

4503 CHEENEY STREET DEVELOPMENT REVIEW HEARING

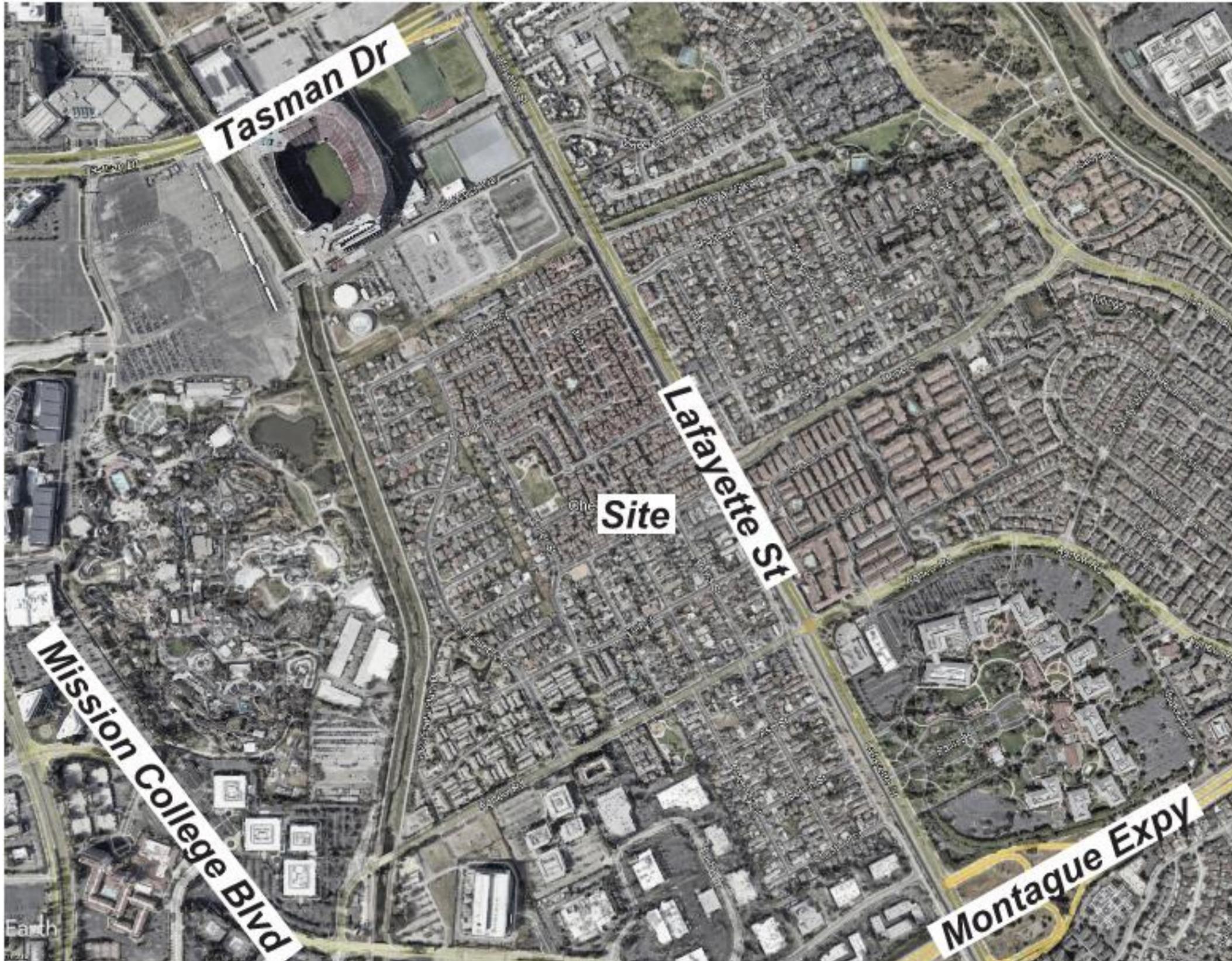


PROJECT INTRODUCTION

- Valley Oak Partner and Team Member Introduction
- Overview of Property / Development Process Thus Far
- Overview of Site Layout and Architecture
- Q&A



