

TS Cover Sheet & Project Summary
Architectural Sheets

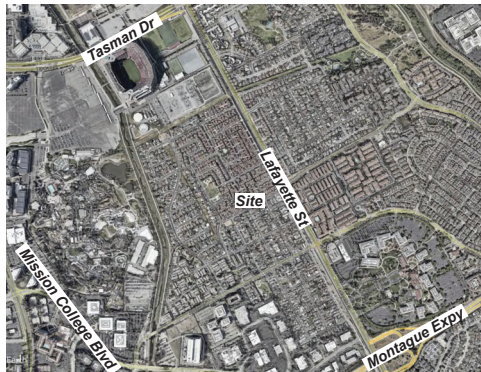
- A.1 Existing Site Photos
- A.2 Architectural Site Plan
- A.3 Streetscape Elevations
- A.4 Perspective
- A.5 Floor Plans - Plan 1
- A.6 Floor Plans - Plan 1A
- A.7 Building Section & Area Diagrams
- A.8 Building Elevations - Plan 1A / Color Scheme A
- A.9 Building Elevations - Plan 1A / Color Scheme B
- A.10 Building Elevations - Plan 1 / Color Scheme C
- A.11 Colors & Materials

Civil Sheets

C-1	Existing Conditions & Demolition Plan
C-2	Site Plan
C-3	Grading And Drainage Plan
C-4	Utility Plan
C-5	Stormwater Management Plan
C-6	Clean Bay Blueprint
TM1	Vesting Tentative Map
TM2	Vesting Tentative Map

Landscape Sheets

L-1	Conceptual Landscape Plan
L-2	Conceptual Tree Plan
L-3	Site Imagery and Preliminary Lighting Plan
L-4	Conceptual Irrigation Hydrozone Plan

VICINITY MAP:

PROJECT TEAM:

APPLICANT:
Valley Oak Partners, LLC
734 The Alameda, San Jose, CA 95126
Tel: 408-200-6211
□ □ □ □ □ Aguilar

ARCHITECT:

DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Eric Muzzy

CIVIL ENGINEER:

CEA (Civil Engineering Associates)
128 Railway Ave, Campbell, CA 95008
Tel: 408-453-1066 x.207
Contact: John Gaylord

LANDSCAPE ARCHITECT:

vTA vanderToolen Associates
700 Ygnacio Valley Road, Suite 100,
Walnut Creek, CA 94596
Tel: 925-274-1305
Contact: Mary Carden

CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS
CODE (CALGreen Code)
CITY OF SANTA CLARA, CALIFORNIA MUNI CODE

OCCUPANCY GROUP:

R-3

CONSTRUCTION TYPE:

VB
2,772 SF

BUILDING AREA / U

2 STORIES, 26'

SPRINKLER SYSTEM:

NFPA 13D



PROJECT SUMMARY

Location	4503 Cheeny Street, Santa Clara, 95054			
Project Number	1005.012			
Assessor Parcel Number	104-09-034			
Parcel Area (Gross)	18,651 sf	0.43 ac		
Existing Use	1 Residential unit			
DEVELOPMENT REGULATIONS	STANDARD	NOTES		PROPOSED
General Plan Land Use	Low Density Residential	Existing zoning is inconsistent		Low Density Residential
General Plan Density	8-19 units / gross acre	Compliant		14 units / gross acre
Zoning Designation	R1-6L - Single Family	Evaluated as R3-18D per City Planning Division		R1-6L - Single Family
DEVELOPMENT REGULATIONS	PER R3-18D ZONING	CODE REF.	NOTES	PROPOSED
Lot Area	8,500 SF min.	18.16.040	Compliant	18,651 SF
Lot Width	70' min.	18.16.050	Compliant	127.5'
Building Height	25' max.	18.16.060	DB Waiver Request 1	26'
Front yard	20' min.	18.16.070	DB Waiver Request 2	13' min.
Side yard	10' min.	18.16.080	DB Waiver Request 3	5.5' min.
Side yard - Street	20' min.		DB Waiver Request 4	10' min. (5' to porch)
Rear	15' min.	18.16.090	DB Waiver Request 5	10' min.
Building Coverage	35% max.	18.16.100	DB Waiver Request 6	48%
Open landscaped Area	45% min.	18.16.110	DB Waiver Request 7	37%
	8,393 SF			6,927 SF
Unit Count	7 max. (1/2,500 SF)	18.16.120	Compliant	6
Parking Spaces	2 / unit, 12 total	18.16.130	Compliant	2 / unit, 12 total
Driveway length from ROW	20' min.		Compliant	23.5'

ARCHITECTURAL SUMMARY

unit name	unit count	bedroom count	bathroom count	gross living area / unit	total gross living area	garage area	porch area	upper level stair area	construction area / unit	total construction area
Plan 1	4	4	2.5	2,275	9,100	430	42	67	2,772	11,088
Plan 1A	2	4	2.5	2,275	4,550	430	108	67	2,772	5,544
Total	6				13,650					16,632

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

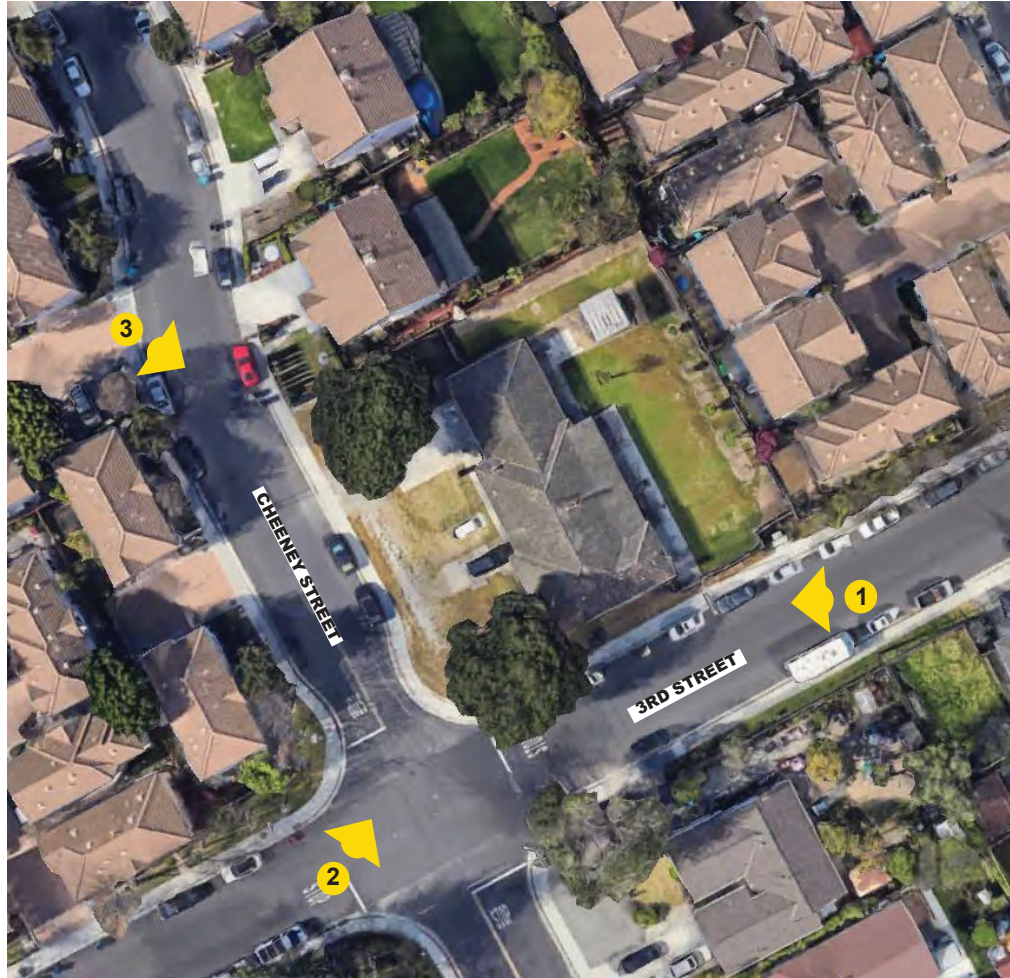
COVER SHEET & PROJECT SUMMARY

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PROJECT NO. 1005.012 | JANUARY 16, 2024

SHEET TS





SHEET A.1

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

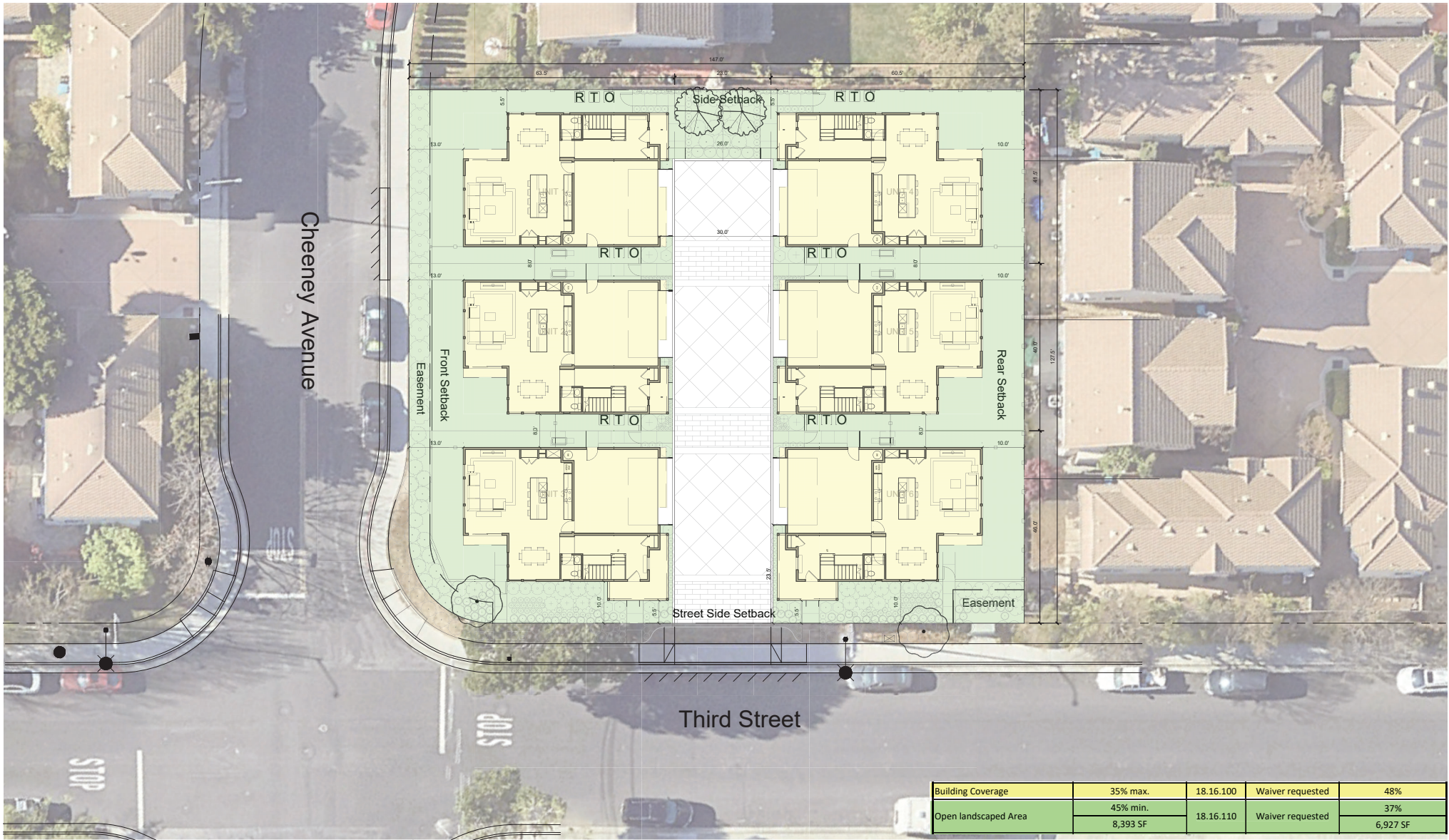
EXISTING SITE PHOTOS

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VOP

DAHLIN



SHEET A.2

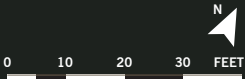
4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

