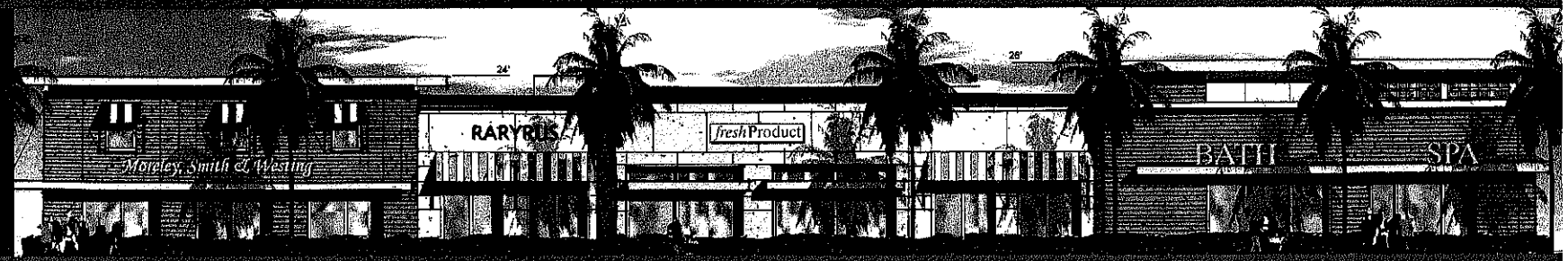
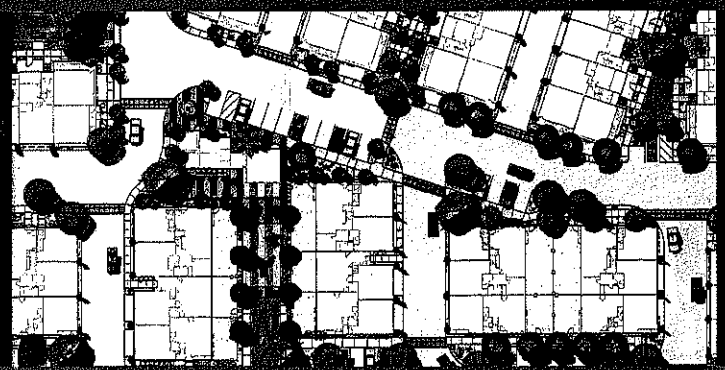




MILLER FAMILY PROPERTY

Mixed Use Development Proposal

BY SUMMERHILL HOMES

NOVEMBER 9, 2011

Our Team

Property Owner: **The Dorothy Miller Family Limited Partnership**

Contact: Mark Miller

P.O. Box 60189, Sunnyvale, CA 94088

Developer: **SummerHill Homes**

Contact: Katia Kamangar
kkamangar@shhomes.com

777 California Avenue
Business: (650) 842-2371

Palo Alto, CA 94304
Fax: (650) 857-1077

Civil Engineer: **Carlson, Barbee & Gibson, Inc.**
CIVIL ENGINEERS • SURVEYORS • PLANNERS

Contact: Greg Miller
gmiller@cbandg.com

6111 Bollinger Canyon Road
Business: (925) 866-0322

Suite 150 San Ramon, CA 94583
Fax: (925) 866-8575 www.cbandg.com

Landscape Architect: **The Guzzardo Partnership, Inc.**
Landscape Architects-Land Planners

Contact: Gary D. Laymon, Principal
glaymon@TGP-INC.com

181 Greenwich Street
Business: (415) 433-4672 x 16

San Francisco, California 94111
Fax: (415) 433-5003 www.tgp-inc.com

Residential Architect: **William Hezmalhalch Architects, Inc.**

Contact: Jeff Chelwick, Architect, Senior Principal
jeffc@whainc.com

6111 Bollinger Canyon Road
2850 Redhill Avenue
Business: (949) 250-0607

Suite 495 San Ramon, CA 94583
Suite 200 Santa Ana, CA 92705
Fax: (949) 250-1529 www.wharchitects.com

Retail Architect: **Kenneth Rodrigues & Partners, Inc.**

Contact: Kenneth Rodrigues, FAIA
kenr@krparchitects.com

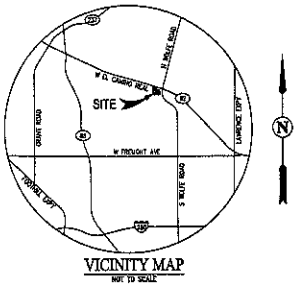
445 N. Whisman Road
Business: (650) 965-0700

Suite 200 Mountain View, CA 94043
Fax: (650) 960-0700 www.krparchitects.com

TACHMENT

MILLER FAMILY PROPERTY

MIXED USED DEVELOPMENT PROPOSAL
BY SUMMERHILL HOMES
SUNNYVALE, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX :

T.1 TITLE SHEET

CIVIL PLANS:

TM 1.0 TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
TM 2.0 BOUNDARY AND EXISTING CONDITIONS
TM 3.0 SITE PLAN - RETAIL
TM 3.1 SITE PLAN - RESIDENTIAL
TM 4.0 GRADING AND DRAINAGE PLAN - RETAIL
TM 4.1 GRADING AND DRAINAGE PLAN - RESIDENTIAL
TM 5.0 UTILITY PLAN - RETAIL
TM 5.1 UTILITY PLAN - RESIDENTIAL
TM 6.0 PRELIMINARY POST-CONSTRUCTION BMP PLAN
TM 7.0 FIRE ACCESS AND SERVICES

LANDSCAPE PLANS:

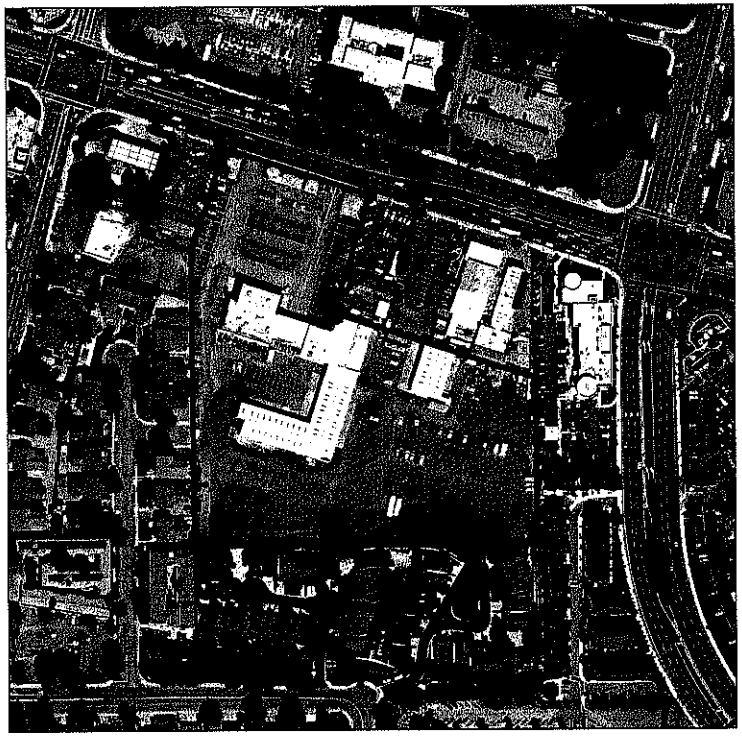
L.1 LANDSCAPE MASTER PLAN
L.2 PEDESTRIAN CIRCULATION DIAGRAM
L.3 RETAIL SCHEMATIC LANDSCAPE PLAN
L.4 RESIDENTIAL SCHEMATIC LANDSCAPE PLAN
L.5 LANDSCAPE MATERIALS AND IMAGERY
L.6 LANDSCAPE SITE SECTIONS

ARCHITECTURAL PLANS - RETAIL:

A0.0 BUILDING PLAN & EXTERIOR ELEVATIONS - RETAIL

ARCHITECTURAL PLANS - RESIDENTIAL:

A1.1 BUILDING PLAN - BUILDING 100 (TRIPLEX)
A1.2 EXTERIOR ELEVATIONS - BUILDING 100 (TRIPLEX)
A2.1 BUILDING PLAN - BUILDING 200 (QUADPLEX)
A2.2 EXTERIOR ELEVATIONS - BUILDING 200 (QUADPLEX)
A3.1 BUILDING PLAN - BUILDING 300 (5-PLEX TOWNHOME)
A3.2 EXTERIOR ELEVATIONS - BUILDING 300 (5 PLEX TOWNHOME)
A4.1 BUILDING PLAN - BUILDING 400 (7 PLEX TOWNHOME)
A4.2 EXTERIOR ELEVATIONS - BUILDING 400 (7 PLEX TOWNHOME)
A5.1 BUILDING PLAN - BUILDING 500 (7 PLEX TOWNHOME)
A5.2 EXTERIOR ELEVATIONS - BUILDING 500 (7 PLEX TOWNHOME)
A6.1 BUILDING PLAN - BUILDING 600 (10 PLEX TOWNHOME)
A6.2 BUILDING PLAN - BUILDING 600 (10 PLEX TOWNHOME)
A6.3 EXTERIOR ELEVATIONS - BUILDING 600 (10 PLEX TOWNHOME)
A7.1 BUILDING PLAN & EXTERIOR ELEVATIONS - COMMUNITY BUILDING



PROJECT INFORMATION :

SITE AREA:	8.29± AC
SITE ADDRESS:	660 EL CAMINO REAL, SUNNYVALE, CA
A.P.N.:	201-22-011, 201-23-029
ZONING DESIGNATION:	(C2-ECR) HIGHWAY BUSINESS
EXISTING LAND USE:	VACANT, FORMER RETAIL
PROPOSED LAND USE:	RETAIL & MULTI-FAMILY RESIDENTIAL

ATTACHMENT D
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SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

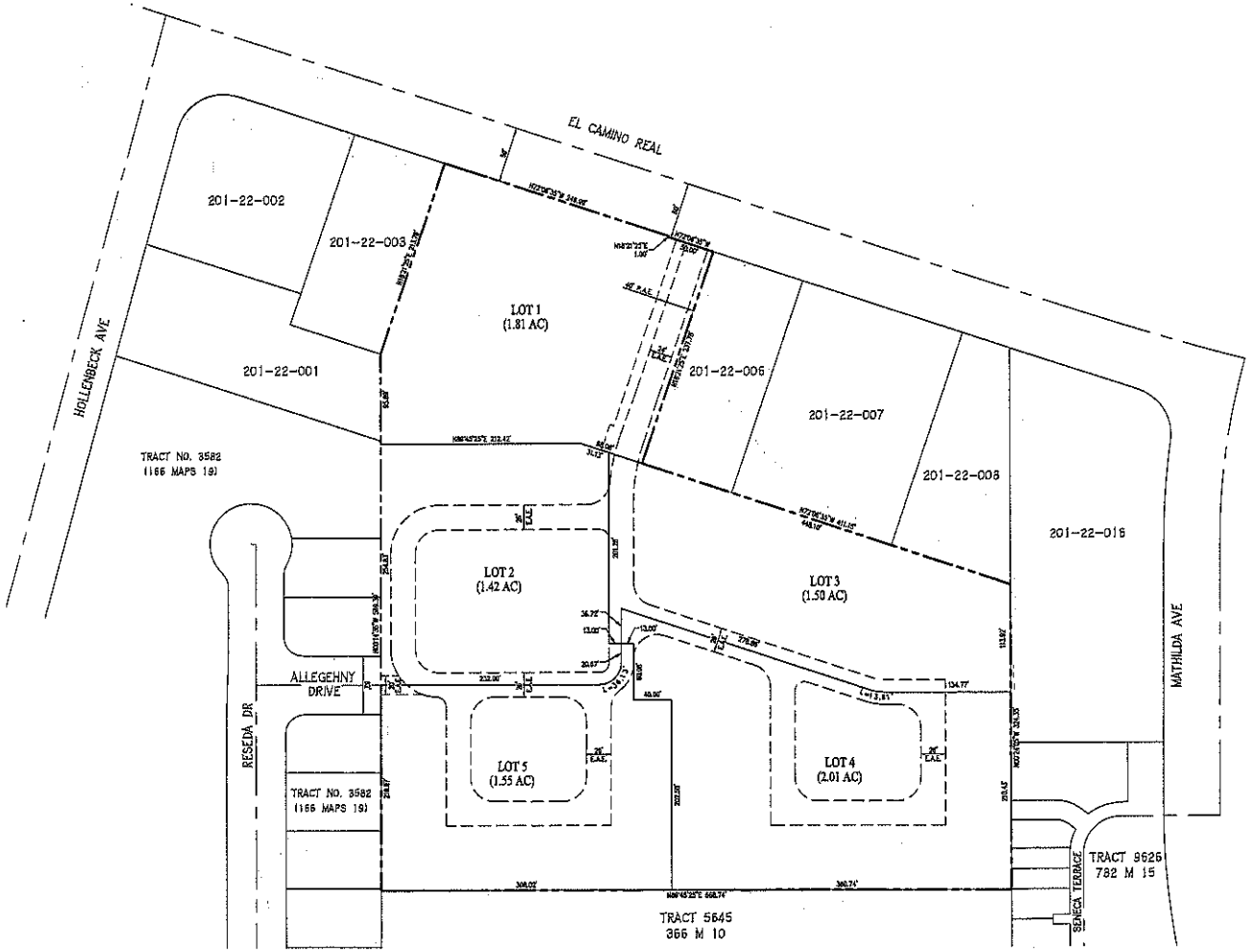
Carlson, Barbee & Gibson, Inc.

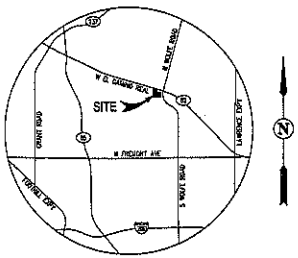
WILLIAM HEZMALHALCH ARCHITECTS INC.

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003
www.tgp-inc.com

T.1

NOVEMBER 9, 2011





VICINITY MAP
NOT TO SCALE

CONTACTS

1.	OWNER:	THE DOROTHY MILLER FAMILY LIMITED PARTNERSHIP MARK MILLER P.O. BOX 60139 SUNNYVALE, CA 94088
2.	DEVELOPER:	SUMMERHILL HOMES KATIN KAMANGAR KEVIN ZARAMSKI 777 CALIFORNIA AVENUE PALO ALTO, CA 94304 (650) 857-0122
3.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. GREG MILLER 2811 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322
4.	SOILS ENGINEER:	ENGEO, INC. JULIA MORIARTY 6399 SAN IGNACIO AVENUE, SUITE 150 SAN JOSE, CA 95119 (408) 574-4900

GENERAL NOTES

1.	ASSESSORS PARCEL NO:	201-22-001, 201-22-029
2.	SITE ADDRESS:	660 EL CAMINO REAL, SUNNYVALE, CA
3.	SITE AREA:	8.294 ACRES
4.	DWELLING UNITS:	113 UNITS
5.	EXISTING ZONING: PROPOSED ZONING:	(C2-ECR) HIGHWAY BUSINESS (C2-ECR) HIGHWAY BUSINESS
6.	DENSITY:	(C2-ECR) RESIDENTIAL 13.4 DU/AC
7.	EXISTING USE: PROPOSED USE:	VACANT, FORMER COMMERCIAL RETAIL, MULTI-FAMILY RESIDENTIAL
8.	MINIMUM LOT SIZE:	LOT 2 = 1.42 AC (61,855 SF)
9.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
10.	STREETS:	ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED.
11.	STREET TREES:	STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
12.	STREET LIGHTS:	STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
13.	WALLS:	ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
14.	UTILITIES:	ALL UTILITIES WITHIN THE PROPOSED SUBDIVISION WILL BE PRIVATELY OWNED AND MAINTAINED.
15.	WELLS EXISTS:	NONE
16.	WATER:	CITY OF SUNNYVALE
17.	SANITARY SEWER:	CITY OF SUNNYVALE
18.	STORM DRAIN:	CITY OF SUNNYVALE
19.	FLOOD ZONE:	ZONE X: 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.
20.	GAS & ELECTRIC:	PG&E
21.	TELEPHONE:	TBD
22.	CABLE TV:	TBD
23.	CONDOMINIUM MAP:	A CONDOMINIUM MAP WILL BE RECORDED FOR ALL LOTS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 113 UNITS.
24.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CENTERLINE