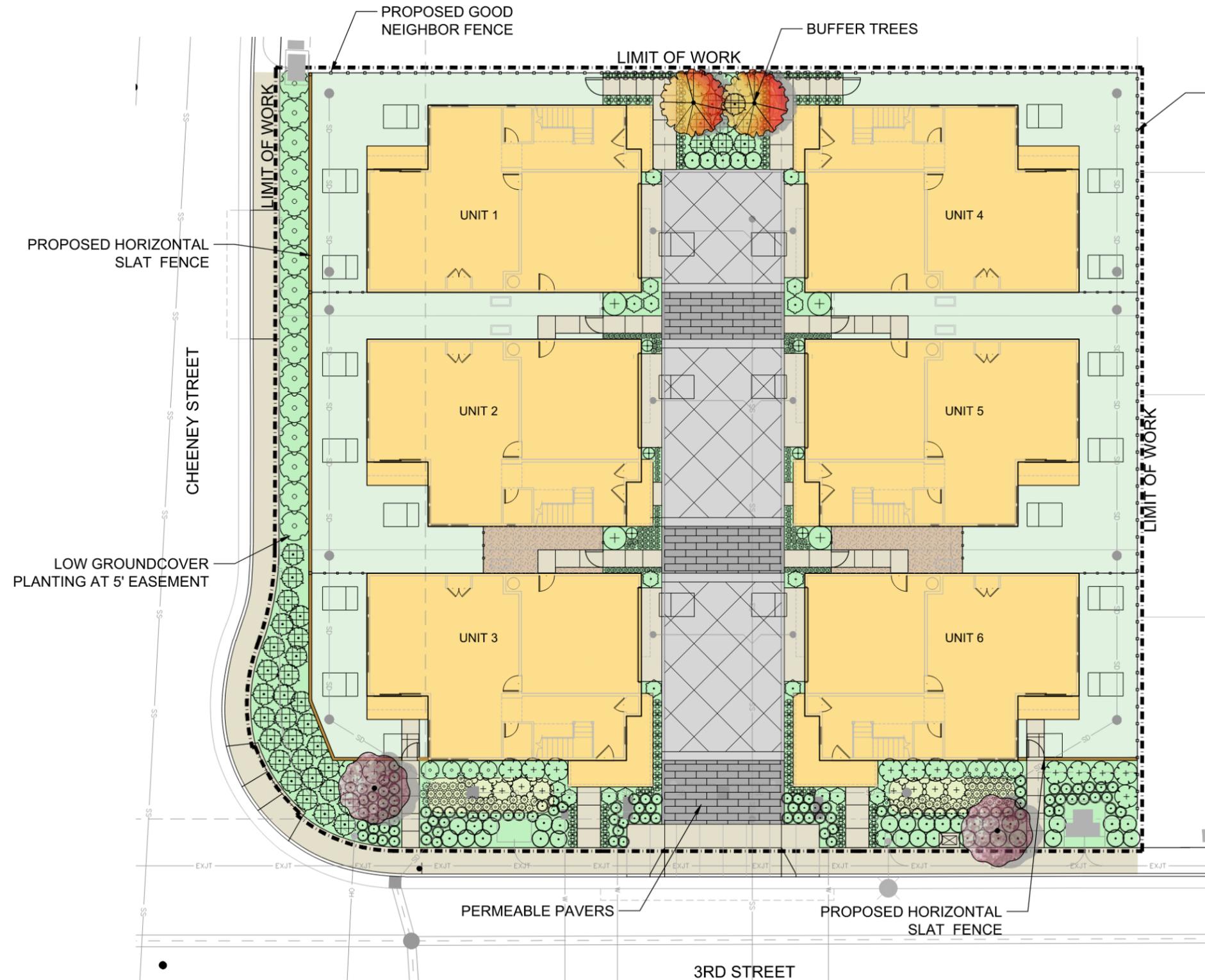
SITE PLAN OVERVIEW – VICINITY MAP



SITE PLAN OVERVIEW – EXISTING CONDITIONS



SITE PLAN OVERVIEW – PROPOSED LANDSCAPE PLAN

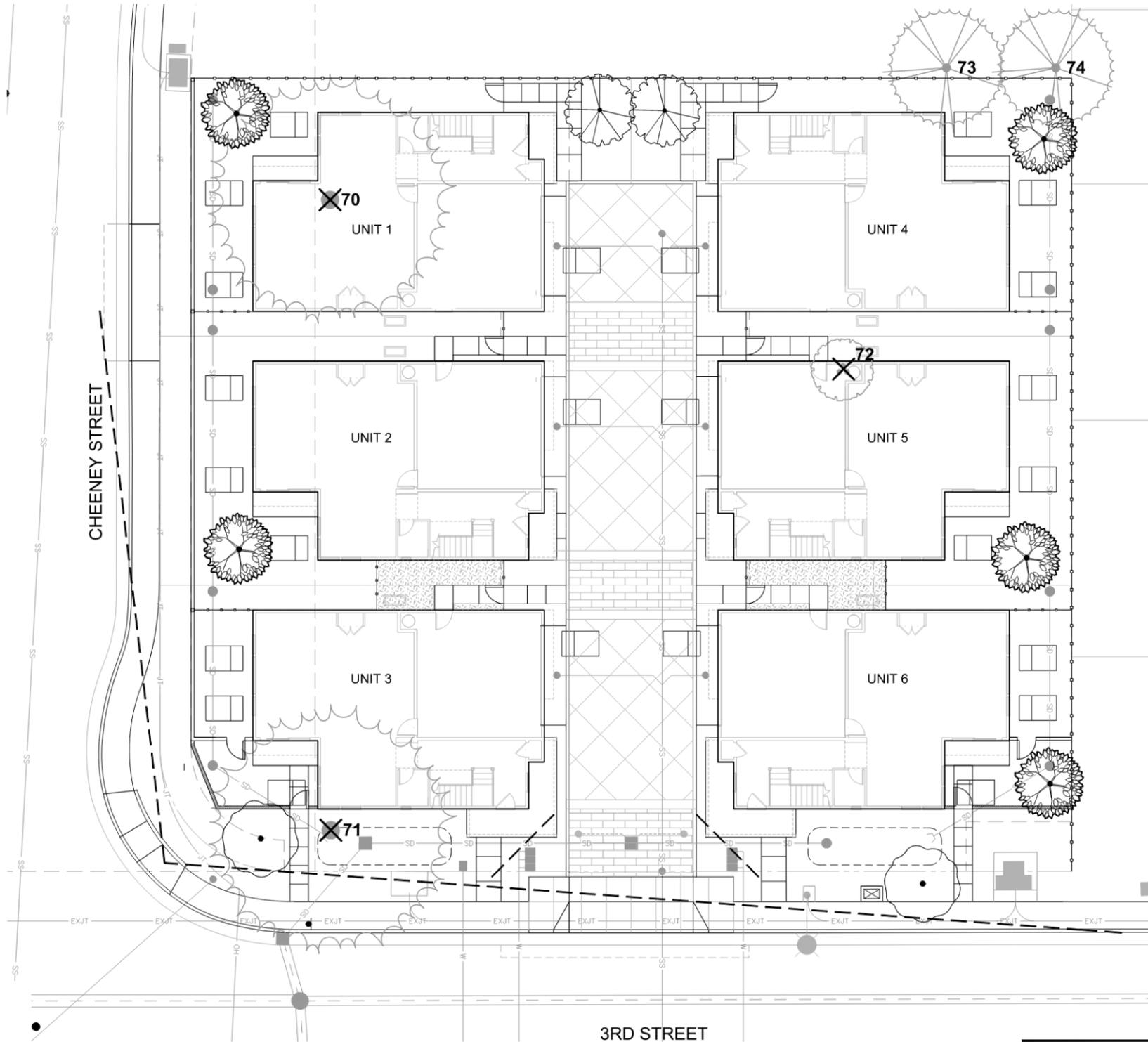


PROPOSED PLANT PALETTE

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					
	AGAPANTHUS AFRICANUS 'PETER PAN WHITE'	PETER PAN WHITE AFRICAN LILY	1 GAL	MOD	99
	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE STALKED BULBINE	1 GAL	LOW	37
	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	90
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	MOD	4
	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORN	5 GAL	LOW	16
	WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	5 GAL	LOW	16
BIO-RETENTION					
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW	106
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	LOW	8
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	66
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	8



SITE PLAN OVERVIEW – TREES IN PRIVATE YARDS



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 GROUNDCOVER 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.)

SEE SHEET L-5 FOR CITY OF SANTA CLARA TREE PROTECTION STANDARD AND ARBORIST NOTES

PROPOSED TREE 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
	DODONAEA VISCOSA 'ARIZONA GREEN'	HOPSEED BUSH	24"BOX	MOD	5

TREE REPLACEMENT

*REQUIRED TREE REPLACEMENT RATIO IS 2:1

EXISTING TREES	QUANTITY
TO BE REMOVED	3
TOTAL EXISTING TREES TO BE REMOVED:	3

PROPOSED TREES	QUANTITY
24" BOX TREE	9
TOTAL PROPOSED TREES:	9
TOTAL REPLACEMENT TREES PER COA's:	6

- *NOTE:
1. REPLACEMENT TREE PLANTING AT A MINIMUM RE-PLANTING RATIO OF 2:1 FOR THE REMOVAL OF PROTECTED TREES. REPLACEMENT RATIOS PER CONDITIONS OF APPROVAL.



SITE PLAN OVERVIEW – SITE LAYOUT & CONTEXT

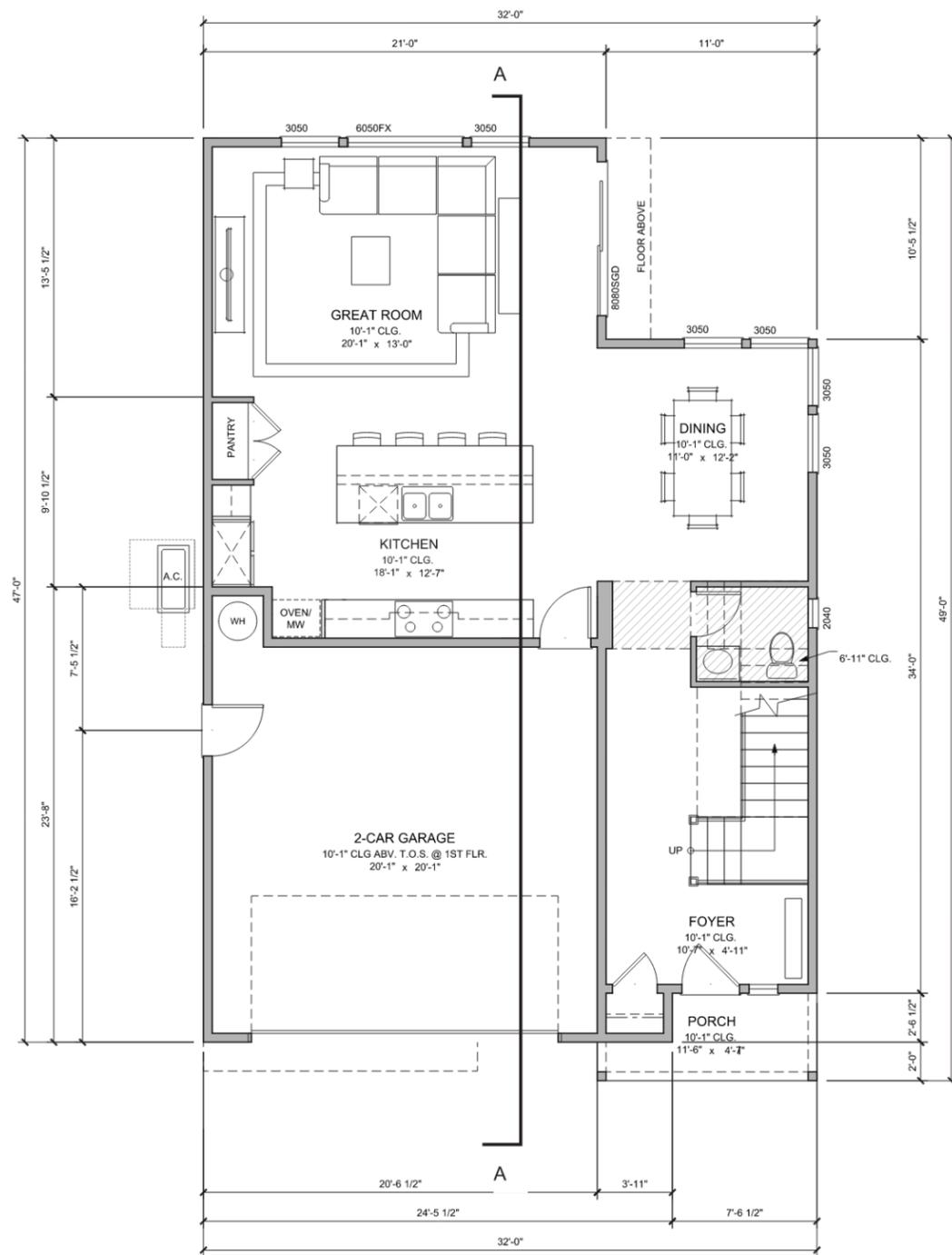


Building coverage	35% max.	18.16.100	DB Waiver Request 5	48%
Open landscaped area	45% min.	18.16.110	DB Waiver Request 6	39%
	8,393 SF			7,285 SF

