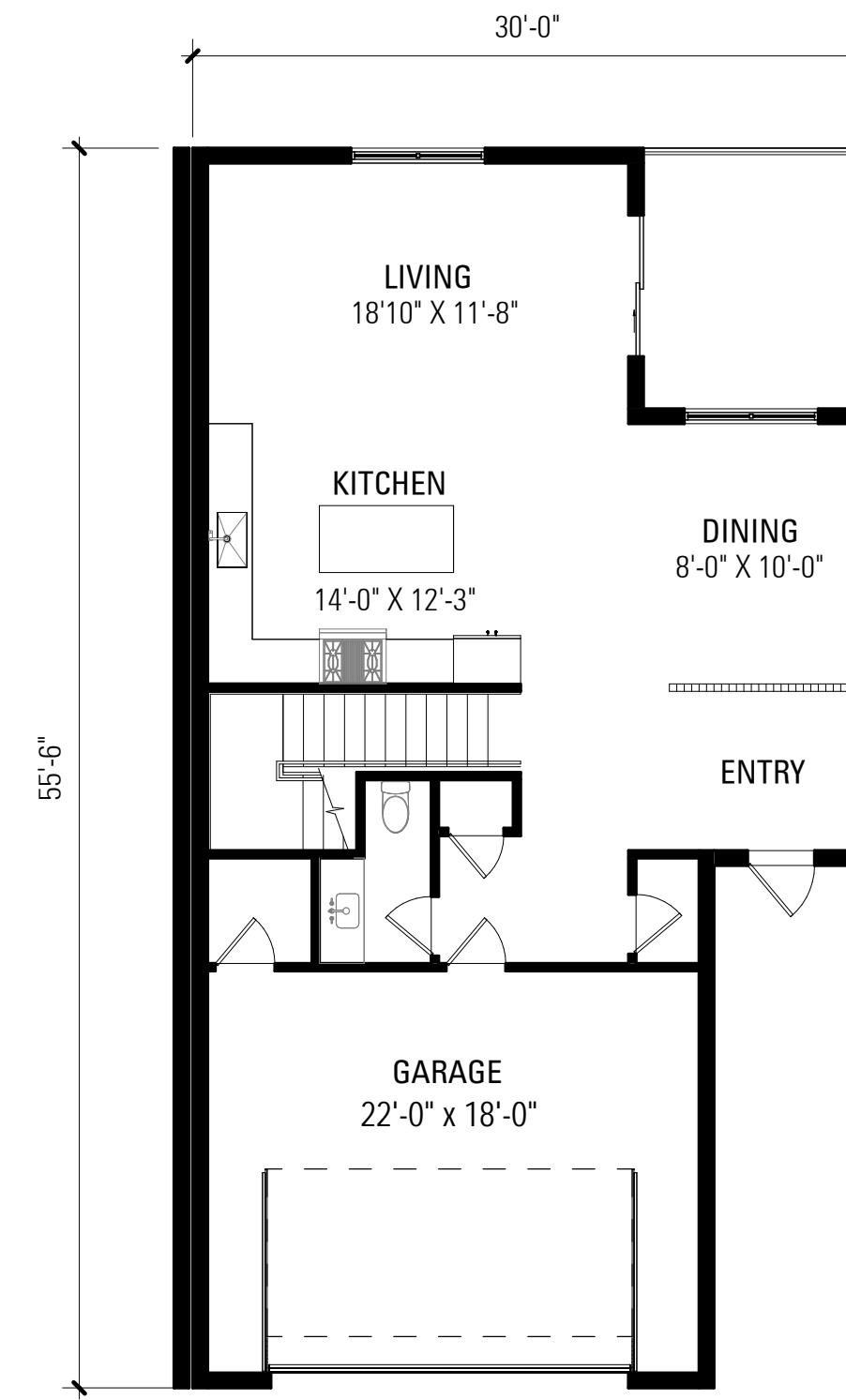
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FAR CALCULATIONS					
LOT #	LOT AREA (SF)	UNIT TYPE	BUILDING AREA (NSF)	MAX BUILDING AREA (2,500 SF + 10% Lot Area)	FLOOR AREA RATIO
1	7,500	E	2,612	3,300	0.35
2	7,993	E	2,612	3,349	0.33
3	7,930	E	2,612	3,343	0.33
4	7,500	E	2,612	3,300	0.35
5	7,500	E	2,612	3,300	0.35
6	7,606	F	3,215	3,311	0.42
7	7,658	F	3,215	3,316	0.42
8	8,410	F	3,215	3,391	0.38
9	22,735	F	3,215	4,824	0.14
10	14,855	B	2,805	4,036	0.19
11	14,855	B	2,805	4,036	0.19
12	11,085	B	2,805	3,659	0.25
13	10,967	B	2,805	3,647	0.26
14	8,937	B	2,805	3,444	0.31
15	2,276	D2 (+ ADU)	1,390	2,778	0.61
16	1,207	D2 (+ ADU)	1,390	2,671	1.15
17	1,207	D2 (+ ADU)	1,390	2,671	1.15
18	1,207	D2 (+ ADU)	1,390	2,671	1.15
19	1,207	D2 (+ ADU)	1,390	2,671	1.15
20	1,207	D2 (+ ADU)	1,390	2,671	1.15
21	1,207	D2 (+ ADU)	1,390	2,671	1.15
22	1,207	D2 (+ ADU)	1,390	2,671	1.15
23	1,207	D2 (+ ADU)	1,390	2,671	1.15
24	1,207	D2 (+ ADU)	1,390	2,671	1.15
25	1,207	D2 (+ ADU)	1,390	2,671	1.15
26	1,207	D2 (+ ADU)	1,390	2,671	1.15
27	1,207	D2 (+ ADU)	1,390	2,671	1.15
28	1,207	D2 (+ ADU)	1,390	2,671	1.15
29	1,204	D1	1,150	2,670	0.96
30	1,122	D1	1,150	2,662	1.02
31	1,006	D1	1,150	2,651	1.14
32	11,210	F	3,215	3,671	0.29
33	7,571	F	3,215	3,307	0.42
34	7,500	F	3,215	3,300	0.43
35	7,500	F	3,215	3,300	0.43
36	7,500	F	3,215	3,300	0.43
37	7,500	F	3,215	3,300	0.43
38	7,650	F	3,215	3,315	0.42
39	9,300	F	3,215	3,480	0.35
40	7,502	F	3,215	3,300	0.43
41	7,133	C	2,990	3,263	0.42
42	7,759	C	2,990	3,326	0.39
43	7,893	C	2,990	3,339	0.38
44	7,737	C	2,990	3,324	0.39
45	3,509	A	1,705	2,901	0.49
46	4,818	A	1,705	3,032	0.35
47	3,344	A	1,705	2,884	0.51
48	3,443	A	1,705	2,894	0.50
49	4,407	A	1,705	2,991	0.39
50	7,030	A	1,705	3,253	0.24