ABBREVIATIONS

E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT

VESTING TENTATIVE SUBDIVISION MAP
MILLER FAMILY PROPERTY
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

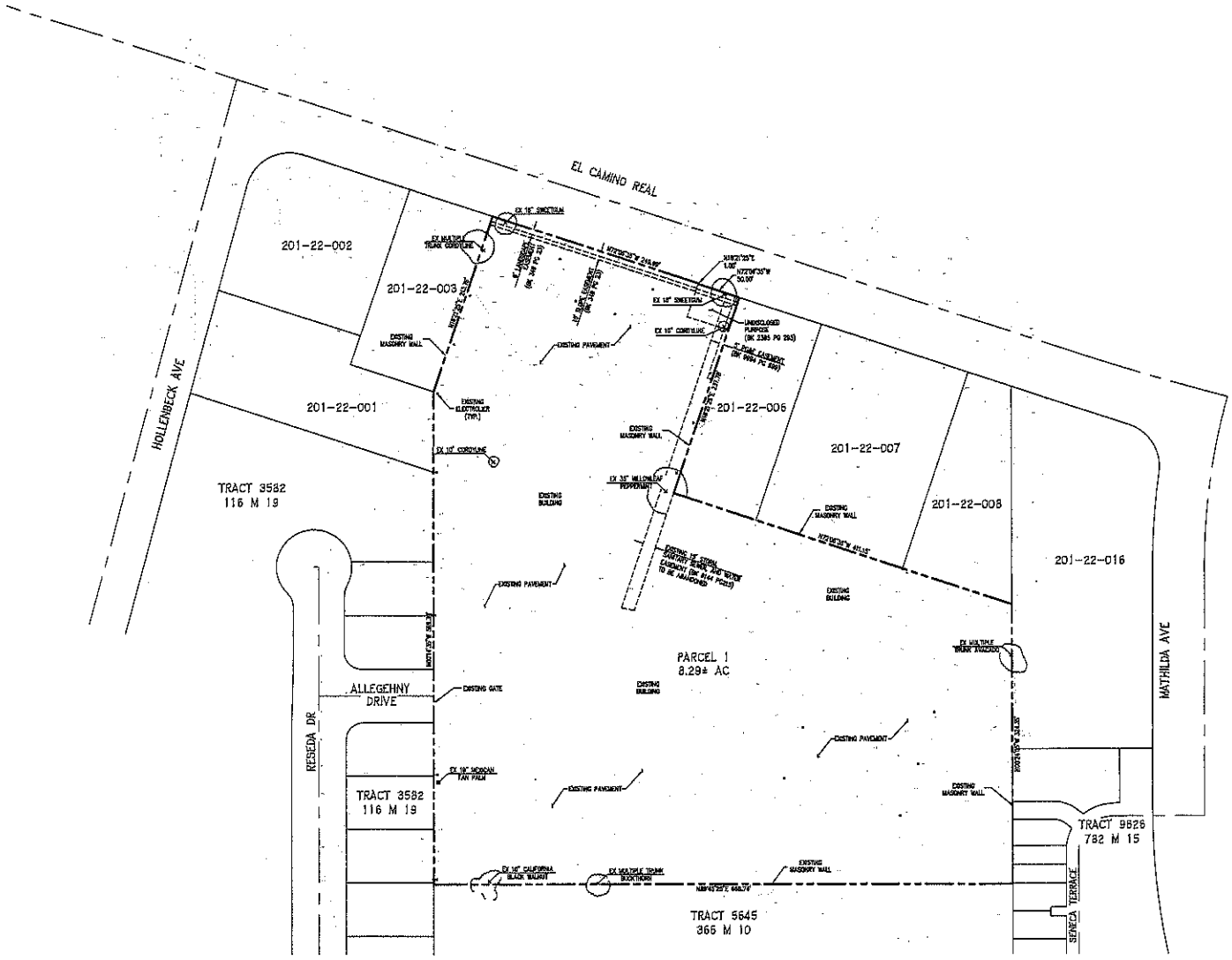
0' 50' 150' 200'
SCALE: 1" = 50'

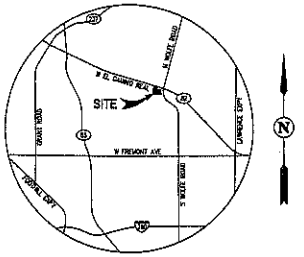
DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2811 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575
SAN RAMON FULTON CP

SHEET NUMBER
TM 1.0

ATTACHMENT 3 Page 3 of 3





LEGEND

EXISTING	DESCRIPTION
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
✻	EXISTING ELECTROLIER
⊗	EXISTING TREE TO BE REMOVED

NOTES:

1. ALL EXISTING ON-SITE BUILDINGS, PAVEMENT AND UTILITIES TO BE REMOVED.
2. ALL EXISTING ON-SITE TREES TO BE REMOVED.

ATTACHMENT 1
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BOUNDARY AND EXISTING CONDITIONS
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 50' 150' 200'
SCALE: 1" = 50'

DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER
TM 2.0

SITE DATA

ZONING DESIGNATION	PROPOSED USE	AREA (SF)	BUILDING AREA	F.A.R.	PARKING	
					REQUIRED	PROPOSED
(C2) HIGHWAY BUSINESS	RETAIL	78,844	17,302 SF	21.9%	98	98(1)

(1) REQUIRED PARKING RATIO: 1 STALL / 180 SF (INCLUDES 4 SHARED STALLS WITH ADJACENT RESIDENTIAL PROPERTY)

LAND USE DATA

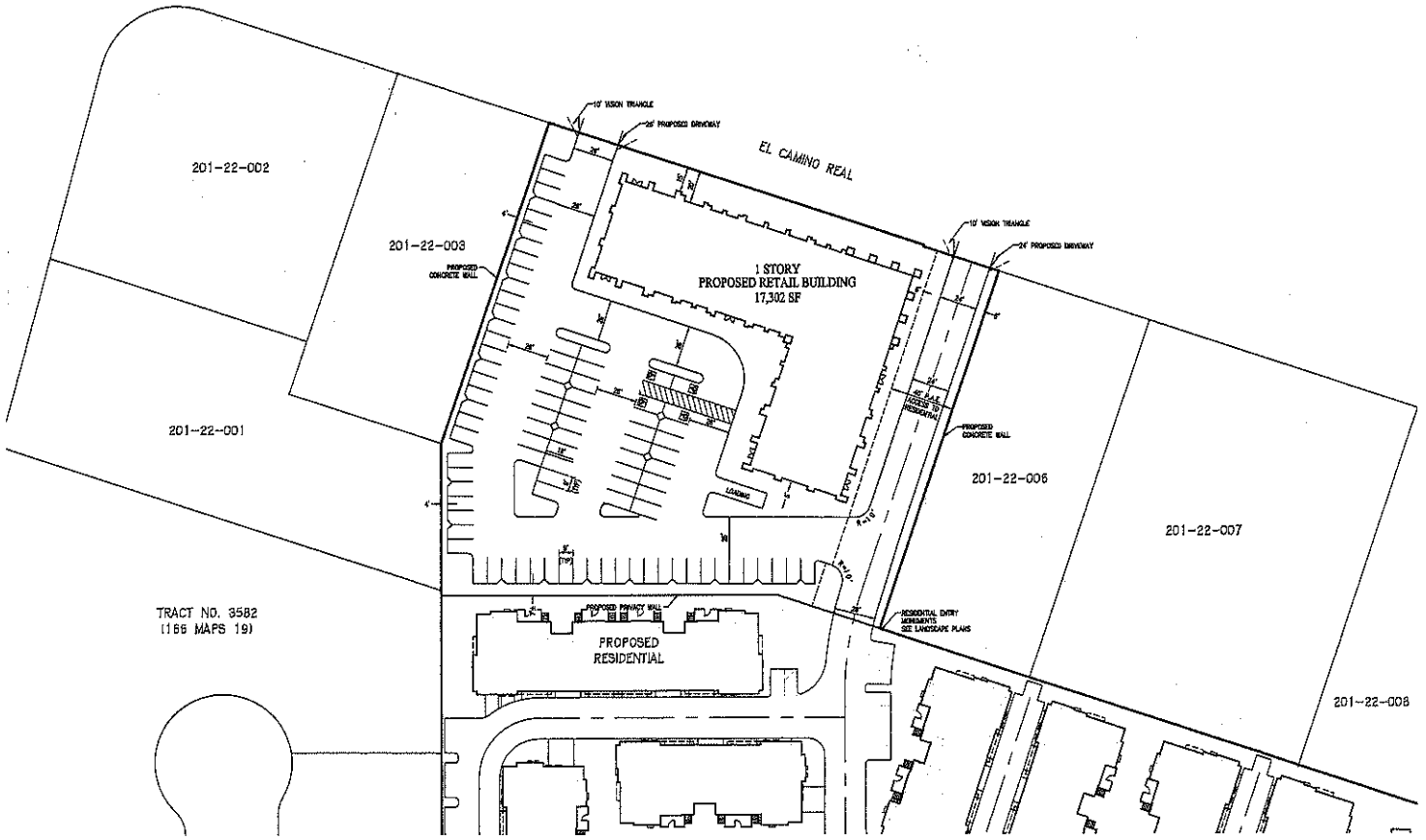
SURFACE TYPE	AC	%
BUILDING COVERAGE	0.41	22
IMPERVIOUS SURFACE	1.20	67
LANDSCAPE/OPEN SPACE	0.20	11
TOTAL	1.81	100

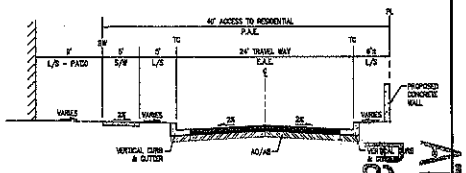
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		PROPERTY LINE
		EASEMENT LINE
		ADJACENT LINE
		HANDICAP PARKING SPACE

ABBREVIATIONS

BW	BACK OF WALK
L/S	LANDSCAPE
S/W	SIDEWALK
TC	TOP OF CURB
T	TRASH ENCLOSURE
E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT





TYPICAL 24' ENTRY ROAD SECTION
NOT TO SCALE

ATTACHMENT D
Page 5 of 12

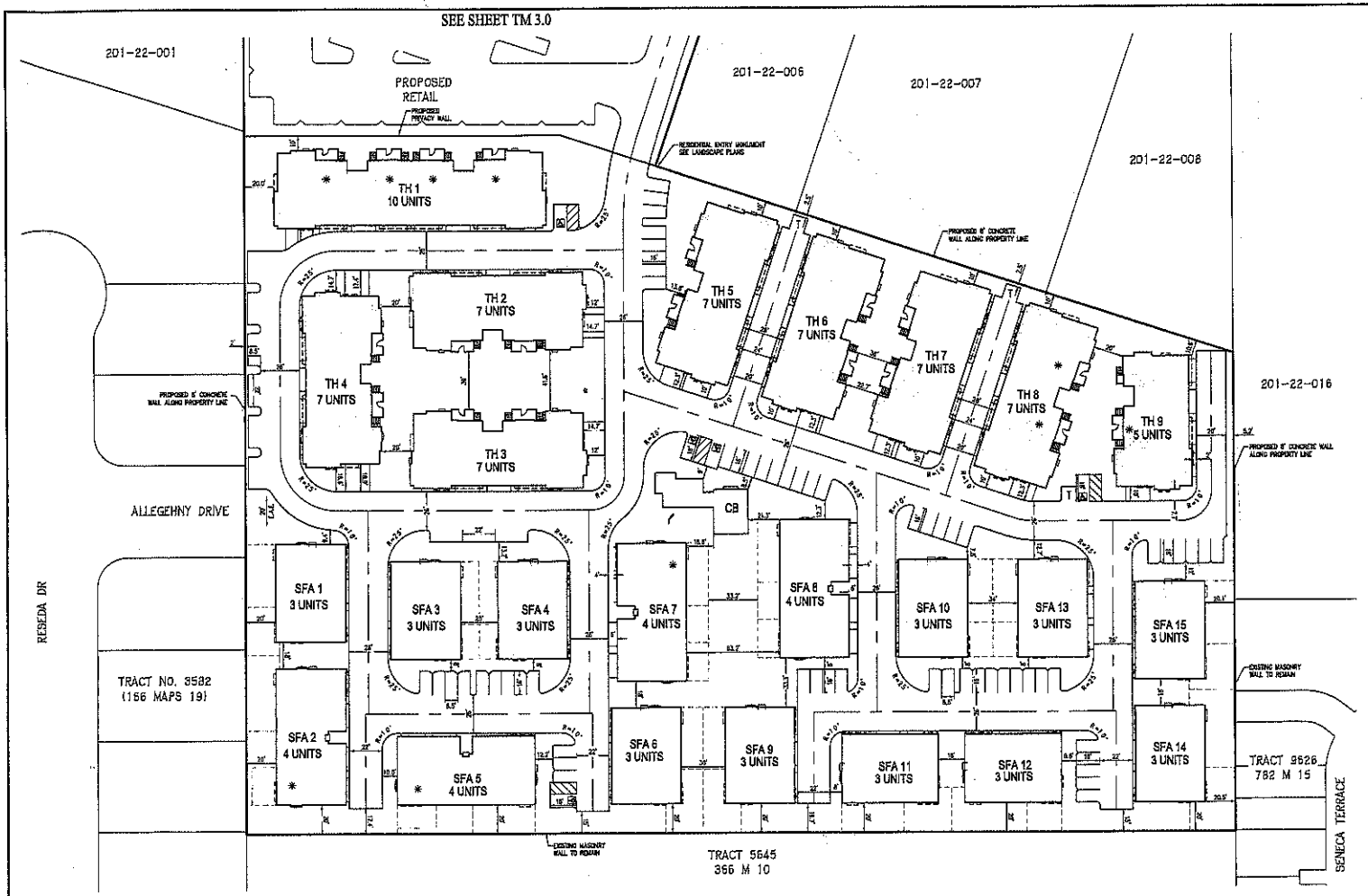
SITE PLAN - RETAIL
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'
SCALE: 1" = 30'
DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER
TM 3.0



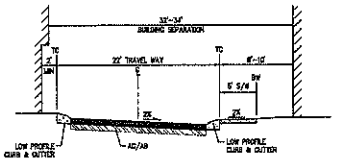
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		PROPERTY LINE
		EASEMENT LINE
		PROPERTY FENCE LINE
		ADJACENT LINE
	*	ADA ACCESSIBLE UNIT
	HC	HANDICAP PARKING SPACE

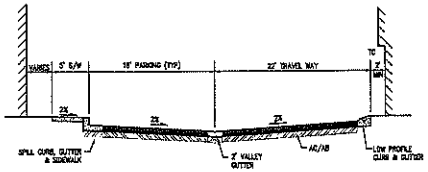
ABBREVIATIONS

BW	BACK OF WALK
CB	COMMUNITY BUILDING
L/S	LANDSCAPE
S/W	SIDEWALK
T	TRASH ENCLOSURE
TH	TOWNHOME (S)
SFA	SINGLE FAMILY ATTACHED (S)
E.A.E.	EMERGENCY ACCESS EASEMENT

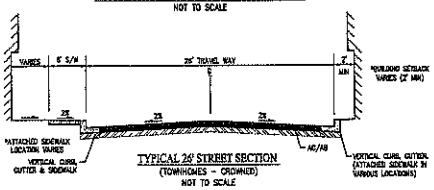
NOTES:
TRASH COLLECTION
INDIVIDUAL UNIT CANS: TH 1-4, SFA 1-15
TRASH ENCLOSURE: TH 5-9



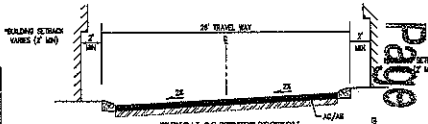
TYPICAL 22' ALLEY SECTION
NOT TO SCALE



TYPICAL 22' ALLEY SECTION WITH PARKING
NOT TO SCALE



TYPICAL 26' STREET SECTION
(TOWNHOMES - CROWNED)
NOT TO SCALE



TYPICAL 26' STREET SECTION
(SINGLE FAMILY ATTACHED - CROSS SLOPED)
NOT TO SCALE

PARKING SUMMARY

REQUIRED

UNIT TYPE	UNIT COUNT	REQUIRED SPACES	TOTAL
2 BRM W/ TANDEM GARAGE (COUNTS AS ONE COVERED SPACE)	16	2.33 SPACES/UNIT	37.28
2 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	18	2.40/UNIT	43.20
3 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	44	2.50/UNIT	110.0
4 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	35	2.60/UNIT	91.00
		TOTAL	282

PROPOSED

GARAGE TYPE	UNIT COUNT	REQUIRED SPACES	TOTAL
2 CAR GARAGE (SIDE BY SIDE)	97	2/GARAGE	194
2 CAR TANDEM GARAGE (COUNTS AS ONE COVERED SPACE)	16	1/GARAGE	16
UNCOVERED PARKING *	-	-	73
		TOTAL	283

* INCLUDES 6 HANDICAP STALLS

RESIDENTIAL UNIT SUMMARY

SINGLE FAMILY ATTACHED

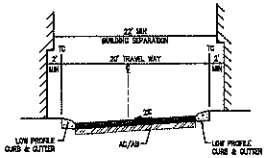
PLAN NUMBER	LIVING AREA	BEDROOM	TRIPLEX (BLDG #: 1,3,4,8,9-15)	QUADRUPLEX (BLDG #: 2,5,7,6)	TOTAL
PLAN 1	1,610 SF	3	-	4	4
PLAN 2	1,637 SF	3	11	-	11
PLAN 3	1,725 SF	3	11	4	15
PLAN 4	1,732 SF	3	-	4	4
PLAN 5	1,829 SF	4	11	4	15
		TOTAL	33	16	49

TOWNHOME

PLAN NUMBER	LIVING AREA	BEDROOM	5-PLEX (BLDG #: 9)	7-PLEX (BLDG #: 2,3,5-8)	7-PLEX (BLDG #: 4)	10-PLEX (BLDG #: 1)	TOTAL
PLAN 1	1,267 SF	2	2	24	4	4	34
PLAN 2	1,537 SF	3	1	5	1	2	10
PLAN 3	1,585 SF	4	2	12	2	4	20
		TOTAL	5	42	7	10	64