SITE PLAN OVERVIEW – SITE LAYOUT & CONTEXT

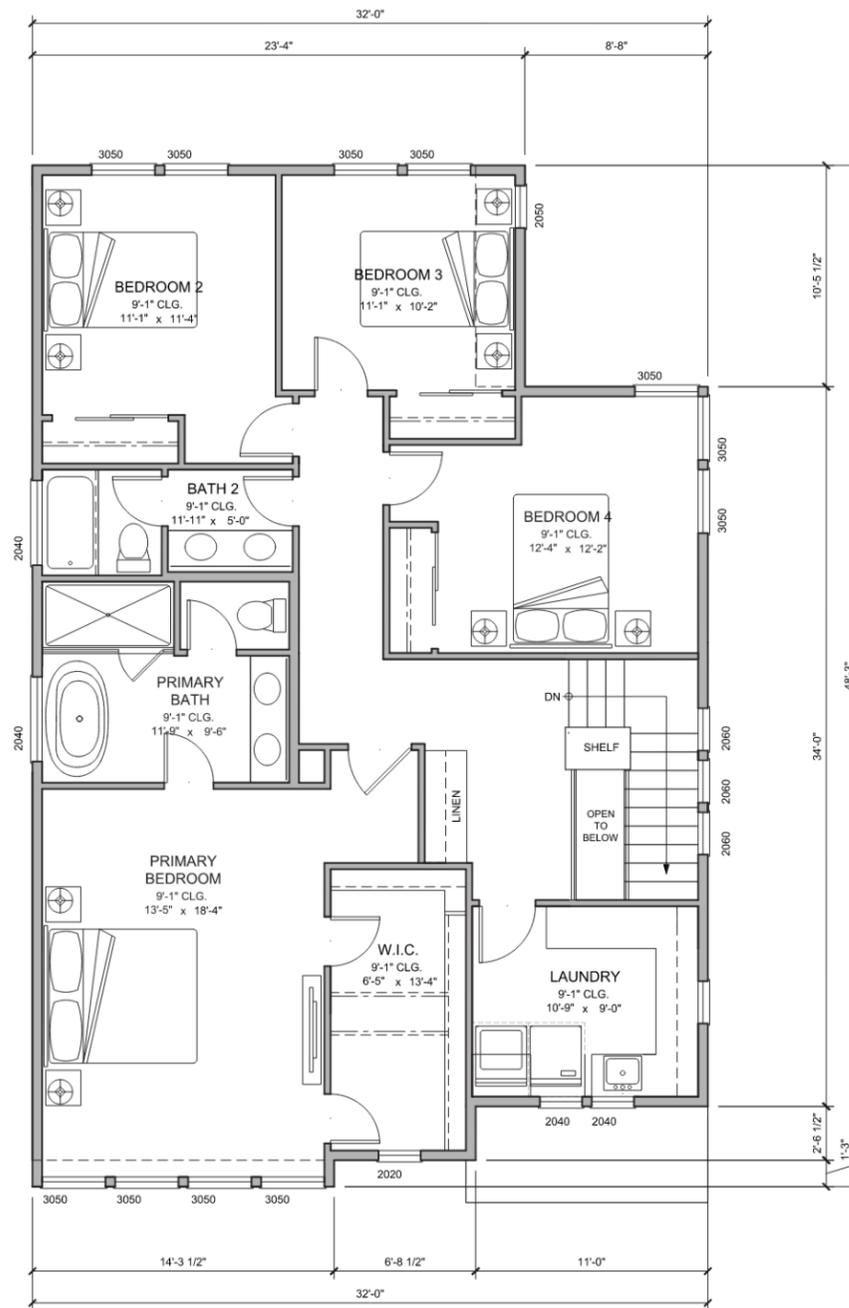


ARCHITECTURAL OVERVIEW – FLOORPLANS

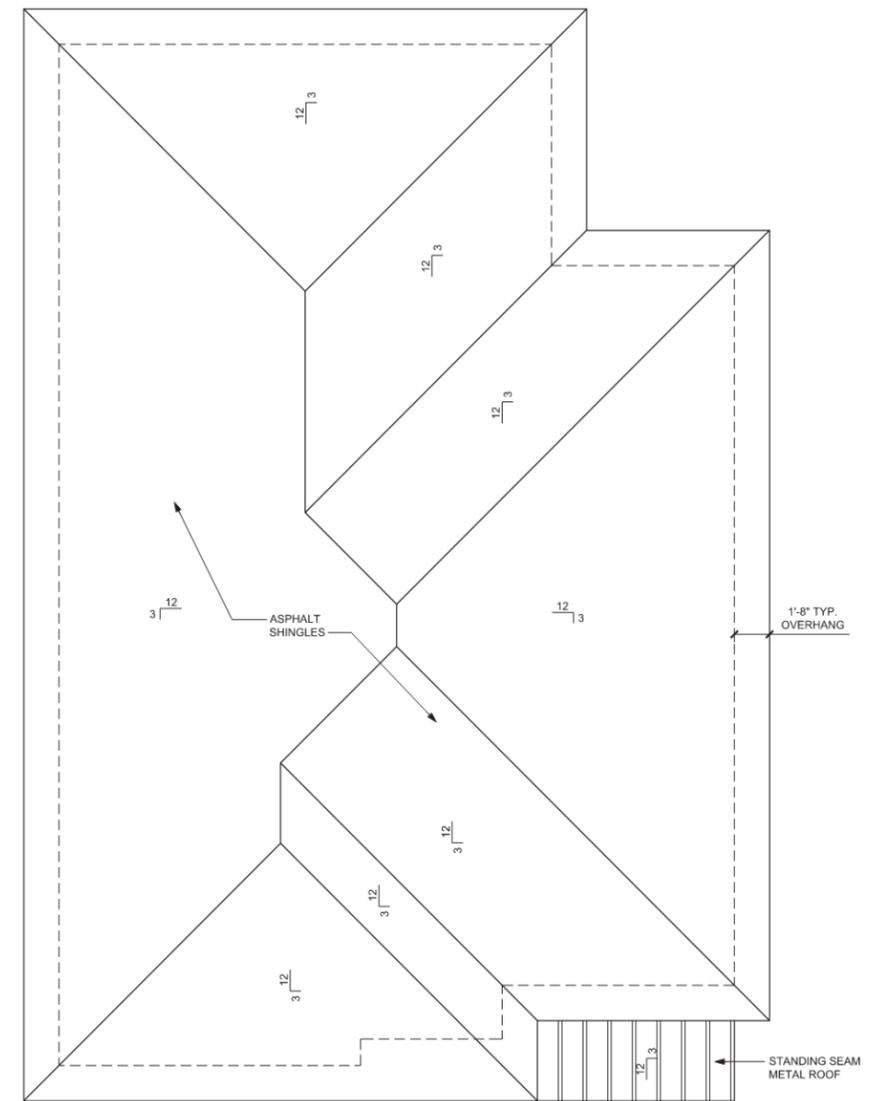


PLAN 1 - MAIN FLOOR PLAN

LOTS 2, 3, 4, & 5



PLAN 1 - UPPER FLOOR PLAN