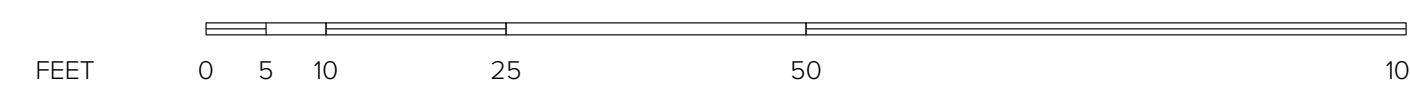
LOWER LEVEL



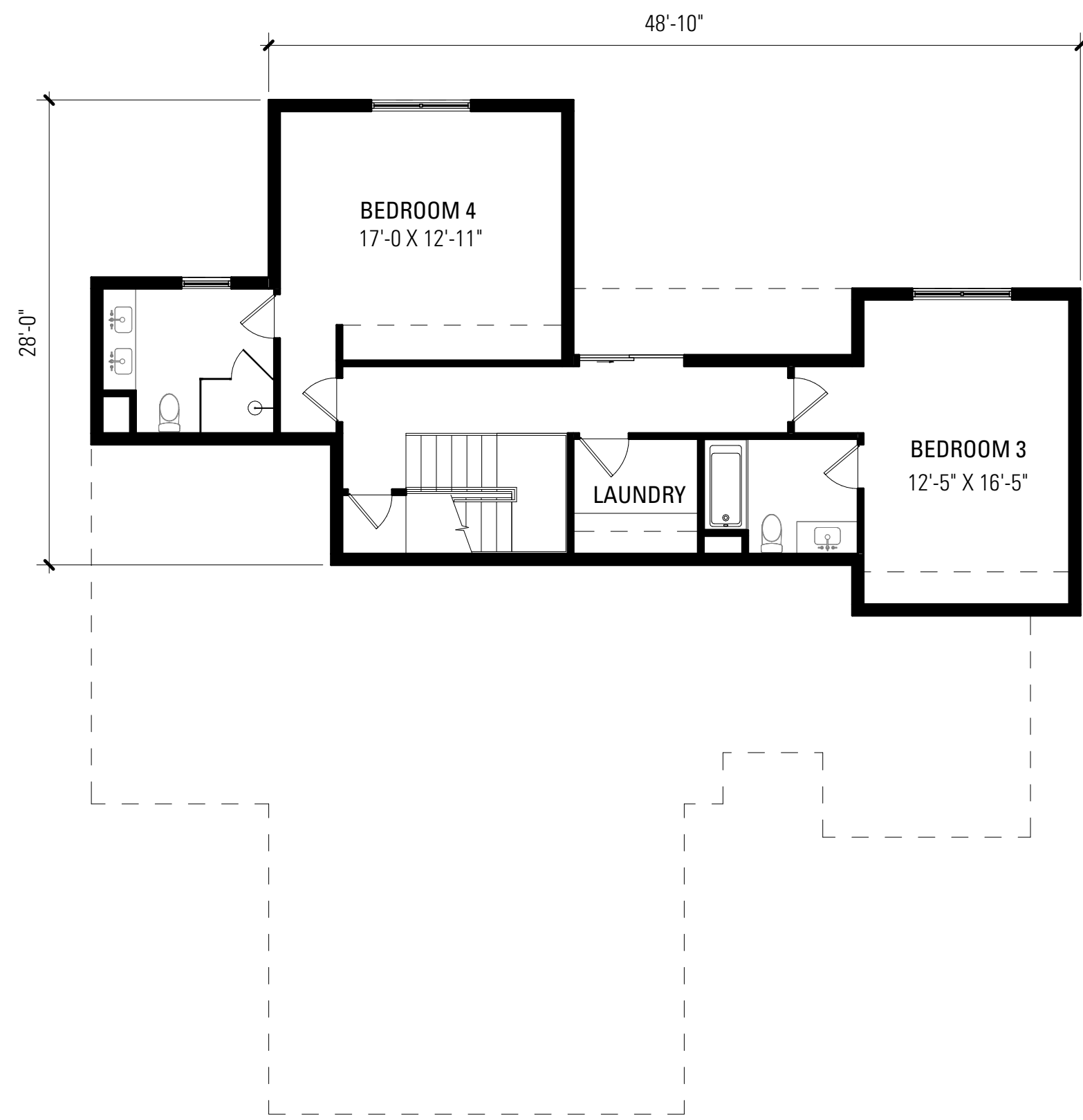
ENTRY LEVEL

UNIT TYPE - A

LOWER LEVEL	= 840 NSF
ENTRY LEVEL	= 865 NSF
TOTAL	= 1,705 NSF



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



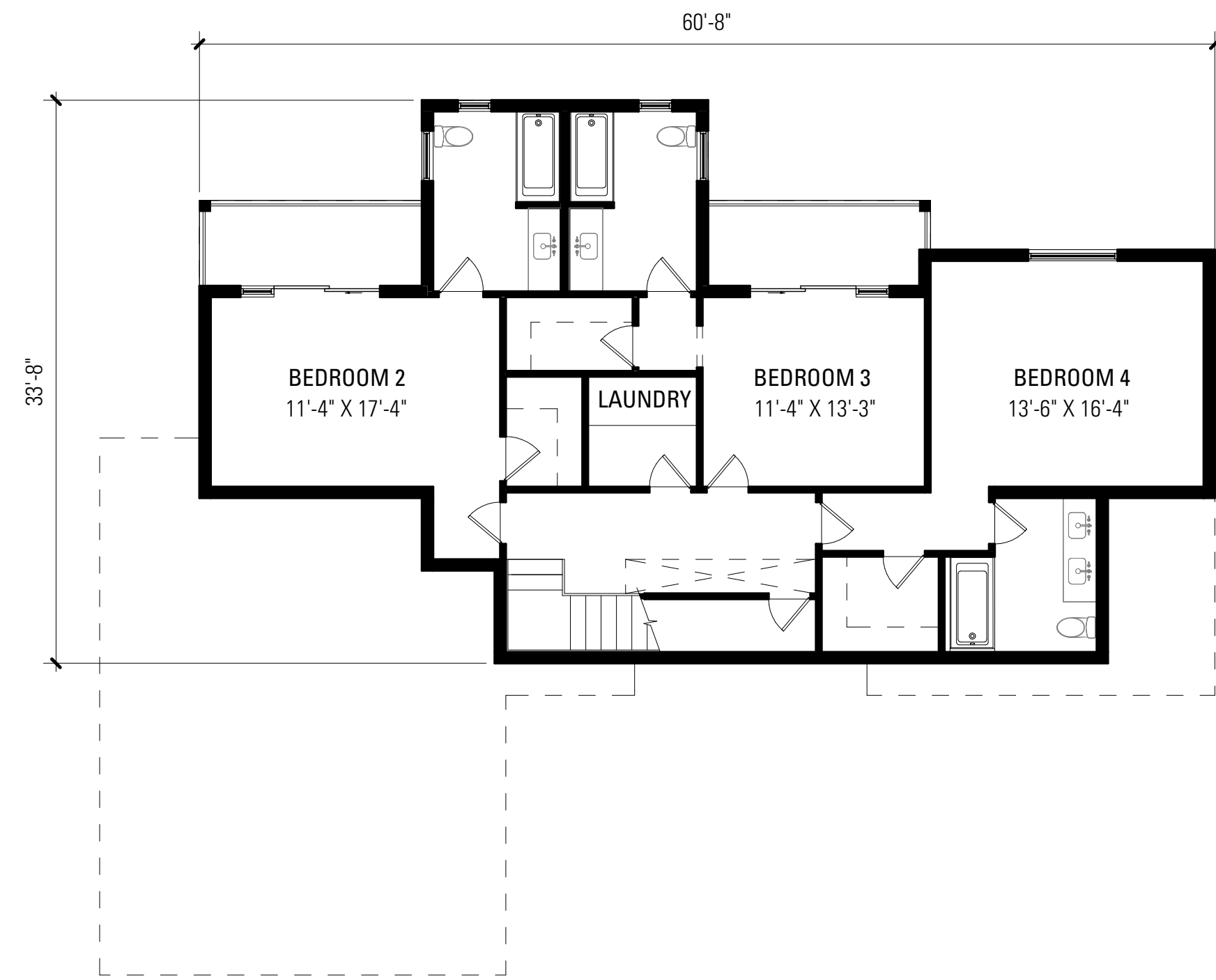
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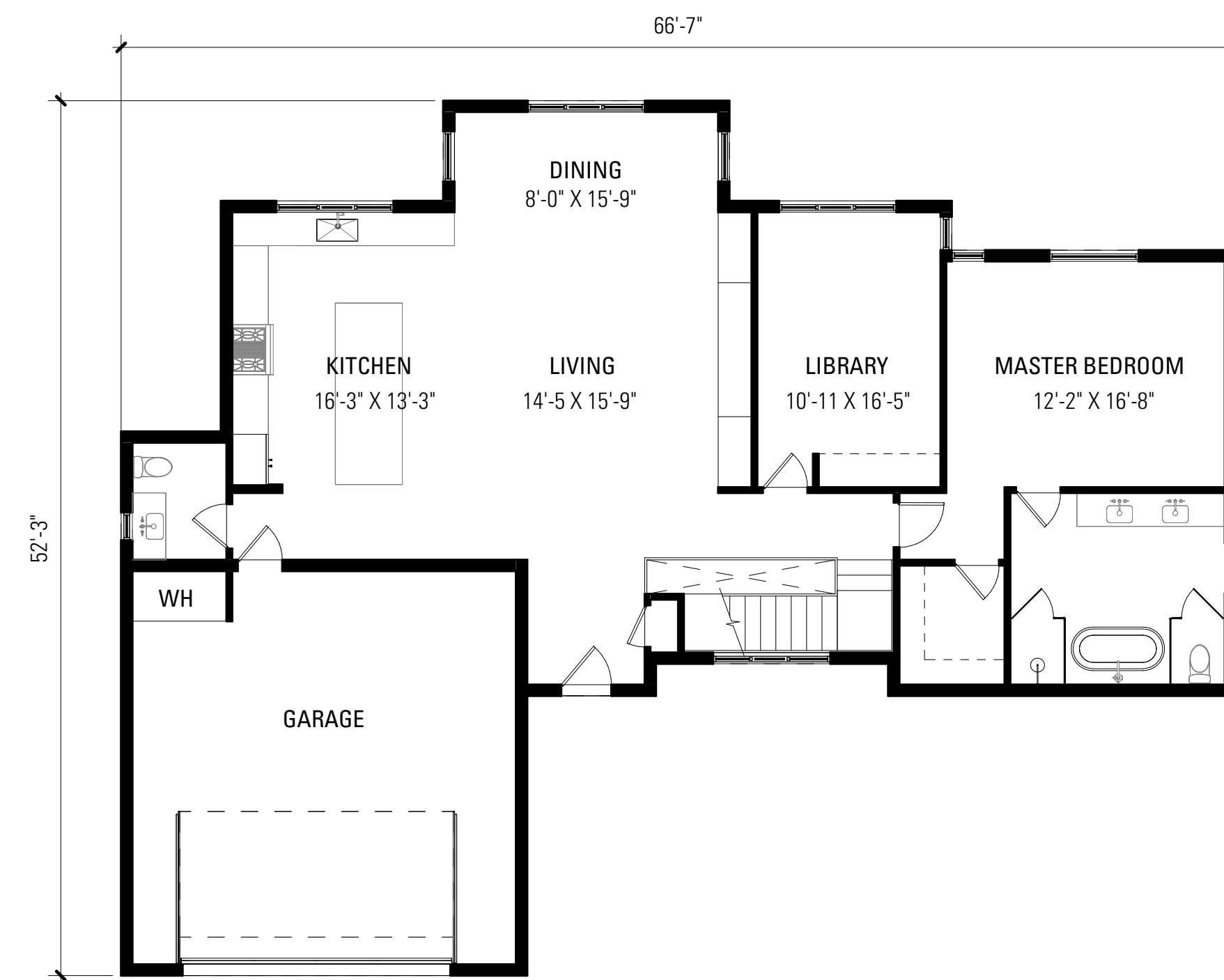
ENTRY LEVEL

UNIT TYPE - B

LOWER LEVEL	= 915 NSF
ENTRY LEVEL	= 1,890 NSF
TOTAL	= 2,805 NSF



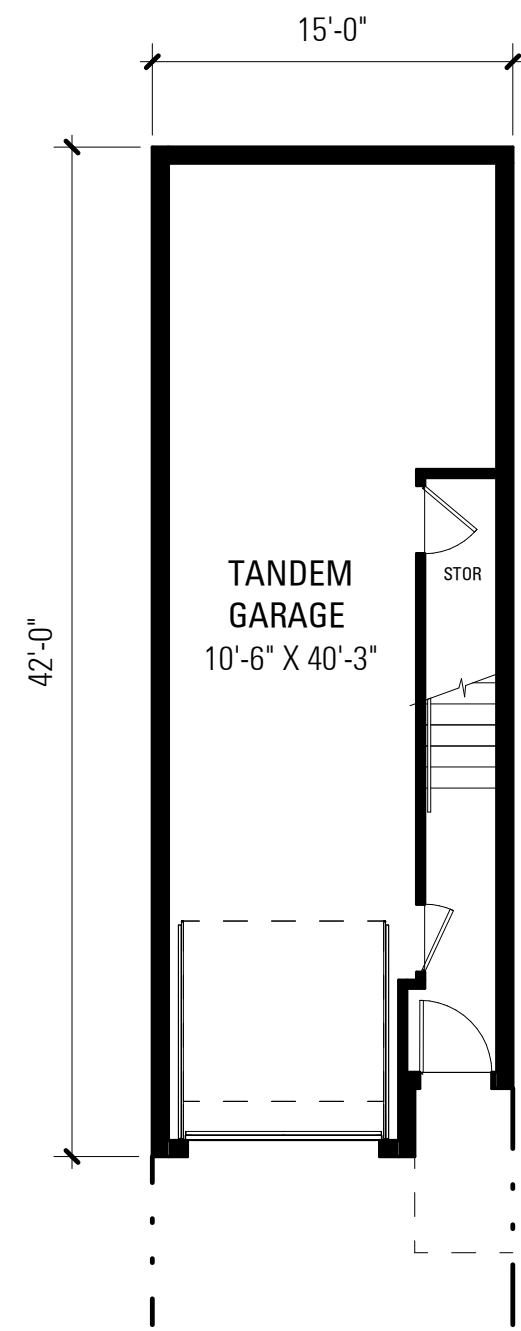
LOWER LEVEL



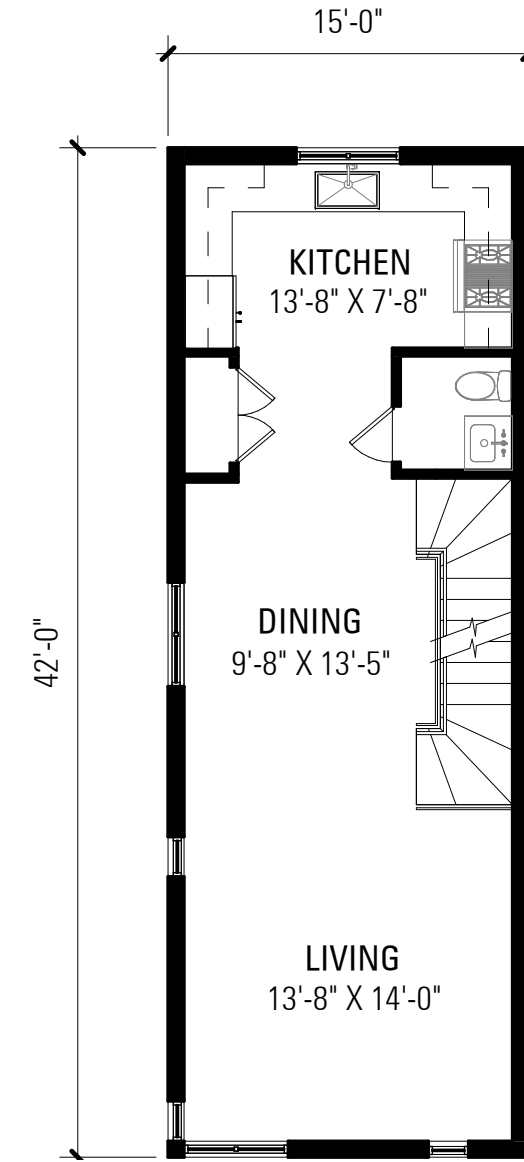
ENTRY LEVEL

UNIT TYPE - C

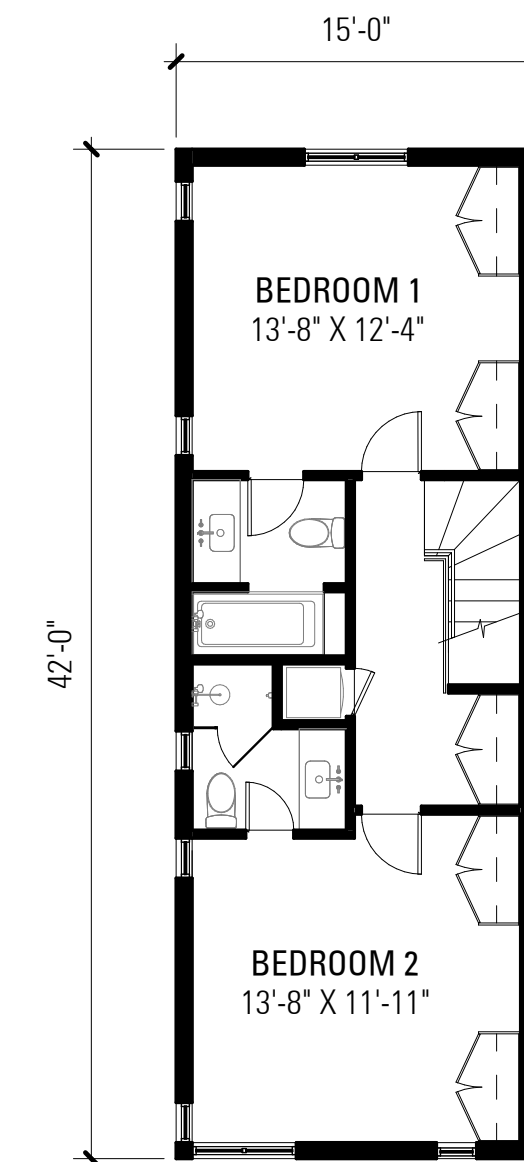
LOWER LEVEL	= 1,310 NSF
ENTRY LEVEL	= 1,680 NSF
TOTAL	= 2,990 NSF