LAND USE DATA

SURFACE TYPE	AC	%
BUILDING COVERAGE	2.42	37
IMPERVIOUS SURFACE	2.51	39
LANDSCAPE/OPEN SPACE	1.55	24
TOTAL	6.48	100



TYPICAL 20' ALLEY SECTION
NOT TO SCALE

SITE PLAN - RESIDENTIAL
MILLER FAMILY PROPERTY

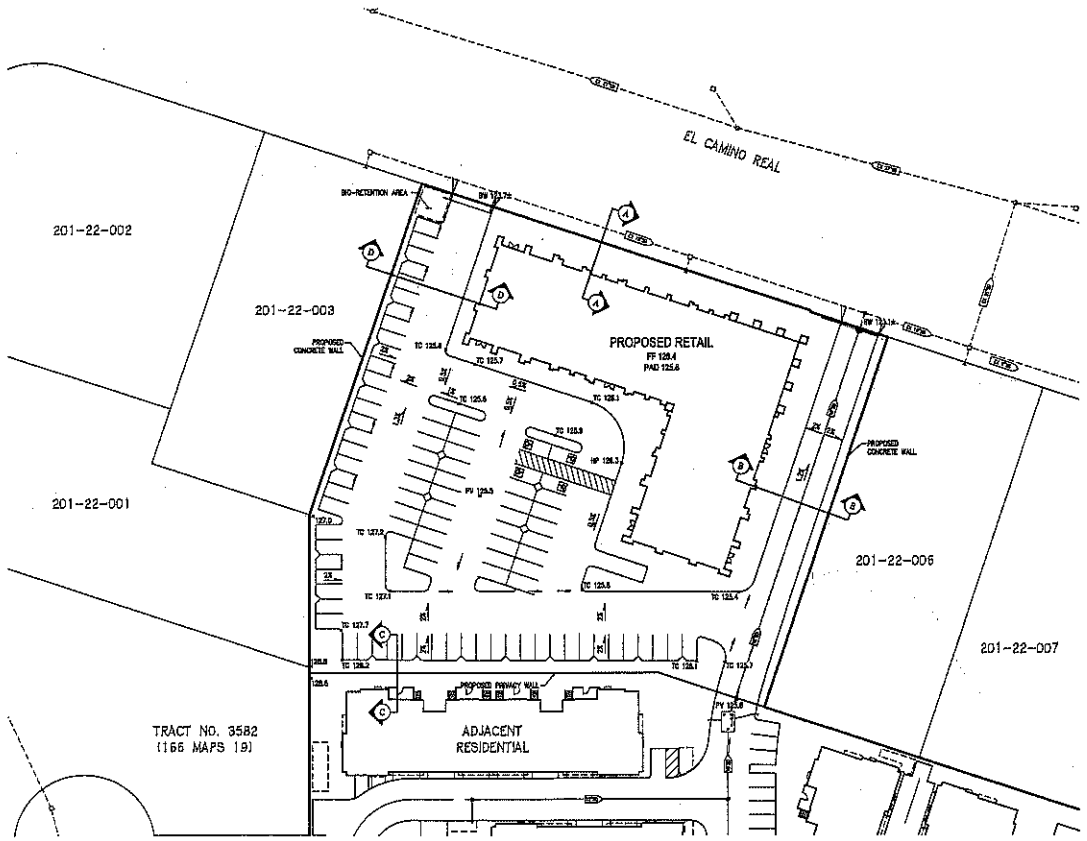
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER TM 3.1

ATTACHMENT 1 Page 6 of 27



SEE SHEET TM 4.1

LEGEND

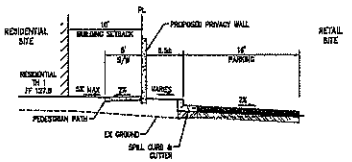
EXISTING	PROPOSED	
		STORM DRAIN
○	●	MANHOLE
□	■	CURB INLET
	⊠	FIELD INLET
		MEDIA FILTRATION UNIT
		DIRECTION OF OVERLAND FLOW
		VALLEY GUTTER FLOW
		BIO-RETENTION AREA

ABBREVIATIONS

HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
PL	PROPERTY LINE

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY. CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.



SECTION C-C
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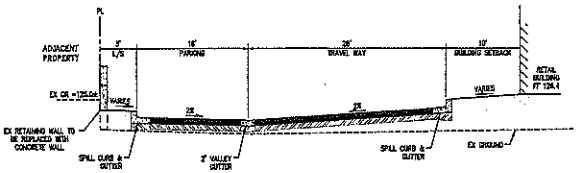

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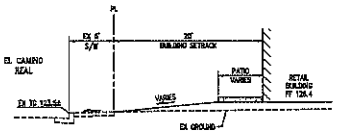

SECTION A-A
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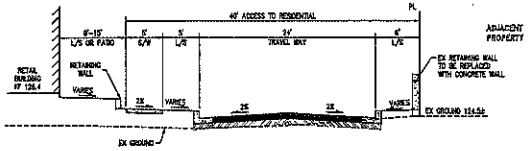

SECTION B-B
NOT TO SCALE

GRADING AND DRAINAGE PLAN - RETAIL
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'
SCALE: 1" = 30'

DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TM 4.0

ATTACHMENT 7
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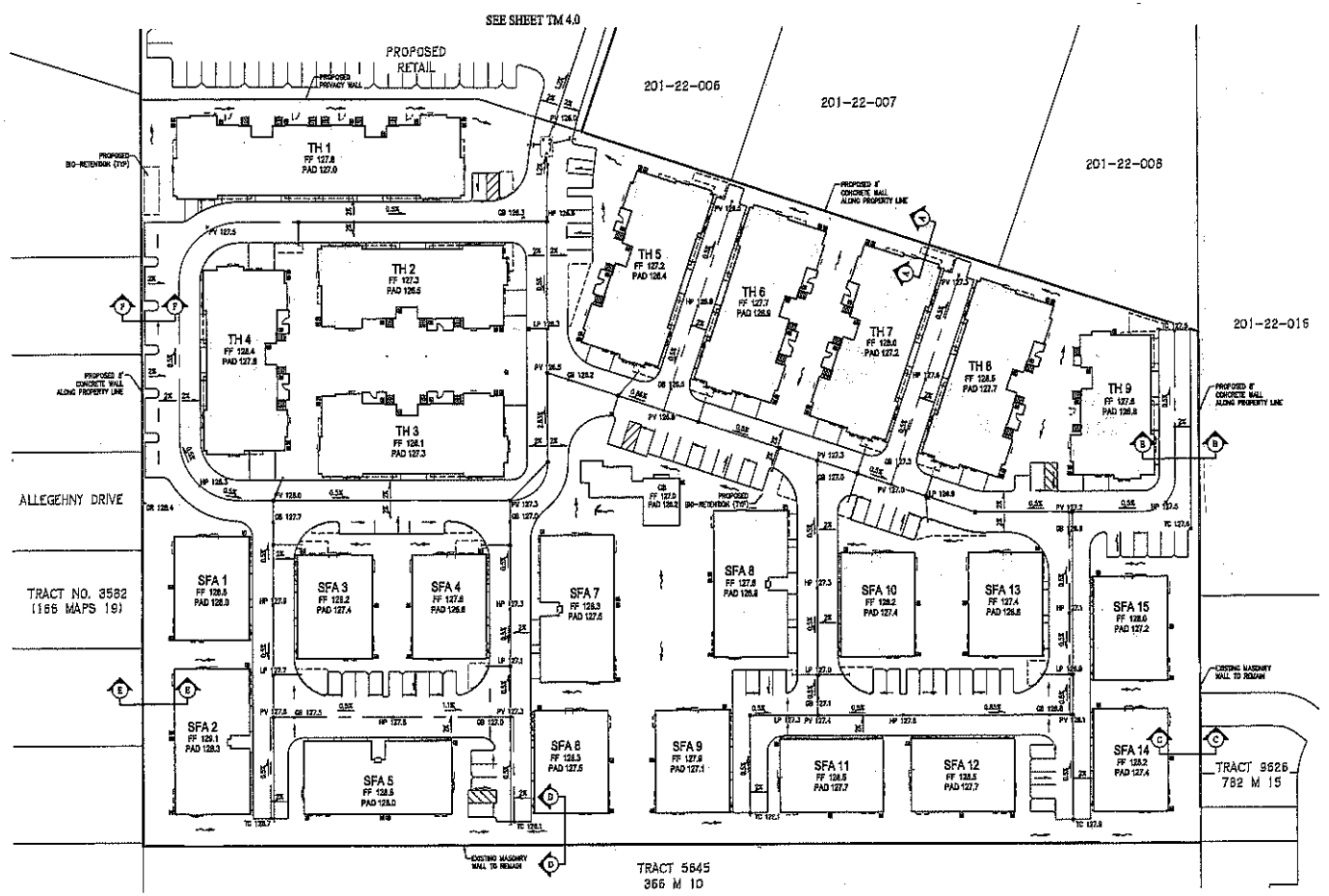


LEGEND

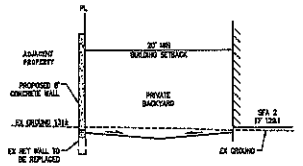
EXISTING	PROPOSED	
		STORM DRAIN
		MANHOLE
		CURB INLET
		FIELD INLET
		MEDIA FILTRATION UNIT
		DIRECTION OF OVERLAND FLOW
		VALLEY GUTTER FLOW
		BIO-RETENTION AREA

ABBREVIATIONS

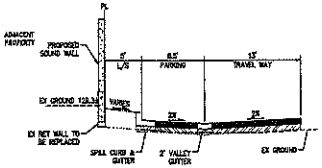
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
PL	PROPERTY LINE

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY, CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.



SECTION E-E
NOT TO SCALE



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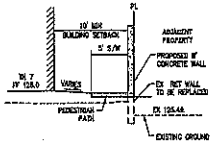

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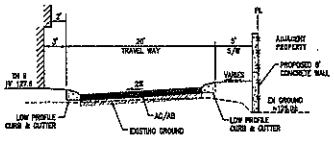

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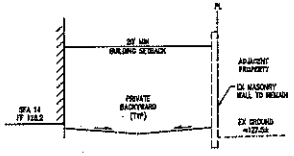

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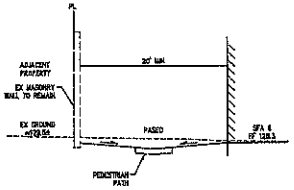
NOT TO SCALE



SECTION D-D
NOT TO SCALE

GRADING AND DRAINAGE PLAN - RESIDENTIAL
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

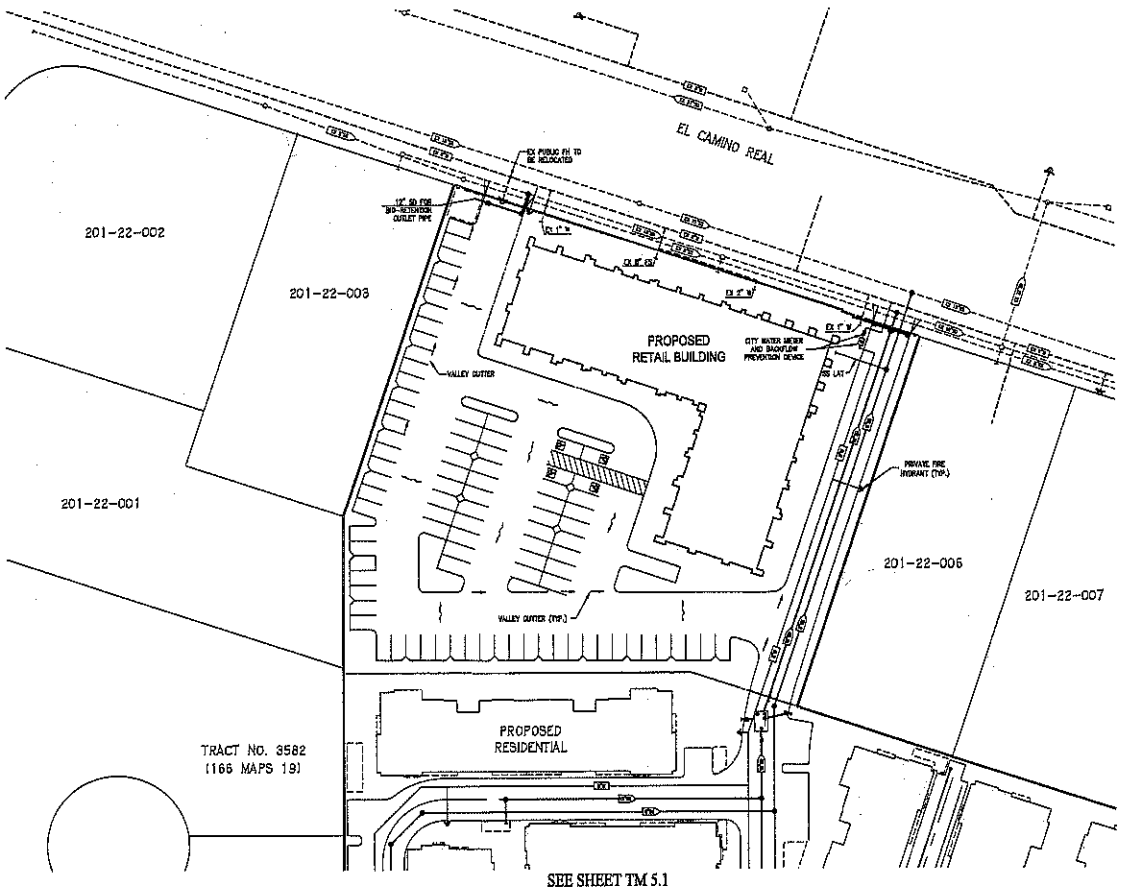
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER TM 4.1

ATTACHMENT 1 Page 8 of 32



LEGEND

EXISTING	PROPOSED	
		STORM DRAIN
		SANITARY SEWER
		PUBLIC WATER LINE
		MANHOLE
		CURB INLET
		MEDIA FILTRATION UNIT – MANHOLE
		MEDIA FILTRATION UNIT
		PRIVATE WATER METER (UNLESS OTHERWISE NOTED)
		BACKFLOW PREVENTION DEVICE
		PRIVATE FIRE HYDRANT (UNLESS OTHERWISE NOTED)
		DIRECTION OF OVERLAND FLOW
		VALLEY GUTTER FLOW
		BIO-RETENTION AREA
		SANITARY SEWER AREA DRAIN (TRASH ENCLOSURES)
		SANITARY SEWER CLEANOUT

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY, CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS.
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.
4. PROPOSED RETAIL BUILDING TO UTILIZE EXISTING DOMESTIC WATER SERVICE AND FIRE SERVICE IF DEEMED FEASIBLE DURING THE UTILITY DESIGN PROCESS OF THE DEVELOPMENT.

ATTACHMENT 4 Page 4 of 12

UTILITY PLAN - RETAIL
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

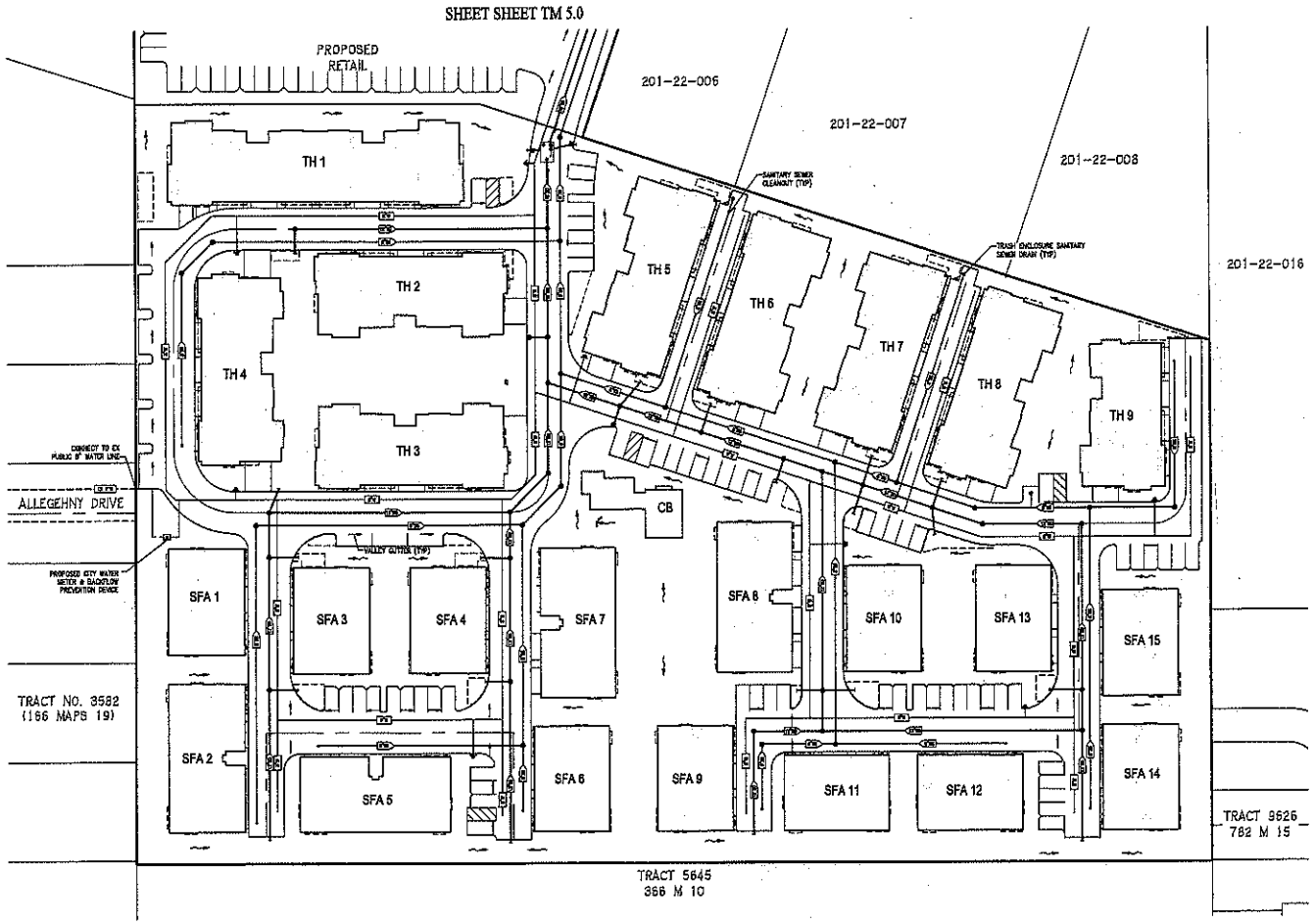
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

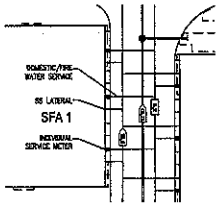
0' 30' 90' 120'

SCALE: 1" = 30' DATE: NOVEMBER 9, 2011

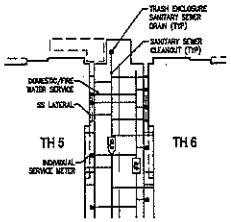
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERING • SURVEYING • PLANNING

SHEET NUMBER TM 5.0





TYPICAL WATER & SANITARY SEWER CONNECTION
(SINGLE FAMILTY ATTACHED)
NOT TO SCALE



TYPICAL WATER & SANITARY SEWER CONNECTION
(TOWNHOME)
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	PRIVATE WATER LINE
○	●	MANHOLE
□	■	CURB INLET
		MEDIA FILTRATION UNIT – VAULT
	■	PRIVATE WATER METER UNLESS OTHERWISE NOTED
		BACKFLOW PREVENTION DEVICE
△	▲	PUBLIC FIRE HYDRANT
		DIRECTION OF OVERLAND FLOW
		VALLEY GUTTER FLOW
		BIO-RETENTION AREA
		SANITARY SEWER AREA DRAIN (TRASH ENCLOSURES)
		SANITARY SEWER CLEANOUT

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY, CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS.
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.