ARCHITECTURAL SITE PLAN

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THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

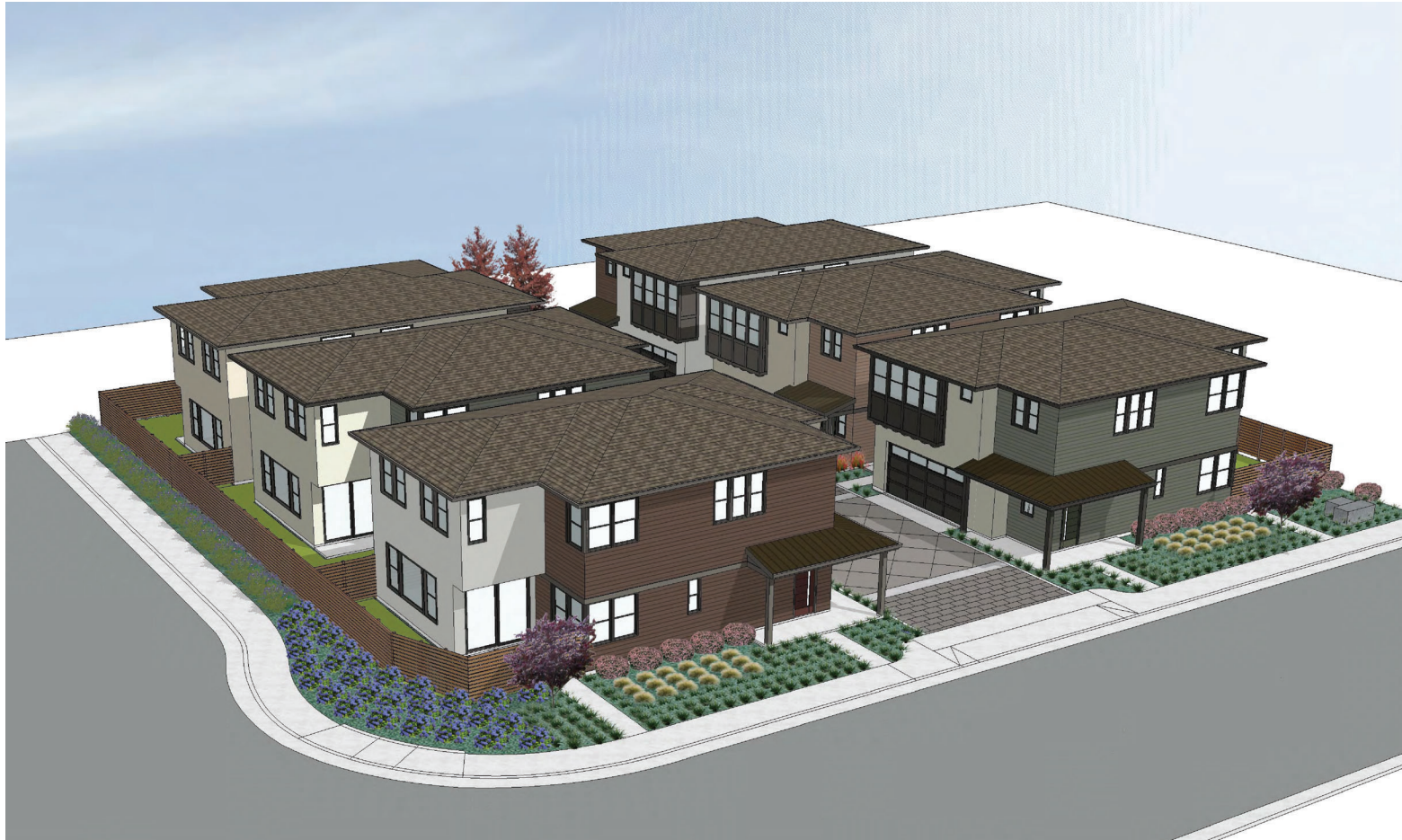
STREETSCAPE ELEVATIONS

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SHEET A.3





PERSPECTIVE - CORNER VIEW

4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

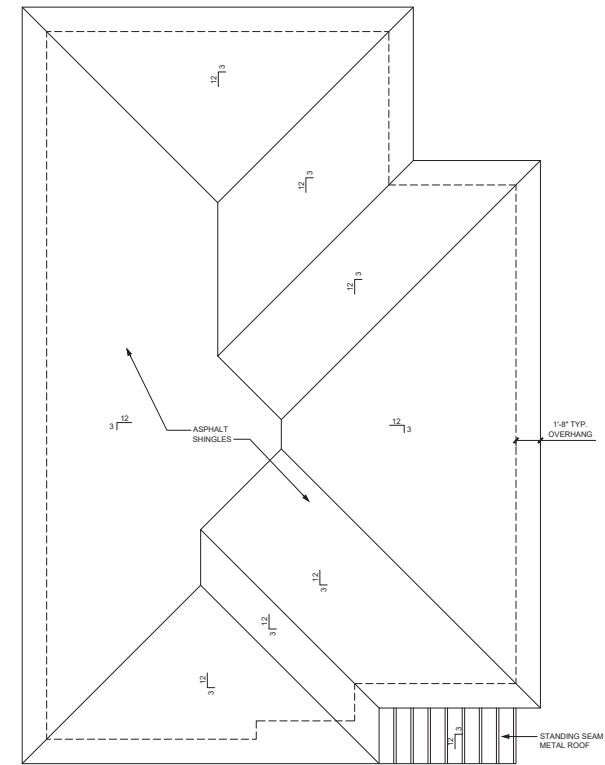
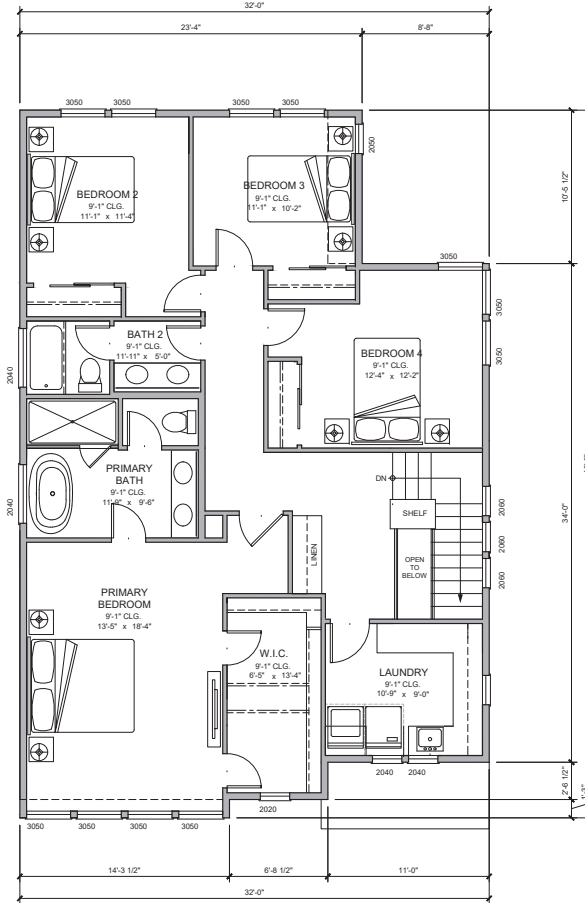
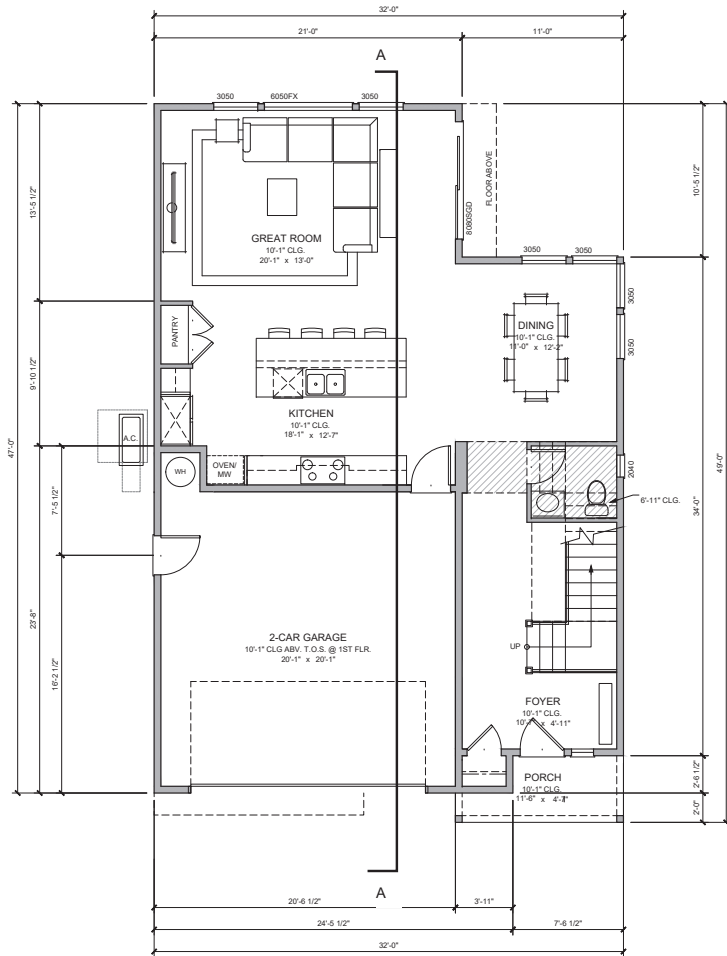
PERSPECTIVE