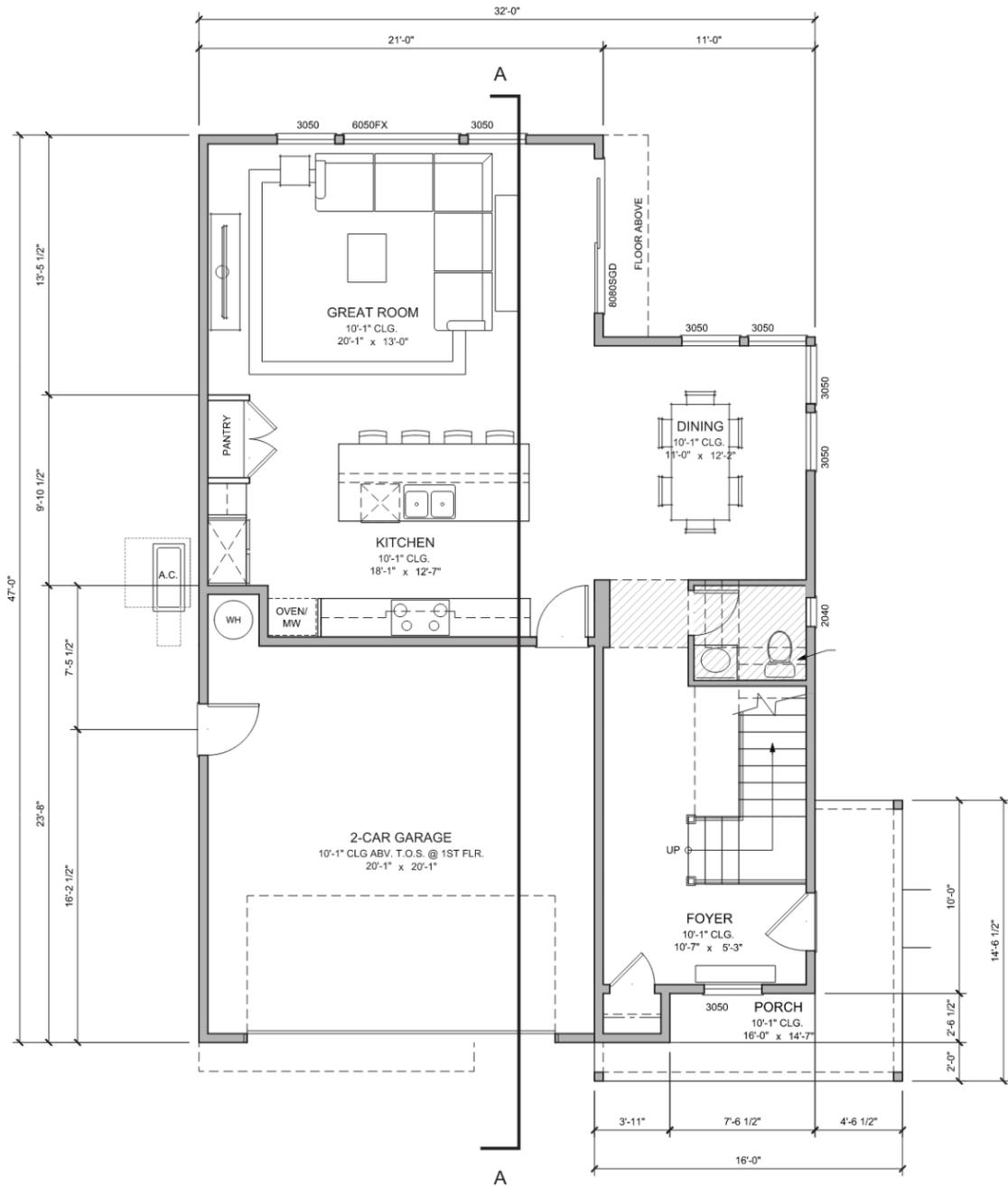


PLAN 1 - ROOF PLAN



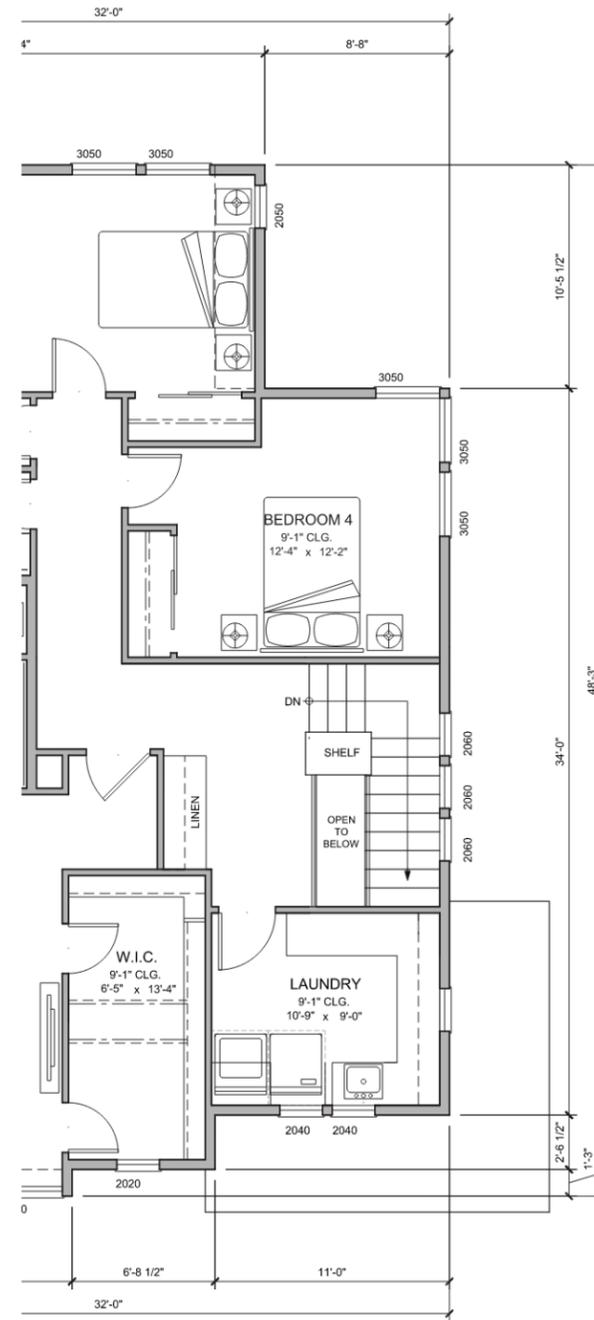
SITE KEY

ARCHITECTURAL OVERVIEW – FLOORPLANS

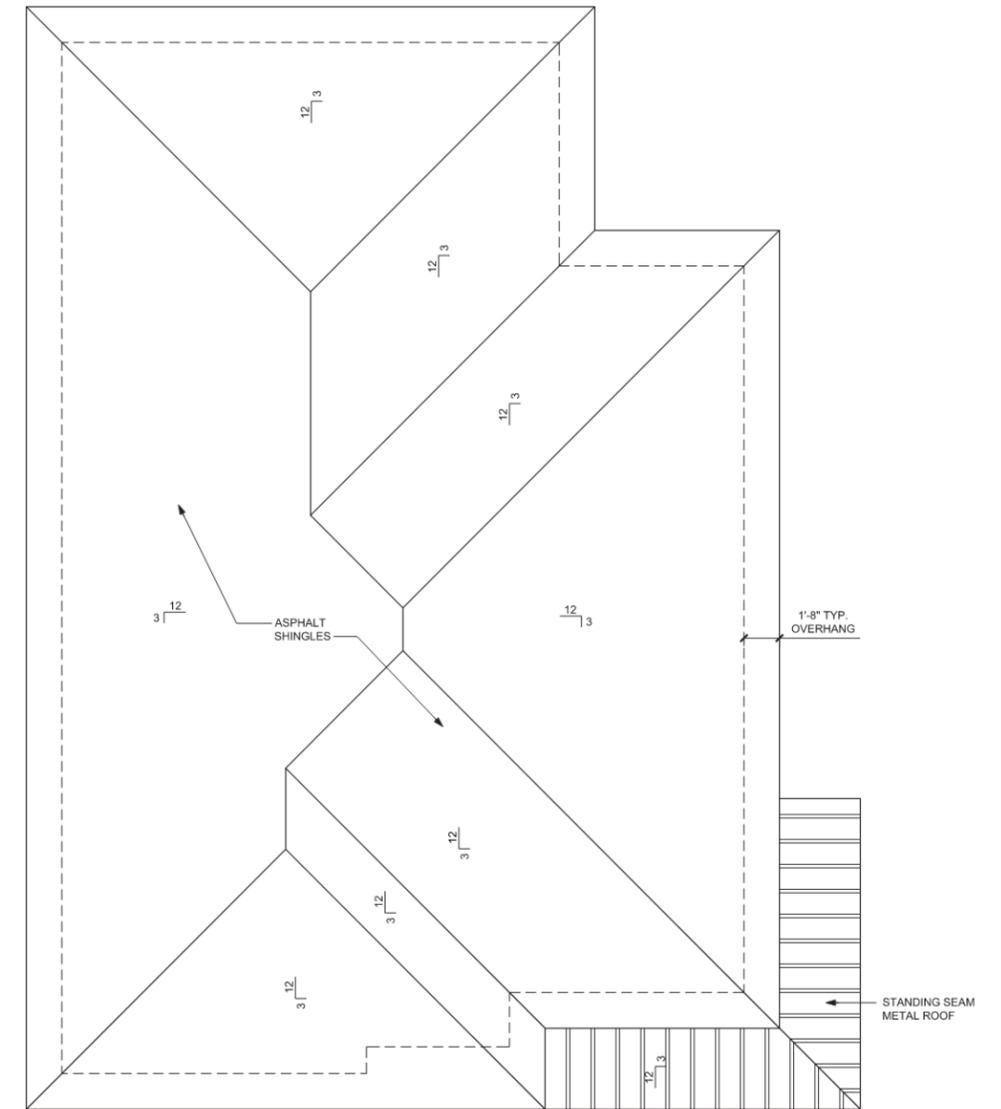


PLAN 1A - MAIN FLOOR PLAN

LOTS 1 & 6



PLAN 1A - PARTIAL UPPER FLOOR PLAN