ATTACHMENT D
Page 10 of 53

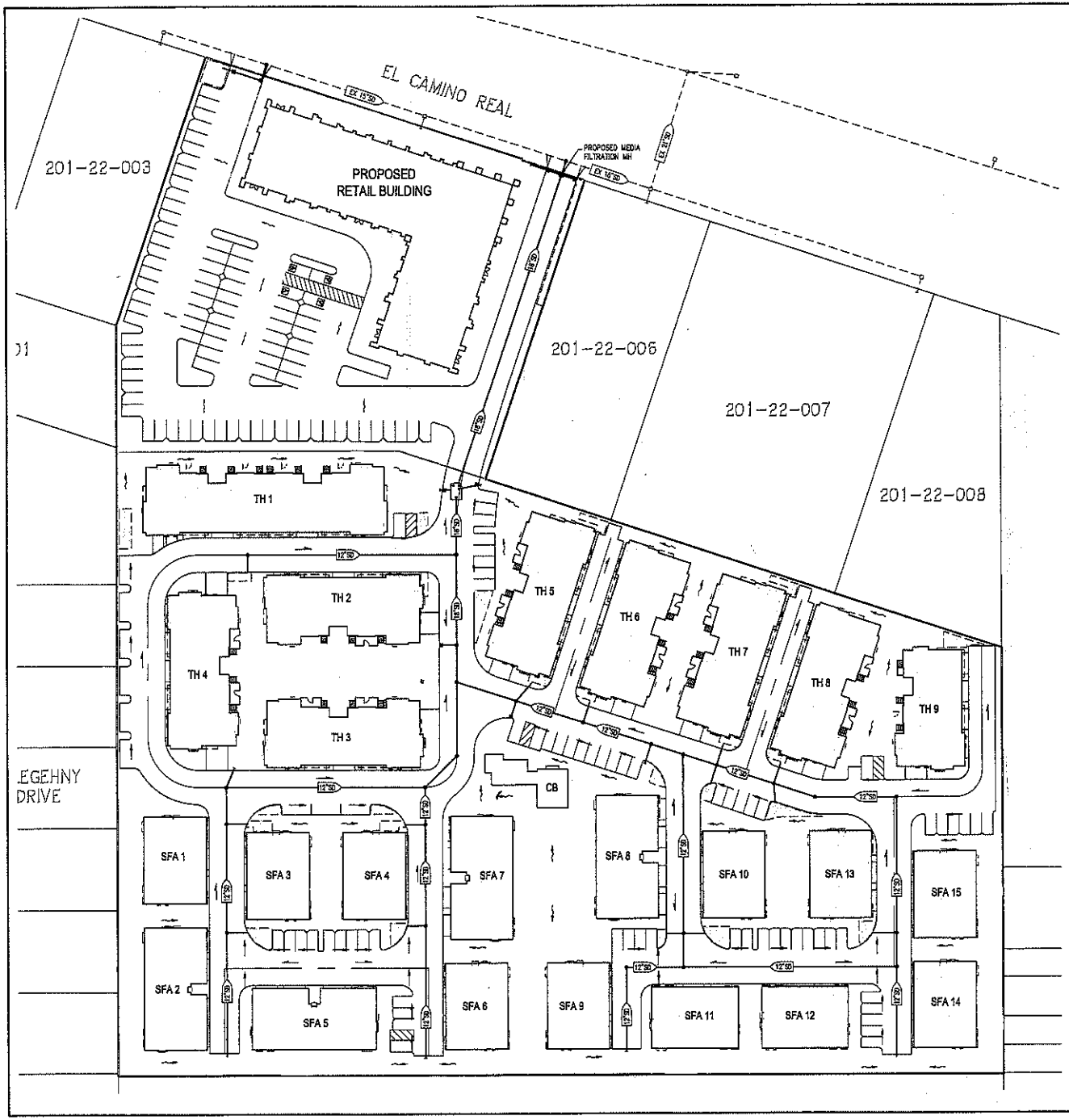
UTILITY PLAN - RESIDENTIAL
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'
SCALE: 1"=30'
DATE: NOVEMBER 9, 2011

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER
TM 5.1



LEGEND

EXISTING	PROPOSED	
		STORM DRAIN
○	●	MANHOLE
□	■	CURB INLET
	■	FIELD INLET
	●	MEDIA FILTRATION UNIT – MANHOLE
		MEDIA FILTRATION UNIT – VAULT
		OVERLAND FLOW / VEGETATED SWALE
		STREET SLOPE
		VALLEY GUTTER FLOW
		BIO-RETENTION DRAINAGE AREA

PRELIMINARY TREATMENT OPTIONS

SURFACE	TREATMENT DEVICE
ROOF DRAINAGE	BIO-RETENTION DRAINAGE AREAS (WHERE AVAILABLE)
STREETS/PAVEMENT	BIO-RETENTION DRAINAGE AREAS (WHERE AVAILABLE)
OPEN SPACE	NATURAL VEGETATION

NOTES

1. MEDIA FILTRATION UNITS HAVE BEEN SIZED TO TREAT STORM DRAIN RUN-OFF FROM THE ENTIRE SITE. WHERE AVAILABLE LOW IMPACT DEVELOPMENT BIO-RETENTION DRAINAGE AREAS WILL BE UTILIZED.
2. LANDSCAPE DRAINAGE SYSTEM NOT SHOWN.

ATTACHMENT D
Page 11 of 33

PRELIMINARY POST CONSTRUCTION BMP PLAN
VESTING TENTATIVE MAP

MILLER FAMILY PROPERTY

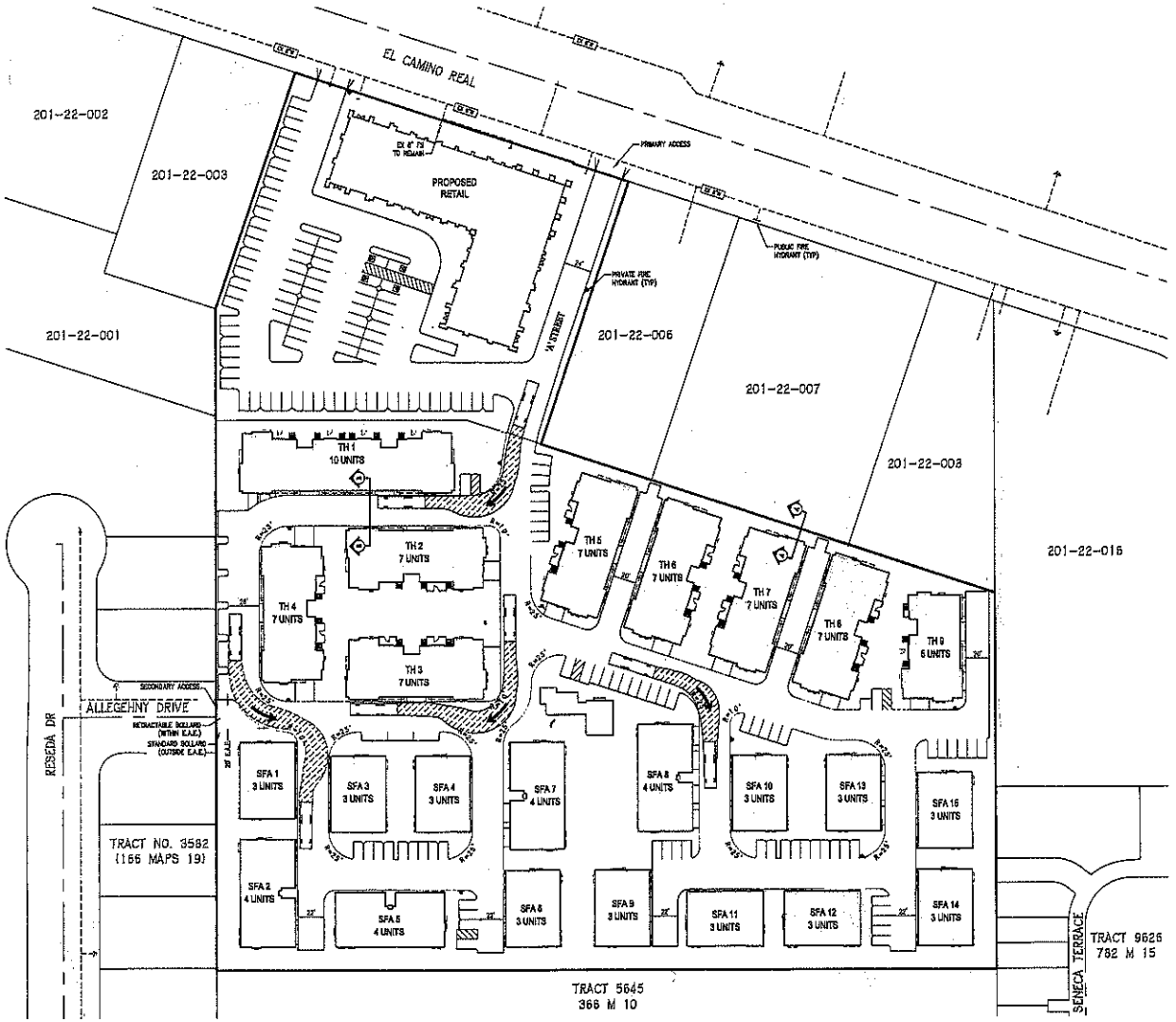
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

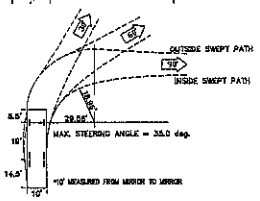
0' 50' 150' 200'

SCALE: 1" = 50' DATE: NOVEMBER 9, 2011

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER
TM 6.0





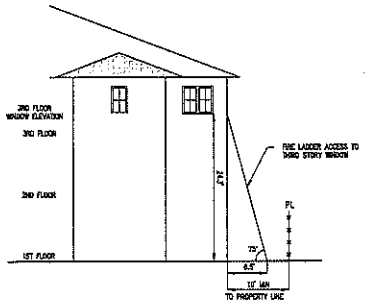
LADDER TRUCK TURNING TEMPLATE

LEGEND

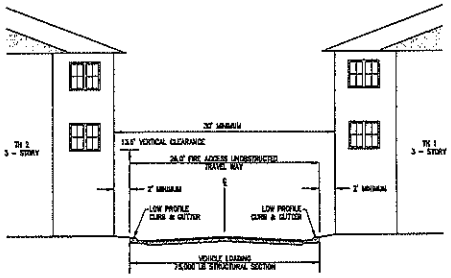
- 25' EMERGENCY ACCESS TRAVEL WAY
- PRIVATE FIRE HYDRANT

NOTES:

1. TURNING TEMPLATE BASED ON CITY OF SUNNYVALE DEPARTMENT OF PUBLIC SAFETY "LADDER TRUCK SPECIFICATIONS".
2. EACH INDIVIDUAL UNIT CONTAINS ONE COMBINED FIRE AND DOMESTIC SERVICE LATERAL. REFER TO THE RESIDENTIAL UTILITY PLAN, SHEET TM 5.0.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

FIRE ACCESS AND SERVICES
VESTING TENTATIVE MAP
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

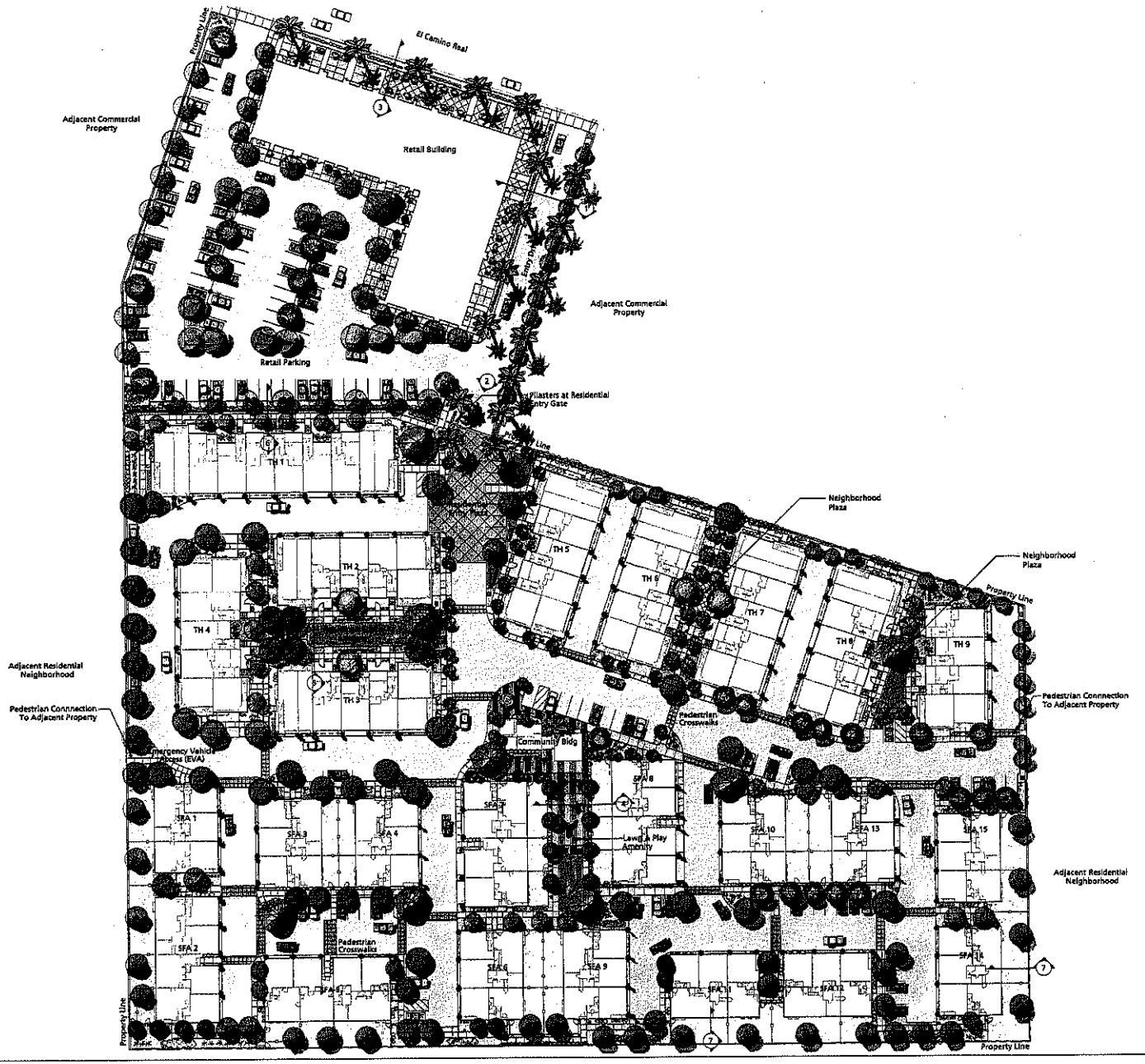
SCALE: 1" = 40'