FIRST LEVEL



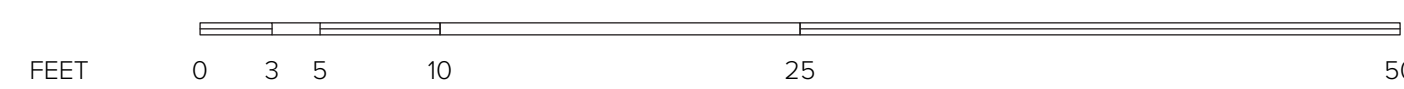
SECOND LEVEL



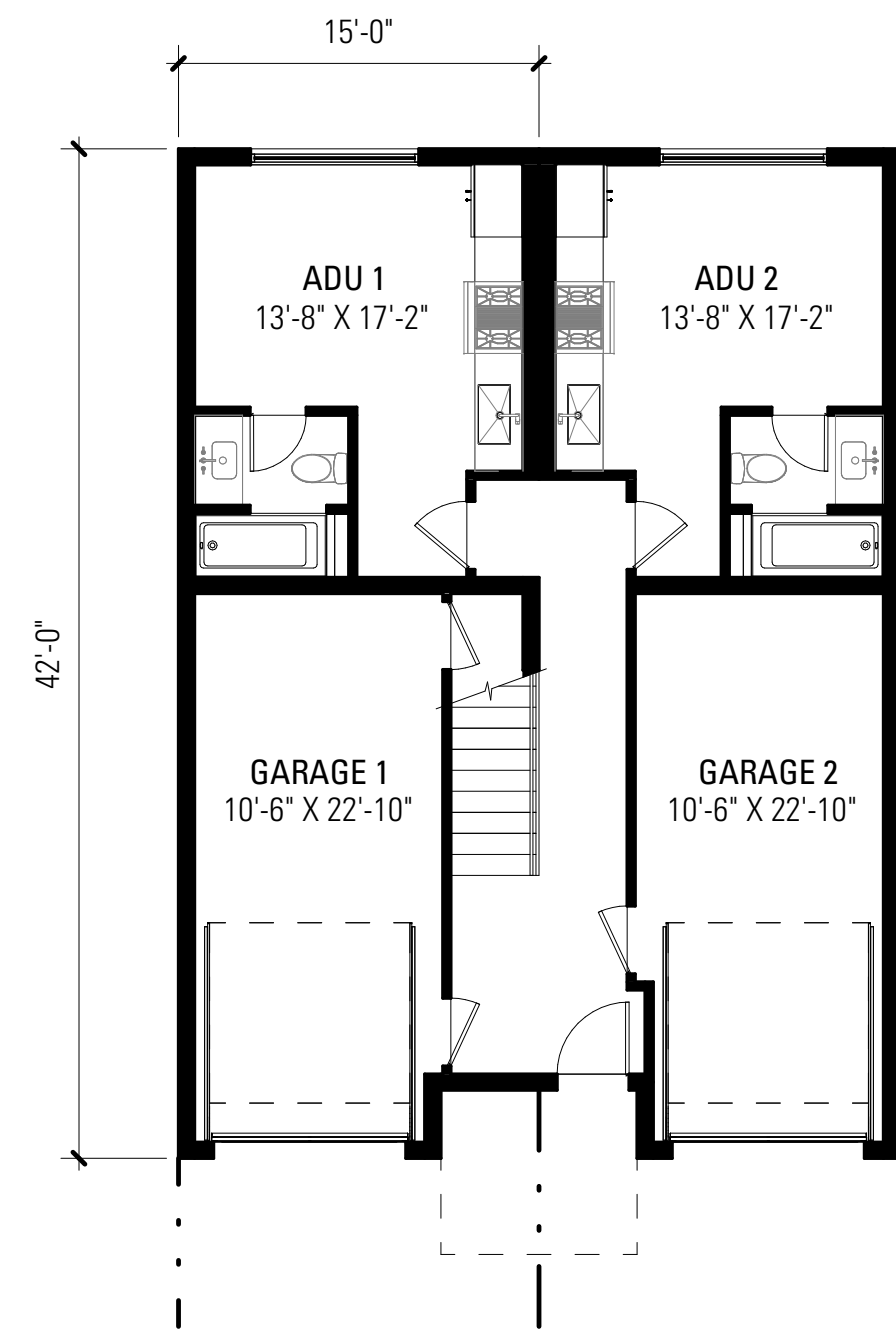
THIRD LEVEL

UNIT TYPE - D1

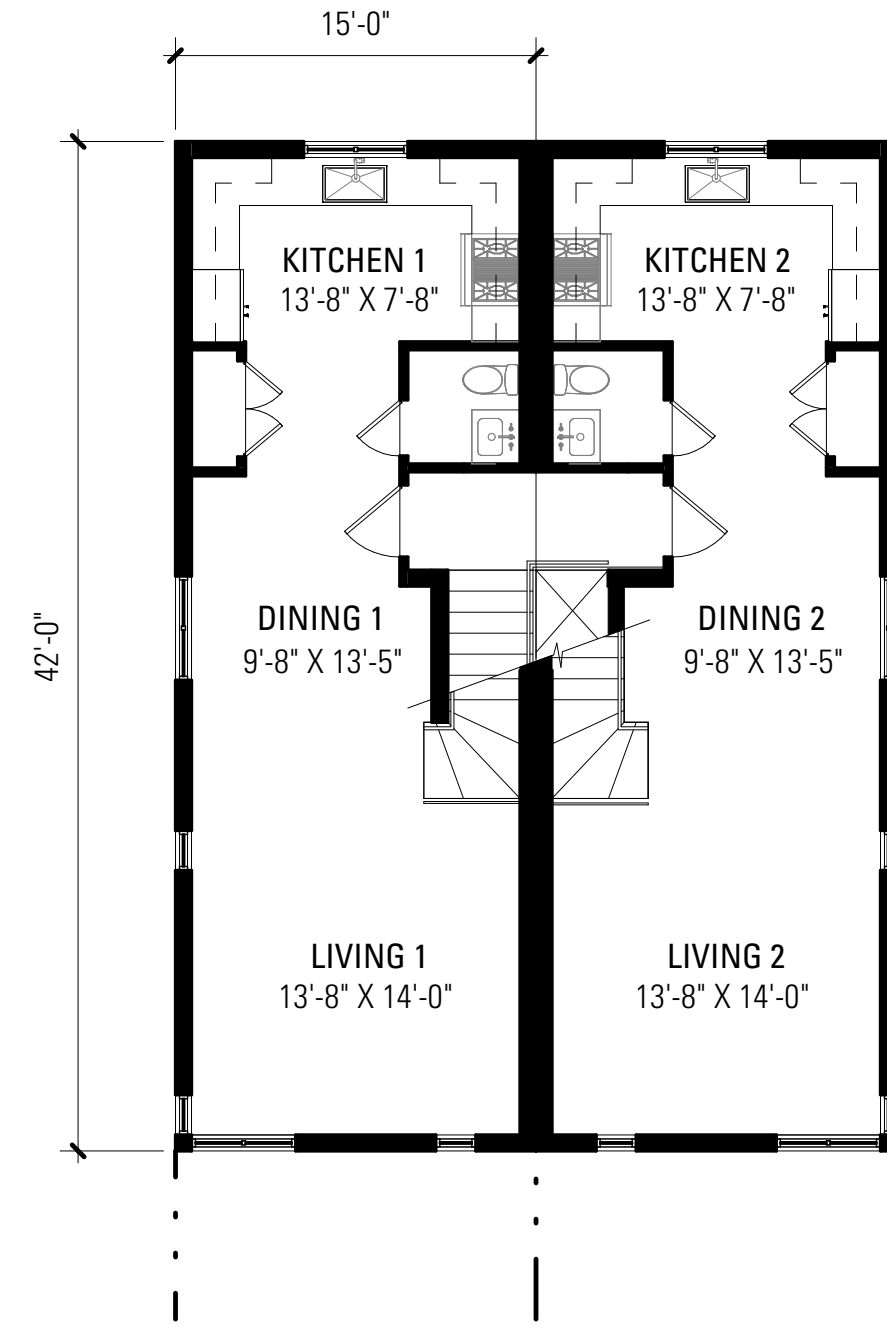
FIRST LEVEL	= 85 NSF
SECOND LEVEL	= 525 NSF
THIRD LEVEL	= 540 NSF
TOTAL	= 1,150 NSF



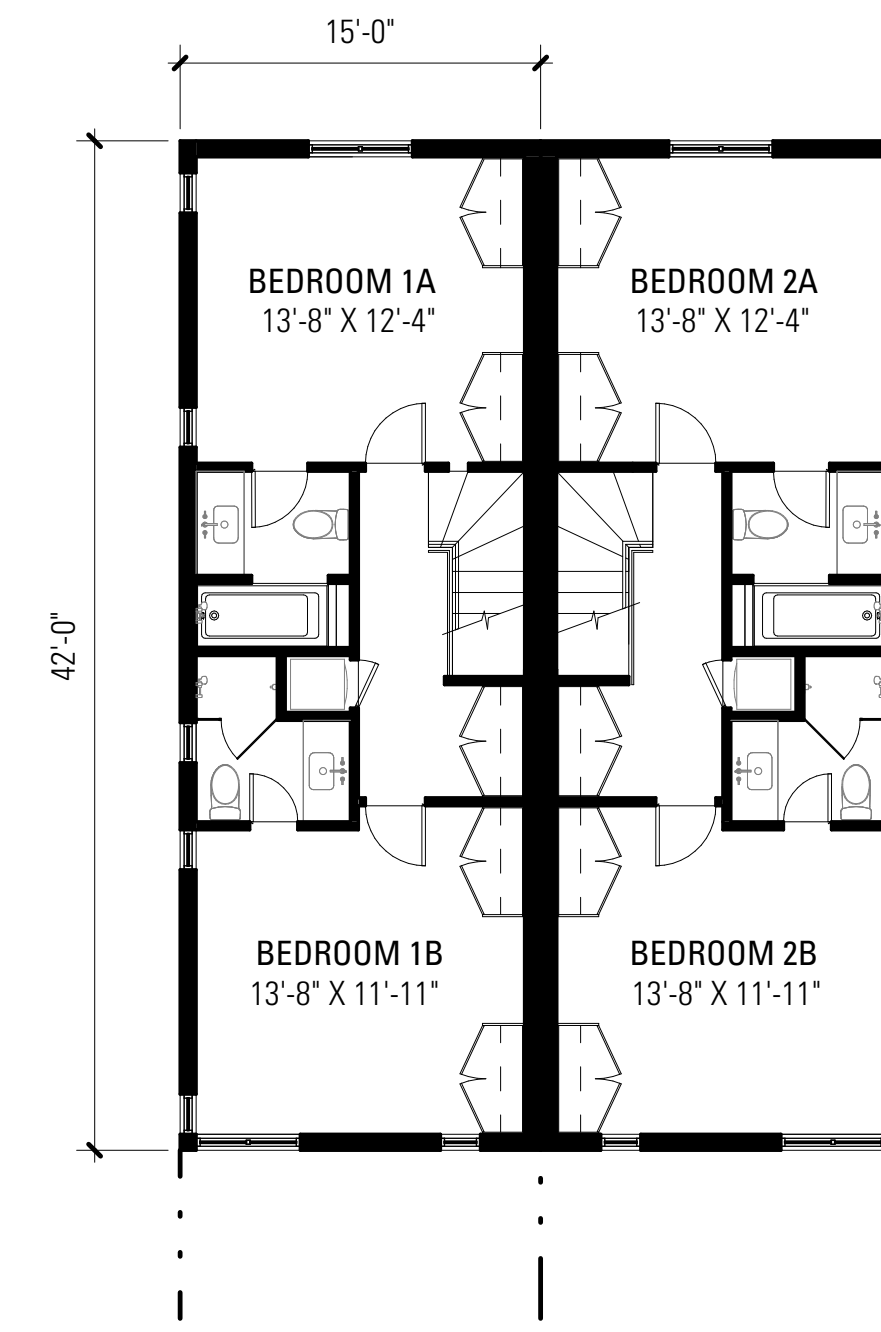
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FIRST LEVEL