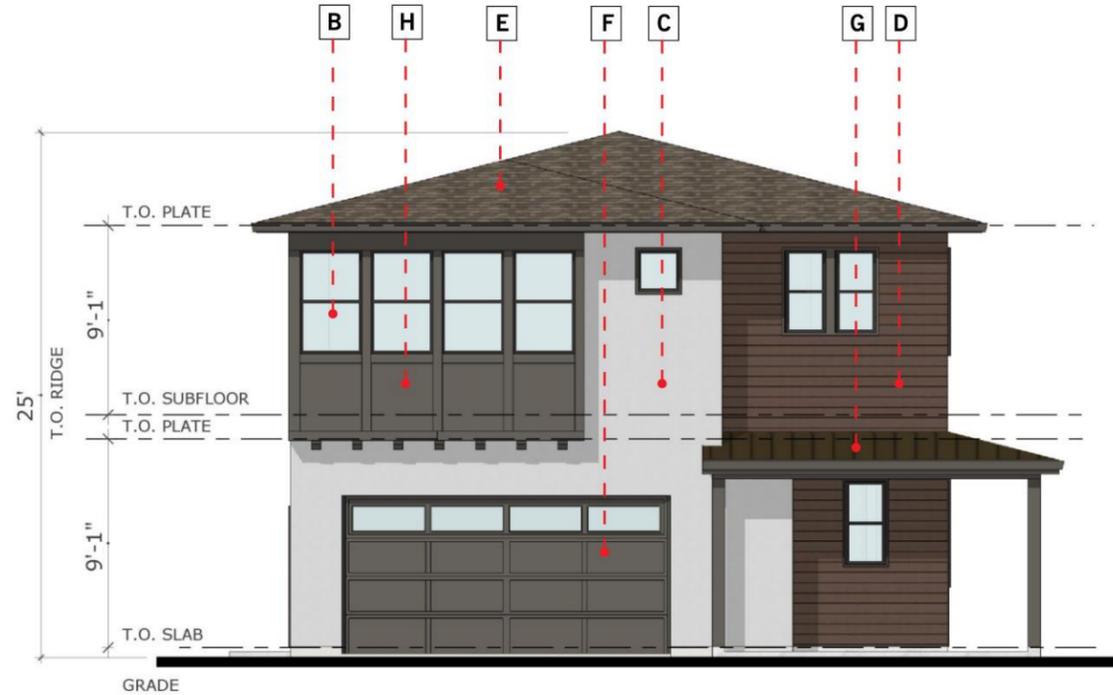


PLAN 1A - ROOF PLAN

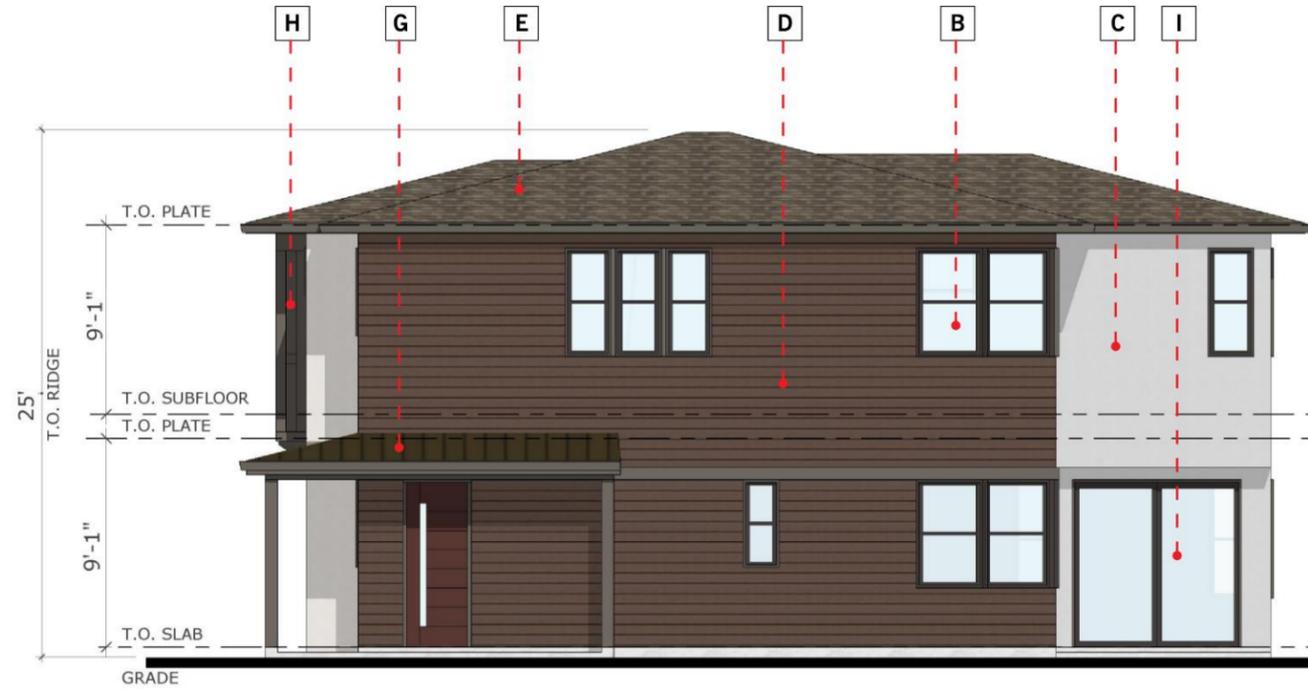


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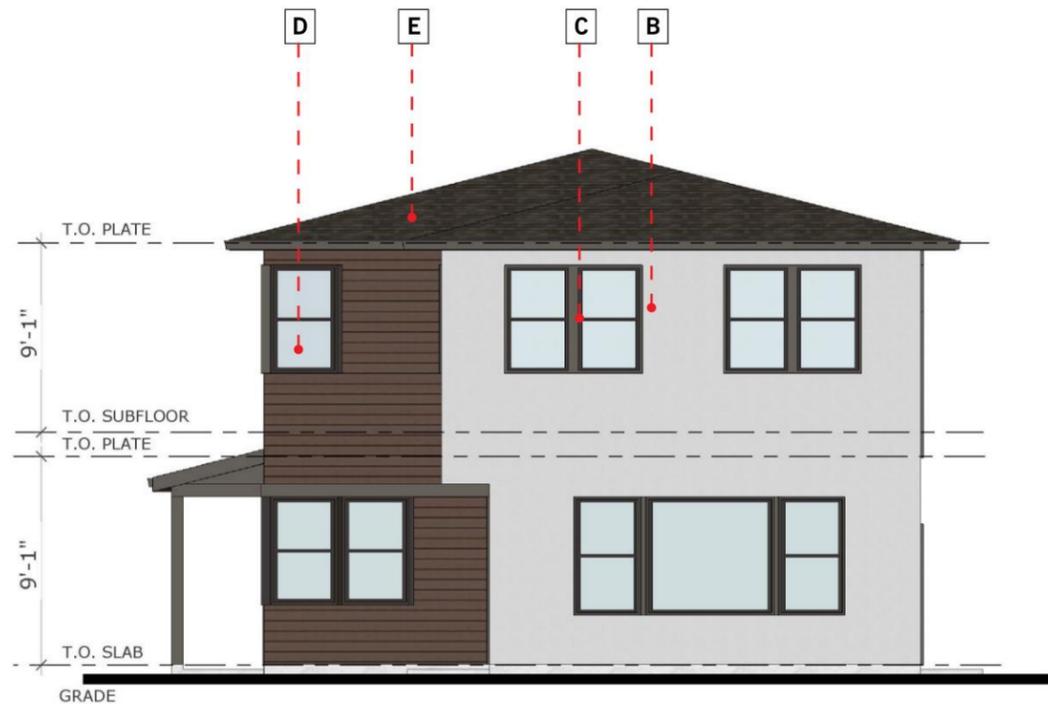
ARCHITECTURAL OVERVIEW – ELEVATIONS