DATE: NOVEMBER 9, 2011

Cotton, Bardee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER TM 7.0

ATTACHMENT D
Page 12 of 33



ATTACHMENT D
Page 13 of 33

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

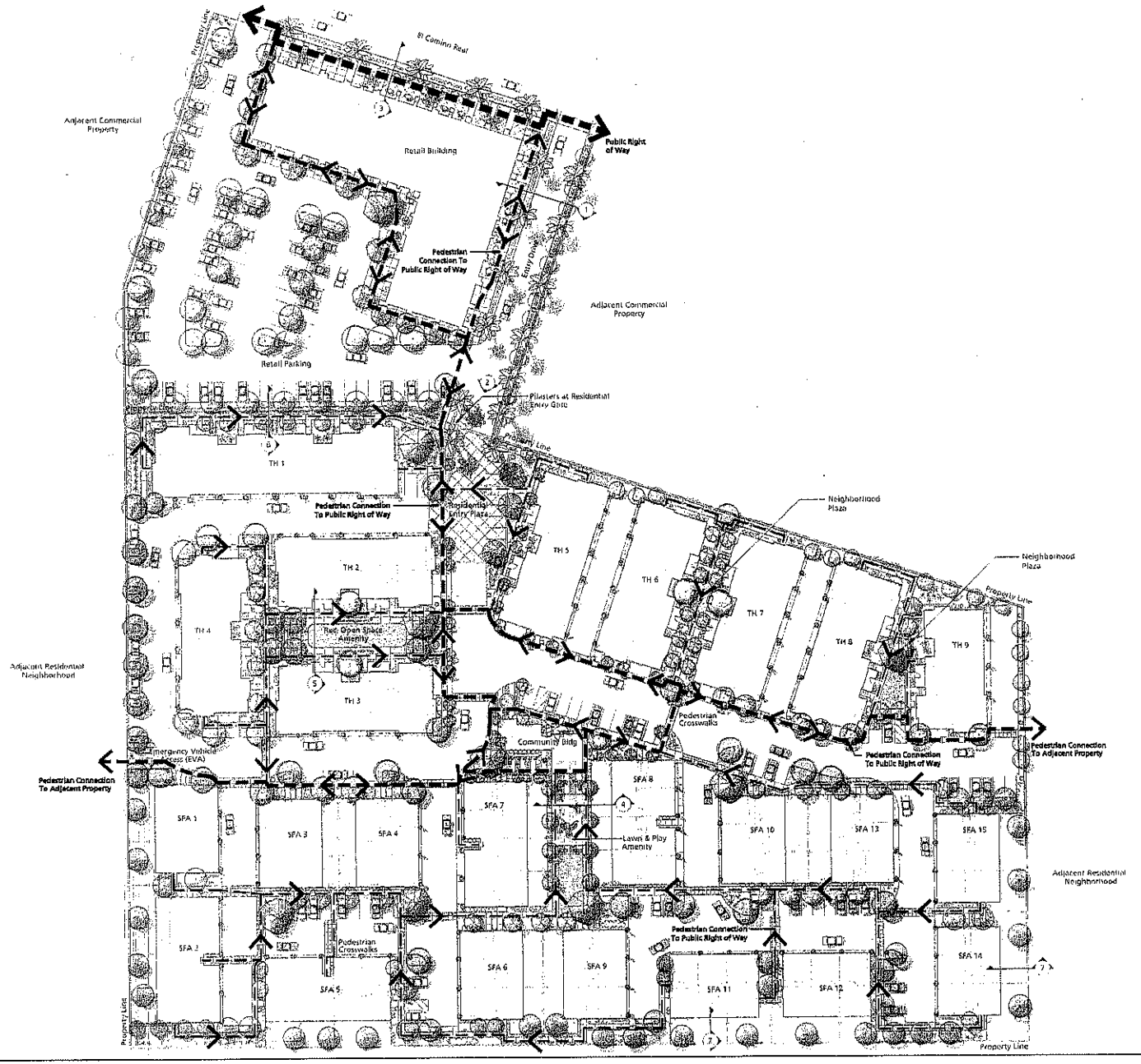
SUMMERHILL HOMES

November 2011

L.1 - Landscape Master Plan

0 15 30 60 90
Scale: 1" = 30'

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



ATTACHMENT D
Page 14 of 33

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

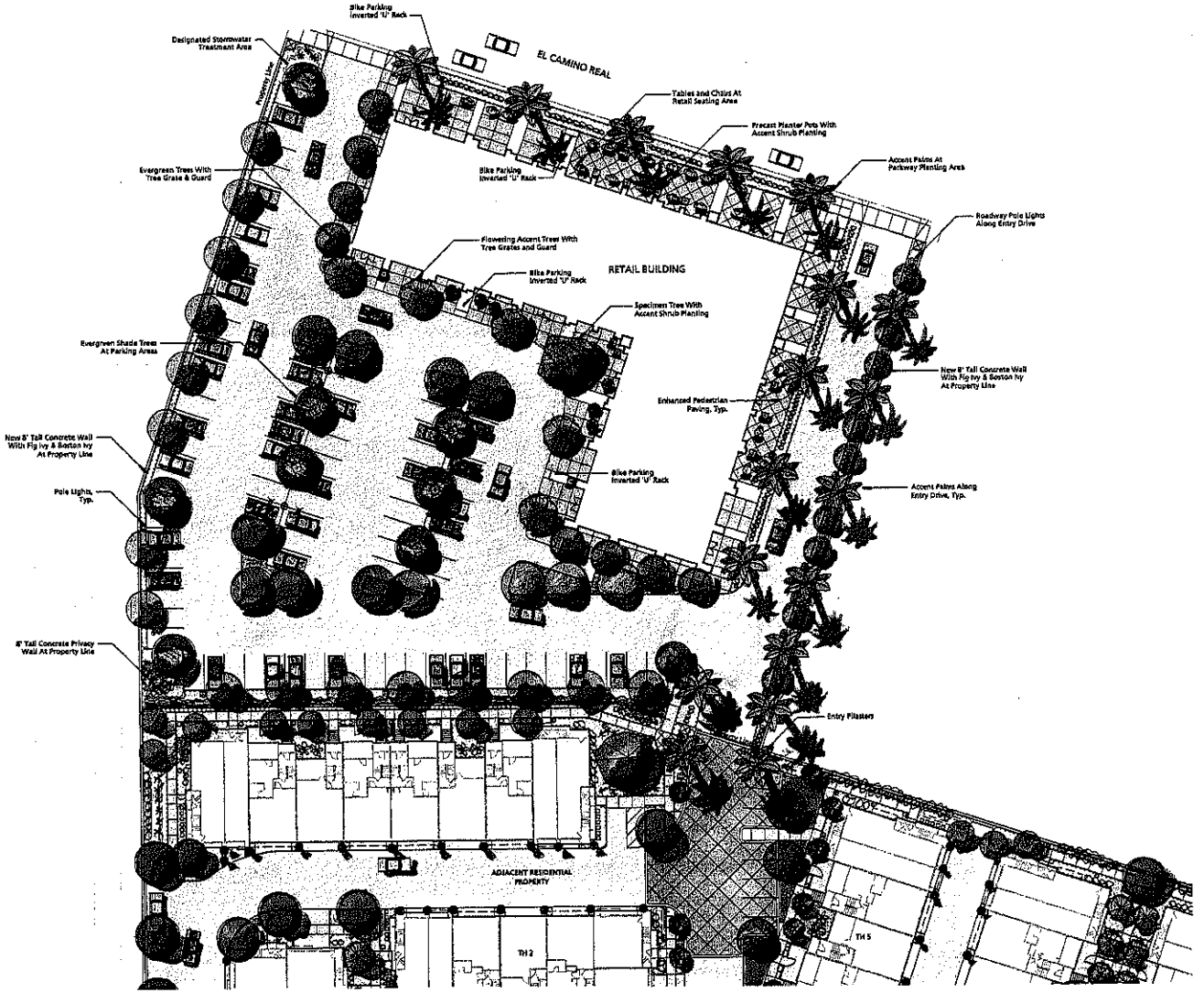
SUMMERHILL HOMES

November 2011

L.2 - PEDESTRIAN CIRCULATION DIAGRAM

0 15 30 60 90
Scale: 1" = 30'

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5009



ATTACHMENT D
Page 15 of 33

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

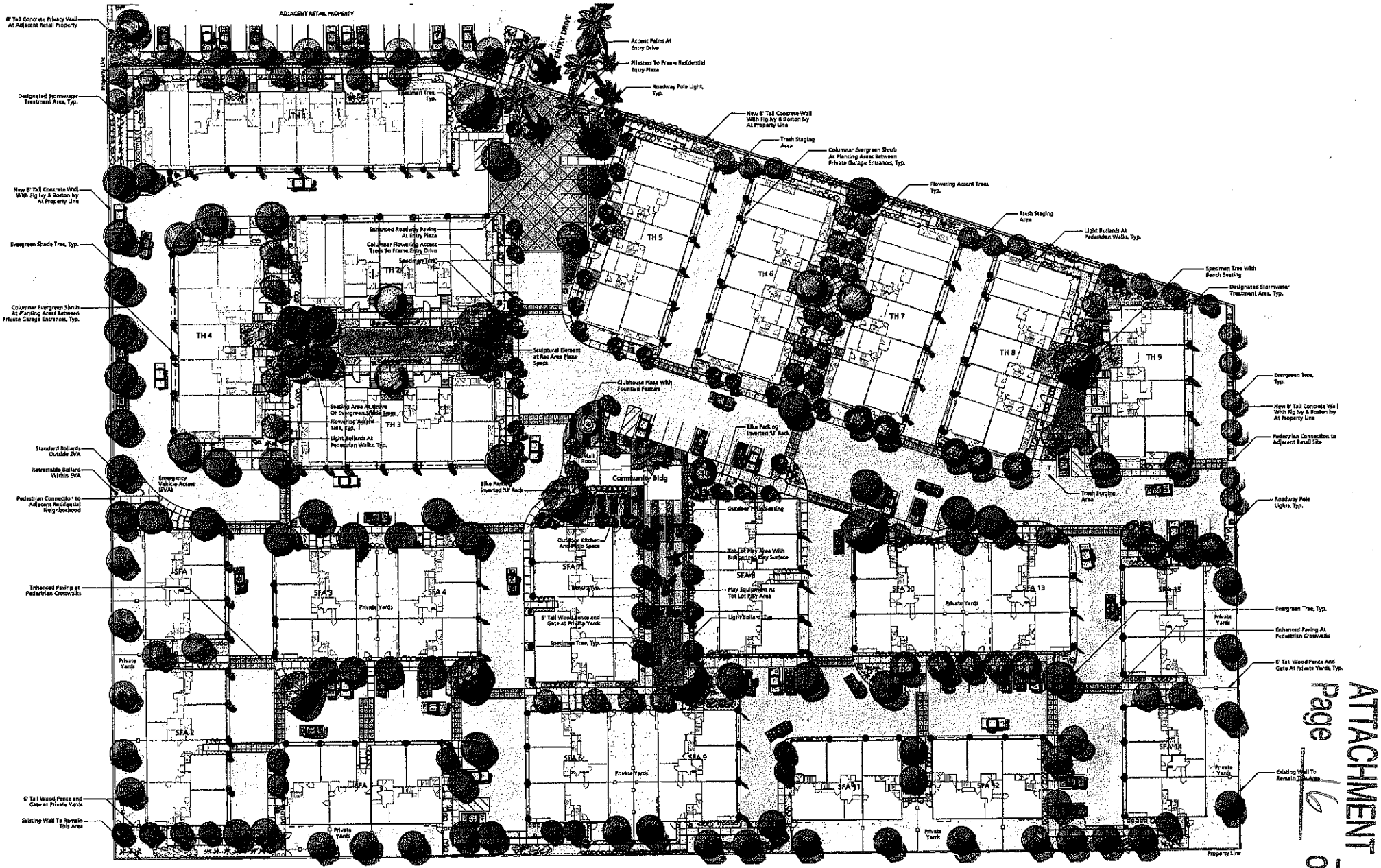
SUMMERHILL HOMES

November 2011

L.3 - Retail Schematic Landscape Plan

0 10 20 40 80
Scale: 1" = 20'

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

November 2011

L.4 - Residential Schematic Landscape Plan

Scale: 1" = 20'

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

ATTACHMENT
Page 16 of 23

PLANT PALETTE

KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES				
ARB MAR		Arbutus 'Marina'	Strawberry Tree	Low Water Use
CHI RET		Chionanthus retusus	Chinese Fringe Tree	
CER CAN		Cercis c. 'Forest Pansy'	Redbud	Low Water Use
CUP SEM		Cupressus sempervirens 'Stricta'	Italian Cypress	Low Water Use
LAG NAT		Lagerstroemia 'Natchez'	Crape Myrtle	Low Water Use
LOP CON		Lophostemon confertus	Brisbane Box	
LAU NOB		Laurus nobilis 'Saratoga'	Saratoga Laurel	Low Water Use
LYO FLO		Lyonothamnus floribundus	Catalina Ironwood	Native/Low Water Use
MAG GRA		Magnolia g. 'Samuel Sommer'	Southern Magnolia	
OLE EUR		Olea europaea 'Swan Hill'	Olive	Low Water Use
PHO CAN		Phoenix canariensis	Canary Island Date Palm	
PIS CHI		Pistacia chinensis	Chinese Pistache	
POD MAK		Podocarpus m. 'Maki'	Japanese Yew	
PLA COL		Platanus 'Columbia'	Plane Tree	
PYR WHI		Pyrus c. 'Whitehouse'	Flowering Pear	
QUE SUB		Quercus suber	Cork Oak	
QUE FRA		Quercus frainetto	Hungarian Oak	
QUE LOB		Quercus lobata	Valley Oak	Native/Low Water Use
QUE VIR		Quercus virginiana	Southern Live Oak	
THU OCC		Thuja o. 'Emerald'	American Arborvitae	
TRI LAU		Tristaniopsis laurina	Water Gum	
ZEL SER		Zelkova serrata 'Green Vase'	Green Vase Zelkova	
* 15 Gallon minimum unless otherwise noted on plans				
SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AG	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C. Low Water Use
AH	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	48" O.C. Native/Low Water Use
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use
BD	5 Gal	Berberis darwinii	Darwin Barberry	36" O.C. Low Water Use
CC	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	38" O.C. Native/Low Water Use
CT	5 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.
CS	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Low Water Use
CP	5 Gal	Cistus purpureus	Orchid Rock Rose	36" O.C. Low Water Use
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
DV	5 Gal	Dodonea viscosa	Hopseed Bush	60" O.C. Low Water Use
EW	5 Gal	Euphorbia characias wulfenii	Euphorbia	30" O.C. Low Water Use
HH	1 Gal	Hemerocallis hybrids	Evergreen Daylily	18" O.C. or as noted on plans
HA	5 Gal	Heteromeles arbutifolia	Toyon	72" O.C. Native/Low Water Use
IV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	36" O.C. Low Water Use
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Low Water Use
MA	5 Gal	Mahonia a. 'Compacta'	Dwarf Oregon Grape	48" O.C. Native
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use
PM	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	38" O.C. Low Water Use
Pr	5 Gal	Prunus ilicifolia	Hollyleaf Cherry	60" O.C. Native/Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Low Water Use
Rt	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C. Native/Low Water Use
RV	5 Gal	Ribes viburnifolium	Catalina Perfume	60" O.C. Native/Low Water Use
RO	1 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	35" O.C. Low Water Use
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use
**If used as or noted on plans as groundcover				
PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutiflora 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use
HS	1 Gal	Helictotrichon sempervirens	Blue Oat Grass	24" O.C. Low Water Use
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C. Native
MS	1 Gal	Matteuccia struthiopteris	Ostrich Fern	38" O.C.
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" O.C. Native/Low Water Use
NP	5 Gal	Nassella pulchra	Purple Needlegrass	30" O.C. Native/Low Water Use
CE	5 Gal	Carex elata 'Aurea'	Fountain Grass	24" O.C.
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native
SB	1 Gal	Sisyrinchium bellum	Blue-eyed Grass	18" O.C. Native/Low Water Use
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	39" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	38" O.C. Native/Low Water Use
CEA	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceanothus	36" O.C. Native/Low Water Use
ESC	1 Gal	Eschscholzia californica	California Poppy	18" O.C. Native/Low Water Use
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
OST	1 Gal	Osteospermum fruticosum	Freeway Daisy	18" O.C. Low Water Use
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Low Water Use
SAR	1 Gal	Sarcococca hookerana humilis	Sweet Box	36" O.C. Low Water Use
TRA	1 Gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.
ZAU	1 Gal	Zauschneria c. 'Everett's Choice'	California Fuchsia	24" O.C. Native/Low Water Use
(hatch)	Sod	Leymus triticoides	Native Creeping Wildrye	Turfgrass and Grass Swale
VINES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Low Water Use
DB	5 Gal	Distictis buccinatoria	Blood-Red Trumpet Vine	
PA	5 Gal	Polygonum aubertii	Silver Lace Vine	Low Water Use

COLOR AND FINISH SCHEDULE

PEDESTRIAN AND VEHICULAR CONCRETE PAVING
Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.
Type 2 Integral color concrete with light broom finish. Color: San Diego Buff
Type 3 Integral color concrete with light broom finish. Color: Flagstone Brown

*All colors to be: DAVIS – 800.356.4846

PEDESTRIAN AND VEHICULAR ACCENT PAVING
Precast Concrete Pavers from Ackerstone. 1.800.258.2353, www.ackerstone.com
Type 1 4x16 'Florentine' (6cm) in Running Bond Pattern. Color: Buff Face Mix with Shot Blast and Grind Finish.
Type 2 Aqua Via. Color: Oak Creek Blend. Pattern: Herringbone.

Contractor to provide onsite 4'x4' mock up per construction details and product specifications.

PERIMETER/RETAINING WALL
Planter Wall/Retaining Wall from Calstone. 1.408.984.2648. www.calstone.com
CMU 8x8x16 Precision Block. Stucco color to match architecture. TBD.

WALL CAP(S)
Wall Caps by Berteleon Precast Corporation. 1.800.864.8853. Modesto, CA

32" Flat Pilaster Cap, Bull Nose. Color: Cream
Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

PRE-CAST PLANTERS
Precast planters/saucers; Architectural Pottery. 714.895.3359, www.archpot.com

(1) Type 1: "Bristol Vase", – NBBV48 – Color to be Dusty Mauve (#0000)

(2) Type 2: "Ciotola Bowl", – FGQ-27 – Color to be Sandstone (#0000)

(3) Type 3: "Double Rim" – FGDR-40 – Color to be Terra Cotta (#0000)

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

TRASH/ASH
(T) Contempo Series Round with Combination Aluminum Trash/Ash Top. Color to be Terra Cotta. Light sandblast finish. Available from Architectural Pottery (T) 714.895.3359. Contractor to submit sample to Landscape Architect for approval prior to production. Owner to confirm quantity.

REMOVEABLE BOLLARD
8"ø Stainless Steel Internal Locking Security Bollard by Cal Pipe, (t) 562.803.4388.
Model #: SSR8000.
Install per Manufacturer's Specifications.