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SHEET A.4





4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

FLOOR PLANS
UNIT 1

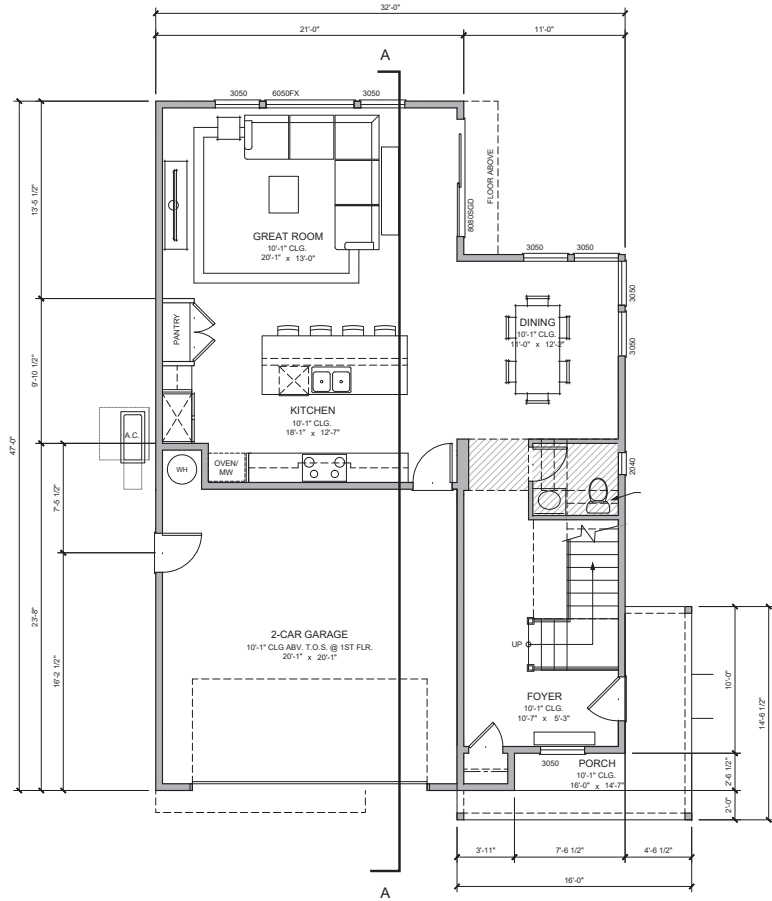
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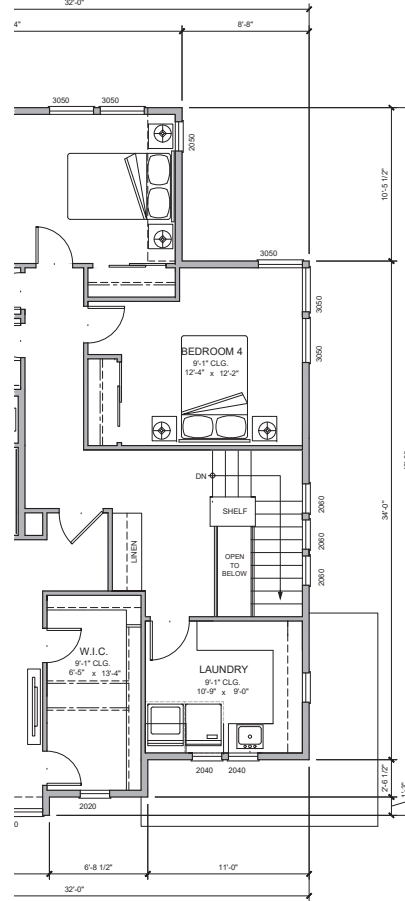
VOP **DAHLLIN**

SHEET **A.5**

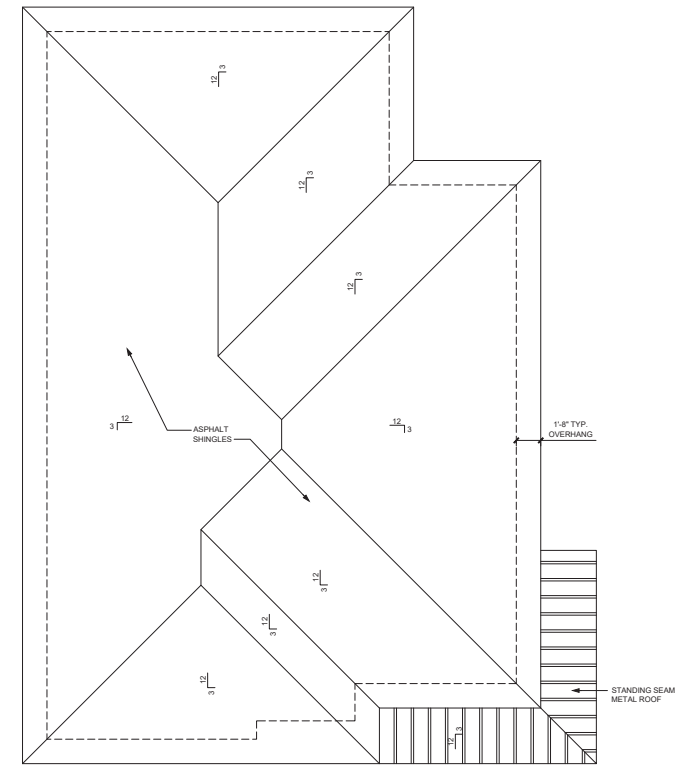


PLAN 1A - MAIN FLOOR PLAN

LOTS 1 & 6



PLAN 1A - PARTIAL UPPER FLOOR PLAN



PLAN 1A - ROOF PLAN



SITE KEY

SHEET **A.6**

4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

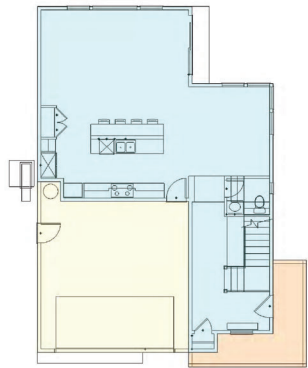
FLOOR PLANS
UNIT 1A

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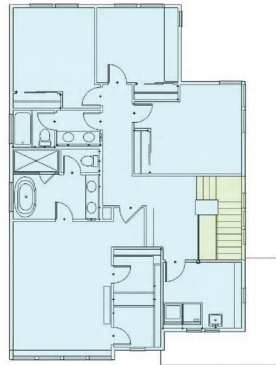


PROJECT NO. 1005.012 | JANUARY 16, 2024

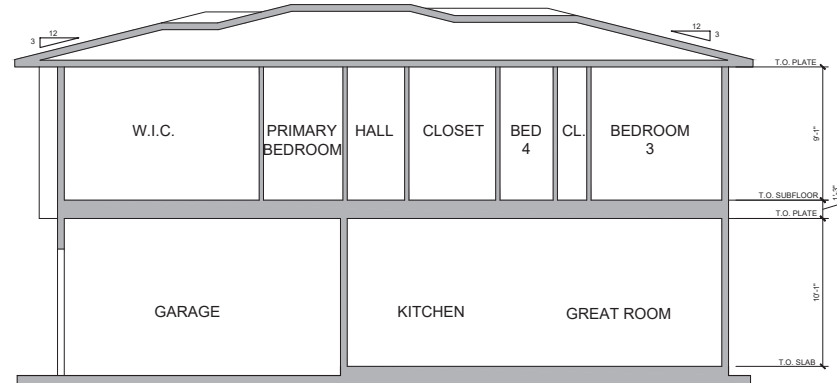




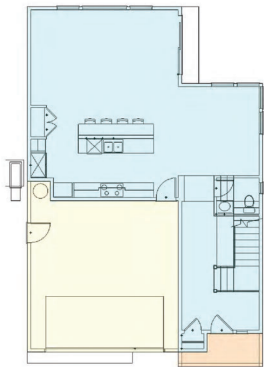
PLAN 1A



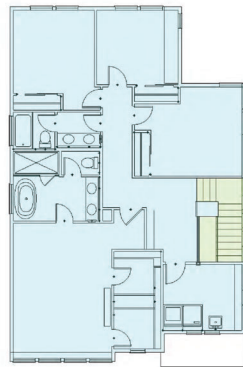
MAIN FLOOR LIVING AREA 939 SF
 UPPER FLOOR LIVING AREA 1,336 SF
TOTAL LIVING AREA 2,275 SF
 GARAGE AREA 430 SF
 PORCH AREA 108 SF
 UPPER LEVEL STAIR AREA 67 SF



BUILDING SECTION A-A

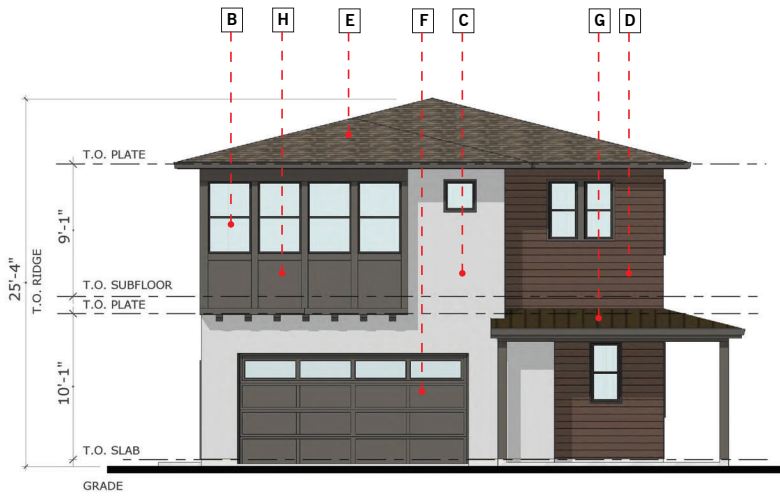


PLAN 1

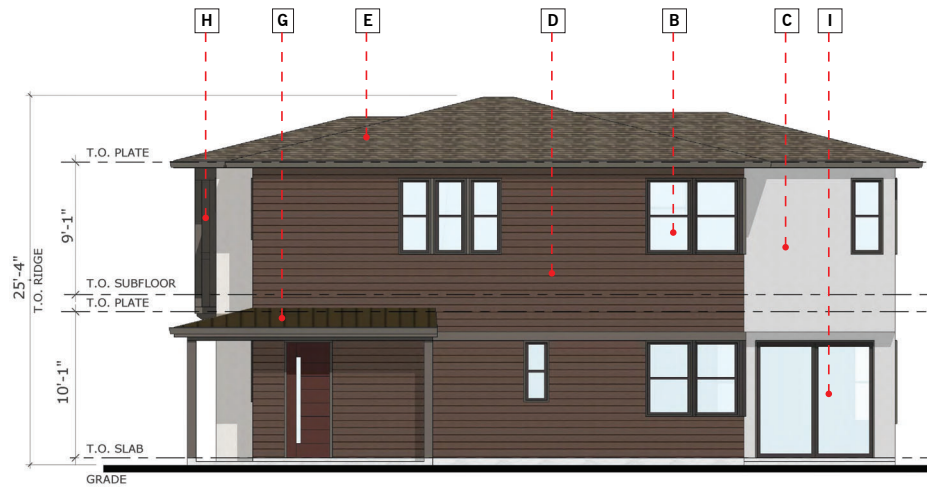


MAIN FLOOR LIVING AREA 939 SF
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TOTAL LIVING AREA 2,275 SF
 GARAGE AREA 430 SF
 PORCH AREA 42 SF
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ARCHITECTURAL SUMMARY										
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Total	6				13,650					16,632