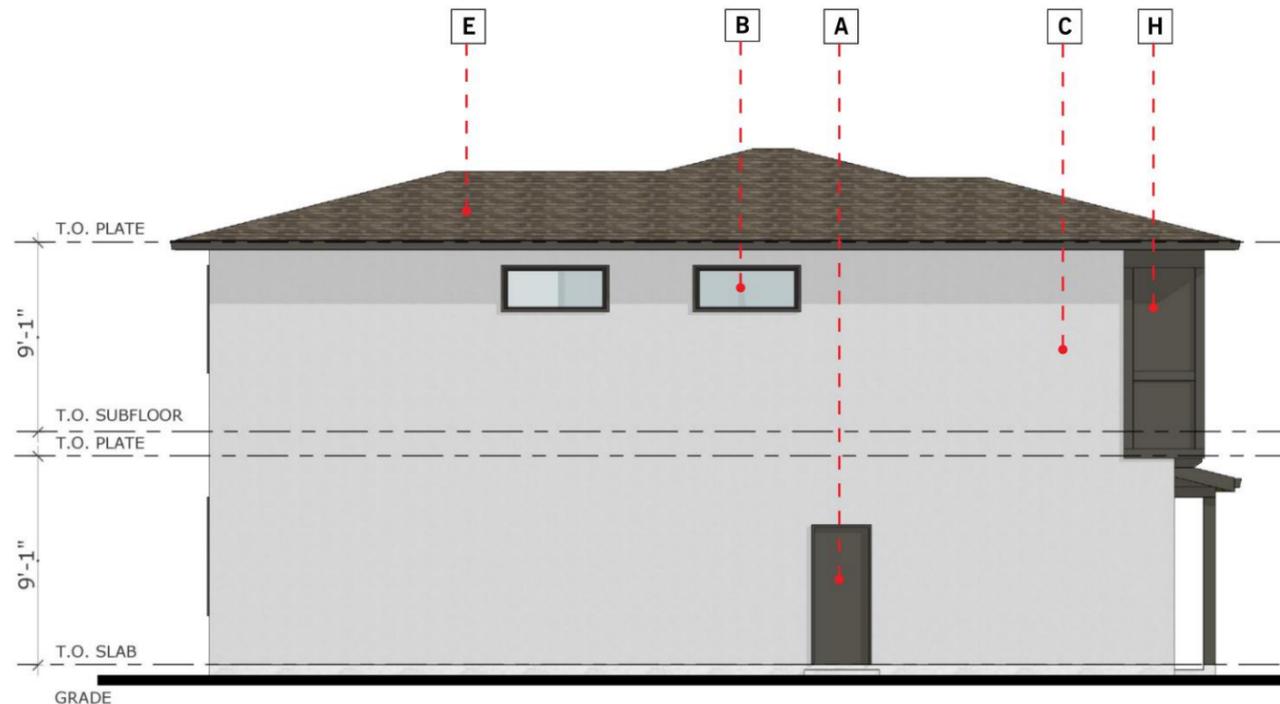
FRONT ELEVATION



RIGHT ELEVATION



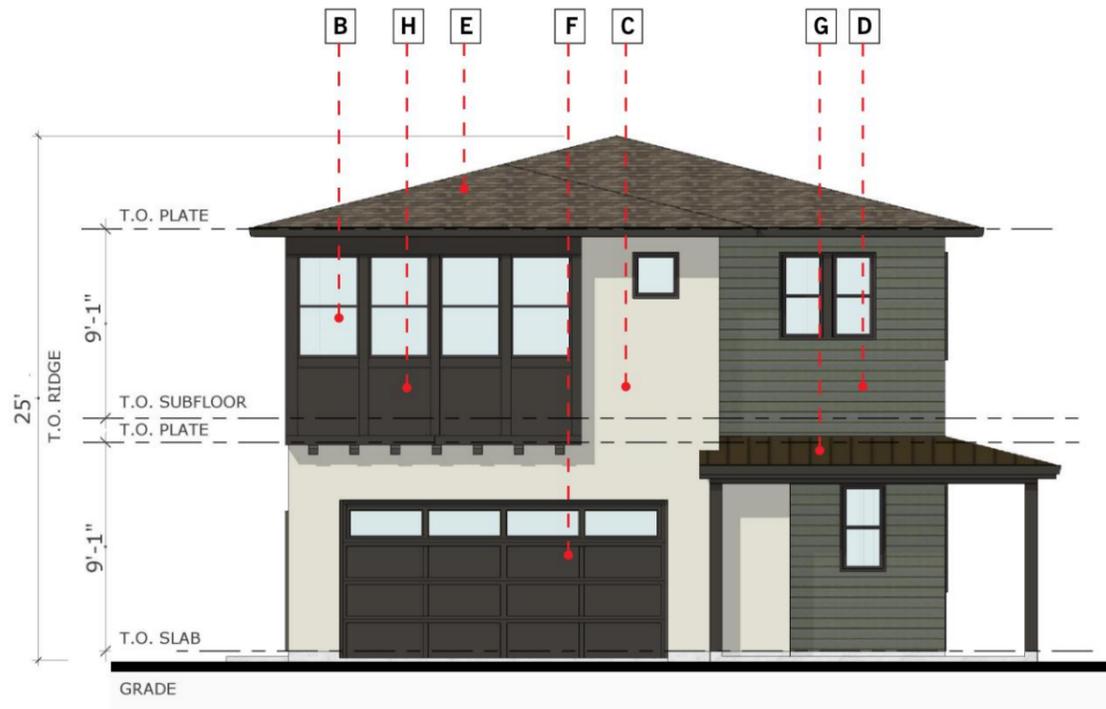
REAR ELEVATION



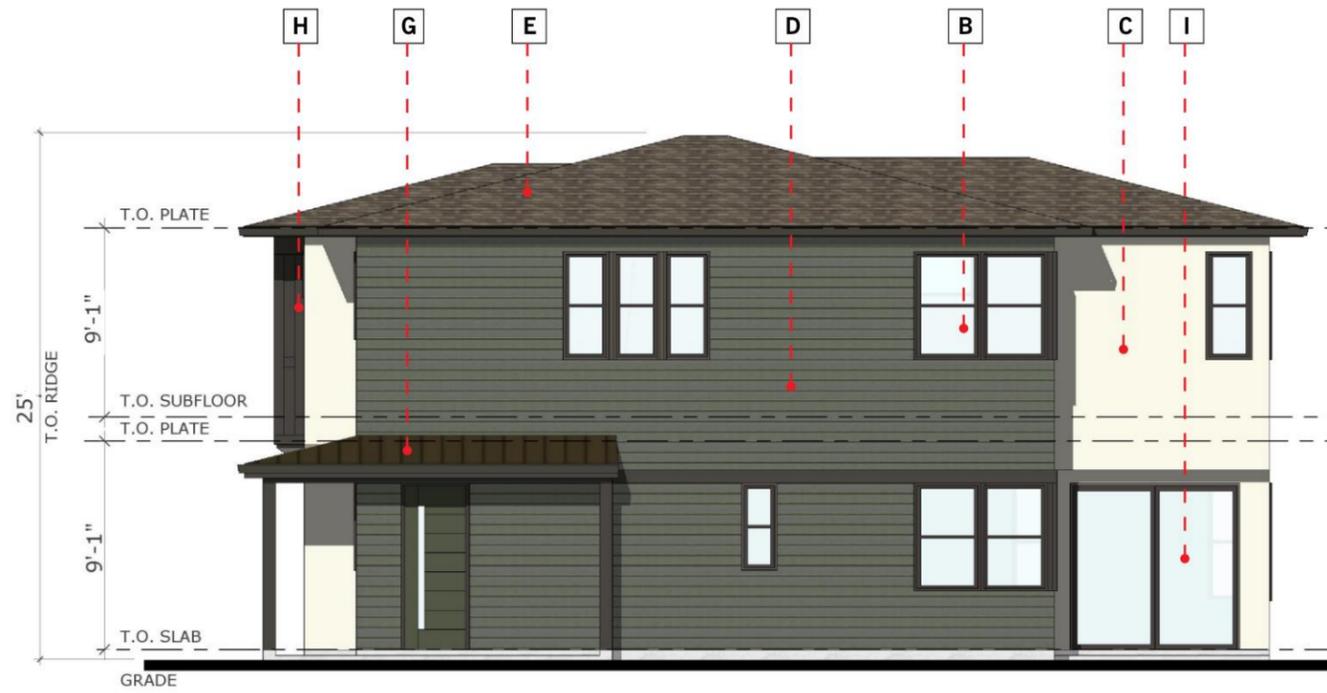
LEFT ELEVATION