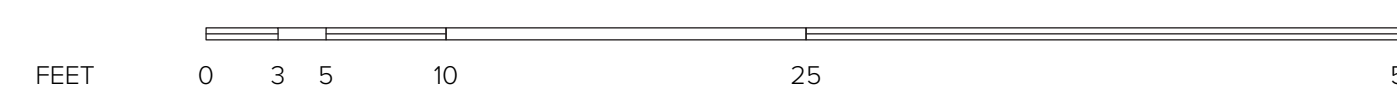
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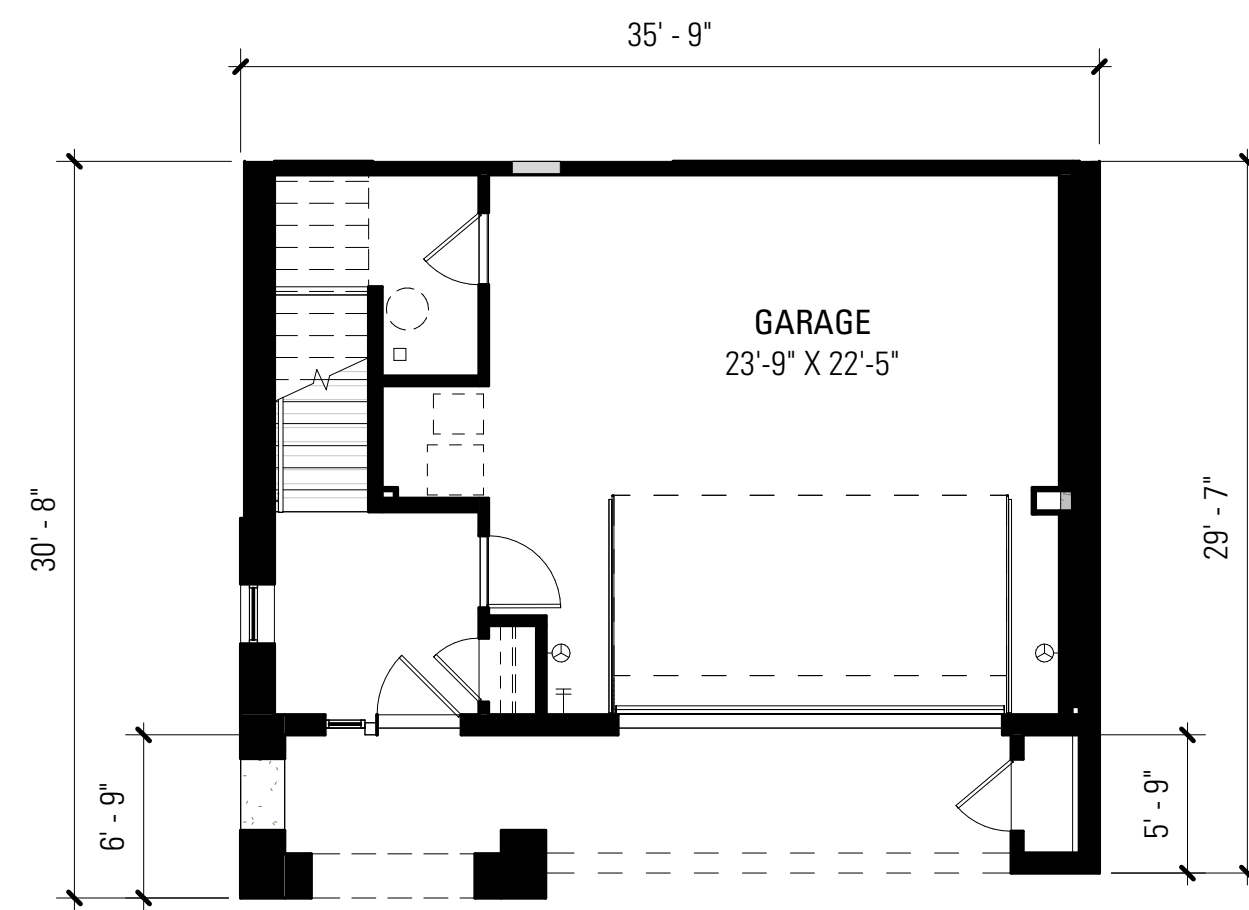
THIRD LEVEL

UNIT TYPE - D2 (+ ADU)

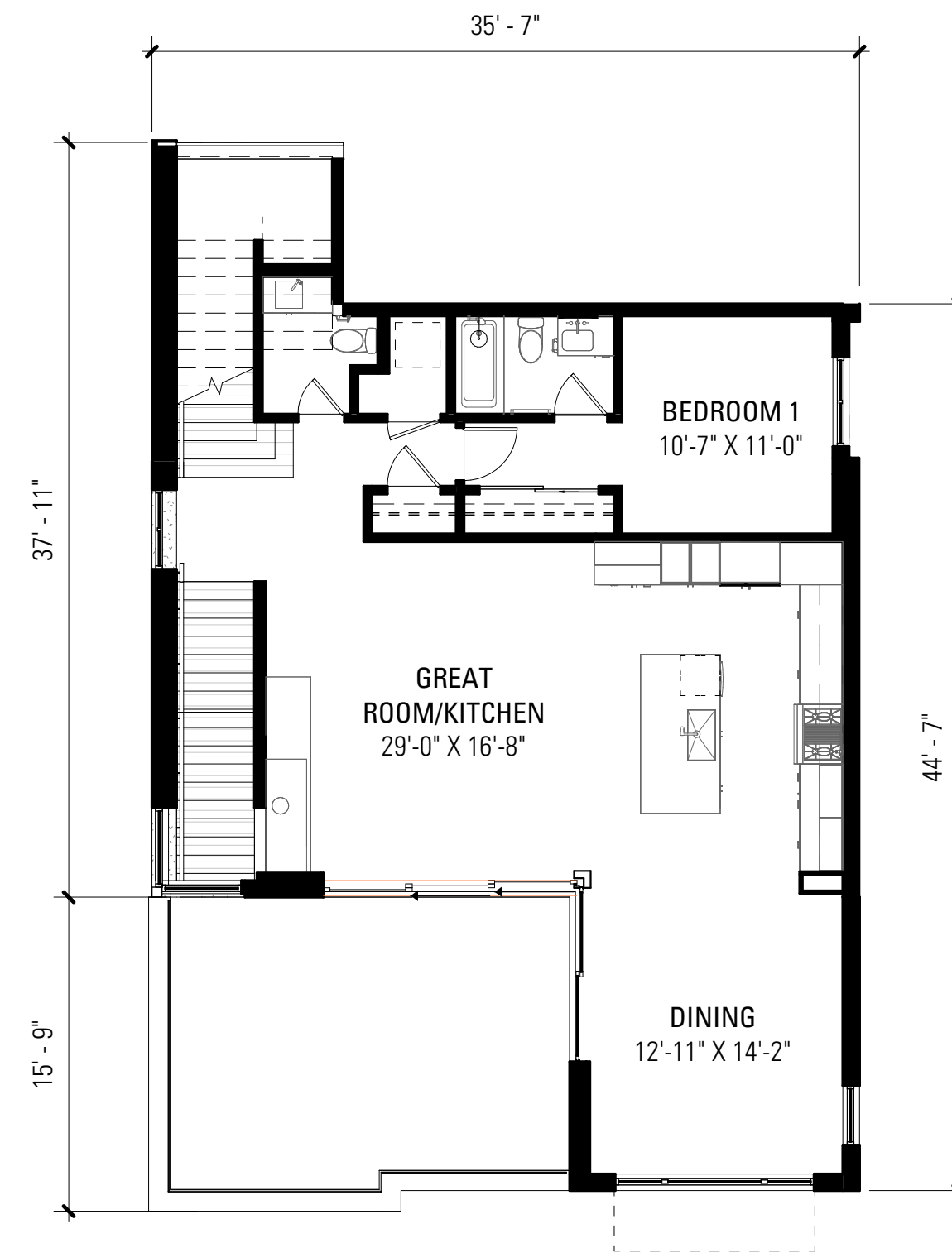
FIRST LEVEL	= 325 NSF
SECOND LEVEL	= 525 NSF
THIRD LEVEL	= 540 NSF
TOTAL	= 1,390 NSF



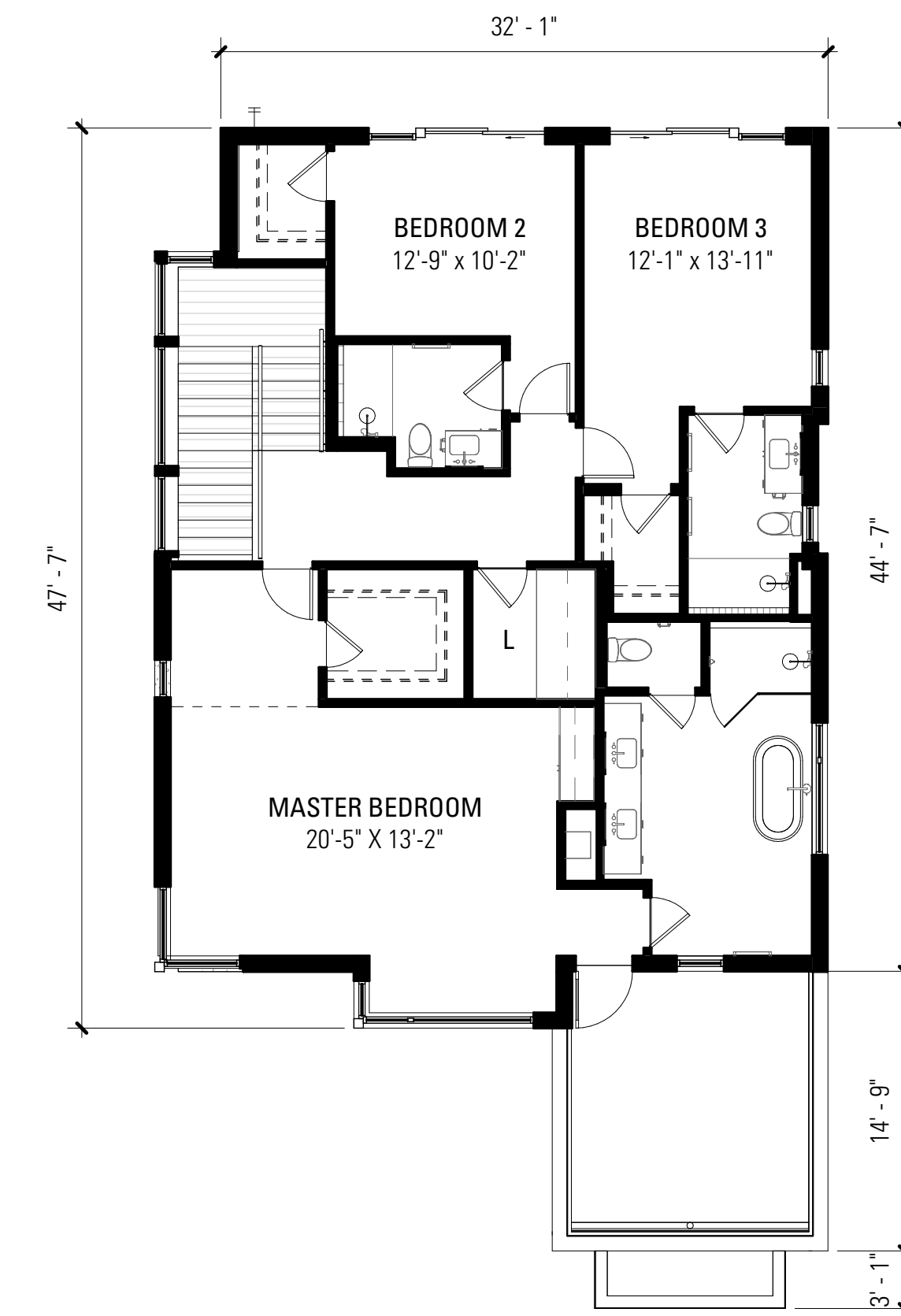
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FIRST LEVEL