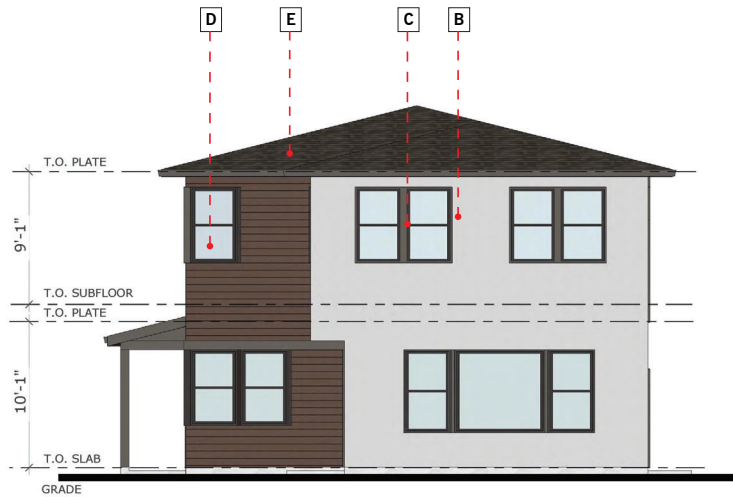
FRONT ELEVATION



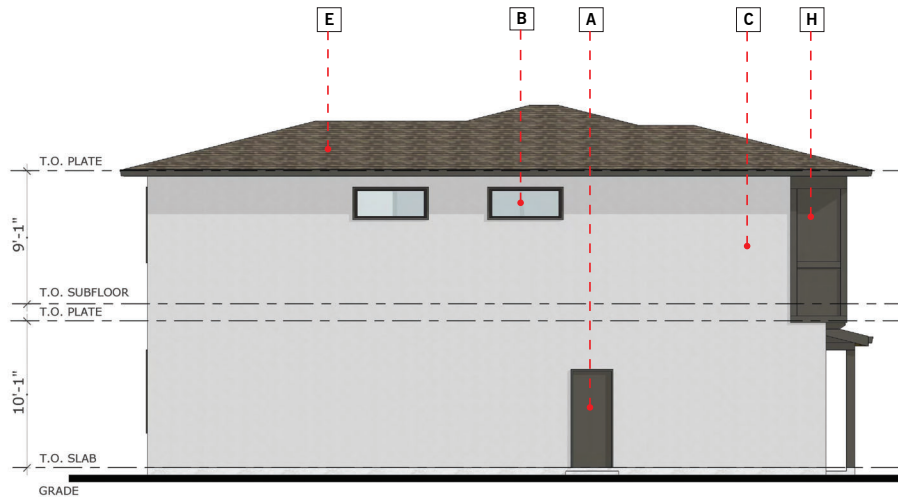
RIGHT ELEVATION

MATERIAL LIST

- A** WOOD DOOR
- B** VINYL WINDOWS
- C** STUCCO
- D** 8" HORIZ. LAP SIDING
- E** COMPOSITE SHINGLE ROOFING
- F** ALUMINUM GARAGE DOOR
- G** STANDING SEAM ROOFING
- H** PAINTED ACCENT PANEL
- I** SLIDING GLASS DOOR



REAR ELEVATION



LEFT ELEVATION

4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING ELEVATIONS

PLAN 1A / COLOR SCHEME A

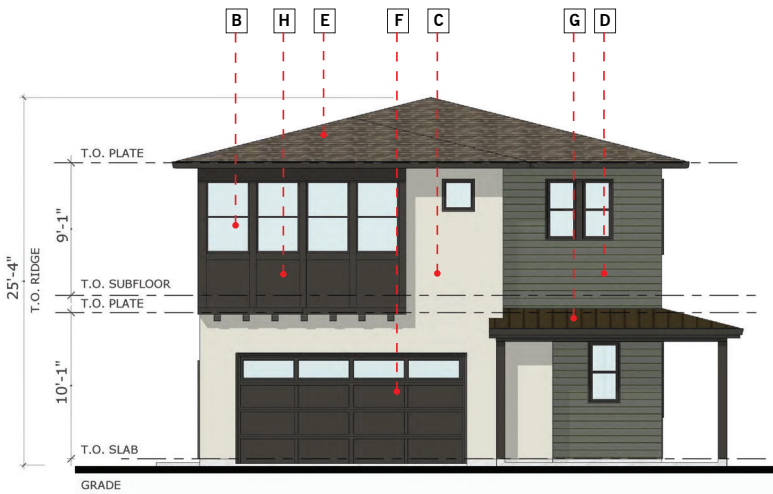
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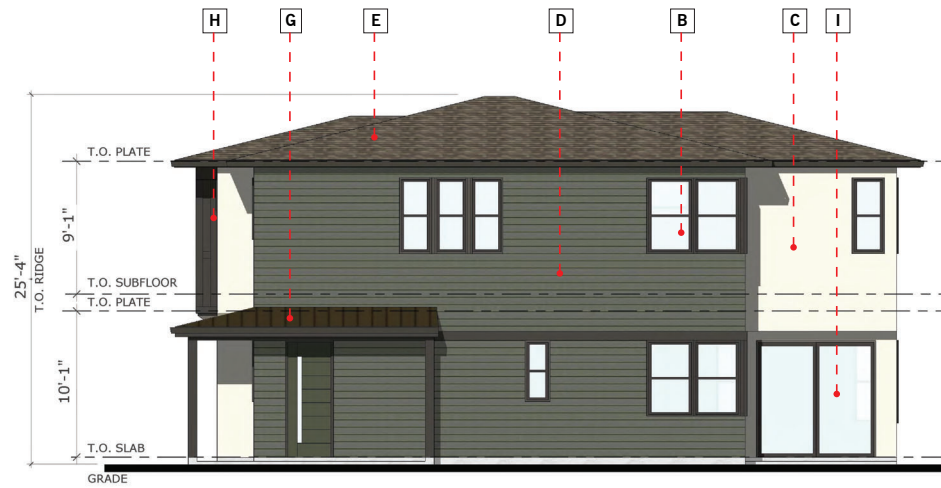
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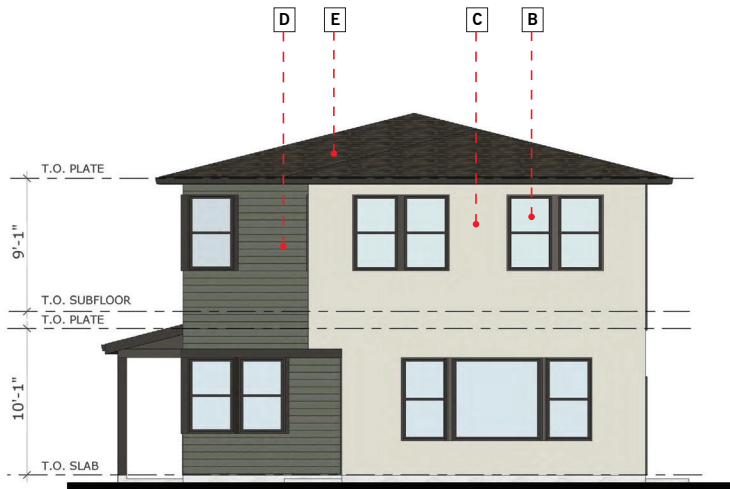
SHEET A.8



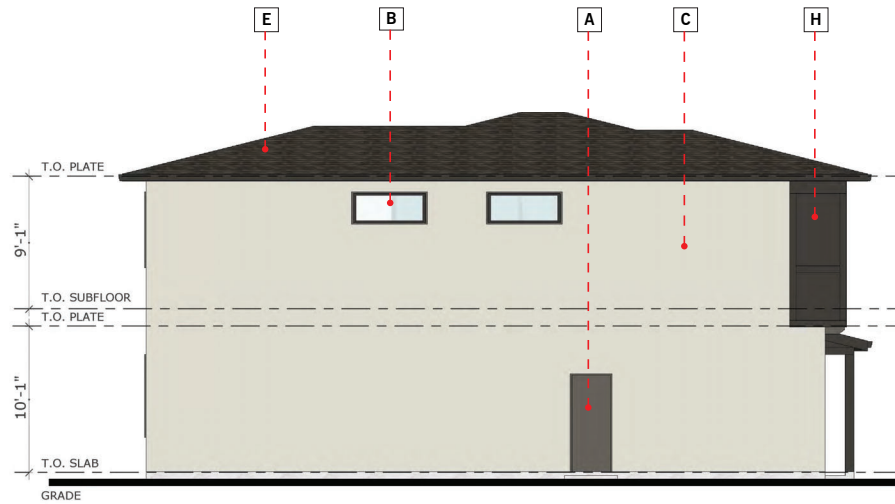
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

MATERIAL LIST

- A** WOOD DOOR
- B** VINYL WINDOWS
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4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING ELEVATIONS

PLAN 1A / COLOR SCHEME B

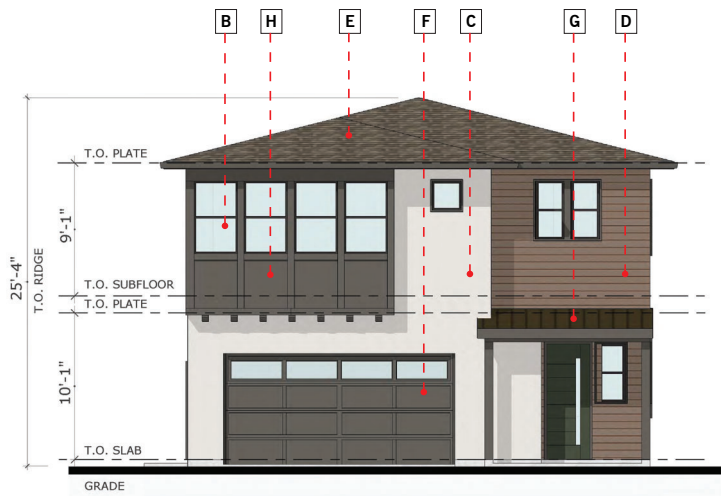
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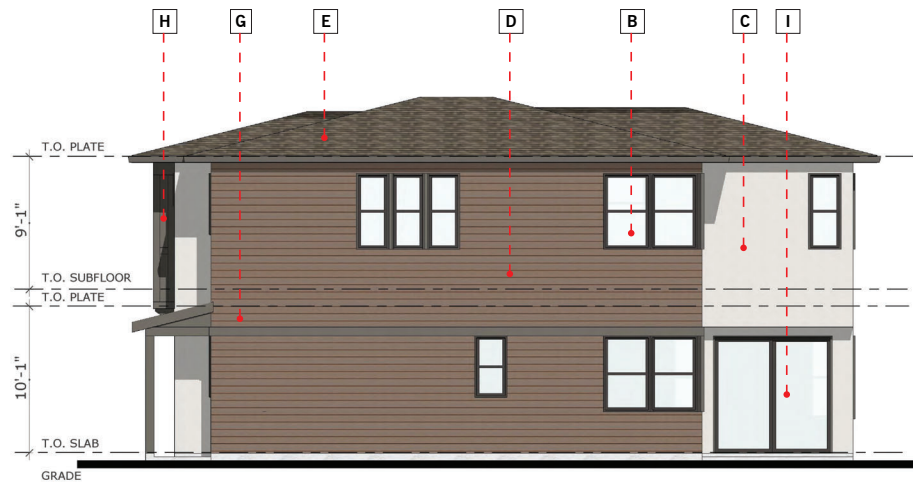
PROJECT NO. 1005.012 | JANUARY 16, 2024