BENCH:
Windsor Bench by Country Casual. 6' Length. Surface Mount per manufacturer's specifications. Available from Country Casual, (t) 800.289.8325

TABLES/CHAIRS:
75-60R surface mount option with Black powdercoat frame and Redwood top and seats. Provide 1/2 of total picnic tables with wheelchair accessible option. By Du Mor, (800) 598-4018, www.dumor.com

PLAYGROUND EQUIPMENT
Available from Goric, (t) 877.467.4287 www.goric.com
Type 1: Spirollo 'CON31014'
Type 2: The Dune 'CON11013'
Type 3: Nest 'CON30111'
Install per Manufacturer's Specifications.

BIKE RACK
Inverted 'U' Rack in Stainless Steel.
Model#SU-20-F-SS. Available from Creative Pipe, (t)760.340.5555

Planting Character

Play Structure

Outdoor BBQ

Bollard Light

Good Neighbor Fence

Inverted 'U' Bike Rack

Colored Concrete Paving

Courtyard Planter

Enhanced Auto Court Paving

Fountain

Precast Wall with Vines

Street Lighting

Outdoor Cafe Seating

EVA Planting

Bench

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

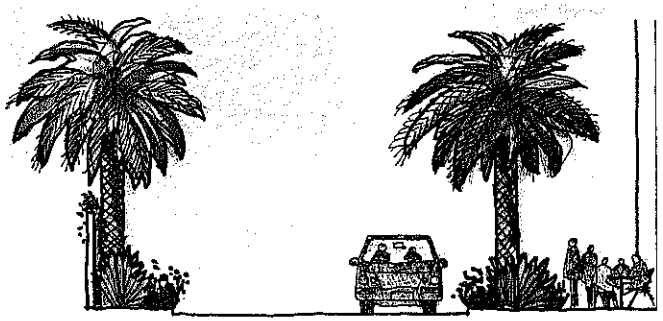
SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

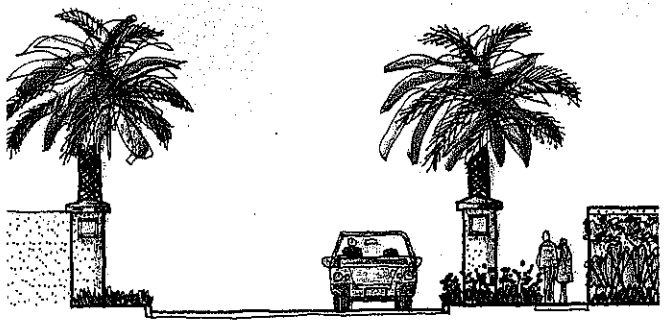
November 2011

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

L.5 - Landscape Materials & Imagery



① Section through El Camino Real Entry Drive
Scale: 1/4" = 1'-0"



② Section through Residential Entry Drive
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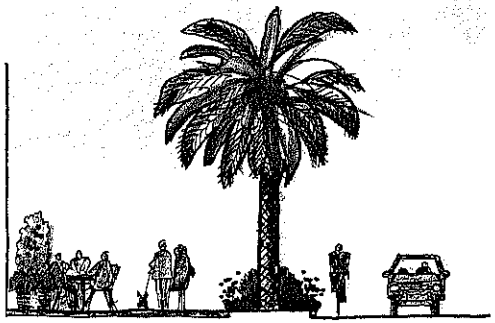

③ Section through El Camino Retail Frontage
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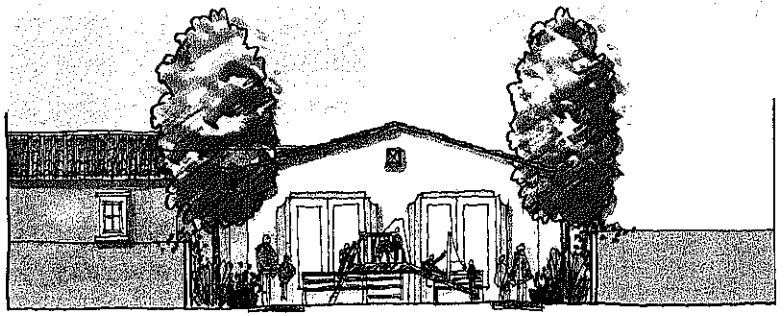

④ Section through Community Room Play Area
Scale: 1/4" = 1'-0"

⑤ Section through Recreation Area / Open Space (TH2 + TH4)
Scale: 1/4" = 1'-0"

⑥ Section through Townhome / Retail Area
Scale: 1/4" = 1'-0"

⑦ Typ. Backyard Section at Southern Property Line
Scale: 1/4" = 1'-0"

ATTACHMENT D
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THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
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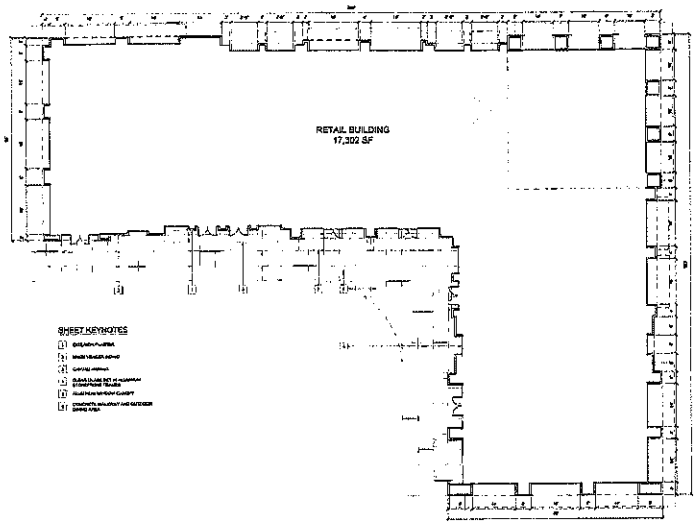
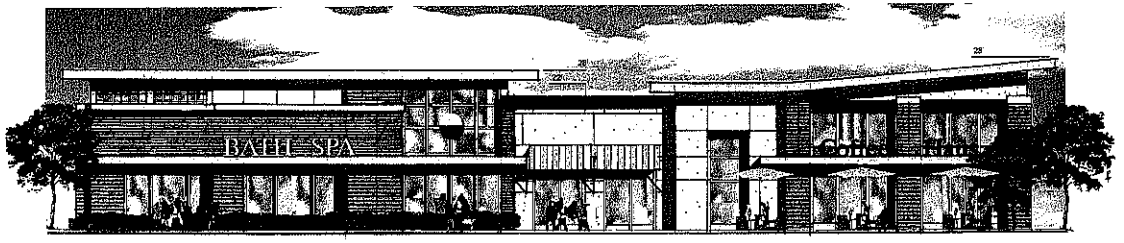
MILLER FAMILY PROPERTY
MIXED USE DEVELOPMENT PROPOSAL
SUNNYVALE, CALIFORNIA

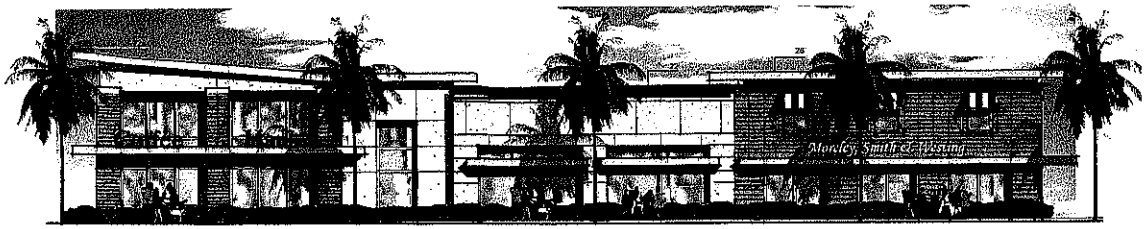
SUMMERHILL HOMES
November 2011



RETAIL FLOOR PLAN
SCALE: 1/16" = 1'-0"

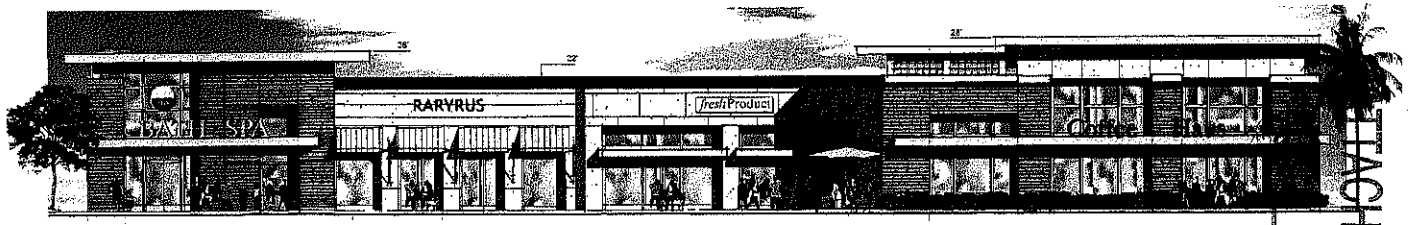


RETAIL EXTERIOR ELEVATIONS - WEST
SCALE: 1/8" = 1'-0"



RETAIL EXTERIOR ELEVATIONS - EAST
SCALE: 1/8" = 1'-0"

RETAIL EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8" = 1'-0"



RETAIL EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8" = 1'-0"

BUILDING PLAN AND EXTERIOR ELEVATIONS - RETAIL

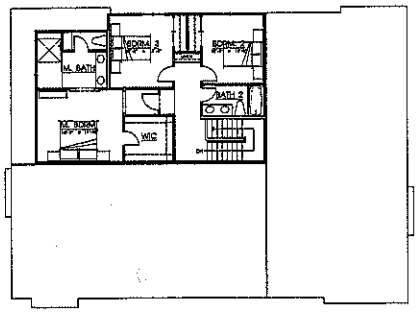
ATTACHMENT D
19 of 33

JANUARY 31, 2011
2010159

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL
SummerHill Homes | Sunnyvale, California

A0.0



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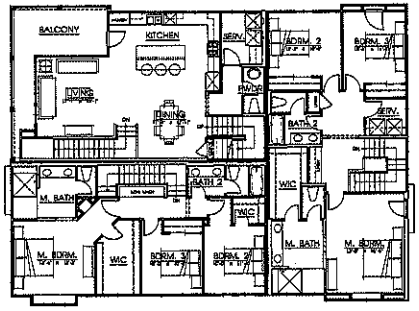

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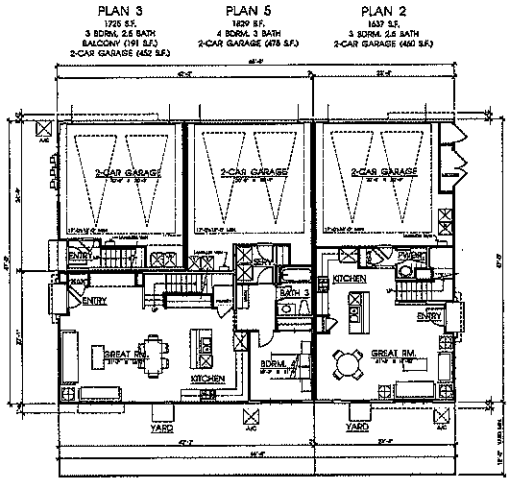


FIRST FLOOR

BUILDING PLAN - BUILDING 100 (TRIPLEX)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

NOVEMBER 5, 2011

2010159

MILLER FAMILY PROPERTY

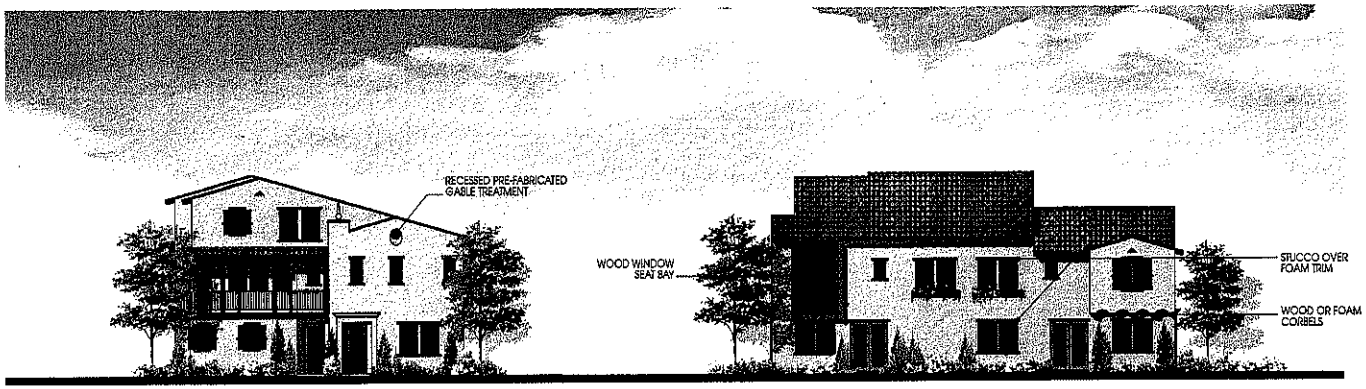
MIXED USE DEVELOPMENT PROPOSAL

SummerHill Homes | Sunnyvale, California

WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 ROLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 fax 925 463 1725
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A1.1

ATTACHMENT 1
Page 20 of 23



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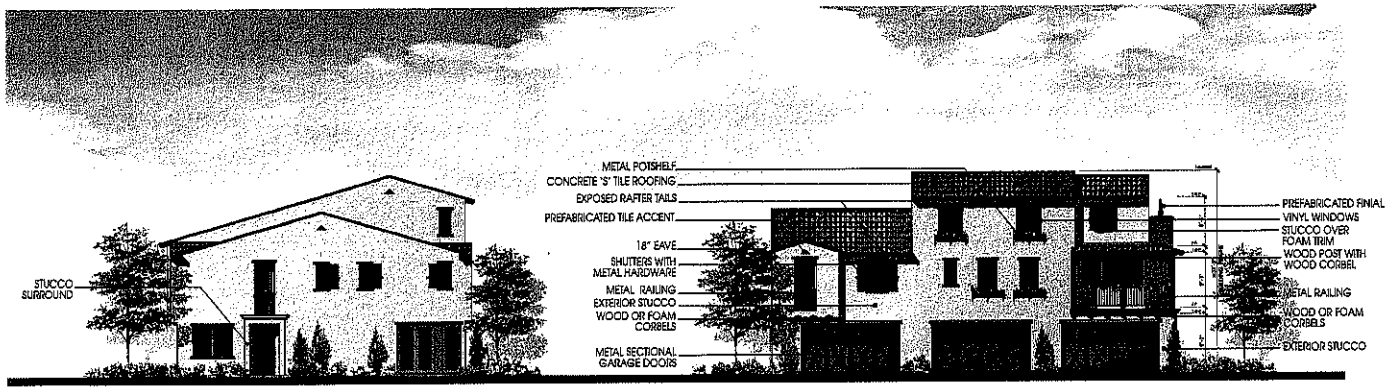

LEFT

FRONT

ATTACHMENT D
Page 21 of 33

EXTERIOR ELEVATIONS - BUILDING 100 (TRIPLEX)

WILLIAM HEZMALHALCH ARCHITECTS, INC.© 2011

NOVEMBER 9, 2011

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MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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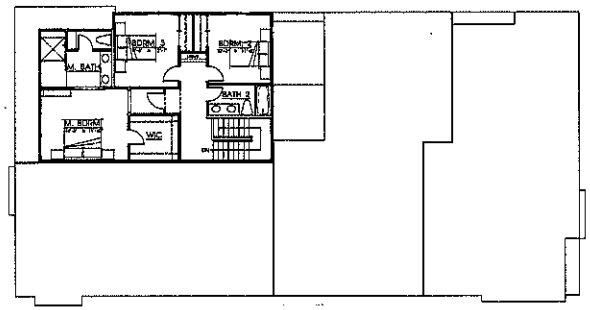
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whahitects.com fax 949 250 1529

A1.2



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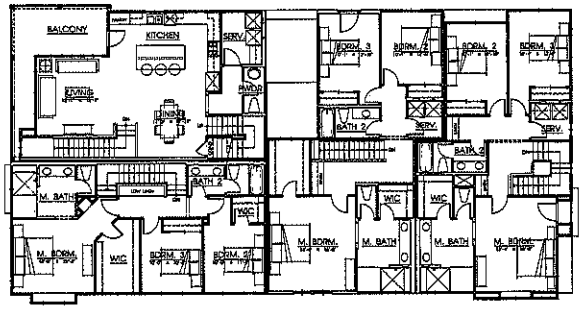

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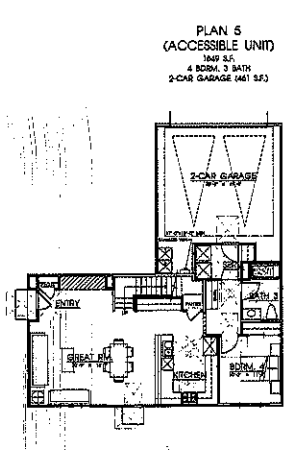

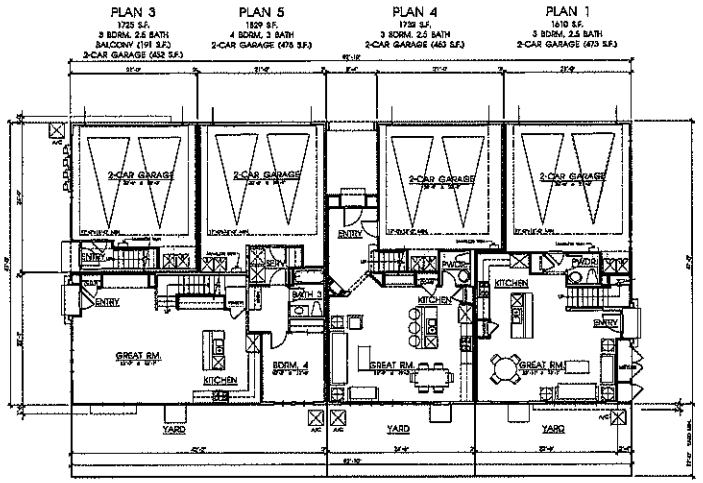

FIRST LEVEL

BUILDING PLAN - BUILDING 200 (QUADPLEX)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