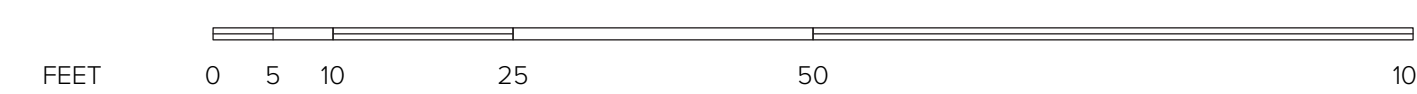
SECOND LEVEL



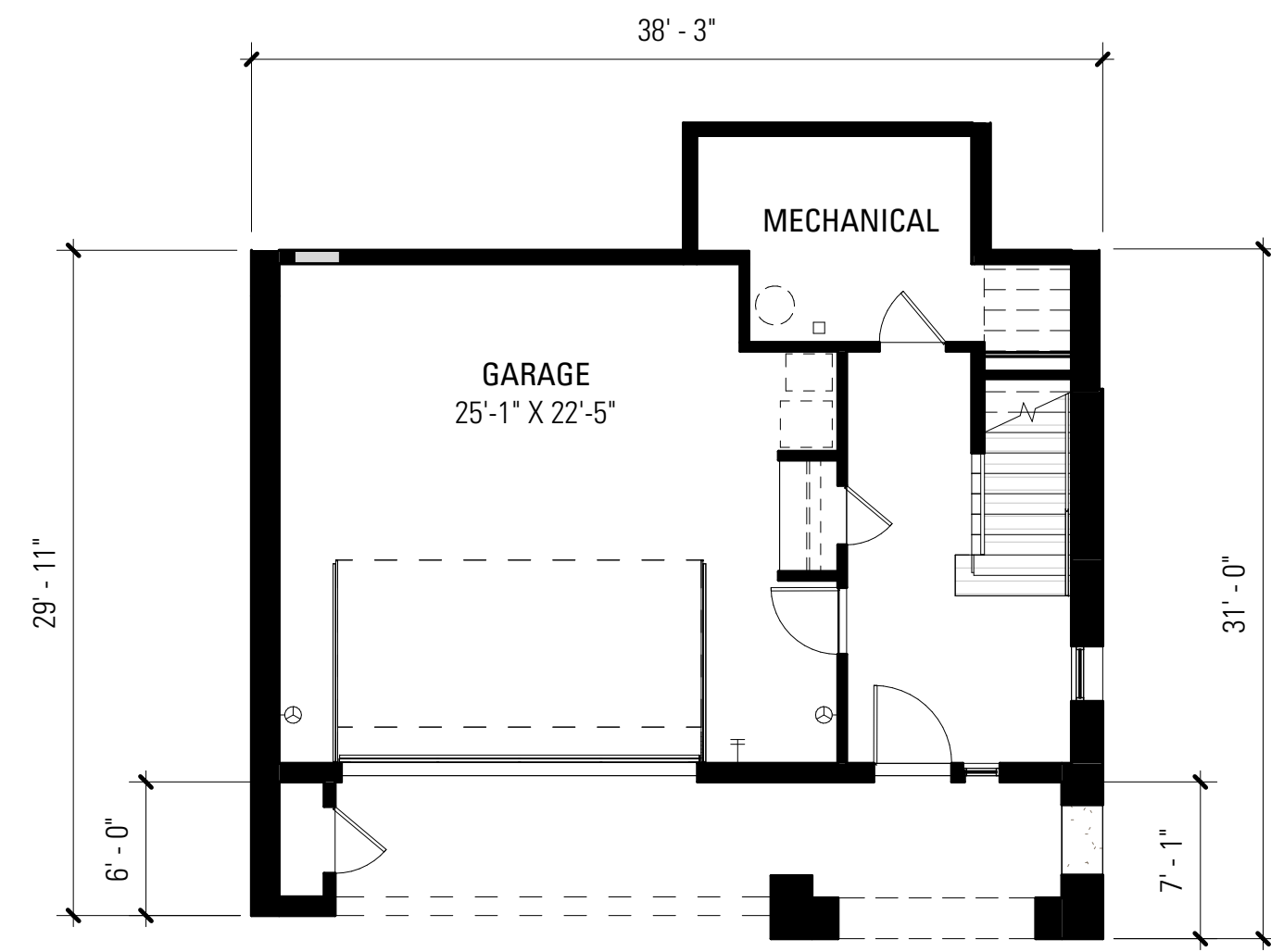
THIRD LEVEL

UNIT TYPE - E

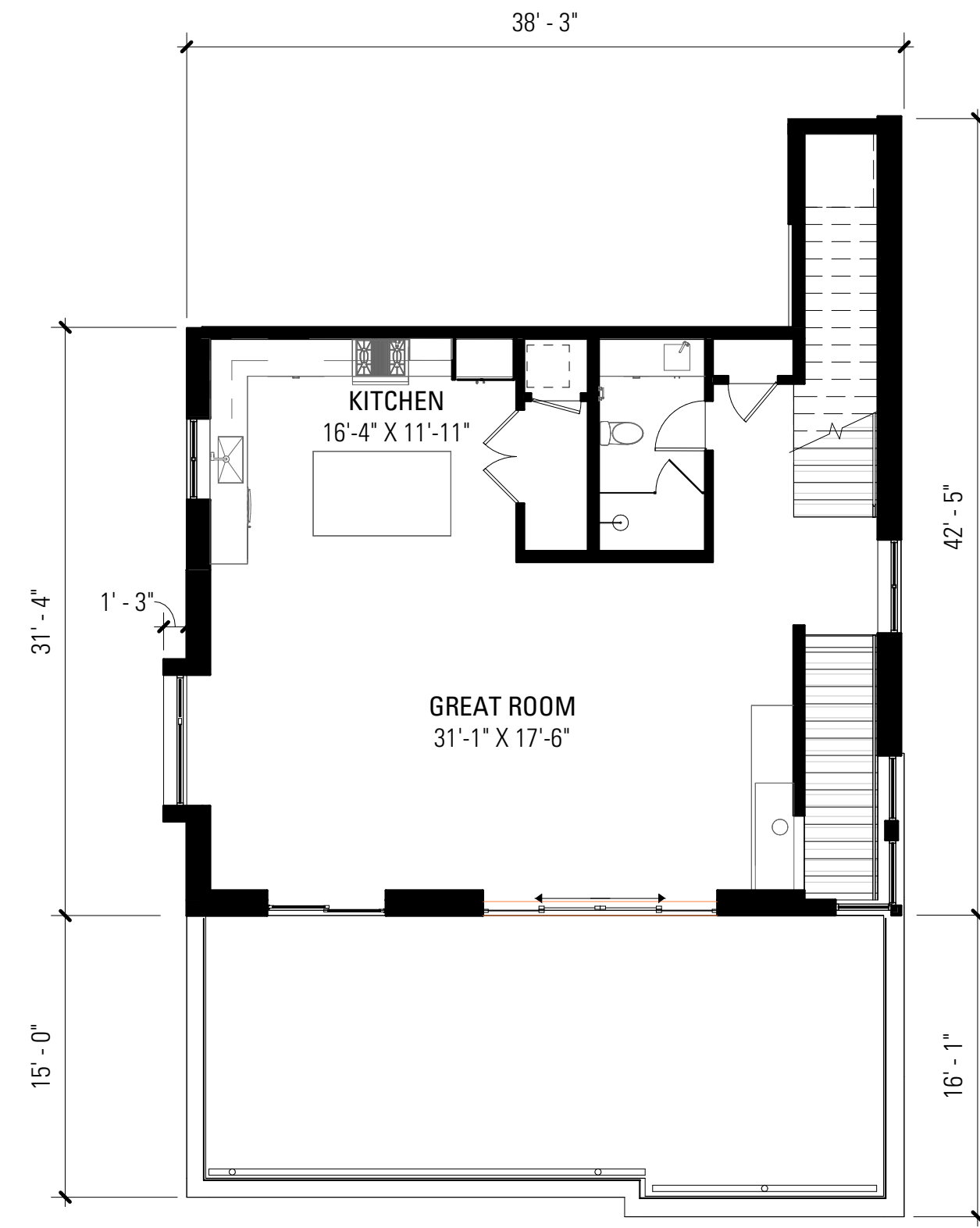
FIRST LEVEL	= 180 NSF
SECOND LEVEL	= 1,052 NSF
THIRD LEVEL	= 1,380 NSF
TOTAL	= 2,612 NSF



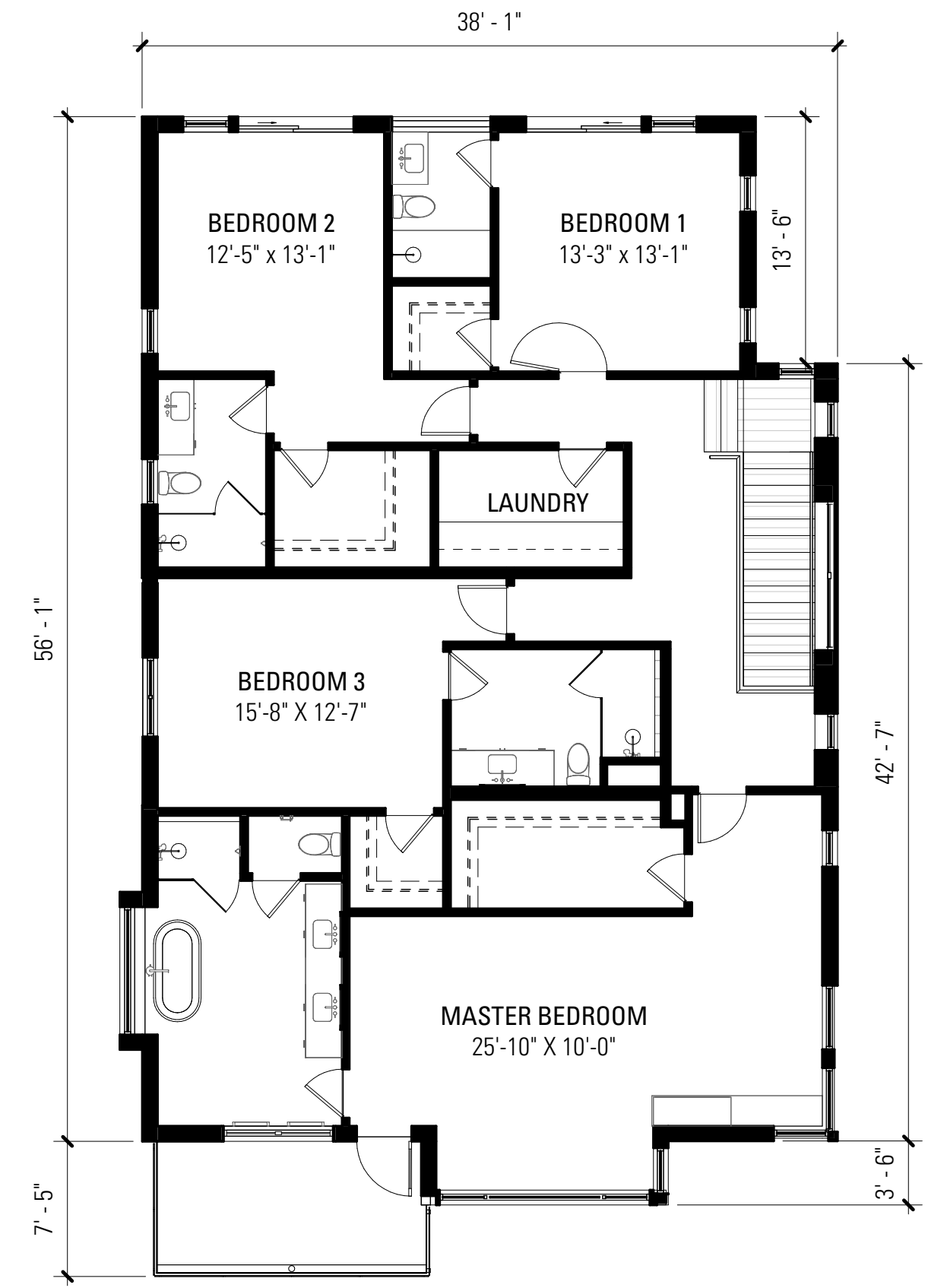
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FIRST LEVEL