- 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

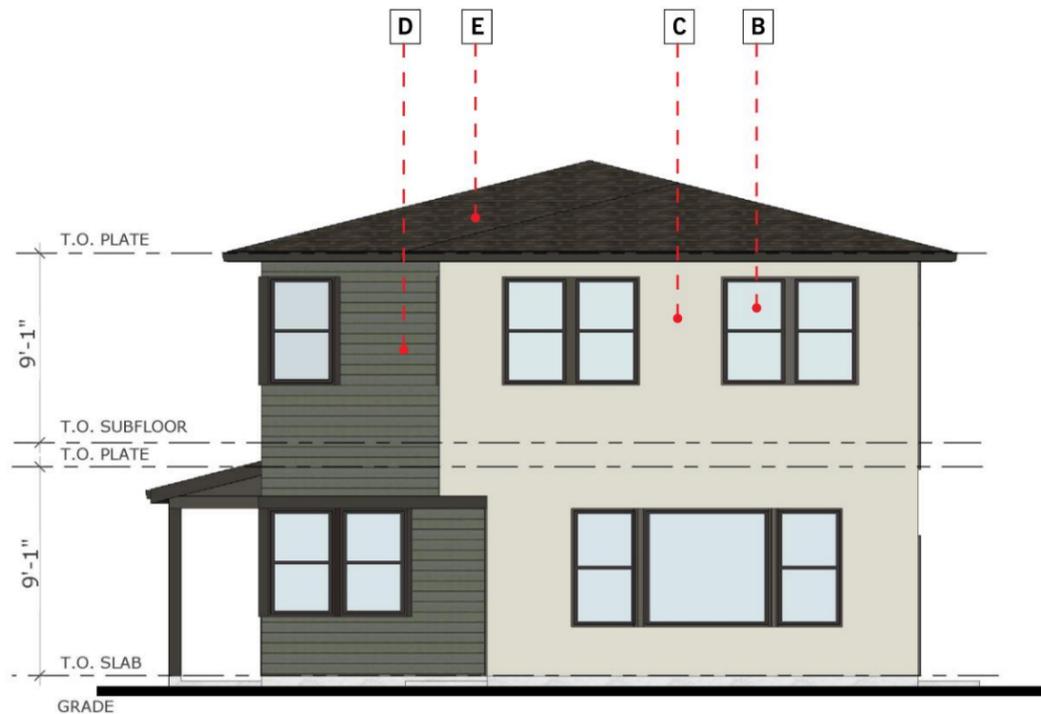
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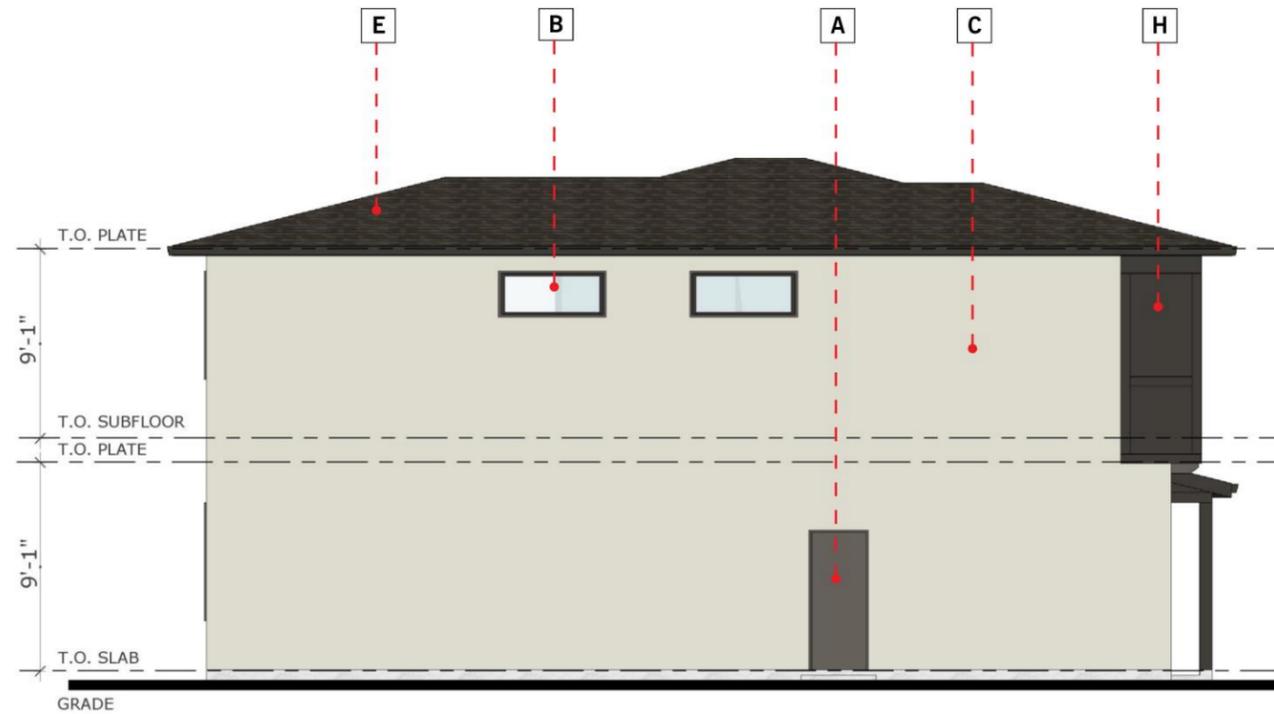
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