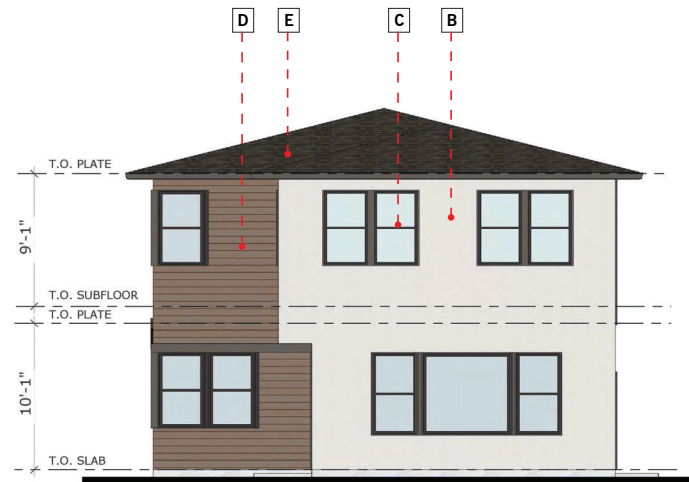
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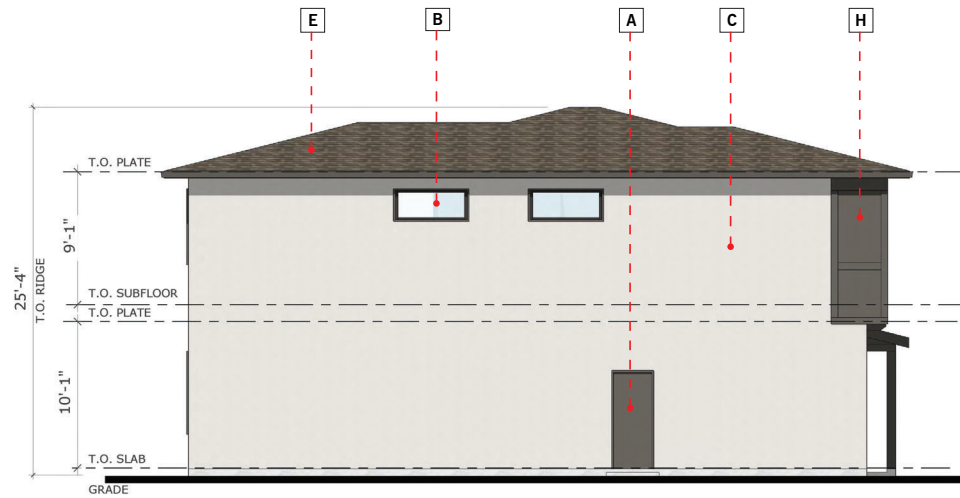
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

MATERIAL LIST

- A** WOOD DOOR
- B** VINYL WINDOWS
- C** STUCCO
- D** 8" HORIZ. LAP SIDING
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4503 CHEENEY STREET
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING ELEVATIONS

PLAN 1 / COLOR SCHEME C

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VOP

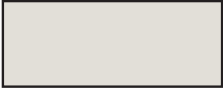
SHEET **A.10**



COLOR SCHEME A



HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
"GROUNDED"
SW 6089



STUCCO
SHERWIN WILLIAMS
"ELDER WHITE"
SW 7014



TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
"BLACK FOX"
SW 7020



ENTRY DOOR
SHERWIN WILLIAMS
"FRENCH ROAST"
SW 6069



ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
"MISSION BROWN"

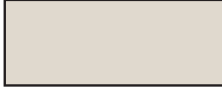


SITE KEY

COLOR SCHEME B



HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
"SHADE GROWN"
SW 6188



STUCCO
SHERWIN WILLIAMS
"SILVERPLATE"
SW 7649



TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
"BLACK FOX"
SW 7020



ENTRY DOOR
SHERWIN WILLIAMS
"RIPE OLIVE"
SW 6209



ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
"MISSION BROWN"



SITE KEY

COLOR SCHEME C



HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
"CRAFT PAPER"
SW 6125



STUCCO
SHERWIN WILLIAMS
"SIMPLIFY BEIGE"
SW 6085



TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
"BLACK FOX"
SW 7020



ENTRY DOOR
SHERWIN WILLIAMS
"SHADE GROWN"
SW 6188



ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
"MISSION BROWN"



SITE KEY

MATERIALS (ALL COLOR SCHEMES)

EXTERIOR FINISHES

- STUCCO - MEDIUM SAND FINISH
- CEMENTIOUS SMOOTH LAP SIDING - 7" EXPOSURE
- CEMENTIOUS VERTICAL PANEL SIDING - SMOOTH FINISH

WINDOWS & DOORS

- VINYL FRAMED WINDOWS - BRONZE (OR SIM.) FINISH
- PAINTED FIBERGLASS FRONT ENTRY DOOR
- STANDARD PANEL GARAGE DOOR W/ LITES

TRIM / ACCENT

- 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
- 2 1/2" X 3/4" CEMENTIOUS WINDOW TRIM @ LAP SIDING FINISHES
- 5 1/2" X 3/4" CEMENTIOUS TRIM @ PANEL FINISH
- 9" X 9" CEMENTIOUS TRIM WRAPPED COLUMNS

ROOF

- ASPHALT COMPOSITION SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

COLORS AND MATERIALS

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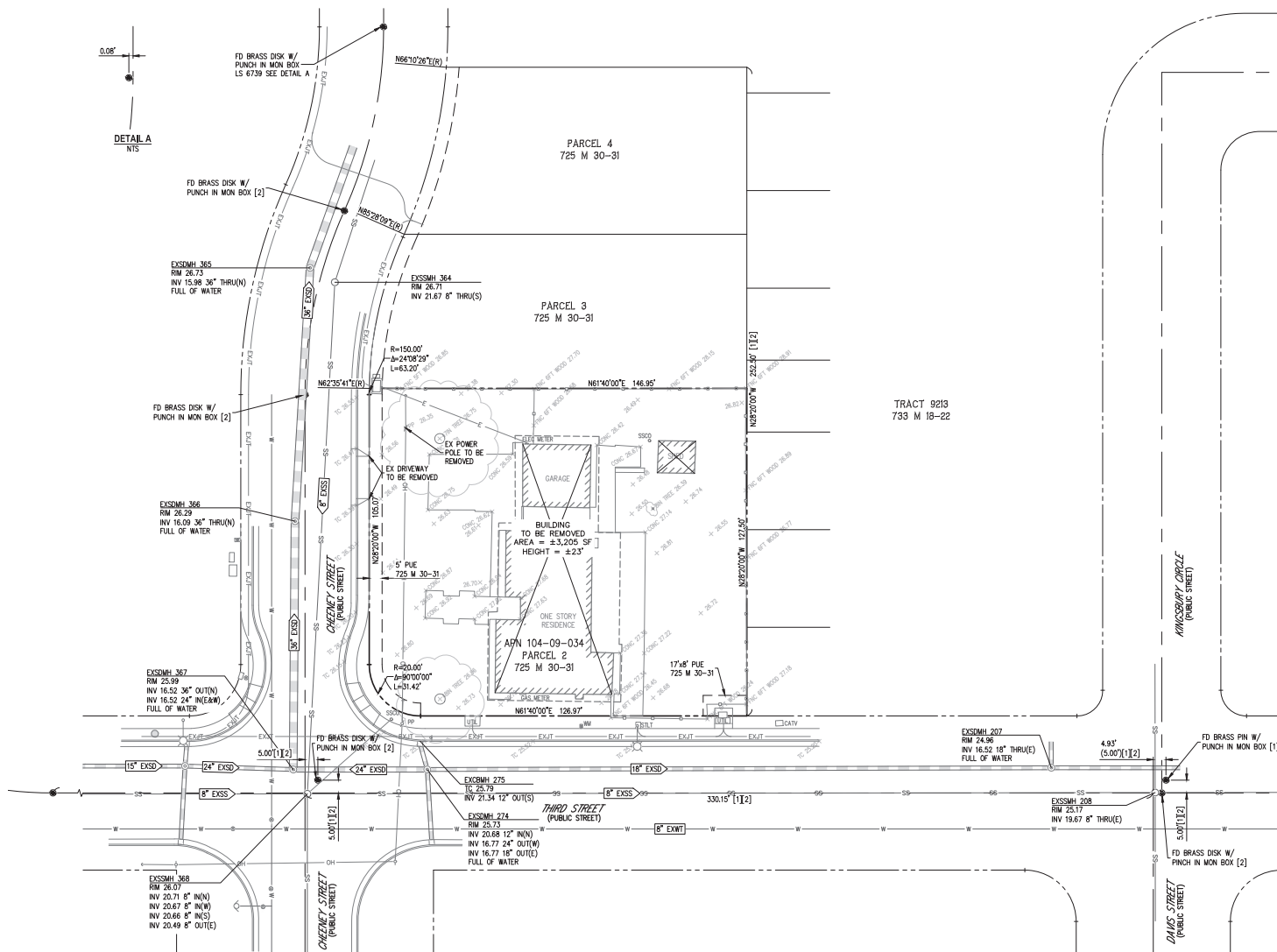
PROJECT NO. 1005.012 | JANUARY 16, 2024



VOP

DAHLIN

SHEET A.11



NOTES

- ASSESSOR'S PARCEL NO.: 104-09-034
- BASIS OF BEARINGS: THE BEARING NORTH 61°40'00\"/>

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MARCH 13, 2000 IN BOOK 725 OF MAPS, PAGES 30 AND 31.

EXCEPTIONS

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

INSTRUMENT : RESOLUTION NO. 6664
RESERVED BY : CITY OF SANTA CLARA
FOR : CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND/OR REPLACING PUBLIC AND CITY UTILITY FACILITIES
RECORDED : FEBRUARY 29, 2000 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 15166951
AFFECTS : THE EXACT LOCATION NOT CLEARLY DEFINED

MAP REFERENCES

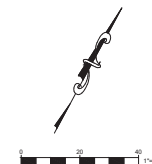
- PARCEL MAP - 725 M 30-31
- TRACT 9213 - 733 M 18-22

ABBREVIATIONS

A/C AIR CONDITIONER
APN ASSESSOR'S PARCEL NUMBER
CATV CABLE TV
CONC CONCRETE
E EAST
FD FOUND
FNC FENCE
JT JOINT TRENCH
MON MONUMENT
N NORTH
O.R. OFFICIAL RECORDS
OH OVERHEAD
PP POWER POLE
PUE PUBLIC UTILITY EASEMENT
SFNF SEARCHED FOR NOT FOUND
S SOUTH
SSCO SANITARY SEWER CLEANOUT
STLT STREET LIGHT
TC TOP OF CURB
UTIL UTILITY BOX
W WEST

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- FIRE HYDRANT
- GAS OR WATER VALVE
- WOOD FENCE
- TREE
- BOUNDARY TIE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- RECORD DATA
- WATER METER
- POWER POLE
- STREET LIGHT
- SIGN
- CURB RAMP
- UTILITY BOXES & VAULTS
- BIOTREATMENT AREAS
- PERVIOUS PAVEMENT