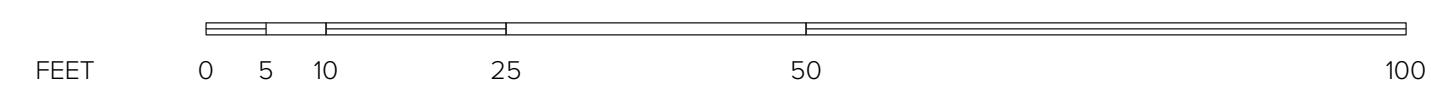
SECOND LEVEL



THIRD LEVEL

UNIT TYPE - F

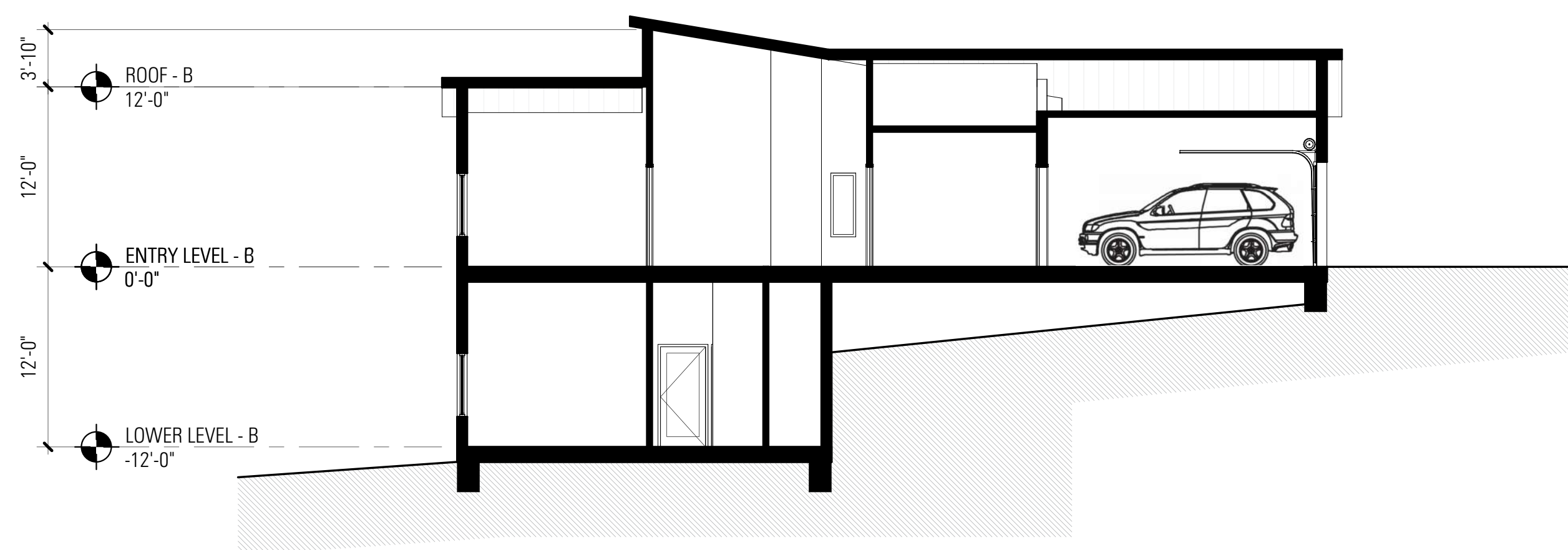
FIRST LEVEL	= 325 NSF
SECOND LEVEL	= 1,060 NSF
THIRD LEVEL	= 1,830 NSF
TOTAL	= 3,215 NSF



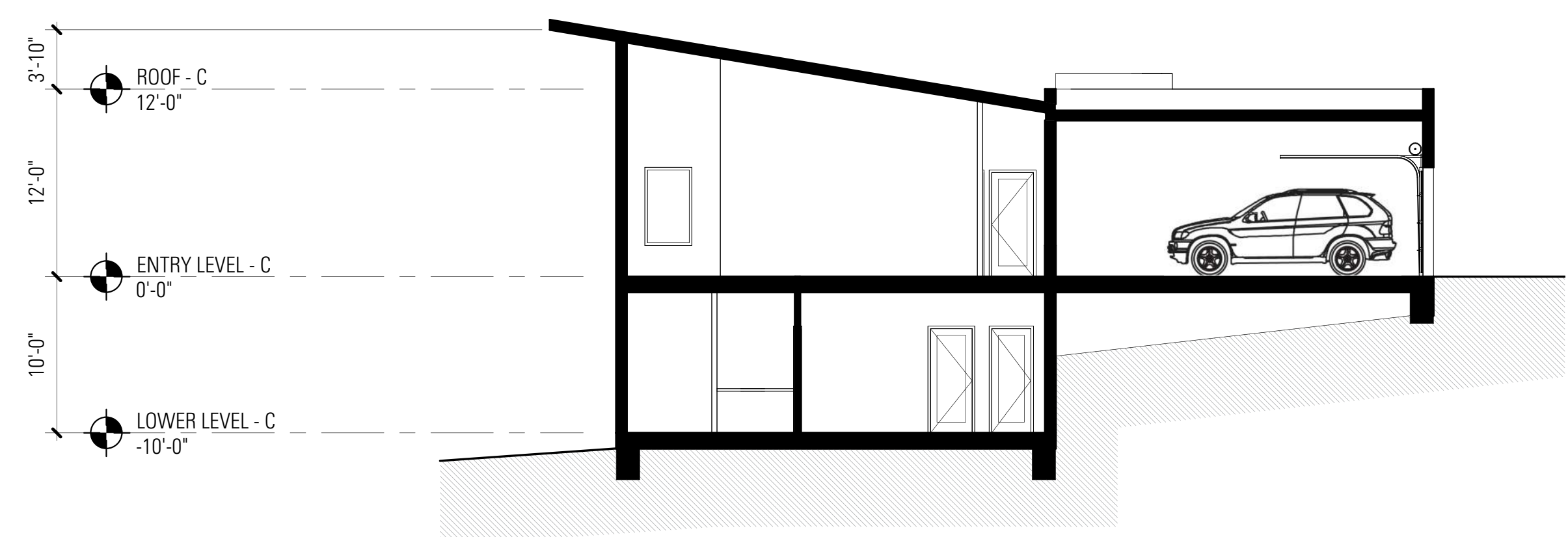
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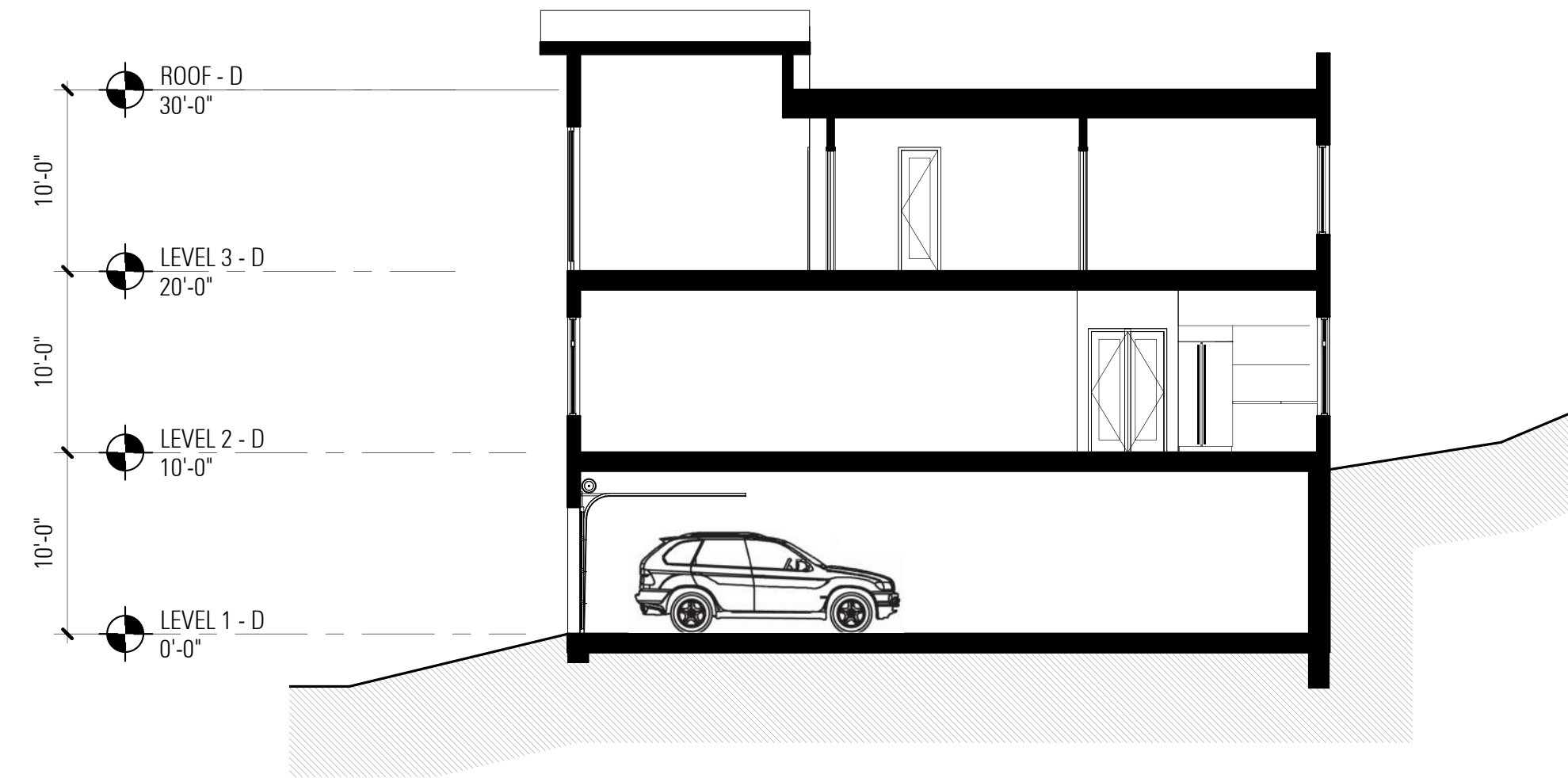
UNIT TYPE A