ATTACHMENT D
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NOVEMBER 9, 2011

2010159

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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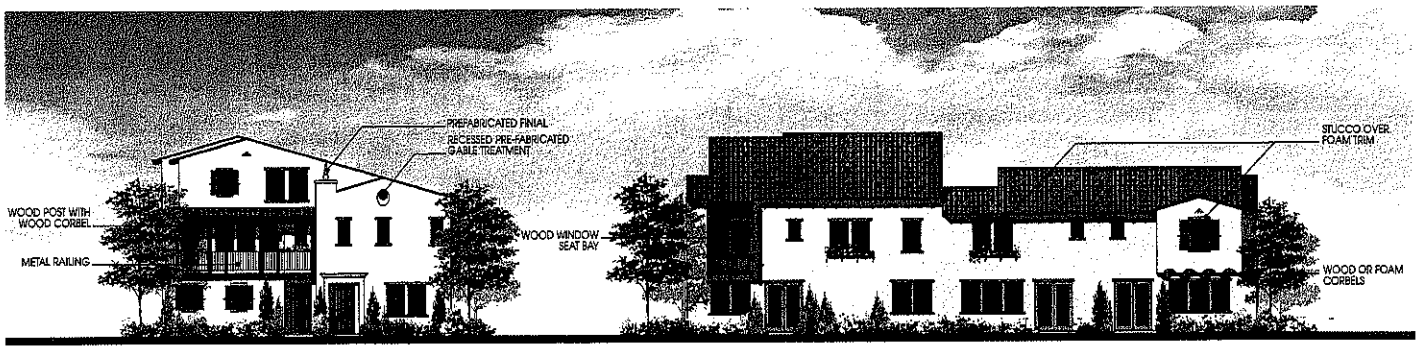
925 483 1700 fax 925 483 1725
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A2.1



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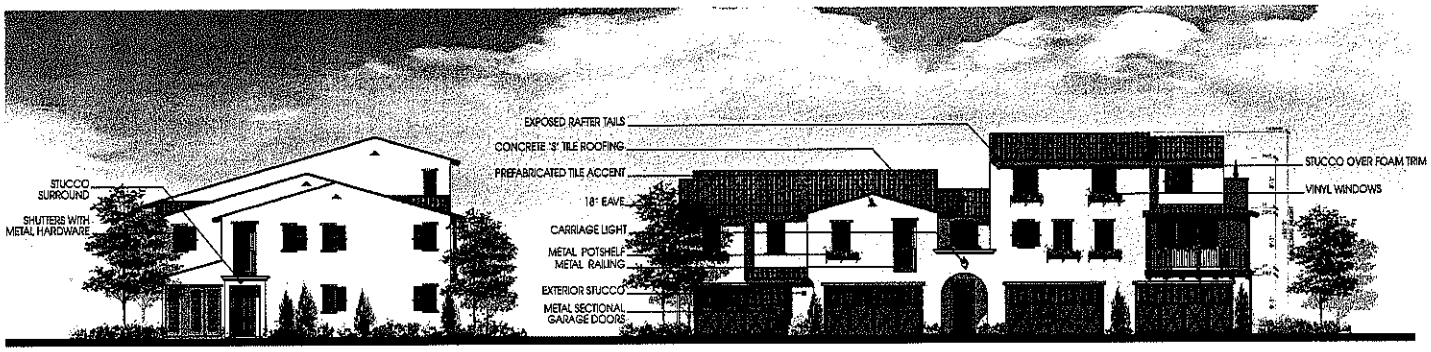

LEFT

FRONT

ATTACHMENT D
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EXTERIOR ELEVATIONS - BUILDING 200 (QUADPLEX)

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NOVEMBER 9, 2011

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MIXED USE DEVELOPMENT PROPOSAL

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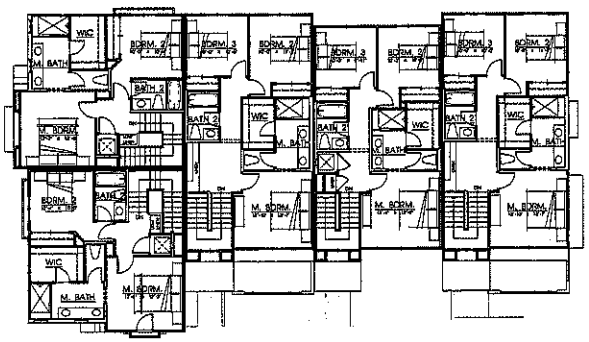
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A2.2



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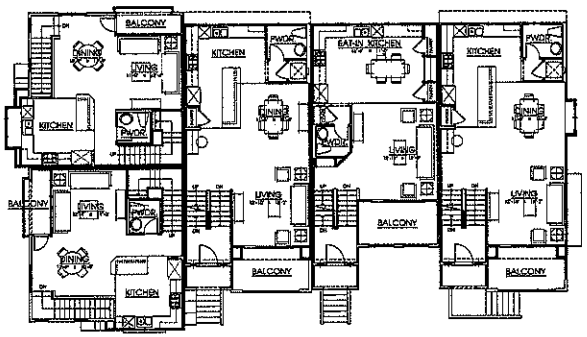

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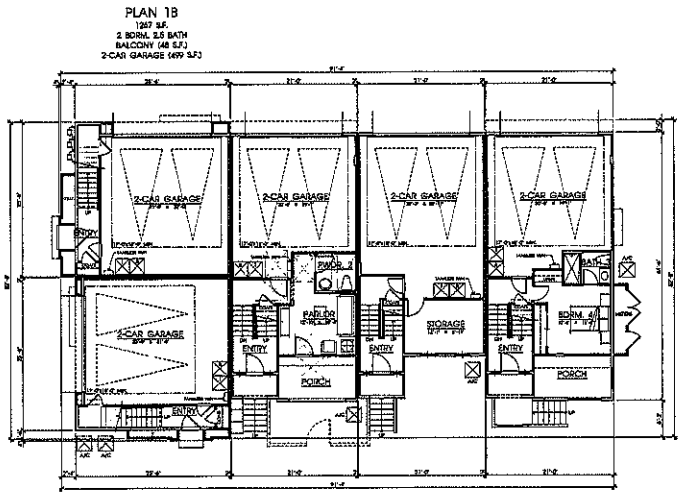

FIRST LEVEL

BUILDING PLAN - BUILDING 300 (5-PLEX TOWNHOME)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

NOVEMBER 9, 2011

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MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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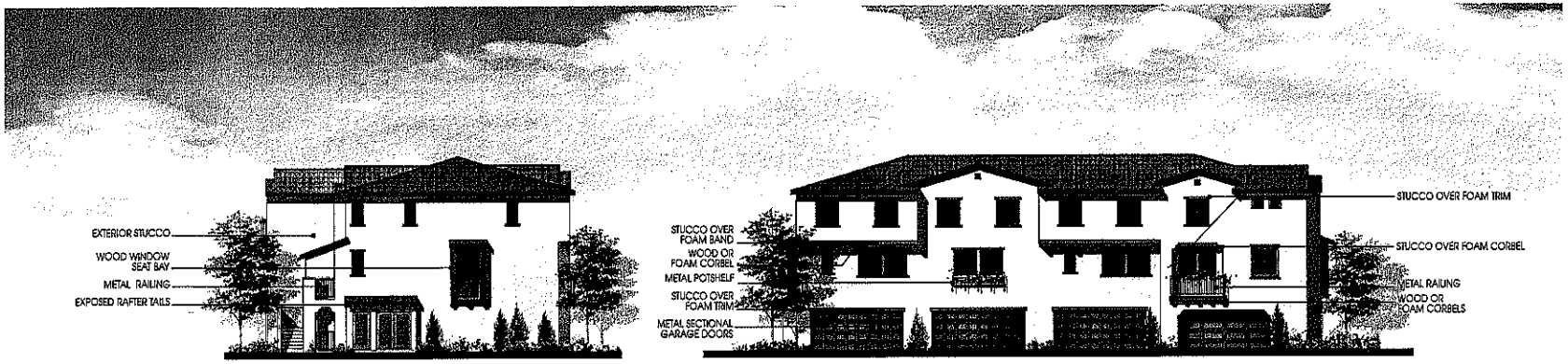
2869 REDHILL AVENUE SUITE 206 SANTA ANA CA 92705-5543
949 250 0907 www.wharchitects.com fax 949 250 1529

A3.1

ATTACHMENT 2
Page 21 of 25



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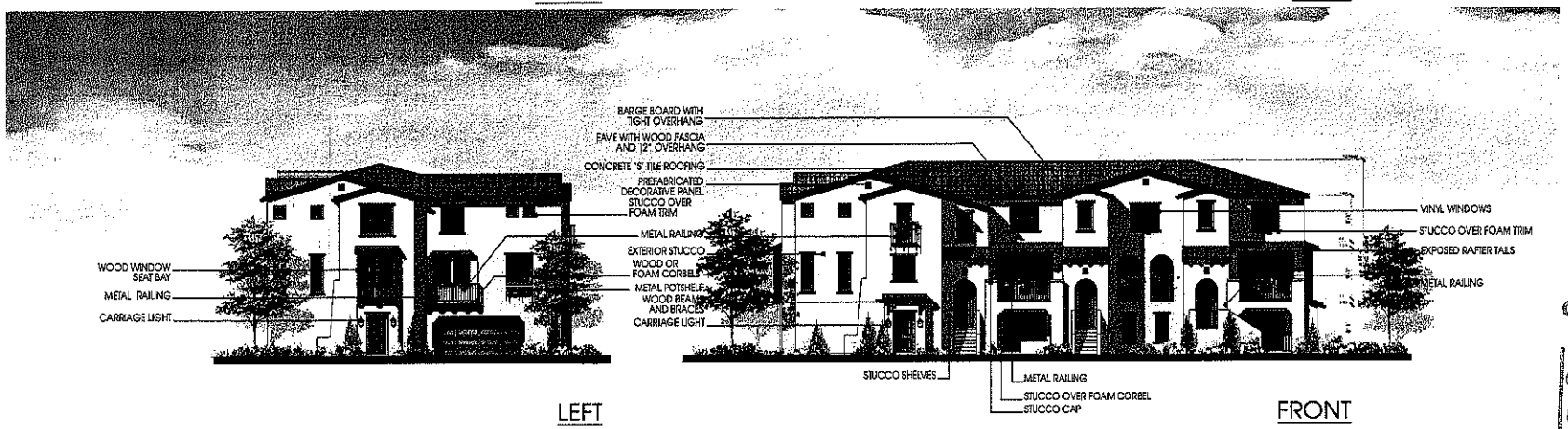

LEFT

FRONT

ATTACHMENT D
Page 23 of 33

EXTERIOR ELEVATIONS - BUILDING 300 (5-PLEX TOWNHOME)

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NOVEMBER 9, 2011

20100159

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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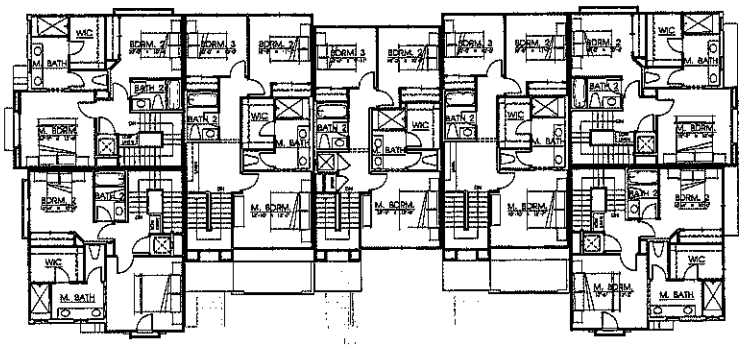
6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5105
925 483 1700 fax 925 483 1725
2350 RED HILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whainc.com fax 949 250 1529

A3.2



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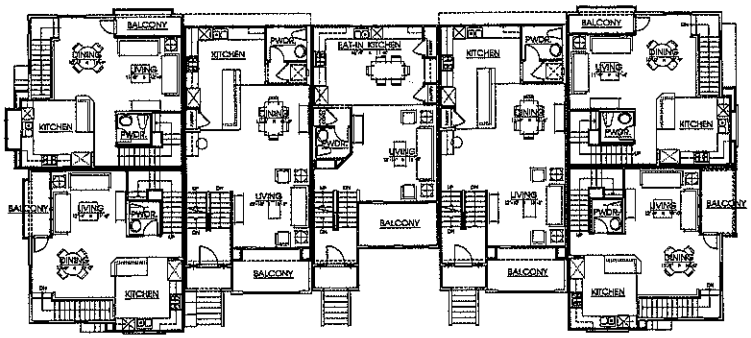

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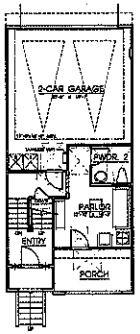
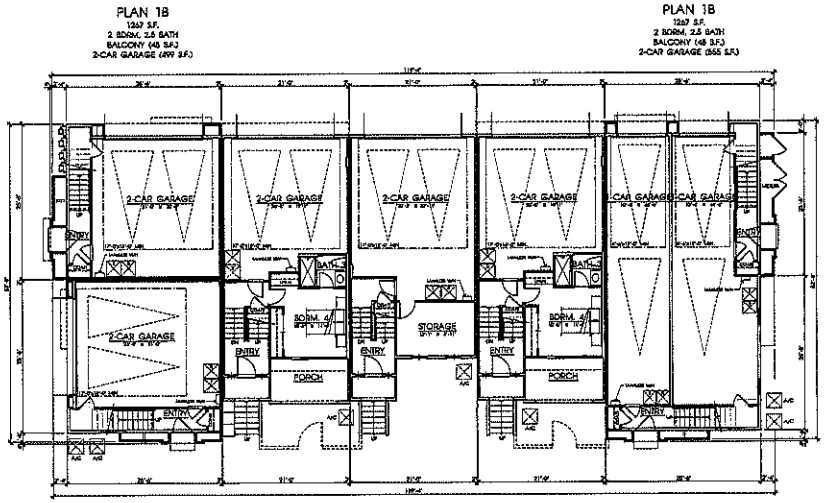


PLAN 3
(ACCESSIBLE UNIT)
1697 S.F.
4 BDRM, 3.5 BATH
PORCH (100 S.F.)
DECK (93 S.F.)
2-CAR GARAGE (464 S.F.)



FIRST LEVEL

BUILDING PLAN - BUILDING 400 (7-PLEX TOWNHOME)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

NOVEMBER 9, 2011

2010159

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MIXED USE DEVELOPMENT PROPOSAL

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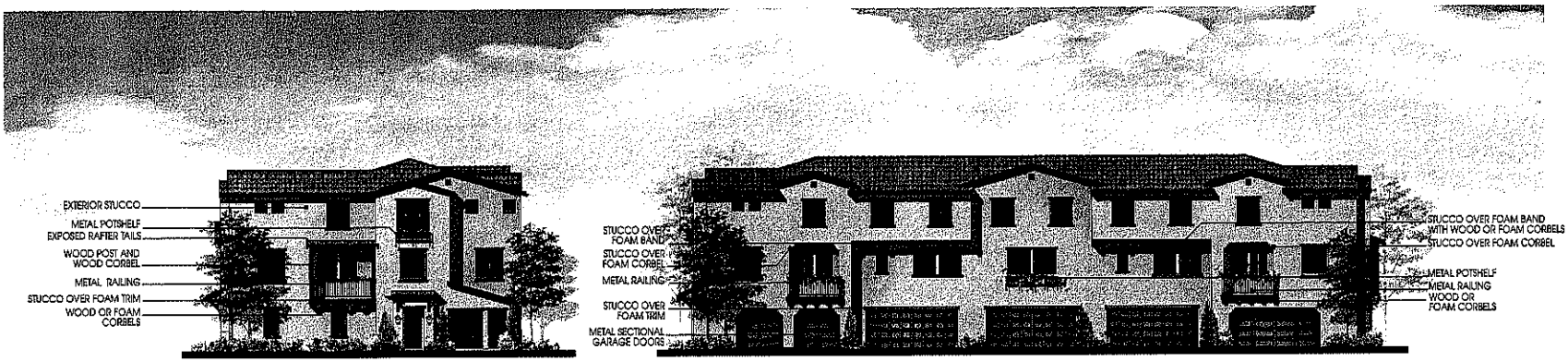
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1628

A4.1

ATTACHMENT 2
Page 26 of 37



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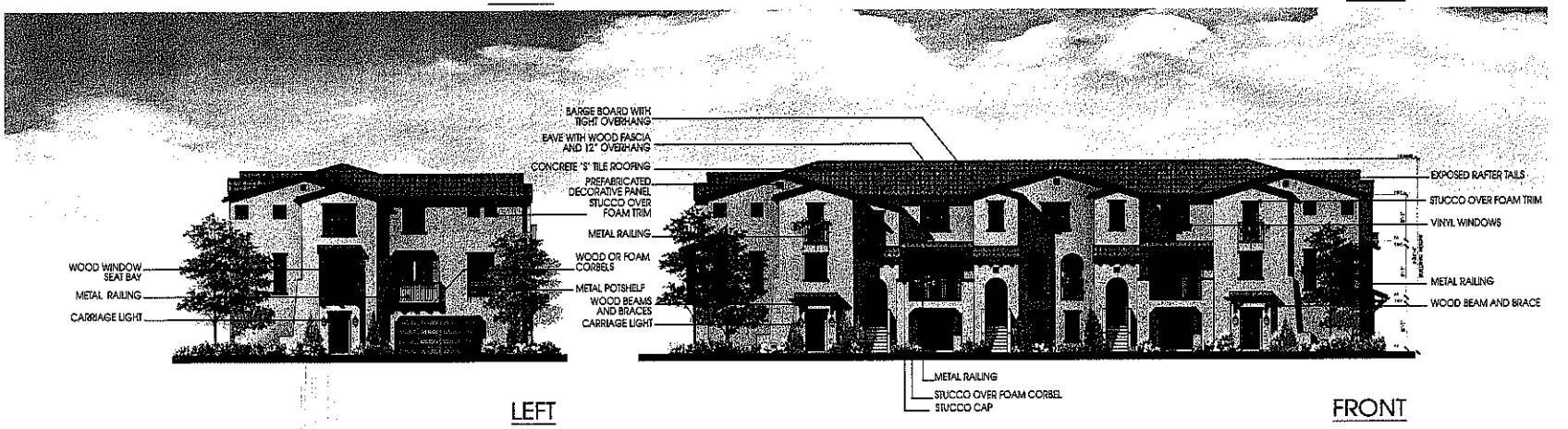

LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 400 (7-PLEX TOWNHOME)

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ATTACHMENT D
Page 27 of 33

NOVEMBER 9, 2011

2010159

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

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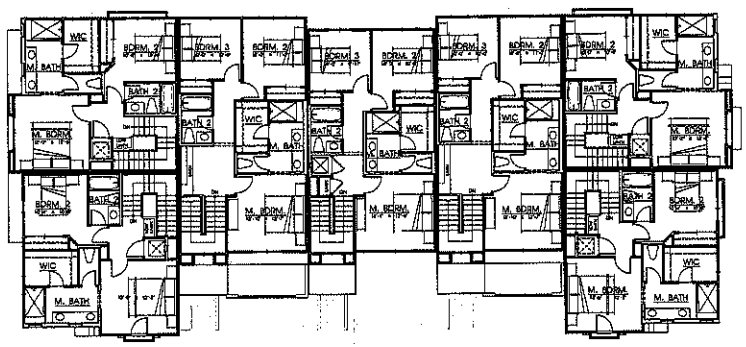

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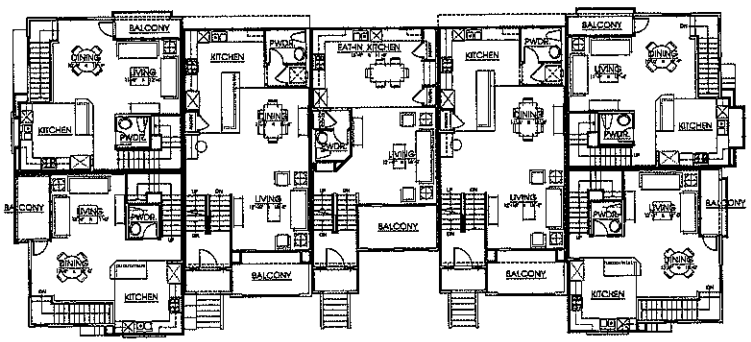

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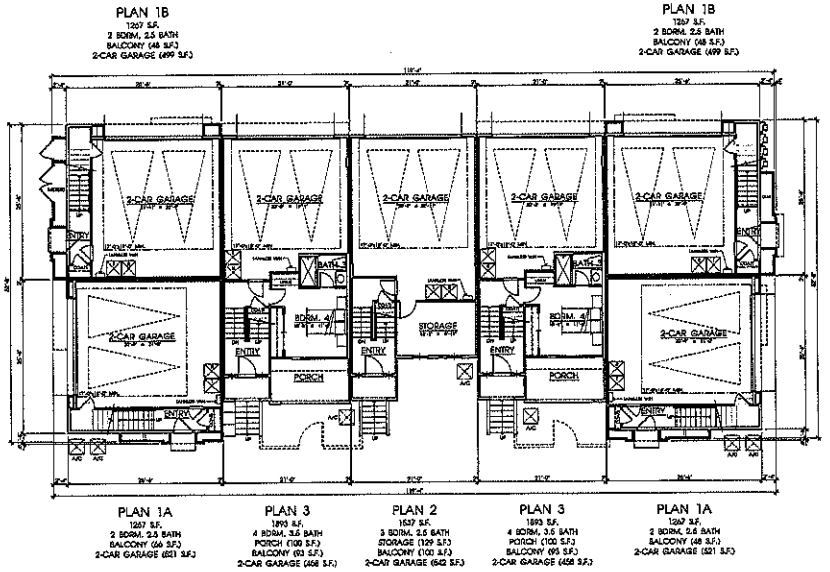

FIRST LEVEL

BUILDING PLAN - BUILDING 500 (7-PLEX TOWNHOME)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

NOVEMBER 9, 2011

2010179

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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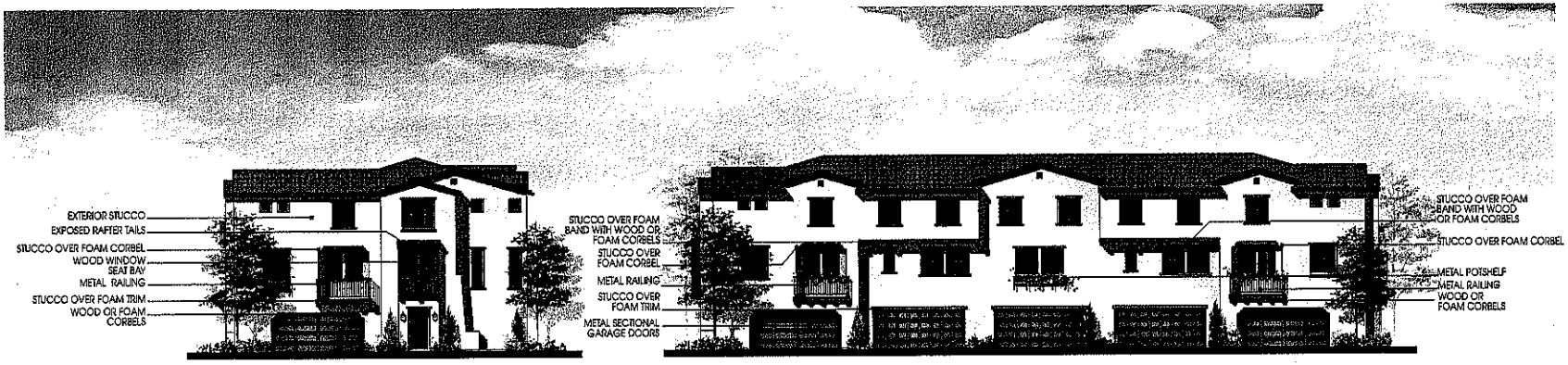
925 463 1700 fax 925 463 1725
2650 RETHILL AVENUE SUITE 200 SANTA ANA CA 92705-5643
949 250 0607 www.wharchitects.com fax 949 250 1528

A5.1

ATTACHMENT 2
Page 28 of 33



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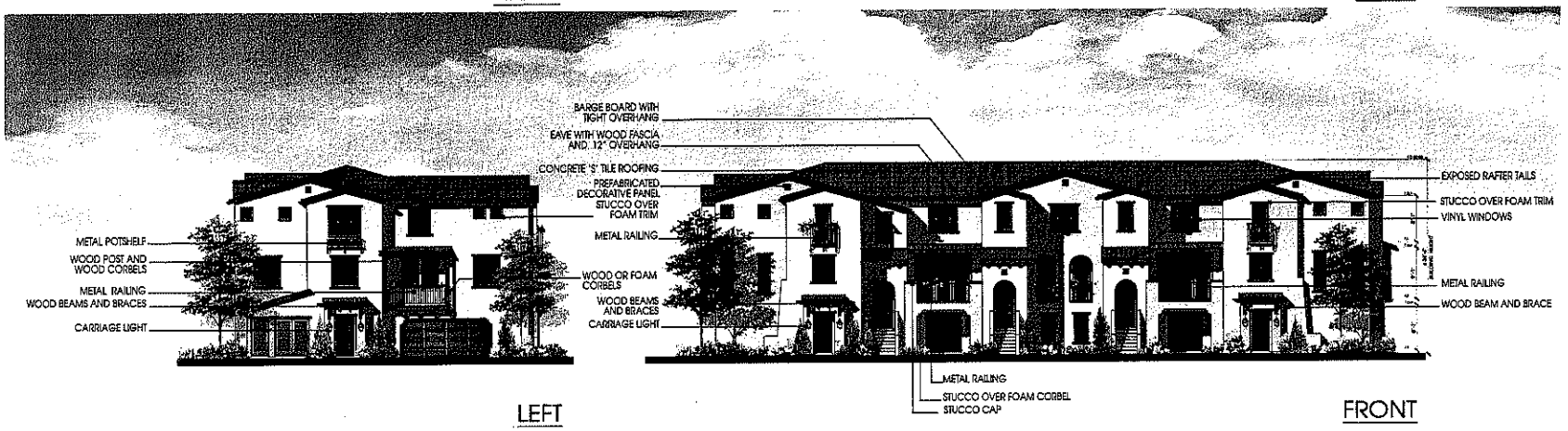

LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 500 (7-PLEX TOWNHOME)

WILLIAM HEZMALHALCH ARCHITECTS, INC.© 2011

NOVEMBER 9, 2011

20101159

0 1 2 4

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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925 453 1700 fax 925 453 1725
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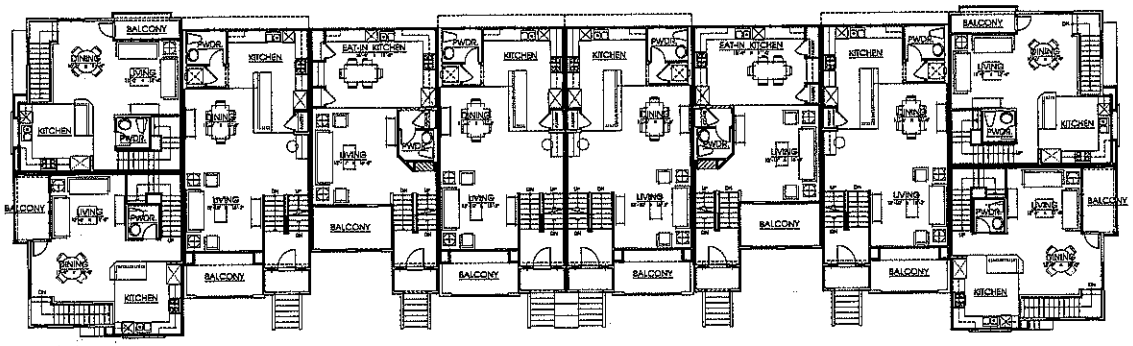
949 250 0607 www.wharchitects.com fax 949 250 1529

A5.2

ATTACHMENT D
Page 29 of 33



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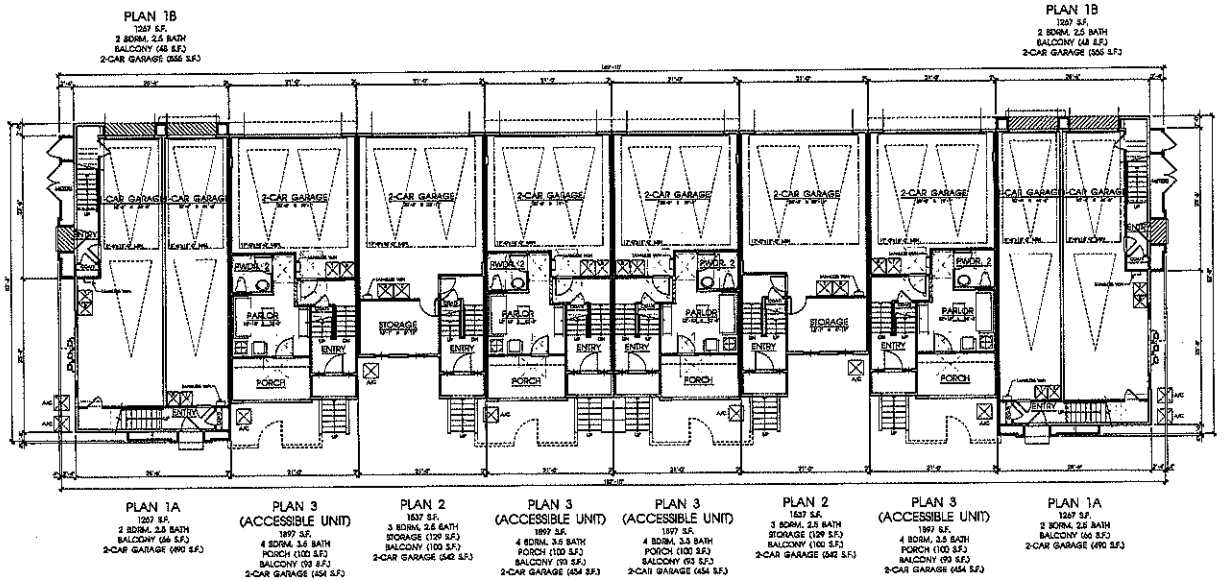

FIRST LEVEL

BUILDING PLAN - BUILDING 600 (10-PLEX TOWNHOME)

ATTACHMENT D
Page 30 of 33

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2011

NOVEMBER 9, 2011

2010159

0 4 8 16

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SummerHill Homes | Sunnyvale, California

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ARCHITECTS INC.
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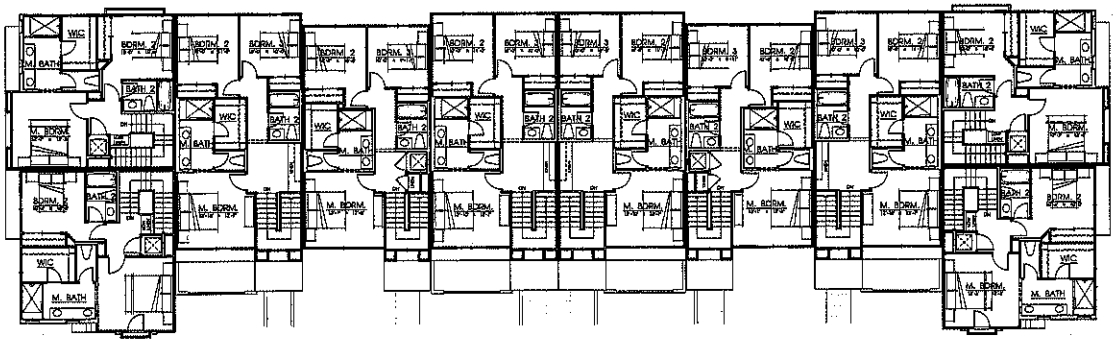
925 483 1700 fax 925 483 1725
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A6.1



THIRD LEVEL

BUILDING PLAN - BUILDING 600 (10-PLEX TOWNHOME)

ATTACHMENT D
Page 37 of 53

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MIXED USE DEVELOPMENT PROPOSAL

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A6.2

ATTACHMENT D
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EXTERIOR ELEVATIONS - BUILDING 600 (10-PLEX TOWNHOME)

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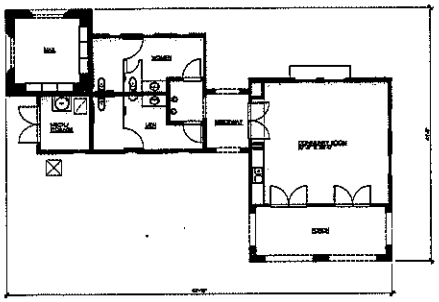
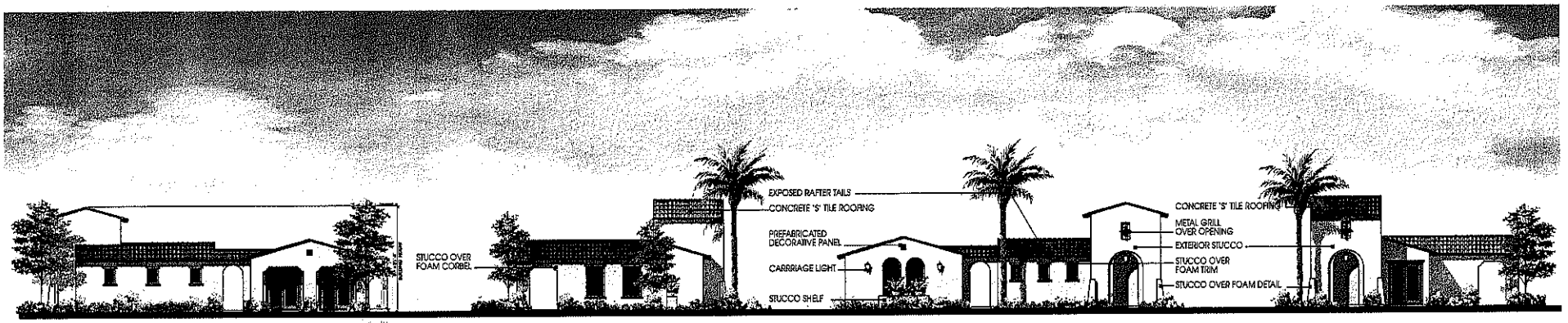
A6.3



NORTH

COMMUNITY BUILDING : 899 S.F.
PORCH: 209 S.F.
BREEZEWAY: 112 S.F.
MAIL: 188 S.F.



SOUTH EAST NORTH WEST

BUILDING PLAN AND EXTERIOR ELEVATIONS - COMMUNITY BUILDING

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A7.1