JOB # 23-148

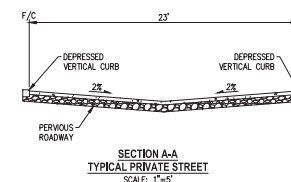
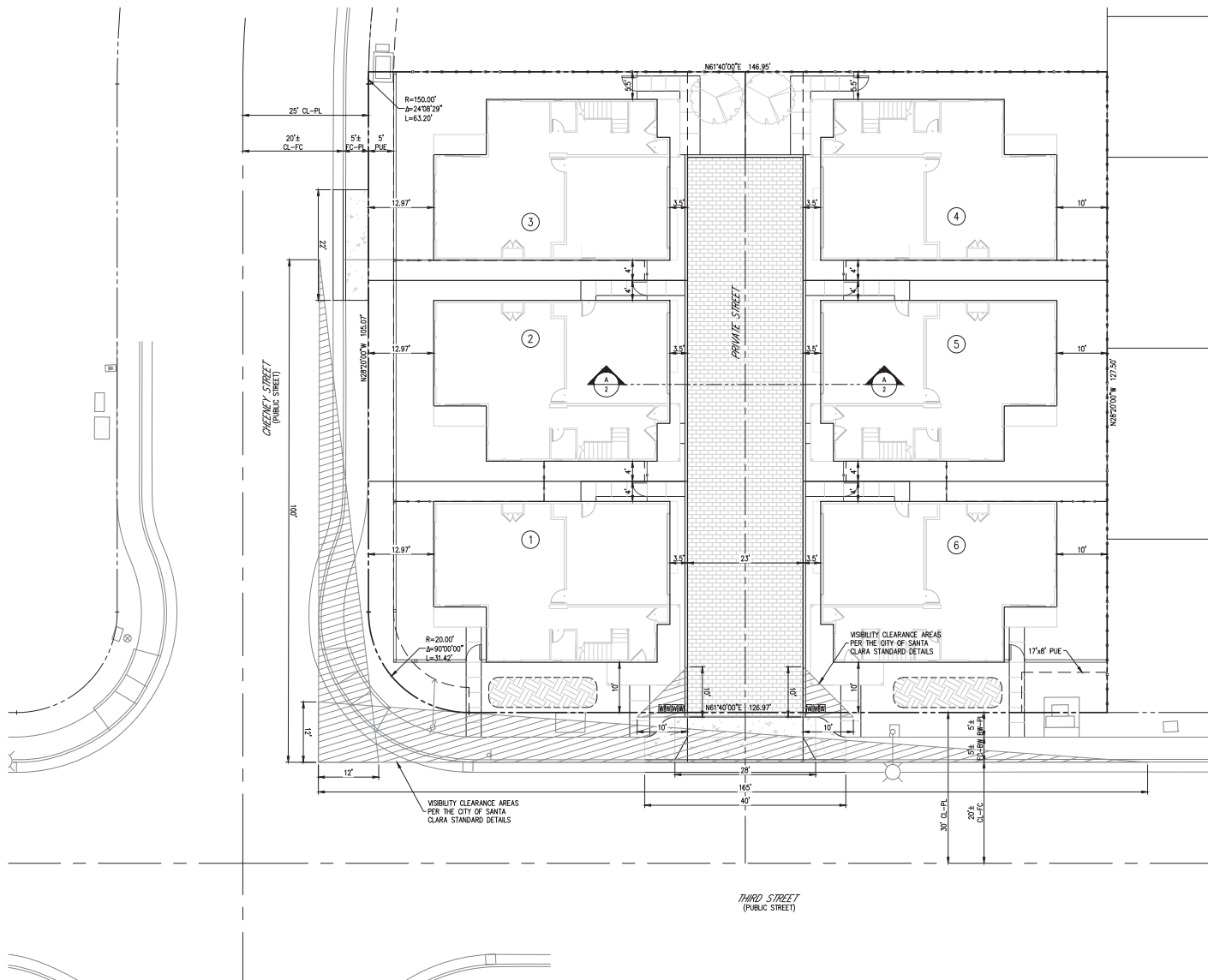
4503 CHEENEY STREET
IN SANTA CLARA, CA

EXISTING CONDITIONS & DEMOLITION PLAN



C-1

DATE 01-12-2024



JOB # 23-148

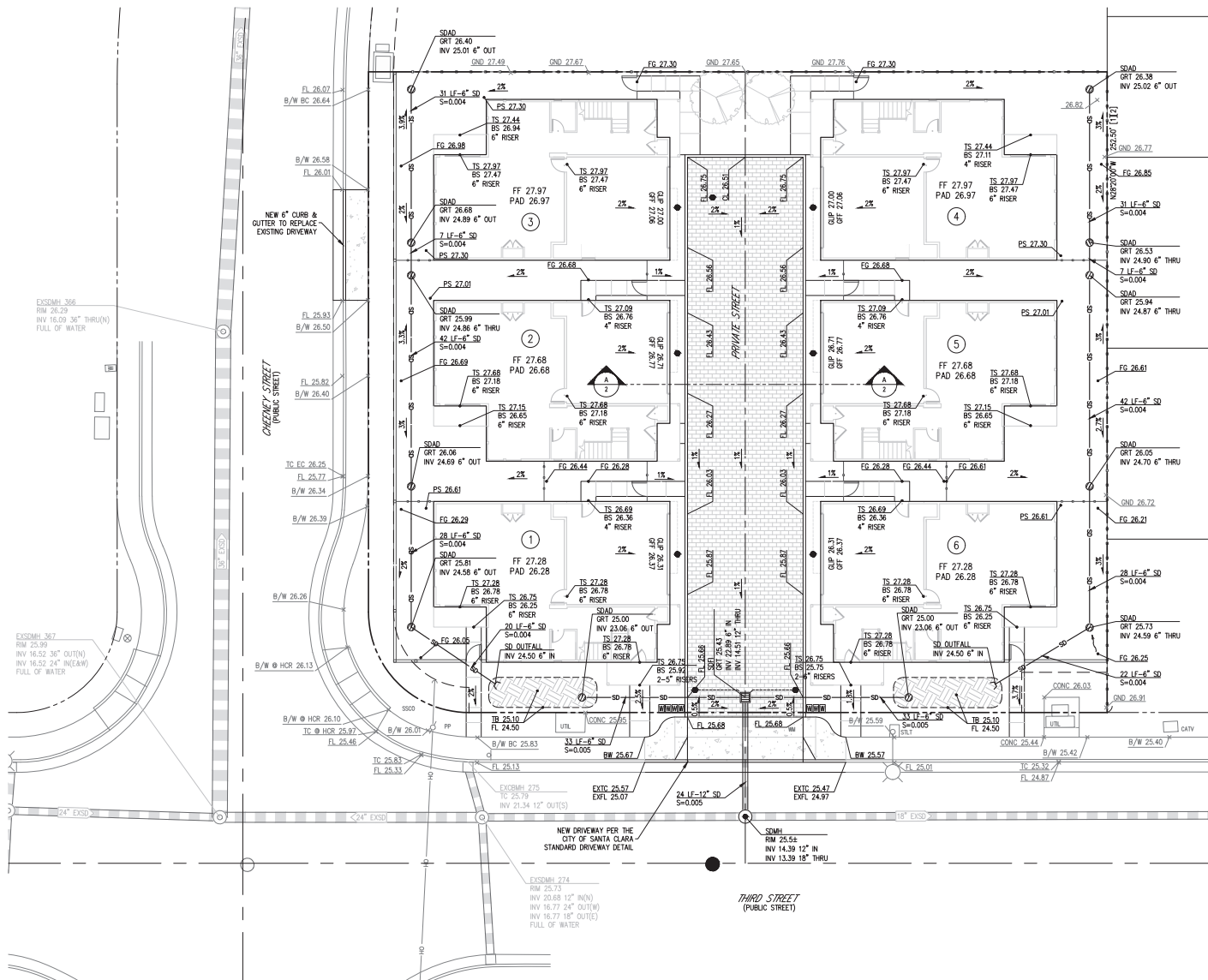
4503 CHEENEY STREET IN SANTA CLARA, CA

SITE PLAN



C-2

DATE 01-12-2024



TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		CENTER LINE
		EASEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER MAIN
		OVERHEAD LINE
		JOINT TRENCH
		JOINT TRENCH VAULT
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		POWER POLE
		ELECTROLINER
		MISSION BELL ELECTROLINER
		SIGN
		ACCESS RAMP
		BIOTREATMENT AREAS
		PERVIOUS PAVEMENT

JOB # 23-148

GRADING & DRAINAGE PLAN

4503 CHEENEY STREET
IN SANTA CLARA, CA

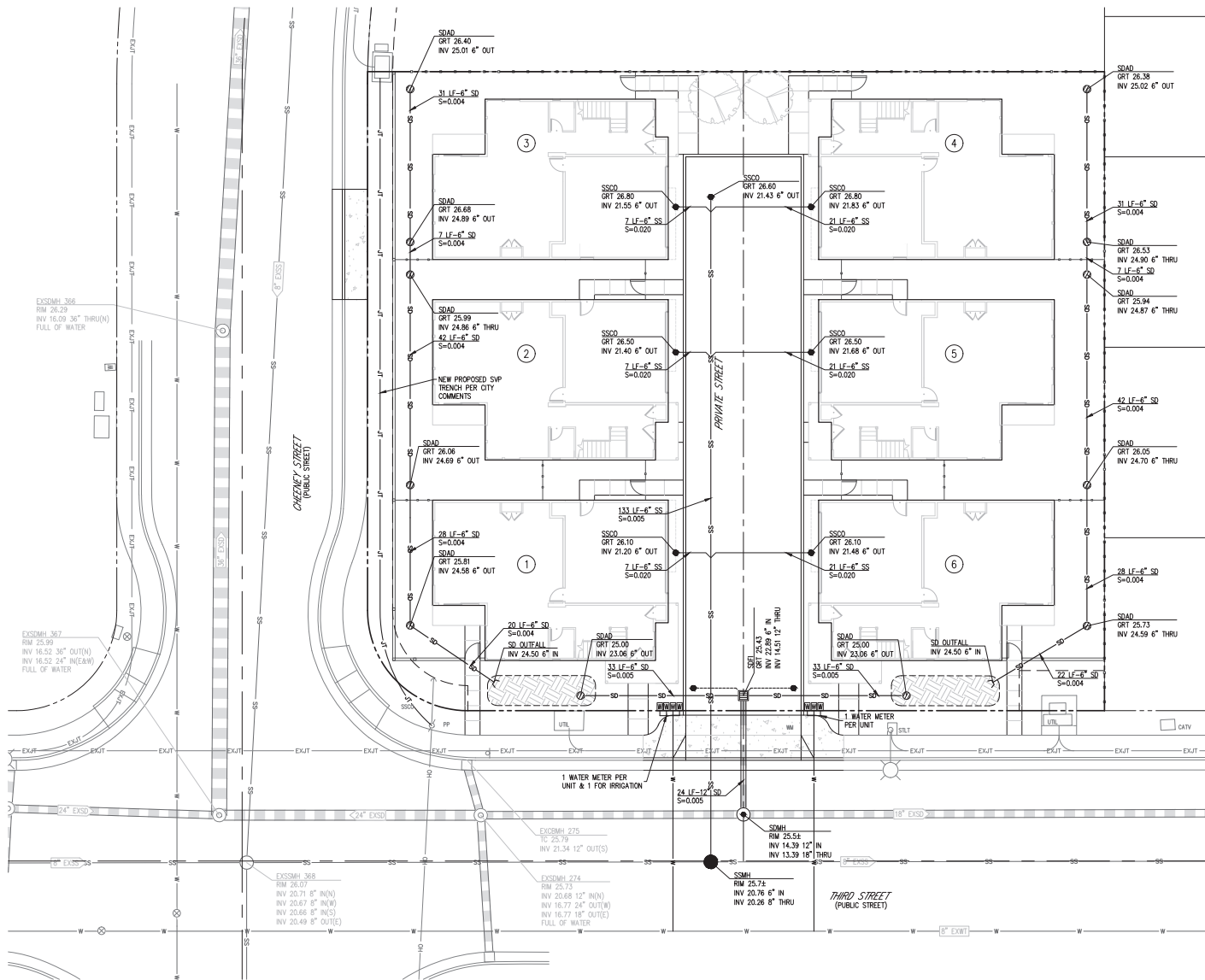


Civil Engineering Associates
Civil Engineers • Planners • Surveyors



C-3

DATE 01-12-2024



TO BE CONSTRUCTED	LEGEND	DESCRIPTION
	EXISTING	BOUNDARY
		PROPERTY LINE
		CENTER LINE
		EASEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER MAIN
		OVERHEAD LINE
		JOINT TRENCH
		JOINT TRENCH VAULT
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		POWER POLE
		ELECTROLUER
		MISSION BELL ELECTROLUER
		SIGN
		ACCESS RAMP
		BIO TREATMENT PLANTER

NOTES
1.