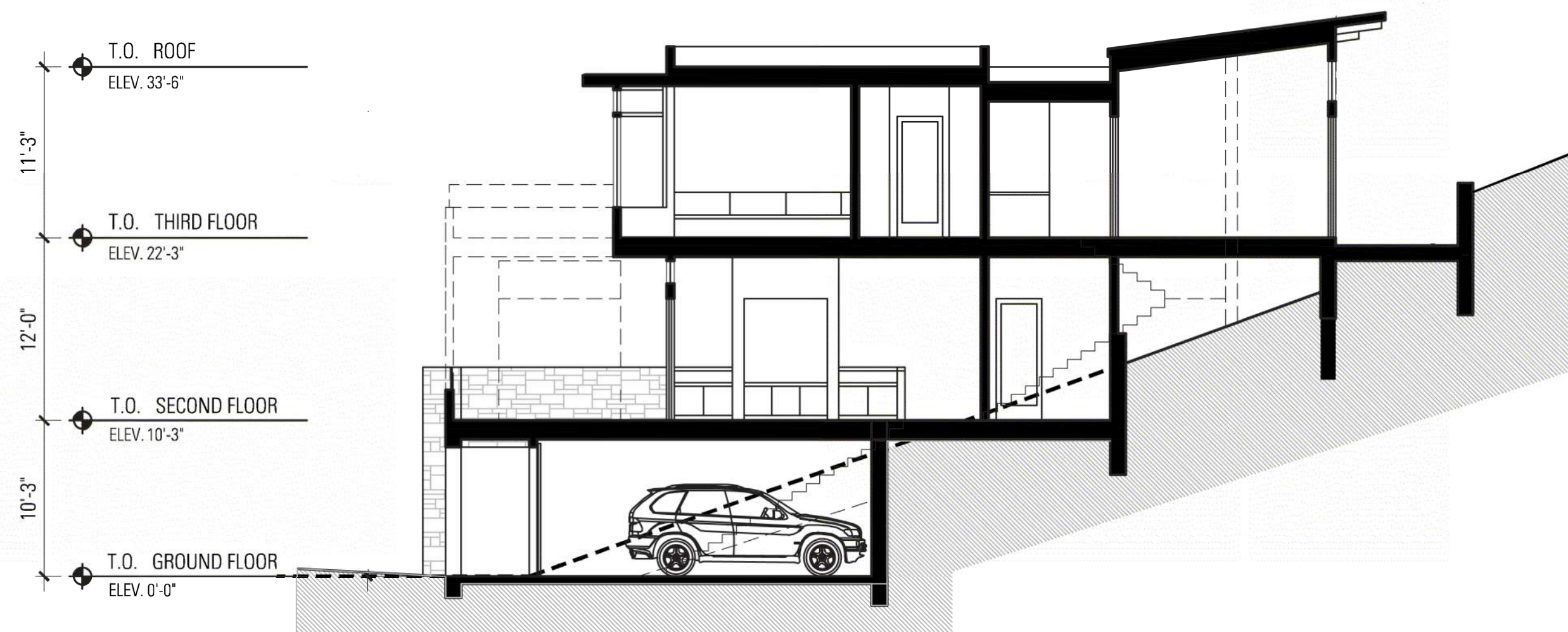
UNIT TYPE B



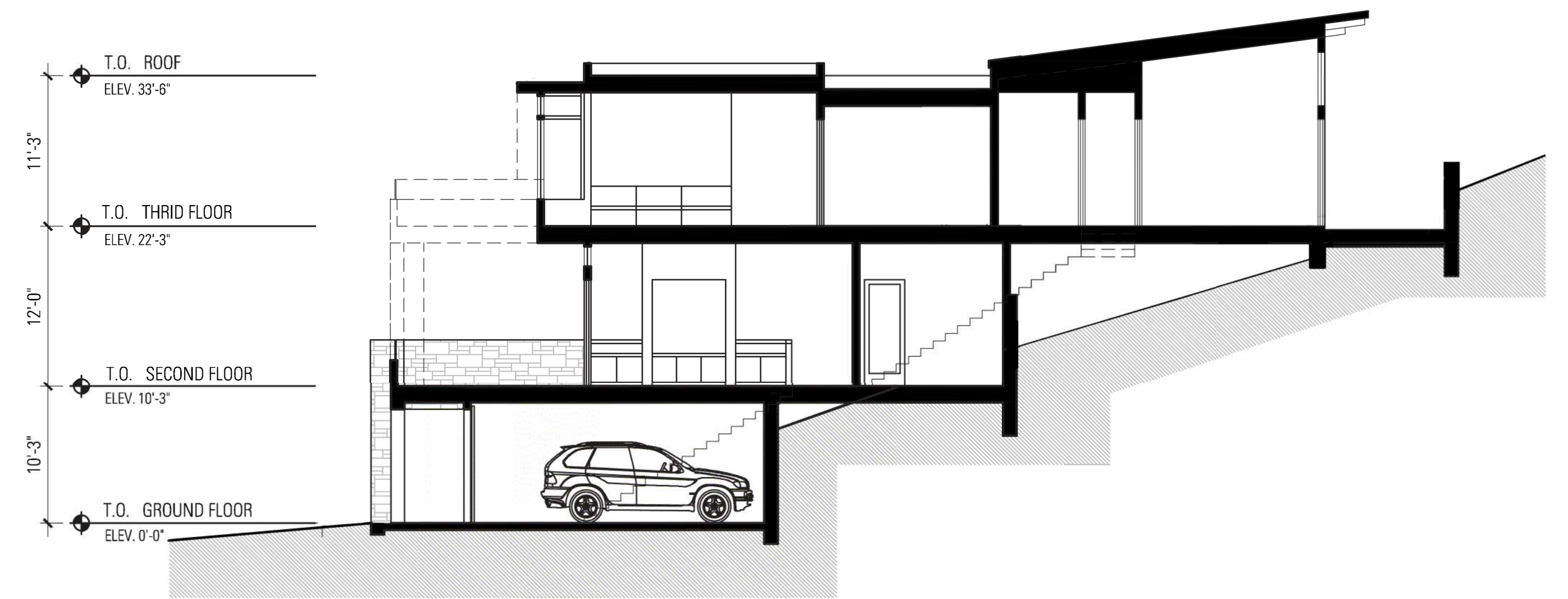
UNIT TYPE C



UNIT TYPE D



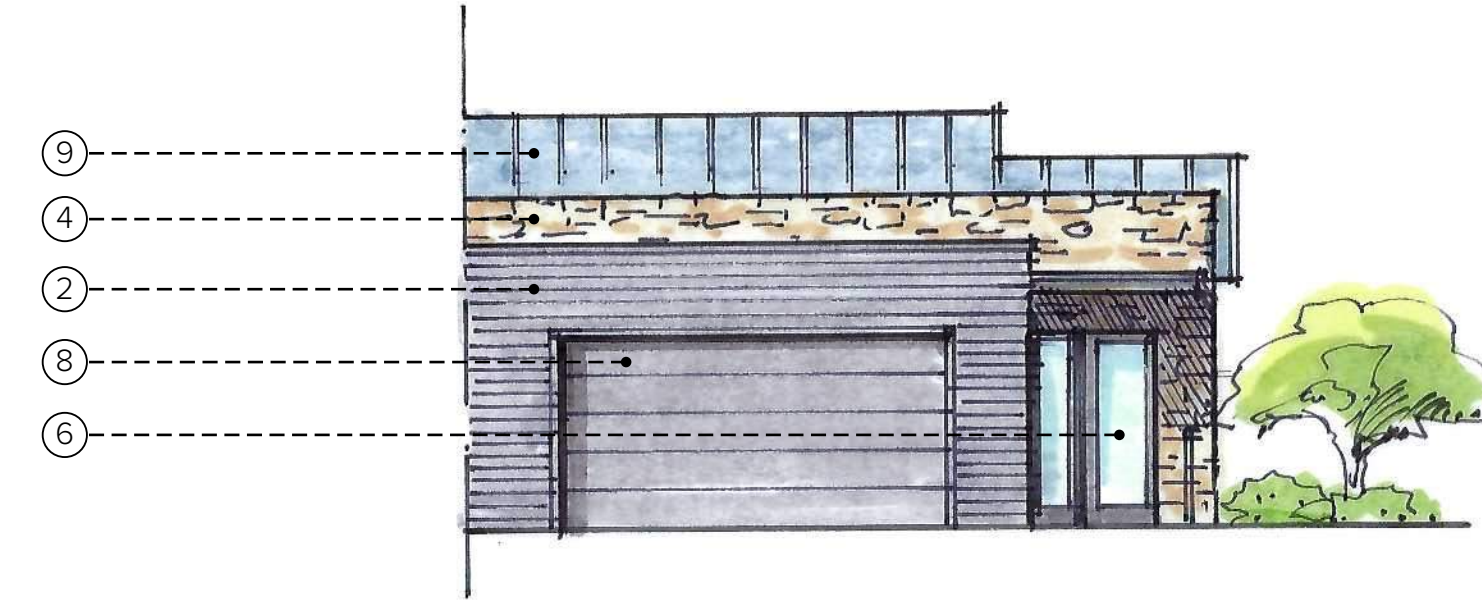
UNIT TYPE E



UNIT TYPE F

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



FRONT ELEVATION



SIDE ELEVATION



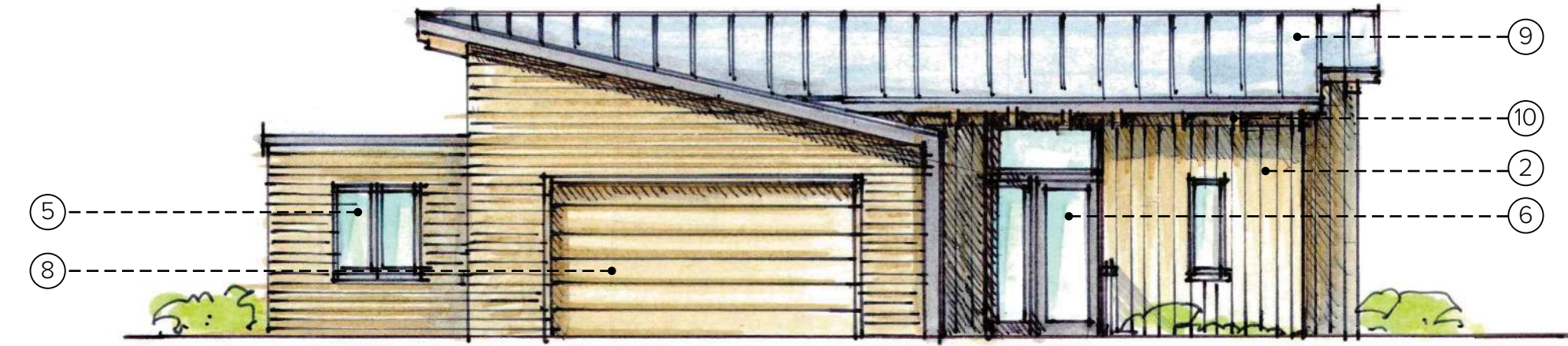
REAR ELEVATION

LEGEND

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- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



