



Planning Commission

4249 Cheeney Street

Date: June 11, 2025

# Background of developer

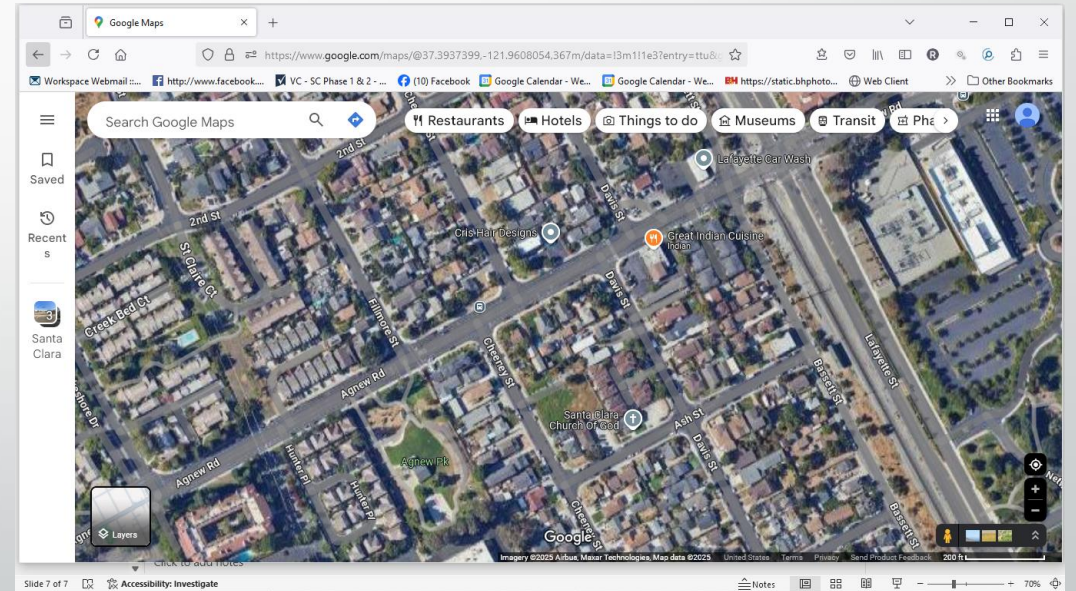
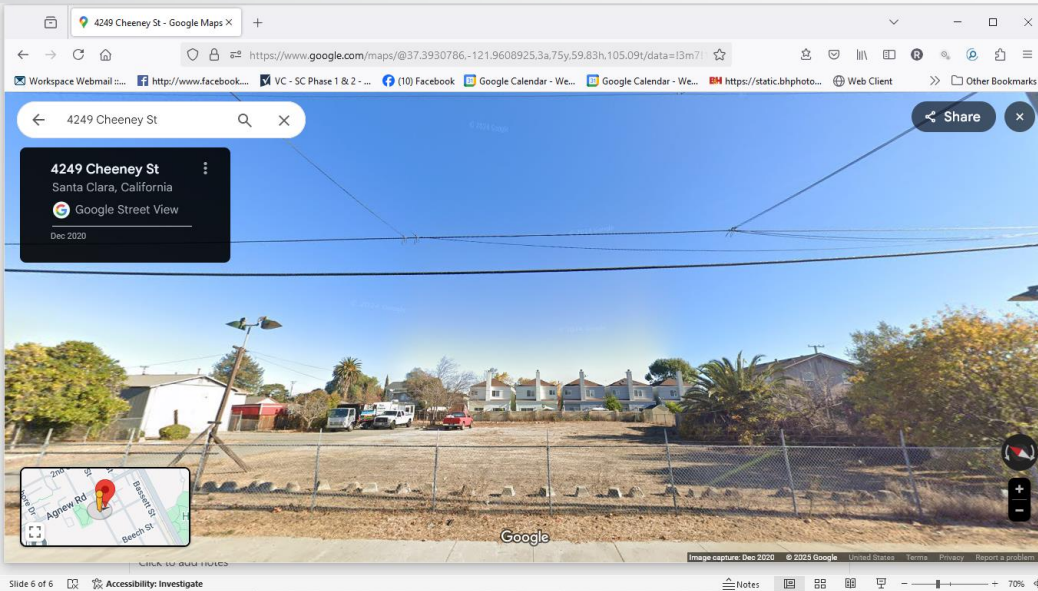
- General Contractor
- General Engineer Contractor
- Developer
- Land Use Expert

## Experience:

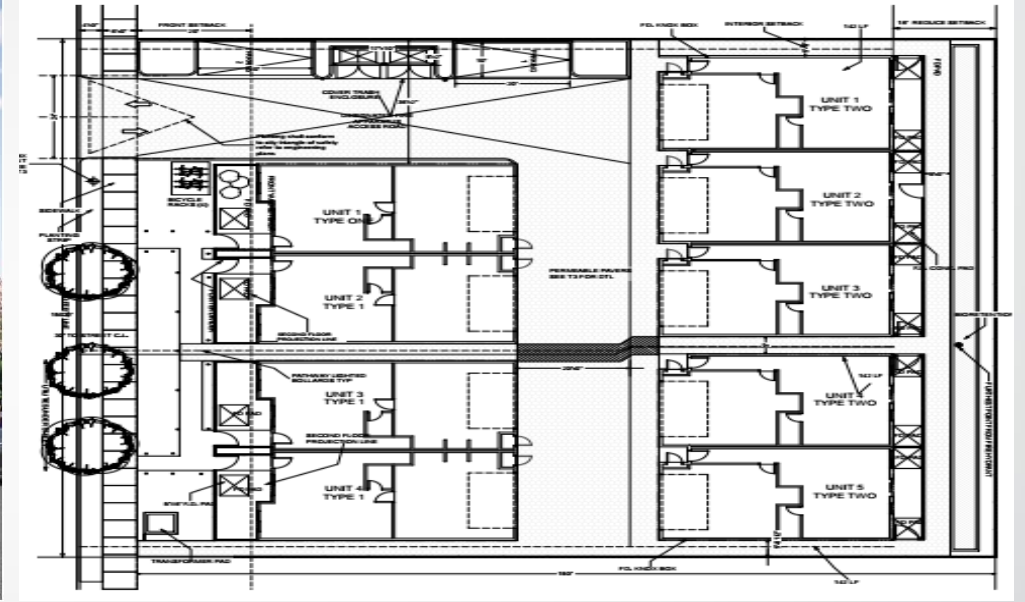
- As a General Engineer we have experience working with Traffic Controlled Plans to mitigate any issues and work with the public.
- We will address any temporary street changes and secure the proper encroachment permits.
- As a General Contractor we understand site safety and protection. For both, staff as well as our neighbors.
- As Developers of the plans we are very comfortable building the product that we authored.

# Project Location

- Existing location of Property
- Aerial View of neighborhood



# Architecture and Design



- Stucco smooth finish: Acrylic finish on lower half of the building.
- Board and Batton: upper half of the building.
- 4 sets of buildings: there is a walkway between buildings at the front and back of project.
- Landscape: frontage has a mixture of shrubs, plants and four trees
- Front units: have front patios with picket fences to create a neighborhood blend.
- Back units: there are patios in the rear units.
- There is a Bio-retention System at the back of the property to capture the water.
- The general area and shared driveway will have pavers. The weight capacity can sustain an emergency apparatus or a garbage truck.

# Architecture and Design continued

- The roof will be Presidential Composition
- The roof system will be a Pitch and hip system
- The garbage area will be discrete and built with CMU Block and roof top