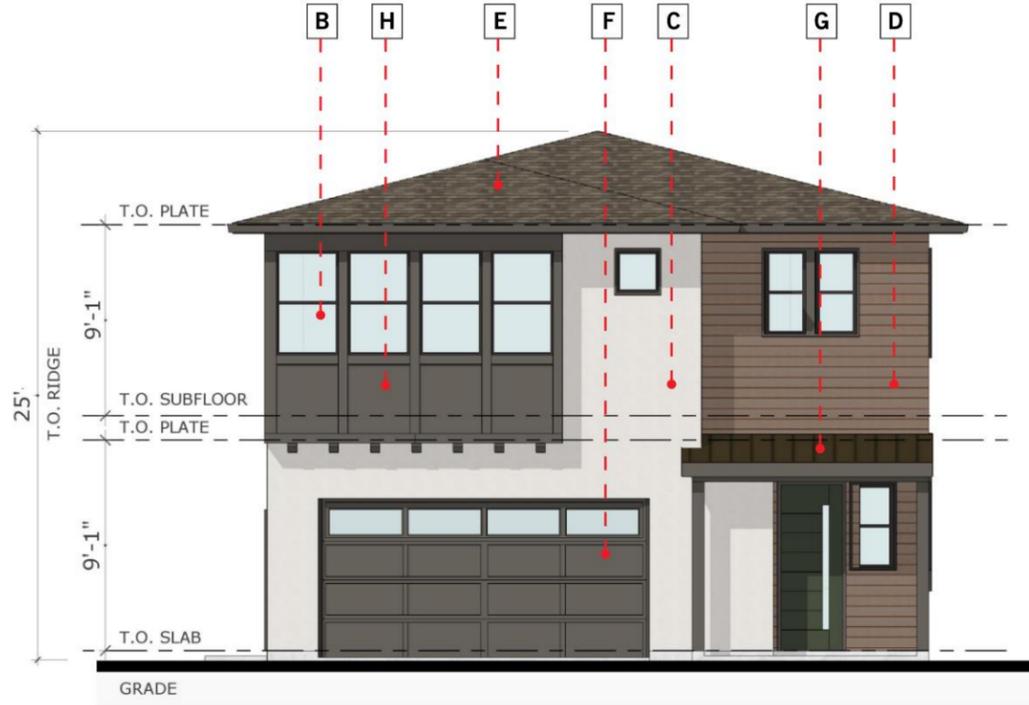


LEFT ELEVATION

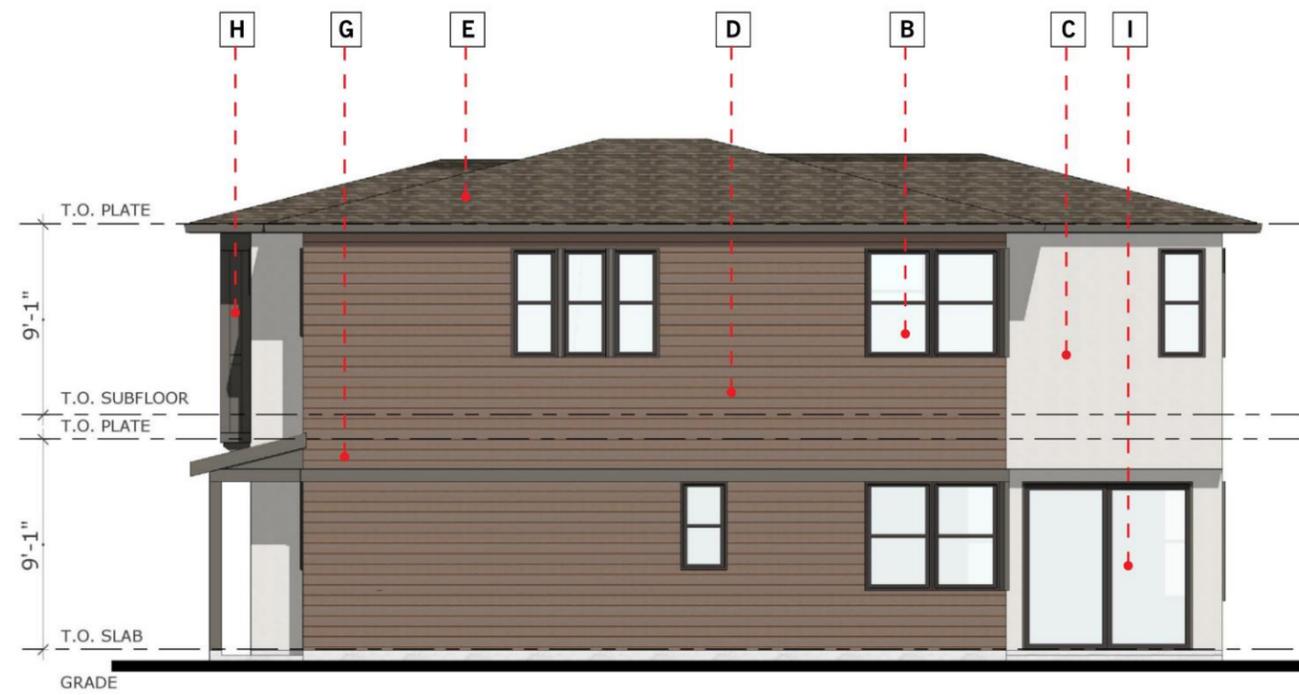
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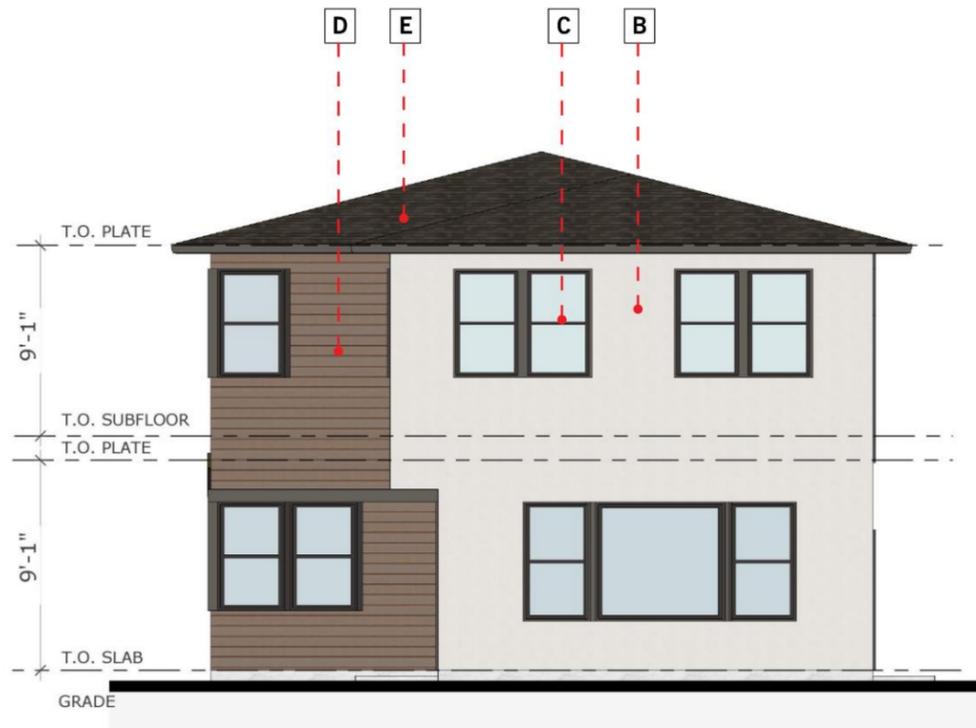
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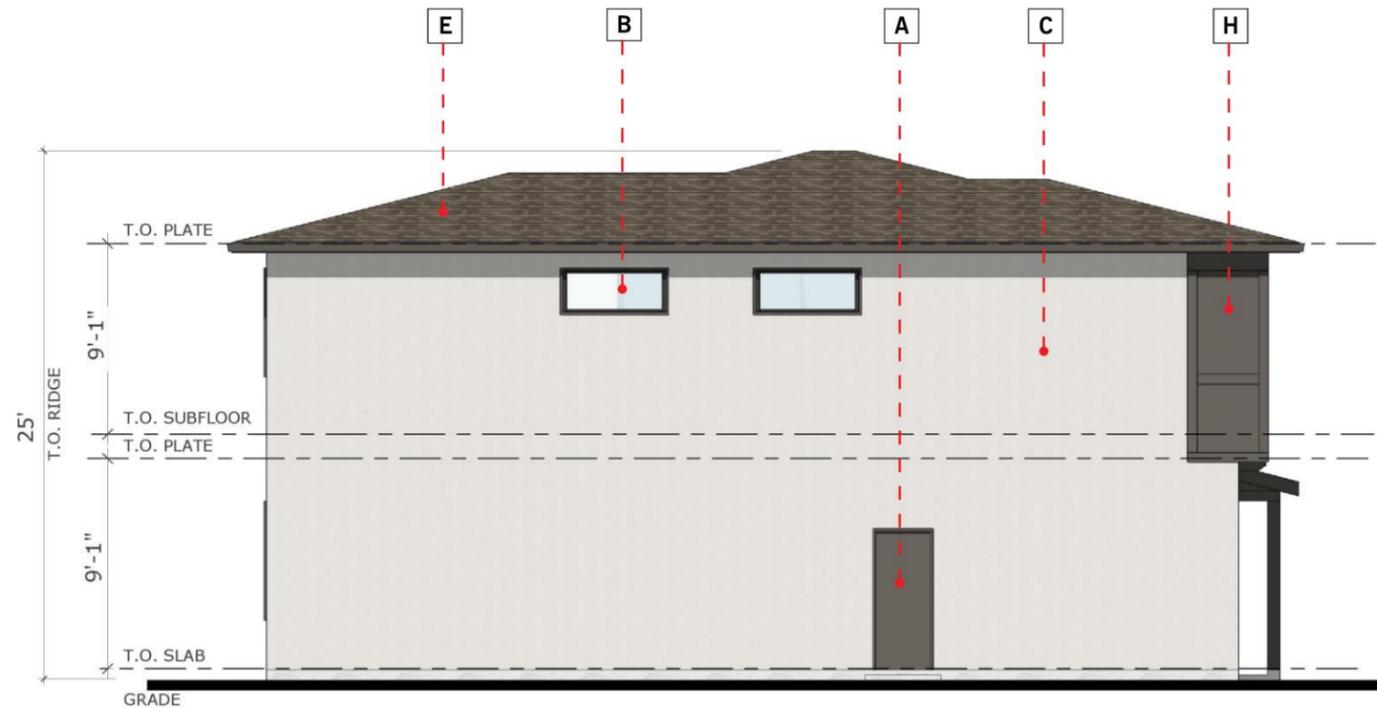
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

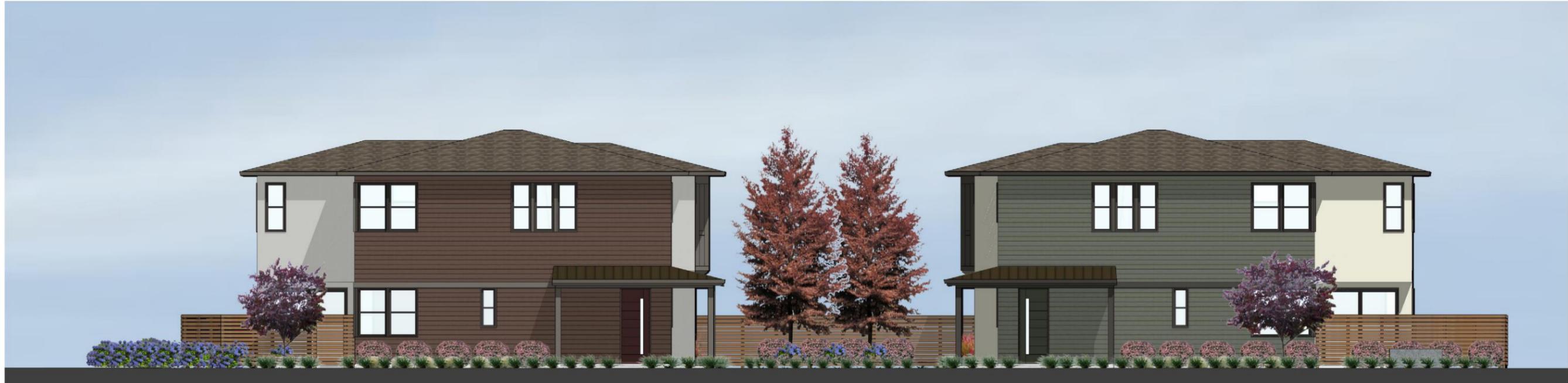


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ARCHITECTURAL OVERVIEW – STREETScape



THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

ARCHITECTURAL OVERVIEW – 3D RENDERING



4503 CHEENEY STREET COMMUNITY MEETING