JOB # 23-148

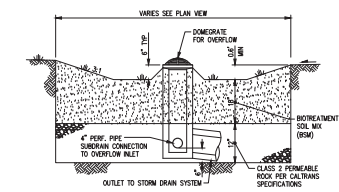
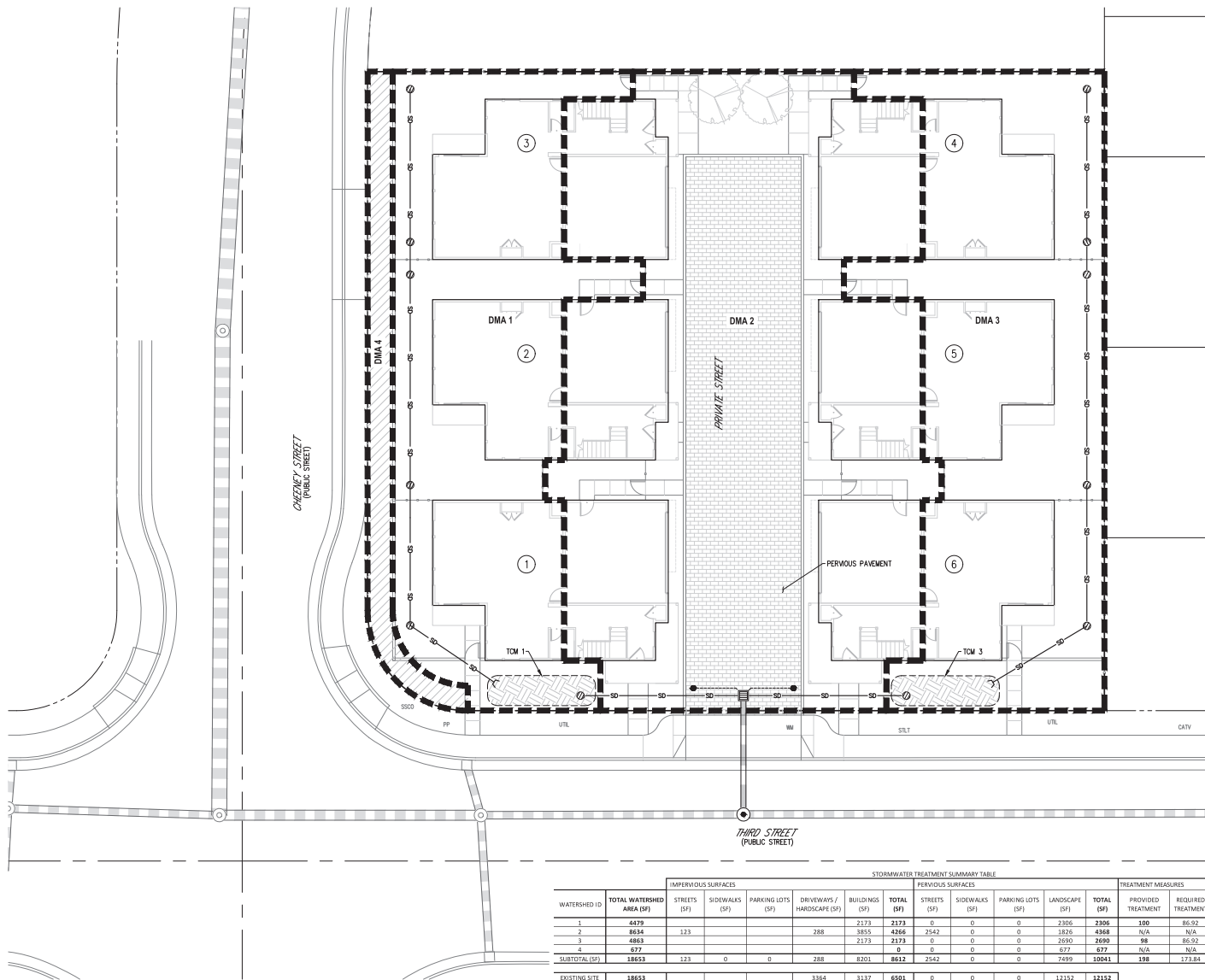
4503 CHEENEY STREET
IN SANTA CLARA, CA

UTILITY PLAN



C-4

DATE 01-12-2024



TYPICAL BIOTREATMENT AREA SECTION

NOTE: BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.e.1.(1)(b)(v)

LEGEND	
	BIOTREATMENT AREAS
	SELF TREATING
	WATERSHED BOUNDARY
	PERVIOUS PAVEMENT

NOTES

1. PROPERTY INFORMATION
4503 CHEENEY STREET
SANTA CLARA, CALIFORNIA
2. APN NUMBERS: 104-09-034
3. PROPOSED SITE AREA = 0.428 ACRES
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TOTAL AREA AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HM REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.

STORMWATER TREATMENT SUMMARY TABLE													
WATERSHED ID	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES			
		STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	DRIVEWAYS / HARDSCAPE (SF)	STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	4479					2173	0	0	2306	300	86.92	4%	BIOTREATMENT
2	8634	123			288	3855	4266	2542	1826	N/A	N/A	2:1 RATIO	SELF-RETAINING
3	4863					2173	0	0	2500	98	86.92	4%	BIOTREATMENT
4	677					0	0	0	677	N/A	N/A	95%	SELF-TREATING
SUBTOTAL (SF)	18653	123	0	0	288	8201	8612	2542	7499	10041	198	173.84	
EXISTING SITE	18653				3364	3237	6501	0	0	12152	12152		

JOB # 23-148

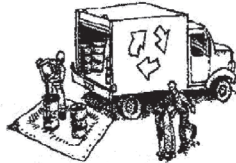
4503 CHEENEY STREET
IN SANTA CLARA, CA

STORMWATER MANAGEMENT PLAN

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rag, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report into the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

JOB # 23-148

**4503 CHEENEY STREET
IN SANTA CLARA, CA**

Storm drain polluters may be liable for fines of up to \$10,000 per day!

CLEAN BAY BLUEPRINT

VALLEY OAK
PARTNERS



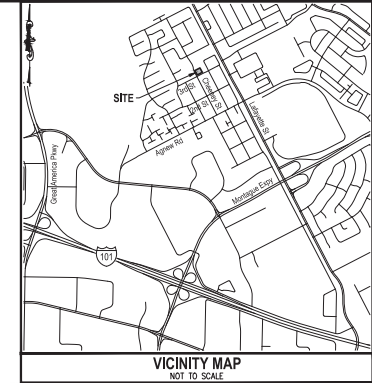
**Civil
Engineering
Associates**
Civil Engineers • Planners • Surveyors

DAHLLIN

C-6

DATE 01-12-2024

VESTING TENTATIVE MAP 4503 CHEENEY STREET SANTA CLARA CALIFORNIA



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28 Highway Avenue
San Jose, CA 95128
T: (408) 282-5700
F: (408) 282-5797

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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San Jose, CA 95128
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Valley Oak Partners
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V O P

4503 CHEENEY STREET
VESTING TENTATIVE MAP
SANTA CLARA
CALIFORNIA

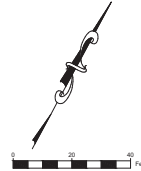
DATE: 01-12-2024
SCALE: SEE PLAN
DESIGNED: ENG
DRAWN: CAD
JOB NO.: 23-148
SHEET: TM1
1 OF 2 SHEETS

GENERAL NOTES

OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008

- EXISTING ZONING: R1-6L - SINGLE FAMILY
 - EXISTING OP DESIGNATION: LOW DENSITY RESIDENTIAL
 - EXISTING USE: RESIDENTIAL
 - PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 - PROPOSED USE: RESIDENTIAL
 - PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
 - VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
 - TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17.05.400 "TENTATIVE PARCEL MAP" OF SANTA CLARA CITY CODE.
 - BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD AND FIELD DATA.
 - EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
 - BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSFERRED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAPS MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
 - TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY:
ORDER NUMBER 0631038265-RP DATED JUNE 12, 2023
 - BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
 - BECHMARK: VALLEY WATER ID B6008. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEW ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE, CITY OF SANTA CLARA. NAVORS ELEVATION = 25.66).
 - FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0063, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADE)".
- AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



TRACT 9213
733 M 18-22

LANDS OF CHUH

LANDS OF BING

LANDS OF TAN

LANDS OF JAEGER

LANDS OF AGRAWAL
PARCEL 3
725 M 30-31

PARCEL 4
725 M 30-31

APN 104-09-034
PARCEL 2
725 M 30-31

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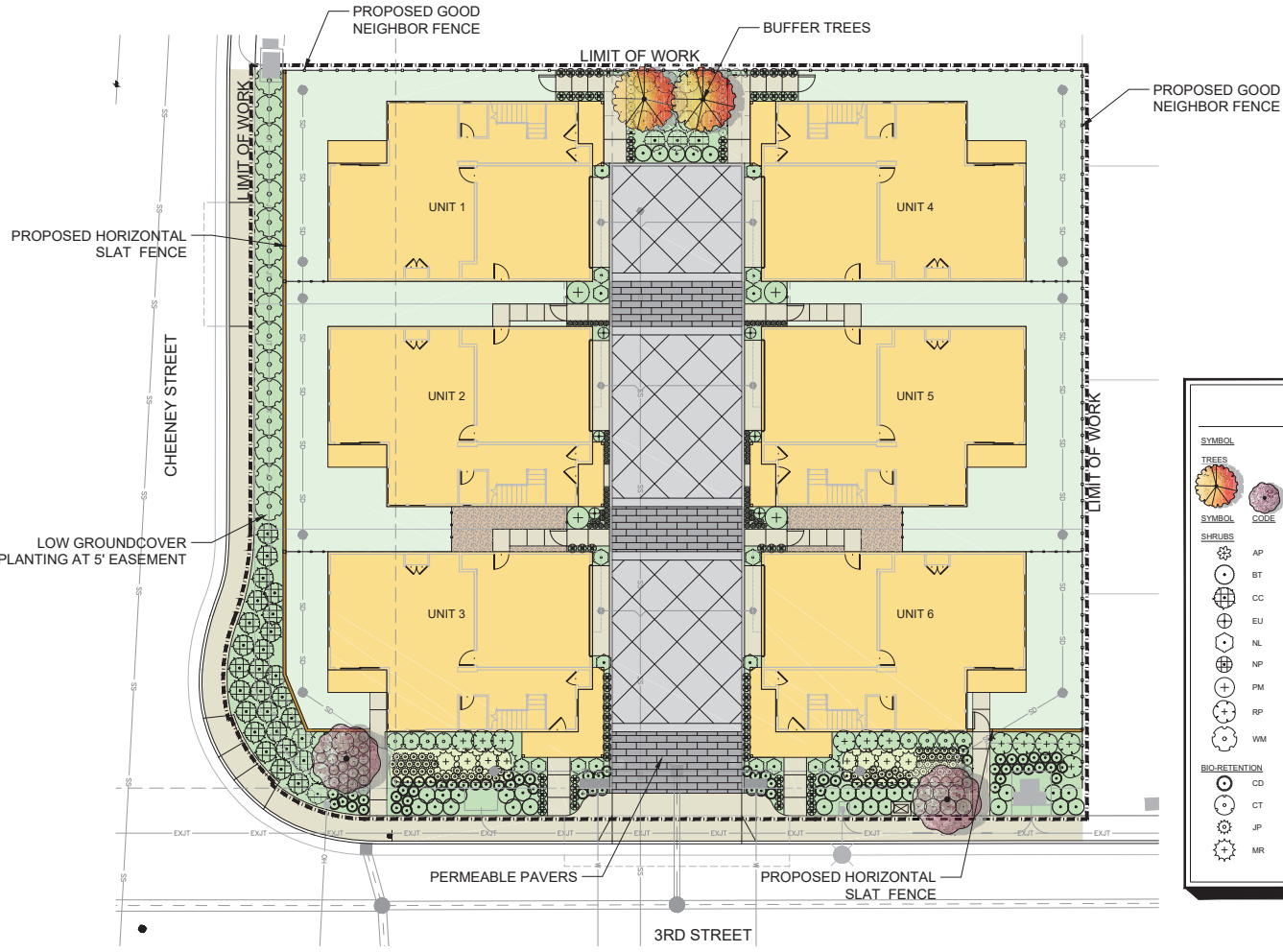
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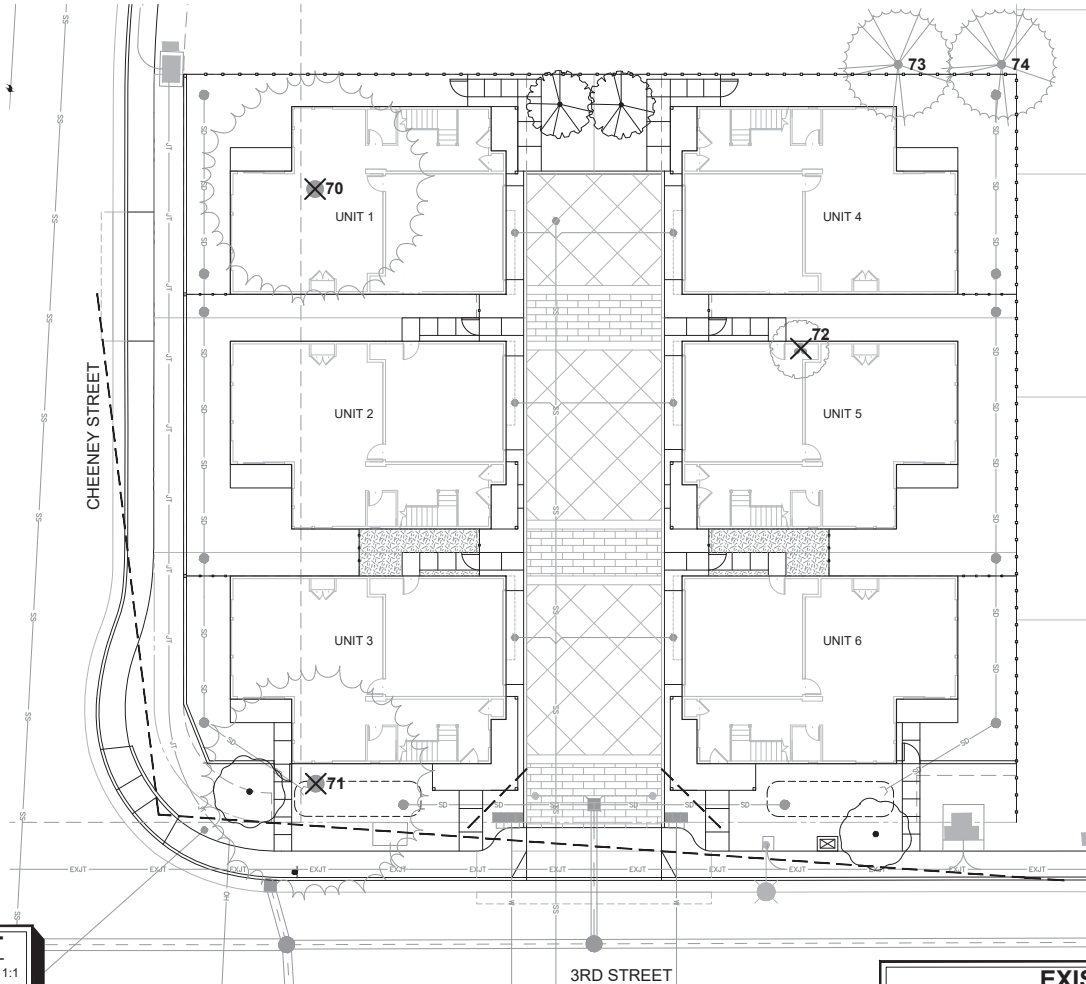
PROPOSED PLANT PALETTE						
BOTANICAL NAME		COMMON NAME	CONT	WATER USE	QTY	
	ACER RUBRUM 'ARMSTRONG' STD	ARMSTRONG RED MAPLE	24"BOX	MOD	2	
	CERCIS CANADENSIS 'OKLAHOMA' STD	OKLAHOMA REDBUD	24"BOX	MOD	2	
BOTANICAL NAME		COMMON NAME	SIZE	WATER USE	QTY	
	AGAPANTHUS AFRICANUS 'PETER PAN WHITE'	PETER PAN WHITE AFRICAN LILY	1 GAL	MOD	58	
	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE STALKED BULBINE	1 GAL	LOW	38	
	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL WILD LILAC	1 GAL	LOW	37	
	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	LOW	6	
	NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	LOW	18	
	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5 GAL	LOW	88	
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	MOD	4	
	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORN	5 GAL	LOW	17	
	WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	5 GAL	LOW	16	
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW	93	
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	LOW	8	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	58	
	MUHLBERGIA RIGENS	DEER GRASS	5 GAL	LOW	8	

TREE REPLACEMENT	
*REQUIRED TREE REPLACEMENT RATIO IS 1:1	
EXISTING TREES	QUANTITY
TO BE REMOVED	3
TOTAL EXISTING TREES TO BE REMOVED: 3	
PROPOSED TREES	QUANTITY
24" BOX TREE	4
TOTAL PROPOSED TREES: 4	
*NOTE: 1. REPLACEMENT TREE PLANTING AT A MINIMUM REPLANTING RATIO OF 1:1 FOR THE REMOVAL OF PROTECTED TREES. REPLACEMENT RATIOS AND MINIMUM TREE SIZES ARE DETERMINED AT THE DISCRETION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.	

PROPOSED TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY	
	ACER RUBRUM 'ARMSTRONG' STD	ARMSTRONG RED MAPLE	24" BOX	MOD	2	
	CERCIS CANADENSIS 'OKLAHOMA' STD	OKLAHOMA REDBUD	24" BOX	MOD	2	

EXISTING TREE LEGEND							
SYMBOL	TREE #	BOTANICAL NAME	COMMON NAME	DBH	HEALTH	PROTECTED TREE	ARBORIST RECOMMENDATION
	70	PINUS PINEA	ITALIAN STONE PINE	43	GOOD	YES	REMOVE
	71	PINUS PINEA	ITALIAN STONE PINE	43	FAIR	YES	REMOVE
	72	CITRUS LIMON	LEMON	6, 4, 4	POOR	NO	REMOVE
	73	SEQUOIA SEMPERVIRENS	COAST REDWOOD	17	GOOD	YES	PRESERVE (OFFSITE)
	74	SEQUOIA SEMPERVIRENS	COAST REDWOOD	18	GOOD	YES	PRESERVE (OFFSITE)
NOTE: 1. REFER TO ARBORIST REPORT PREPARED BY HORTSCIENCE BARTLETT CONSULTING, DIVISIONS OF THE F.A. BARTLETT TREE EXPERT COMPANY AND DATED JULY 5, 2023 FOR MORE INFORMATION.							

PLANTING NOTES	
1.	THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2.	PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3.	ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
4.	PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
5.	NO CUTTING OF ANY PART OF PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT FOLLOWING CITY TREE PRESERVATION SPECIFICATIONS AND SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST AT (408) 615-3080. APPLICANT IS ADVISED TO CONTACT CITY ARBORIST TO OBTAIN REQUIRED TREE REMOVAL PERMITS IN THE EVENT TREES ARE REMOVED.
6.	NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
7.	ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS/SERVICE LINES, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS. EACH SIDE (24" DEPTH X 16' LENGTH, MIN.)





HORIZONTAL SLAT FENCE

A FENCING



C GANG MAILBOX



B PERMEABLE PAVERS

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
TREES					
	ACER RUBRUM 'ARMSTRONG' STD	ARMSTRONG RED MAPLE	24"BOX	MOD	2
	CERCIS CANADENSIS 'OKLAHOMA' STD	OKLAHOMA REDBUD	24"BOX	MOD	2
SHRUBS					
	AP AGAPANTHUS AFRICANUS 'PETER PAN WHITE'	PETER PAN WHITE AFRICAN LILY	1 GAL	MOD	58
	BT BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE STALKED BULBINE	1 GAL	LOW	38
	CC CEANOTHUS X 'CENTENNIAL'	CENTENNIAL WILD LILAC	1 GAL	LOW	37
	EU EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	LOW	6
	NL NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	LOW	18
	NP NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5 GAL	LOW	88
	PM PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	MOD	4
	RP RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORN	5 GAL	LOW	17
	WM WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	5 GAL	LOW	16
BIO-RETENTION					
	CD CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW	93
	CT CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	LOW	8
	JP JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	58
	MR MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	8

TREES



ACER RUBRUM 'ARMSTRONG'



CERCIS CANADENSIS 'OKLAHOMA'

SHRUBS



AGAPANTHUS A. 'PETER PAN WHITE'



NANDINA 'FIREPOWER'



BULBINE 'TINY TANGERINE'



CEANOTHUS X 'CENTENNIAL'



PODOCARPUS 'MAKI'

BIORETENTION



CAREX DIVULSA



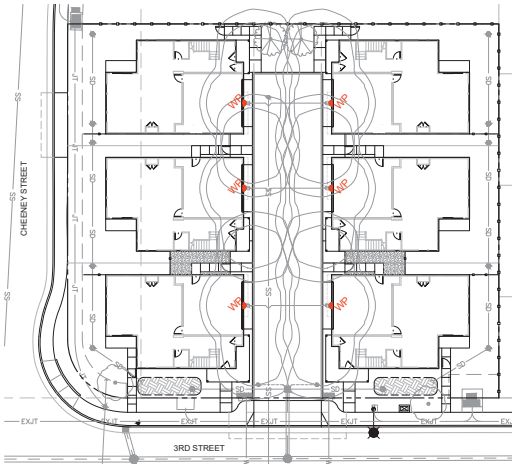
CHONDROPETALUM TECTORUM



JUNCUS PATENS



MUHLENBERGIA RIGENS



D LIGHTING

SCALE: 1" = 20'-0"

LIGHTING CONCEPT STATEMENT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF SANTA CLARA. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

THE BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS.

THE PROPOSED DRIVEWAY IS INTENDED TO BE LIT USING WALL PACKS.

LIGHT LOCATIONS ARE SCHEMATIC FINAL LOCATIONS SHALL BE PER PHOTOMETRIC PLAN.

LIGHT FIXTURE SCHEDULE

SYMBOL	CATALOG #	HEIGHT	DESCRIPTION
	H.E. WILLIAMS, INC. VWM LED - VOLTAIRE MINI ARCHITECTURAL WALL PACK VWM-H-L28/748-T3-0BZ-SDGL-XX-DIM-UNV (OR EQUIVALENT)	NA	WALL PAC LIGHTS
	EXISTING STREET LIGHT	PER CITY OF SANTA CLARA STANDARDS	



SITE IMAGERY AND PRELIMINARY LIGHTING PLAN
CONCEPTUAL DESIGN PHASE
JANUARY 16, 2024

VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126

4503 CHEENEY STREET
Santa Clara, California

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com



L-3
Project No. 07723