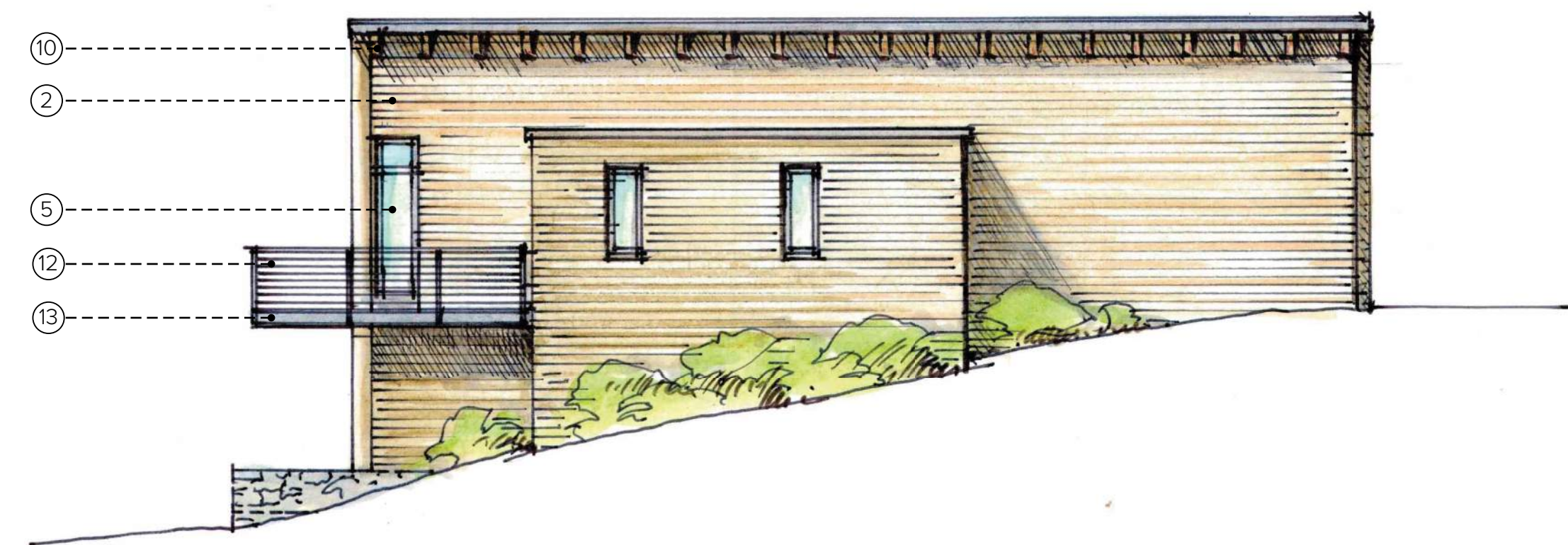
SIDE ELEVATION



FRONT ELEVATION



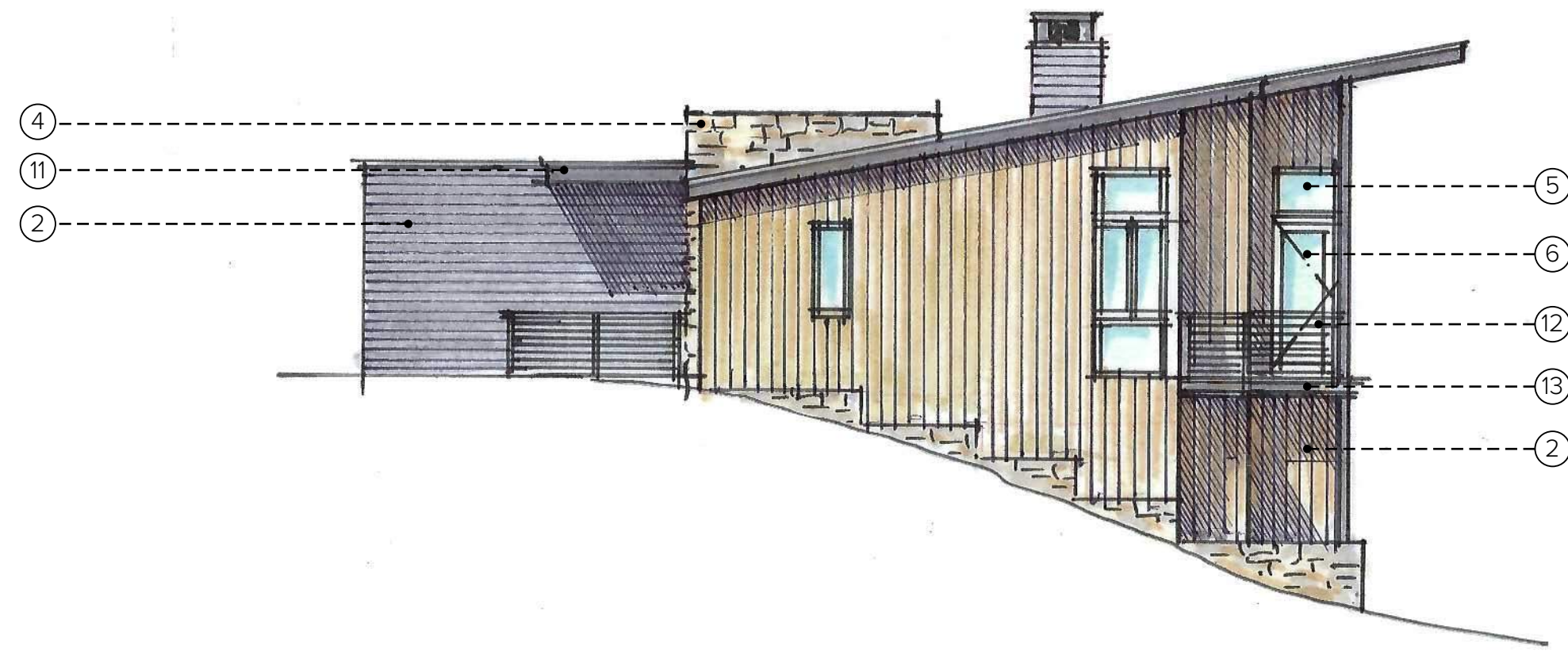
REAR ELEVATION



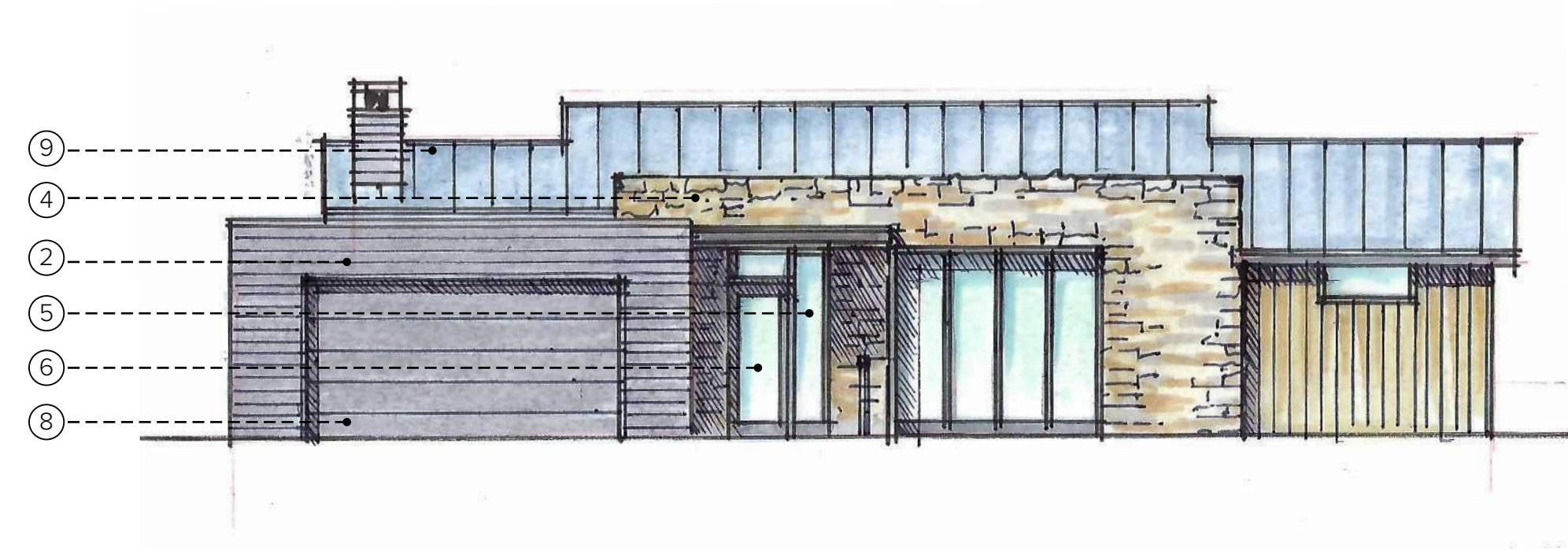
SIDE ELEVATION

LEGEND

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- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



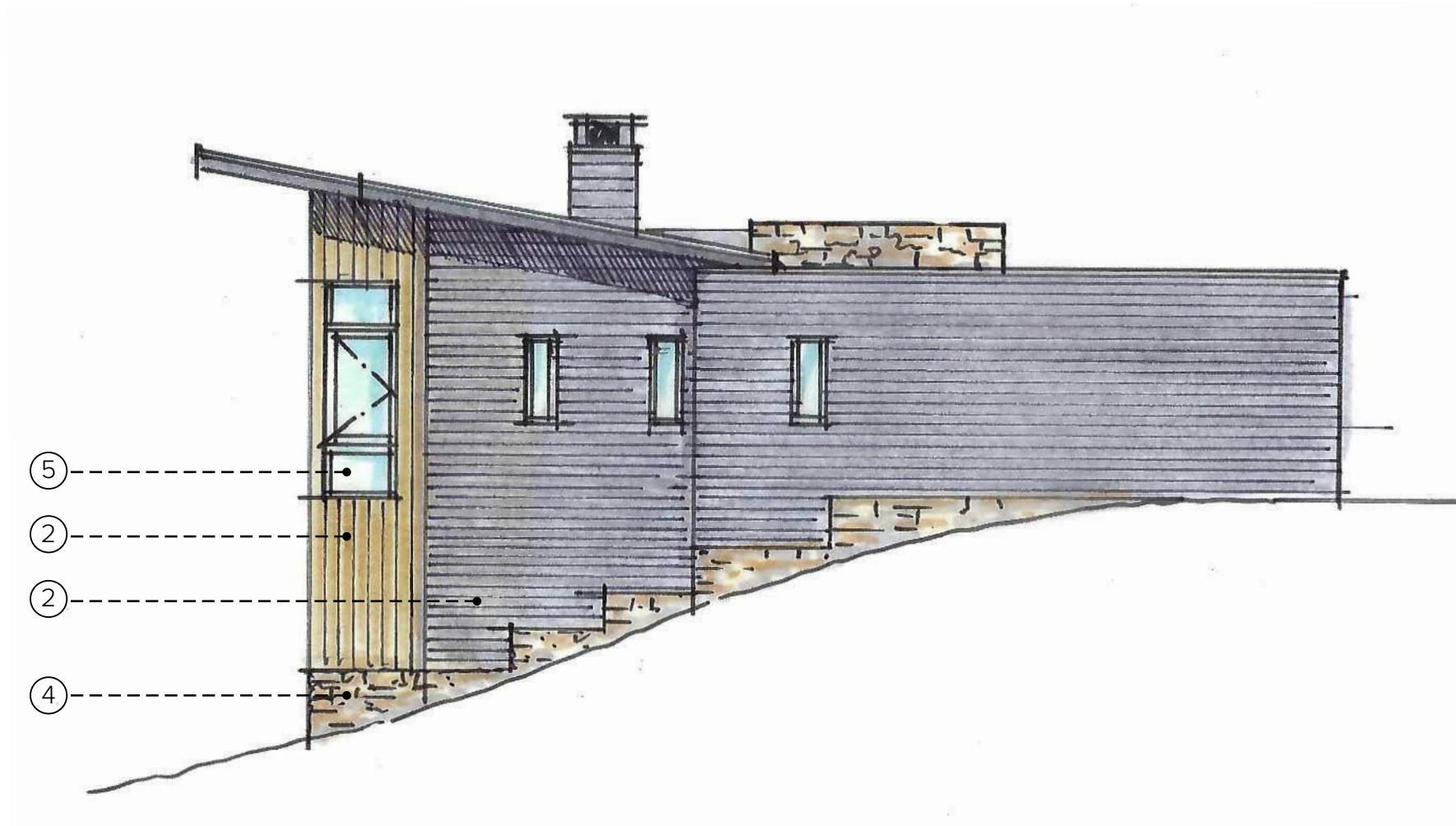
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

LEGEND

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SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

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- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

UNIT TYPE D2 - ELEVATIONS



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

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
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- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
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- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION