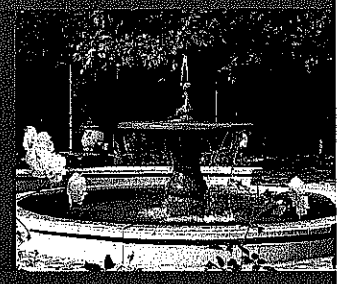
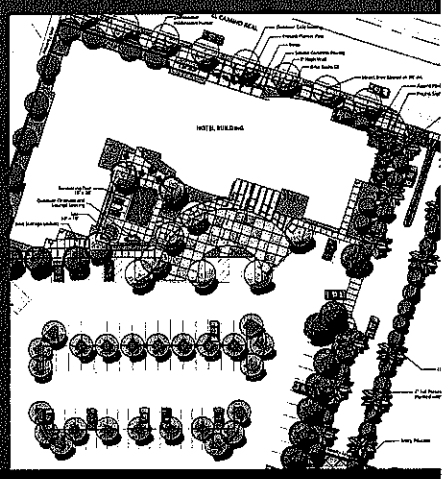
Miller Family Property

Mixed Use Development Proposal

BY SUMMERHILL HOMES

MAY 9, 2012





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
Kevin Ebrahimi kebrahimi@shhomes.com
777 California Avenue, Palo Alto, CA 94304
Business: (650) 842-2371 Fax: (650) 857-1077 www.summerhillhomes.com

Hotel Developer: T2 Development
Contact: Gregory N. Lebon, AIA, Vice President greg@t2dev.com
620 Newport Center Drive, 14th Floor, Newport Beach, CA 92660
Business: (949) 610-8200 Fax: (000) 000-0000 www.t2dev.com

Civil Engineer: Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
Contact: Greg Miller gmiller@cbandg.com
6111 Bollinger Canyon Road, Suite 150San Ramon, CA 94583
Business: (925) 866-0322 Fax: (925) 866-8575 www.cbandg.com

Residential Architect: William Hezmalhalch Architects, Inc.
Contact: Jeff Chelwick, Architect, Senior Principal jeffc@whainc.com
6111 Bollinger Canyon Road, Suite 495, San Ramon, CA 94583
2650 Redhill Avenue, Suite 200, Santa Ana, CA 92705
Business: (949) 250-0607 Fax: (949) 250-1529 www.wharchitects.com

Landscape Architect: The Guzzardo Partnership, Inc.
LANDSCAPE ARCHITECTS-LAND PLANNERS
Contact: Gary D. Laymon, Principal glaymon@TGP-INC.com
181 Greenwich Street, San Francisco, California 94111
Business: (415) 433-4672 x 16 Fax: (415) 433-5003 www.tgp-inc.com

Hotel Architect: TAAG ARCHITECTS
Contact: James Allred, AIA, NCARB, President jallred@taagdenver.com
950 17th Street, Suite 2050, Denver, CO 80202
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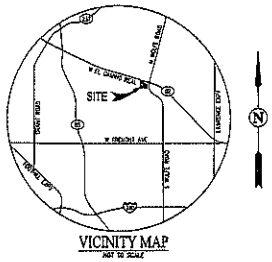
MILLER FAMILY PROPERTY

MIXED USED DEVELOPMENT PROPOSAL
BY SUMMERHILL HOMES
SUNNYVALE, CALIFORNIA



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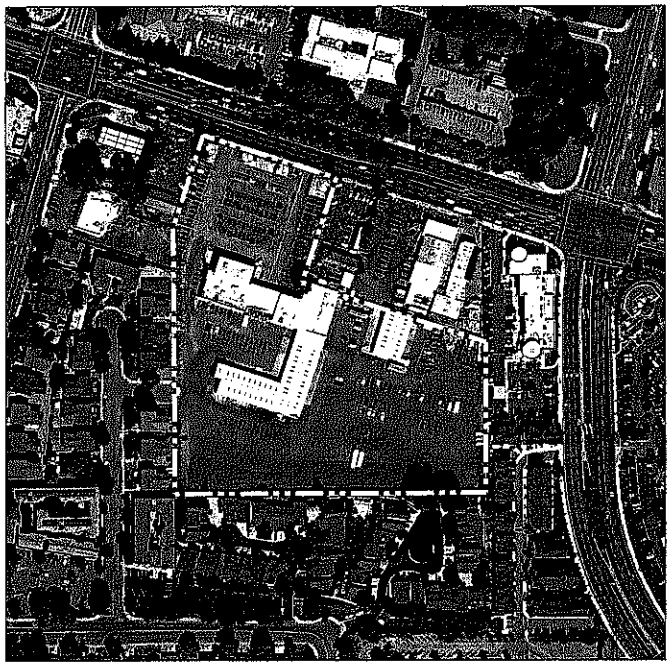

PROJECT INFORMATION :

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 COMMERCIAL
PROPOSED LAND USE:	HOTEL DEVELOPMENT & MULTI-FAMILY RESIDENTIAL

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

T2 DEVELOPMENT

Carlson, Barbee & Gibson, Inc.

WILLIAM HEZMALHALCH ARCHITECTS INC.

TAAG ARCHITECTS

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
161 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5093
www.sgp-inc.com

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MAY 9, 2012

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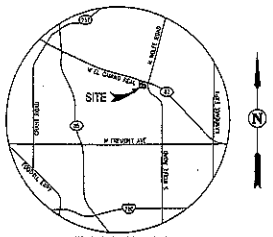

VICINITY MAP
NOT TO SCALE

CONTACTS

1. OWNER/DEVELOPER: THE DOROTHY MILLER FAMILY LIMITED PARTNERSHIP
   MARK MILLER
   P.O. BOX 60169
   SUNNYVALE, CA 94088
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   CREG MILLER
   6111 BOLLINGER CANYON ROAD, SUITE 150
   SAN RAMON, CA 94583
   (925) 866-0322
3. SOILS ENGINEER: CHIEU, INC.
   JIJIA HORNAZY
   6385 SAN IGNACIO AVENUE, SUITE 150
   SAN JOSE, CA 95119
   (408) 574-4900

GENERAL NOTES

1. PURPOSE: THE PURPOSE OF THIS MAP IS FOR THE CONVEYANCE OF PARCELS/PROPERTY AS SHOWN ON THE MILLER FAMILY PROPERTY VESTING TENTATIVE MAP.
2. ASSESSORS PARCEL NO: 201-22-001, 201-23-029
3. SITE ADDRESS: 660 EL CAMINO REAL, SUNNYVALE, CA
4. SITE AREA: HOTEL DEVELOPMENT: 1.944 AC
   RESIDENTIAL: 6.354 AC
   TOTAL: 8.298 AC
5. EXISTING USE: VACANT, FORMER COMMERCIAL
   PROPOSED USE: HOTEL, MULTI-FAMILY RESIDENTIAL
6. MINIMUM PARCEL SIZE: PARCEL 4 = 0.13 AC
7. UTILITY PROVIDERS:
   WATER: CITY OF SUNNYVALE
   SANITARY SEWER: CITY OF SUNNYVALE
   STORM DRAIN: CITY OF SUNNYVALE
   GAS & ELECTRIC: PG&E
   TELEPHONE: TBD
   CABLE TV: TBD
8. 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.
9. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.
10. FINAL MAP: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CENTERLINE

TENTATIVE PARCEL MAP

MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 50' 150' 200'
SCALE: 1" = 50'
DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TPM 1

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TM 4.1	GRADING AND DRAINAGE PLAN – RESIDENTIAL
TM 5.0	UTILITY PLAN – HOTEL
TM 5.1	UTILITY PLAN – RESIDENTIAL
TM 6.0	PRELIMINARY POST CONSTRUCTION BMP PLAN
TM 7.0	FIRE ACCESS AND SETBACKS

CONTACTS

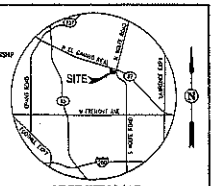
1. OWNER/DEVELOPER: THE DOROTHY MILLER FAMILY LIMITED PARTNERSHIP, MARK MILLER, P.O. BOX 60188, SUNNYVALE, CA 94088

2. RESIDENTIAL DEVELOPER: SUMMERHILL HOMES, KATIA KASHKOOSH, KEVIN EISENHAU, 777 CALIFORNIA AVENUE, PALO ALTO, CA 94304, (650) 327-7722

3. HOTEL DEVELOPER: TF DEVELOPMENT, GREG LEGON, 620 NEWPORT CENTER DRIVE, 16TH FLOOR, NEWPORT BEACH, CA 92660, (949) 610-8027

4. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., CHUCK MILLER, 3180 CRESCENT CANYON ROAD, SUITE 150, SAN RAMON, CA 94583, (925) 866-0322

5. SOILS ENGINEER: ENGEO, INC., KARA MCMARTY, 2204 SAN RAMON AVENUE, SUITE 150, SAN JOSE, CA 95116, (408) 574-1600



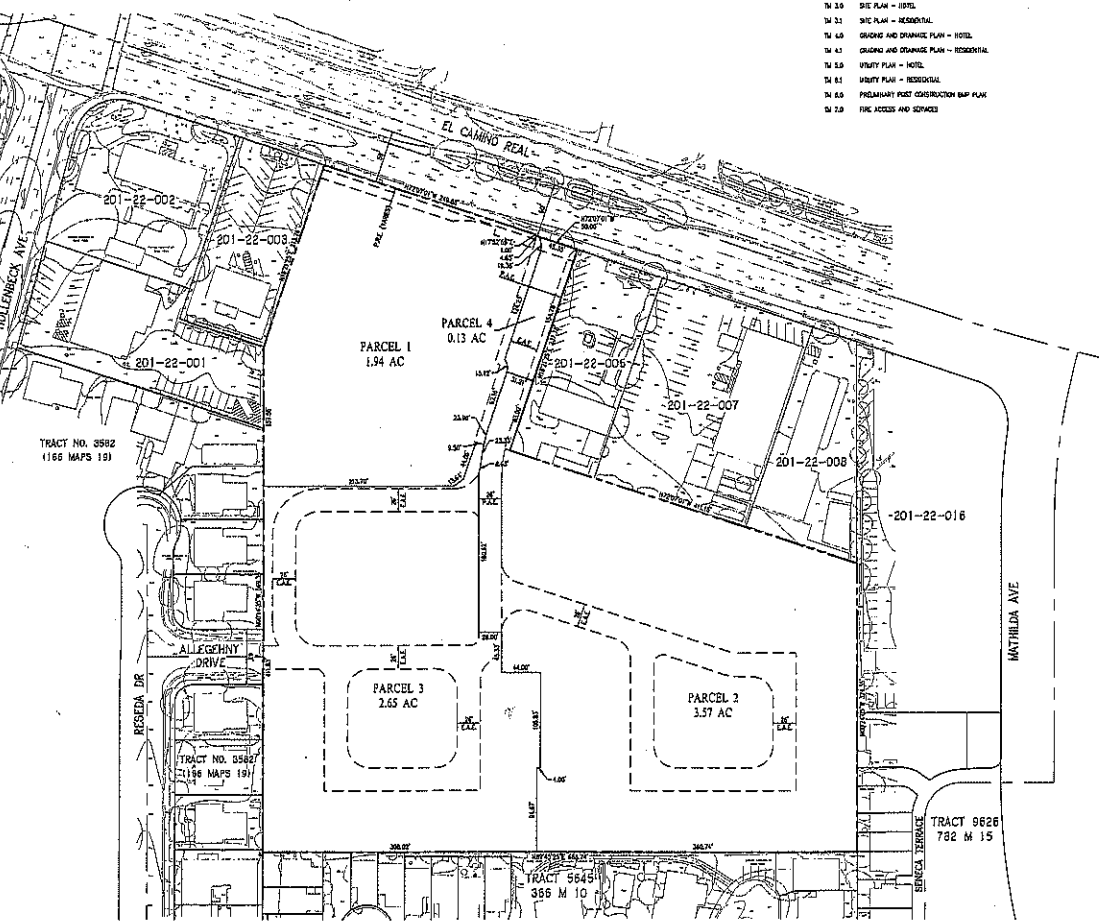
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1.	ASSESSORS PARCEL NO.	201-22-001, 201-22-029
2.	SITE ADDRESS:	660 EL CAMINO REAL, SUNNYVALE, CA
3.	SITE AREA:	HOTEL 1.944 AC RESIDENTIAL 4.356 AC TOTAL 6.299 AC
4.	DWELLING UNITS:	103 UNITS (MULTI-FAMILY RESIDENTIAL)
5.	EXISTING ZONING: PROPOSED ZONING:	(CG-(CR)) HIGHWAY BUSINESS (CG-(LCR)) HIGHWAY BUSINESS
6.	DENSITY:	(CG-(CR)) RESIDENTIAL: 16.3 DU/AC
7.	EXISTING USE: PROPOSED USE:	VACANT, FORMER COMMERCIAL HOTEL, MULTI-FAMILY RESIDENTIAL
8.	MINIMUM PARCEL SIZE:	PARCEL 4 – 0.13 AC
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 SIGNS:	STREET SIGNS 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.	MAILS:	ALL MAILS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
14.	UTILITIES:	ALL UTILITIES WITHIN THE PROPOSED SUBDIVISION WILL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR THE ON-SITE WATER SYSTEM.
15.	UTILITY PROVIDERS:	
	WATER:	CITY OF SUNNYVALE
	SANITARY SEWER:	CITY OF SUNNYVALE
	STORM DRAIN:	CITY OF SUNNYVALE
	GAS & ELECTRIC:	PG&E
	TELEPHONE:	TBD
	CABLE TV:	TBD
16.	TRASH:	HOTEL: LOCAL TRASH BIN TOWNHOMES: 1-3 (RESIDENTIAL CANS), 4-6 (LOCAL TRASH BIN) SINGLE FAMILY ATTACHED: INDIVIDUAL CANS
17.	WELLS ONSITE:	NONE
18.	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.
19.	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 103 UNITS.
20.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.
21.	FINAL MAP:	MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EMERGENCY ACCESS EASEMENT
		PRIVATE ACCESS EASEMENT
		PEDESTRIAN ACCESS EASEMENT



VESTING TENTATIVE SUBDIVISION MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

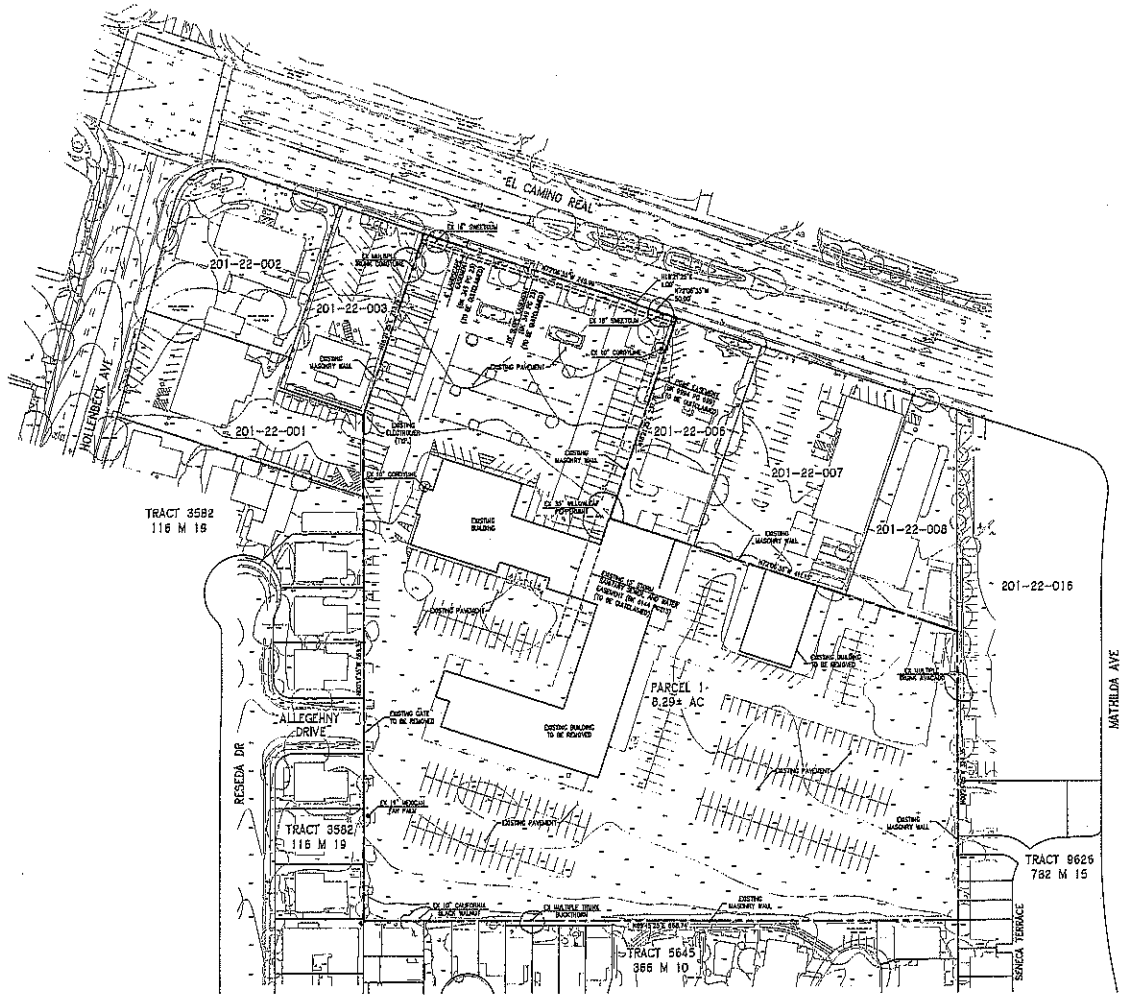
0' 50' 150' 300'

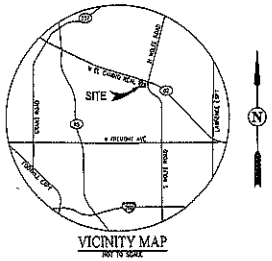
SCALE: 1" = 50' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 1.0

© WEBCAD PLAN LAYERS





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.

BOUNDARY AND EXISTING CONDITIONS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE: 1" = 50' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 2.0

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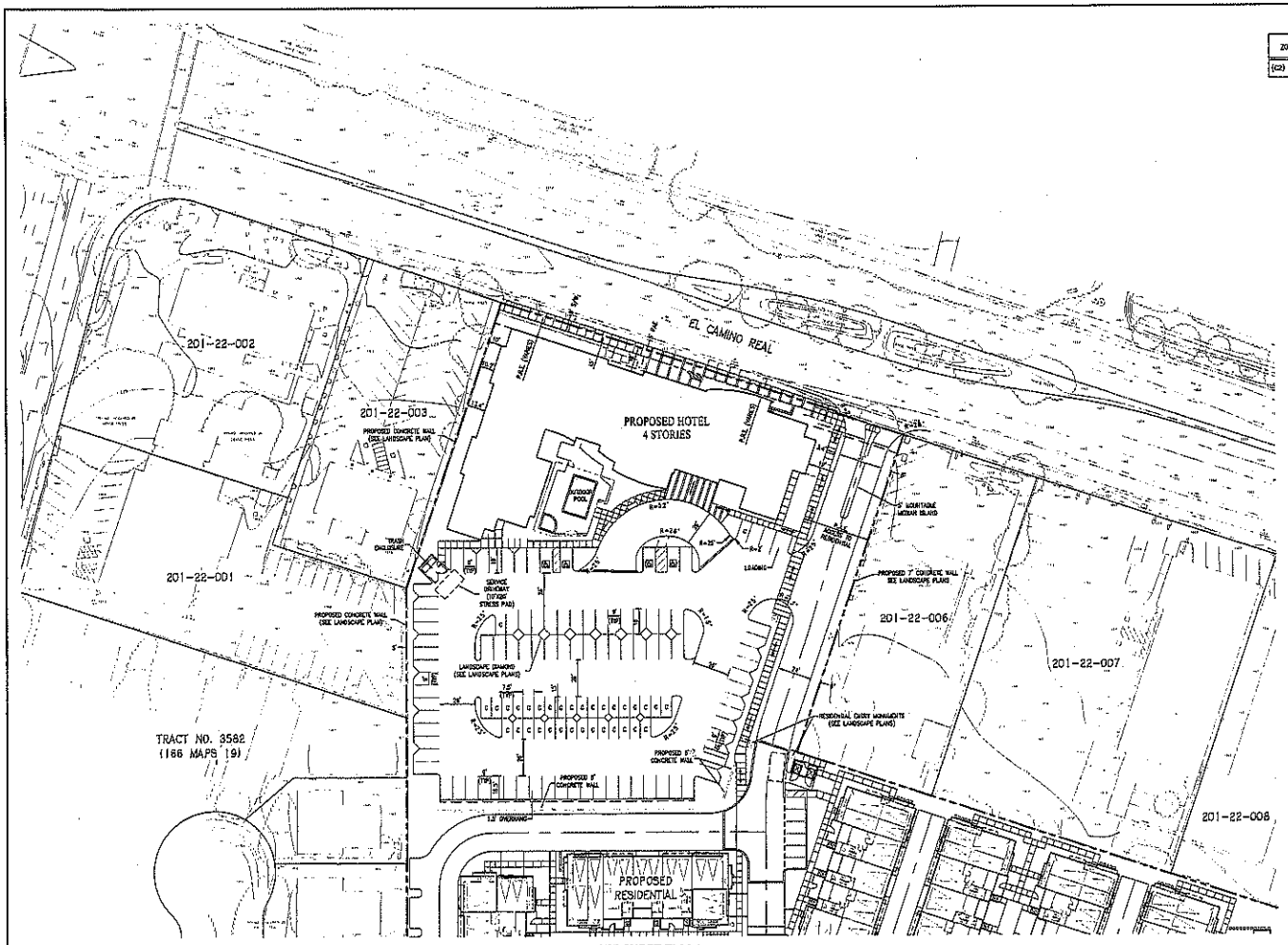


SITE DATA

ZONING DESIGNATION	PROPOSED USE	AREA (AC)	AREA (SF)	BUILDING AREA	F.A.R. HOTEL PARCEL	F.A.R. TOTAL
(CG) HIGHWAY BUSINESS	HOTEL	1.94±	84,506	72,812 SF	86.2%	26.1%

PARKING DATA SUMMARY

PARKING PROVIDED	126 STALLS (TOTAL)
ACCESSIBLE STALLS	3 ACCESSIBLE & 1 VAN (4 TOTAL)
COMPACT STALLS	34 COMPACT (28%)

LAND USE DATA

SURFACE TYPE	AC	%
BUILDING COVERAGE	0.44	23%
IMPERVIOUS SURFACES	1.19	61%
LANDSCAPE/OPEN SPACE	0.31	16%
TOTAL	1.94	100%

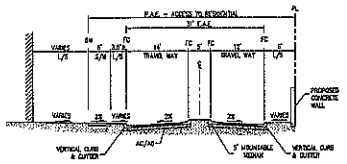
* AREAS DO NOT INCLUDE ENTRY ROAD.

LEGEND

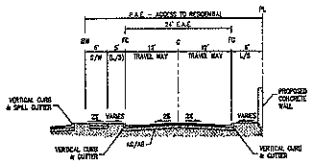
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB AND GUTTER
		CENTERLINE
		PROPERTY LINE
		EASEMENT LINE
		ADJACENT LINE
		HANDICAP PARKING SPACE
		ACCESSIBLE PATH

ABBREVIATIONS

BW	BACK OF WALK
C	COMPACT PARKING STALL
E.A.E.	EMERGENCY ACCESS EASEMENT
FC	FACE OF CURB
L/S	LANDSCAPE
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PEDESTRIAN REALM EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
T	TRASH ENCLOSURE



31' ENTRY ROAD SECTION
NOT TO SCALE



24' ENTRY ROAD SECTION
NOT TO SCALE

SITE PLAN - HOTEL
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TM 3.0

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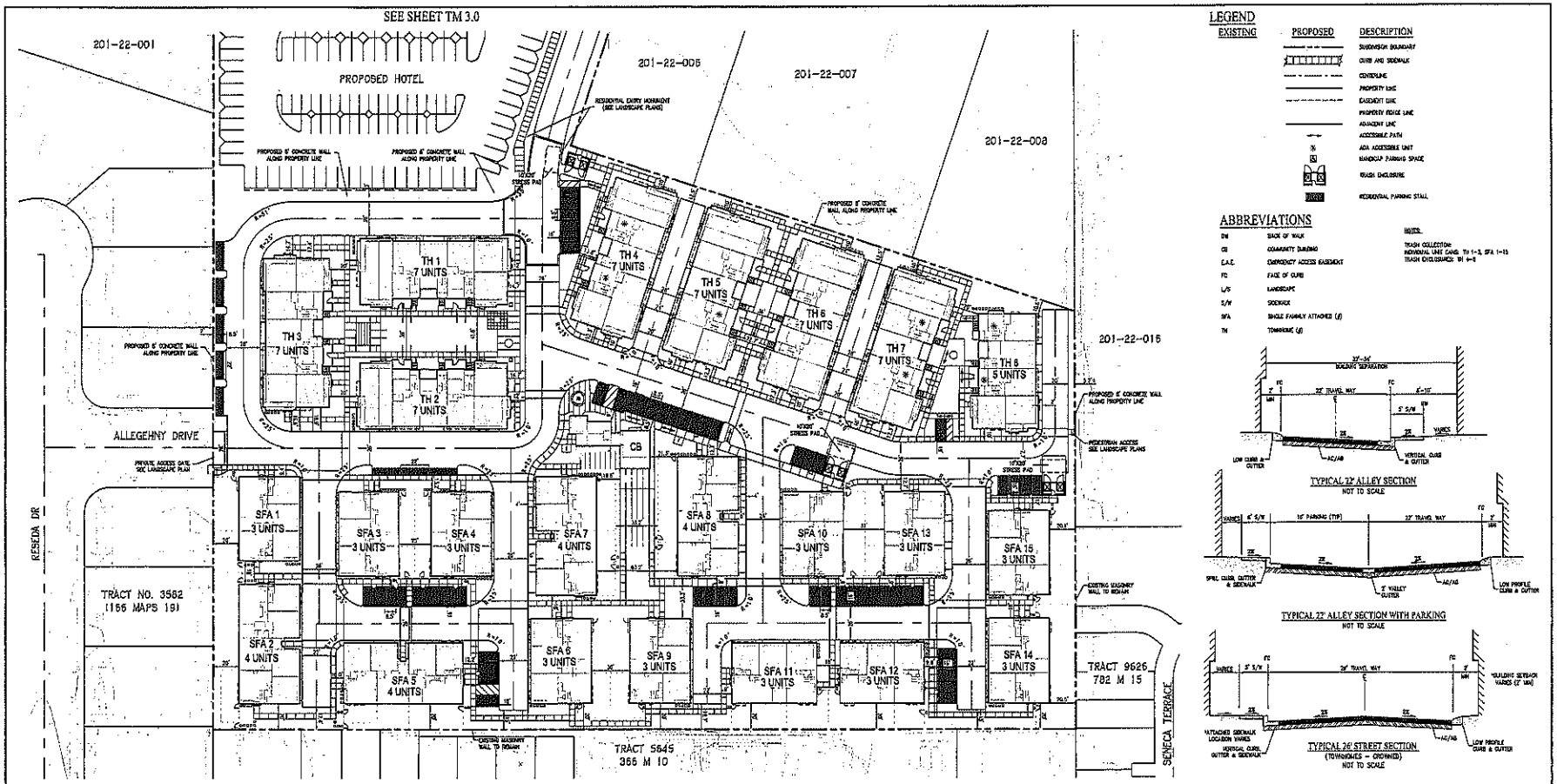


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB AND GUTTER
		CENTERLINE
		PROPERTY LINE
		EASEMENT LINE
		PROPERTY FENCE LINE
		ADJACENT LINE
		ACCESSIBLE PATH
		ADA ACCESSIBLE UNIT
		HANDICAP PARKING SPACE
		TRASH ENCLOSURE
		RESIDENTIAL PARKING STALL

ABBREVIATIONS

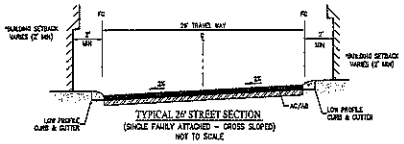
BW	BACK OF WALK
CB	COMMUNITY BUILDING
E.A.E.	EMERGENCY ACCESS EASEMENT
FC	FACE OF CURB
L/S	LANDSCAPE
S/W	SIDEWALK
SFA	SINGLE FAMILY ATTACHED (#)
TH	TOWNHOME (#)

NOTES:
TRASH COLLECTION:
INDIVIDUAL UNIT CANS: TH 1-3, SFA 1-15
TRASH ENCLOSURES: TH 4-8

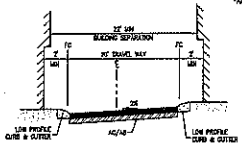
TYPICAL 22' ALLEY SECTION
NOT TO SCALE

TYPICAL 22' ALLEY SECTION WITH PARKING
NOT TO SCALE

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



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



TYPICAL 20' ALLEY SECTION
NOT TO SCALE

PARKING SUMMARY

REQUIRED

UNIT TYPE	UNIT COUNT	REQUIRED SPACES	TOTAL
2 BRM W/ TANDEM GARAGE (COUNTS AS ONE COVERED SPACE)	12	2.33/UNIT	27.96
2 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	18	2.40/UNIT	43.20
3 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	42	2.50/UNIT	105.00
4 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	31	2.60/UNIT	80.60
		TOTAL	257

PROPOSED

GARAGE TYPE	UNIT COUNT	REQUIRED SPACES	TOTAL
2 CAR GARAGE (SIDE BY SIDE)	81	2/GARAGE	162
2 CAR TANDEM GARAGE (COUNTS AS ONE COVERED SPACE)	12	1/GARAGE	12
UNCOVERED PARKING *	-	-	83
		TOTAL	257

* INCLUDES 5 HANDICAP STALLS

RESIDENTIAL UNIT SUMMARY

SINGLE FAMILY ATTACHED (SFA)

PLAN NUMBER	LIVING AREA	BEDROOM	TRIPLEX (BLDG #: 1,3,4,6,9-15)	QUADRAPLEX (BLDG #: 2,5,7,8)	TOTAL
PLAN 1	1,810 SF	3	-	4	4
PLAN 2	1,637 SF	3	11	-	11
PLAN 3	1,860 SF	3	11	4	15
PLAN 4	1,732 SF	3	-	4	4
PLAN 5	1,823 SF	4	11	4	15
		TOTAL	33	16	49

TOWNHOME (TH)

PLAN NUMBER	LIVING AREA	BEDROOM	5-PLEX (BLDG #: 8)	7-PLEX - TANDEM (BLDG #: 1,2,4-7)	7-PLEX (BLDG #: 8)	TOTAL
PLAN 1	1,267 SF	2	2	24	4	30
PLAN 2	1,637 SF	3	1	6	1	8
PLAN 3*	1,897 SF	4	2	12	2	16
TOTAL		9	42	7		54

* ACCESSIBLE UNIT (7 TOTAL)

LAND USE DATA

SURFACE TYPE	AC	%
BUILDING COVERAGE	2.21	35%
IMPERVIOUS SURFACE	1.96	31%
LANDSCAPE/OPEN SPACE	2.18	34%
TOTAL	6.35	100%

*AREAS INCLUDE ENTRY ROAD

SITE PLAN - RESIDENTIAL
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 3.1

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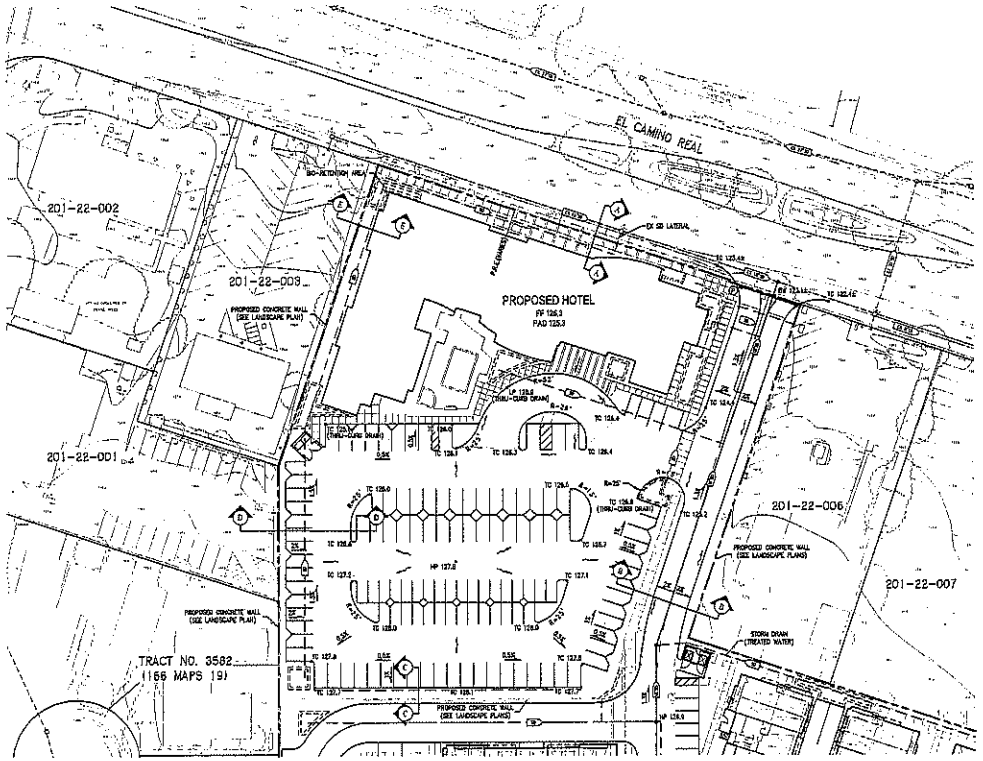


SEE SHEET TM 4.1

LEGEND

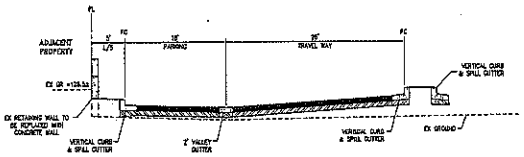
EXISTING	PROPOSED	
		STORM DRAIN
		STORM DRAIN (RECAPED WATER)
○	●	MANHOLE
□	■	CURB INLET
		DIRECTION OF OVERLAND FLOW
		VALLEY GUTTER FLOW
		BIO-RETENTION AREA
		SUMP PUMP

ABBREVIATIONS

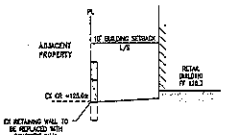
BW	BACK OF WALK
FC	FACE OF CURB
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PEDESTRIAN SCALE EASEMENT
P.L.	PROPERTY LINE

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. SWALE 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 BONDS PROCESS.
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.



SECTION D-D
NOT TO SCALE



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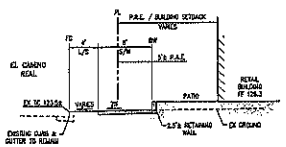

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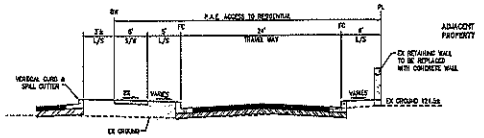

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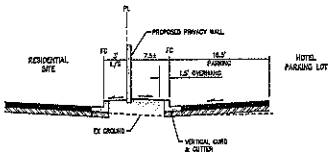
NOT TO SCALE



SECTION C-C
NOT TO SCALE

GRADING AND DRAINAGE PLAN - HOTEL
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

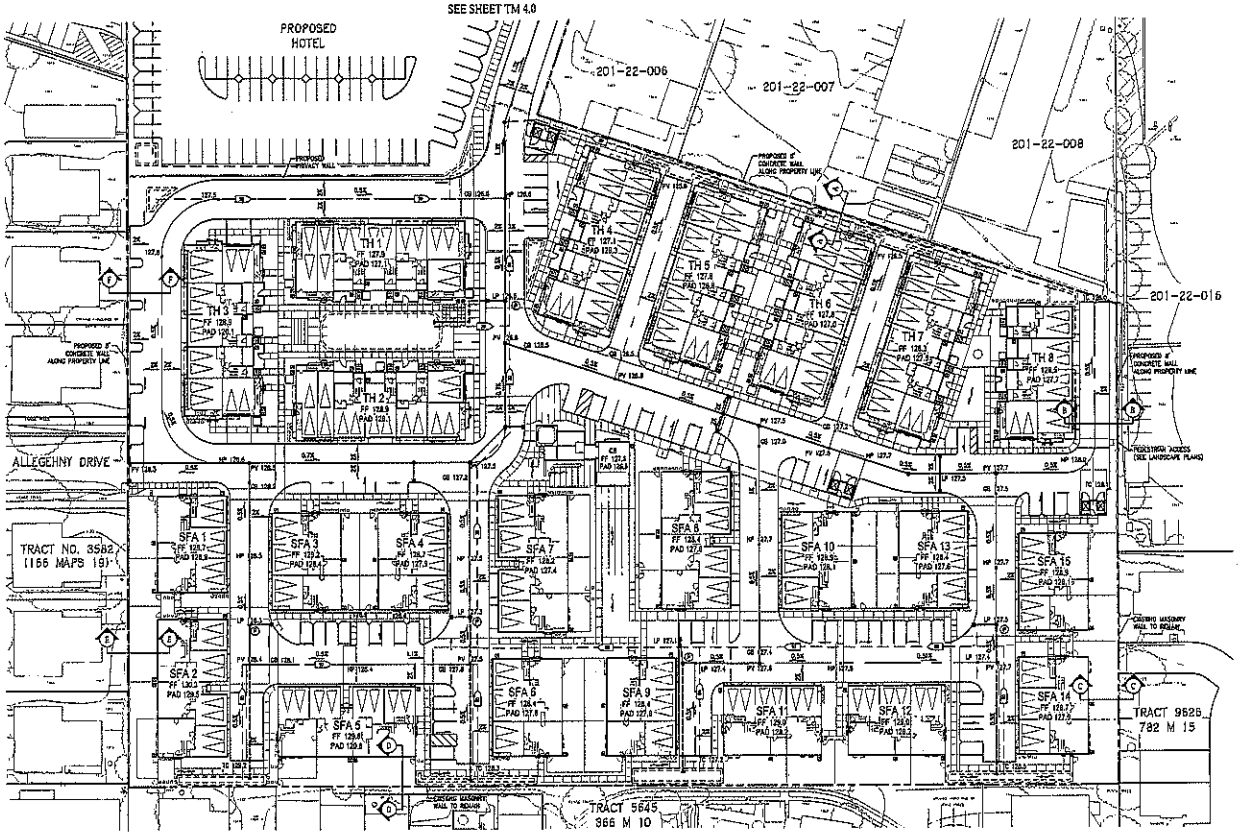
0' 30' 90' 120'
SCALE: 1" = 30'

DATE: MAY 9, 2012

cbg Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 4.0

ATTACHMENT D
Page 8 of 11



LEGEND

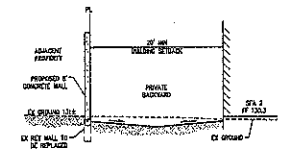
EXISTING	PROPOSED
	STORM DRAIN
	STORM DRAIN (TREATED WATER)
	SUMP PUMP LINE
○	● MANHOLE
□	■ CURB INLET
	DIRECTION OF OVERLAND FLOW
	VALLEY GUTTER FLOW
	BIO-RETENTION AREA
	BIO-RETENTION PLANTER
	(P) SUMP PUMP
	AC UNIT

ABBREVIATIONS

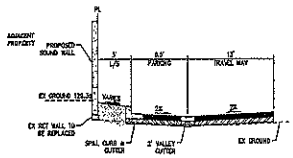
BW	BACK OF WALK
FC	FACE OF CURB
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
P.A.E.	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE

NOTES

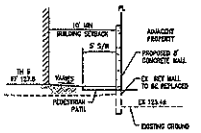
1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY. CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS.
3. STORM DRAIN STUBS ARE SHOWN FOR FUTURE CONNECTIONS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



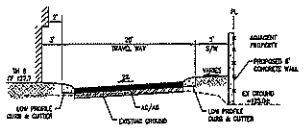
SECTION E-E
NOT TO SCALE



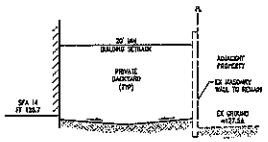
SECTION F-F
NOT TO SCALE



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
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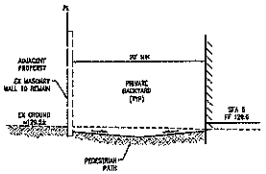


SECTION D-D
NOT TO SCALE

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

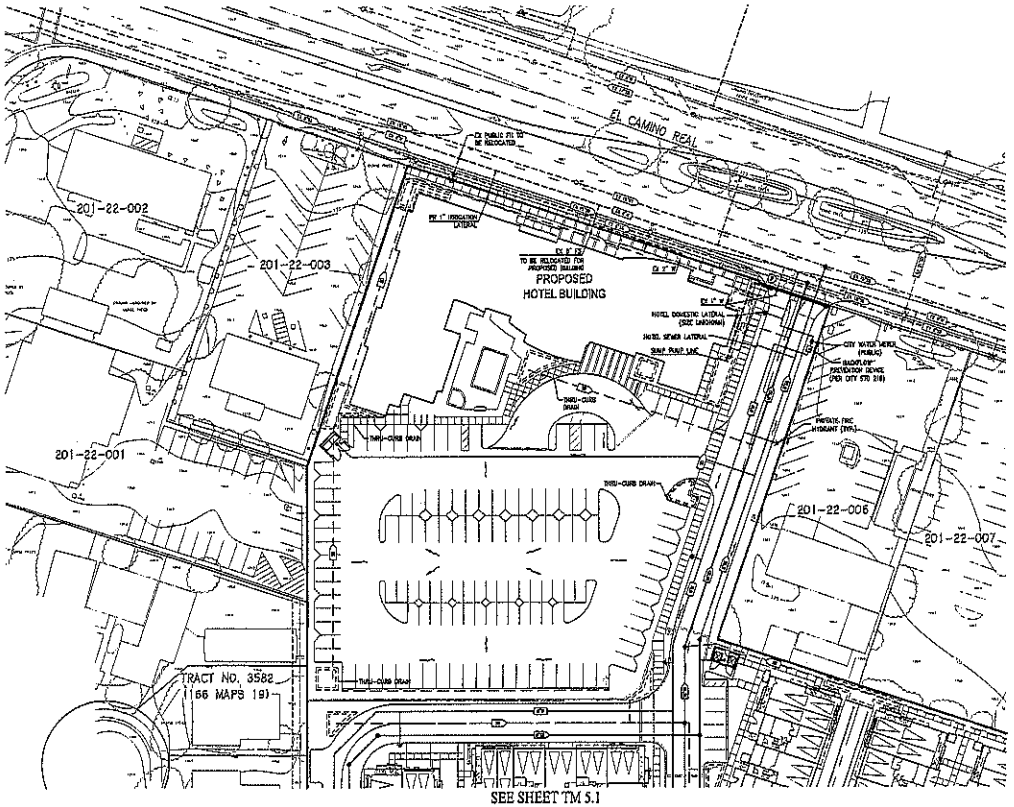
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 4.1

ATTACHMENT 2 Page 2 of 11



LEGEND

EXISTING	PROPOSED	
		STORM DRAIN
		SANITARY SEWER
		PUBLIC WATER LINE
		STORM DRAIN (TREATED WATER)
		SUMP PUMP LINE
		MANHOLE
		GATE VALVE
		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
		SUMP PUMP
	PR	PROPOSED
	FS	FIRE SERVICE
	IRR	IRRIGATION

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. THE PROPOSED HOTEL BUILDING TO UTILIZE EXISTING DOMESTIC WATER SERVICE AND FIRE SERVICE IF DEEMED POSSIBLE DURING THE UTILITY DESIGN PROCESS OF THE DEVELOPMENT.

UTILITY PLAN - HOTEL
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

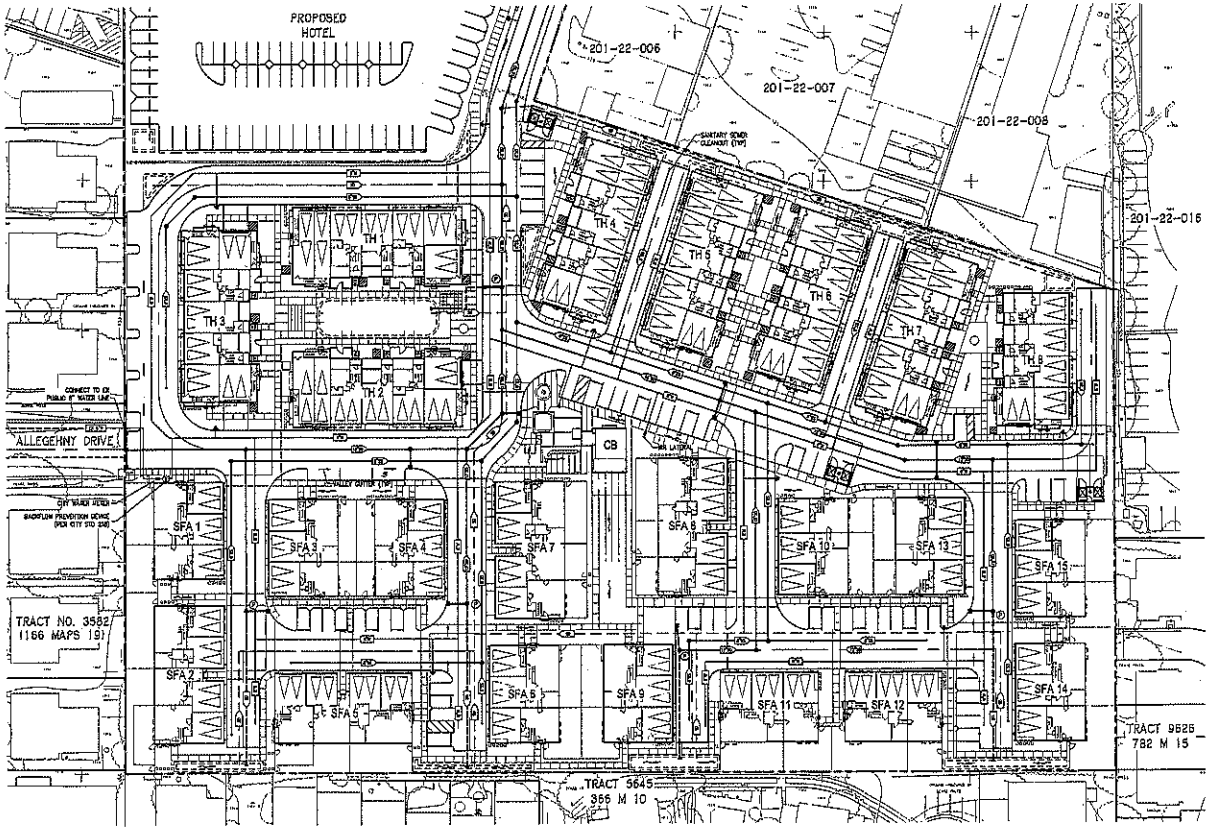
0' 30' 90' 120'
SCALE: 1" = 30'
DATE: MAY 9, 2012

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

SHEET NUMBER
TM 5.0

ATTACHMENT 2
Page 10 of 41

SHEET SHEET TM 5.0



LEGEND

EXISTING	PROPOSED
	STORM DRAIN
	SANITARY SEWER
	PUBLIC WATER LINE
	STORM DRAIN (TREATED WATER)
	SUMP PUMP LINE
	MANHOLE
	CURB INLET
	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
	BIO-RETENTION PLANTER
	SANITARY SEWER AREA DRAIN (TRASH ENCLOSURES)
	SANITARY SEWER CLEANOUT
	SUMP PUMP

NOTES

1. DIRECTIONAL SWALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
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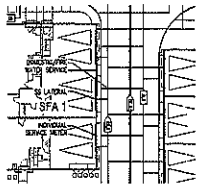
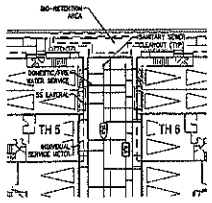


TYPICAL WATER & SANITARY SEWER CONNECTION
(SINGLE FAMILTY ATTACHED)
NOT TO SCALE



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

UTILITY PLAN - RESIDENTIAL
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TM 5.1

ATTACHMENT D
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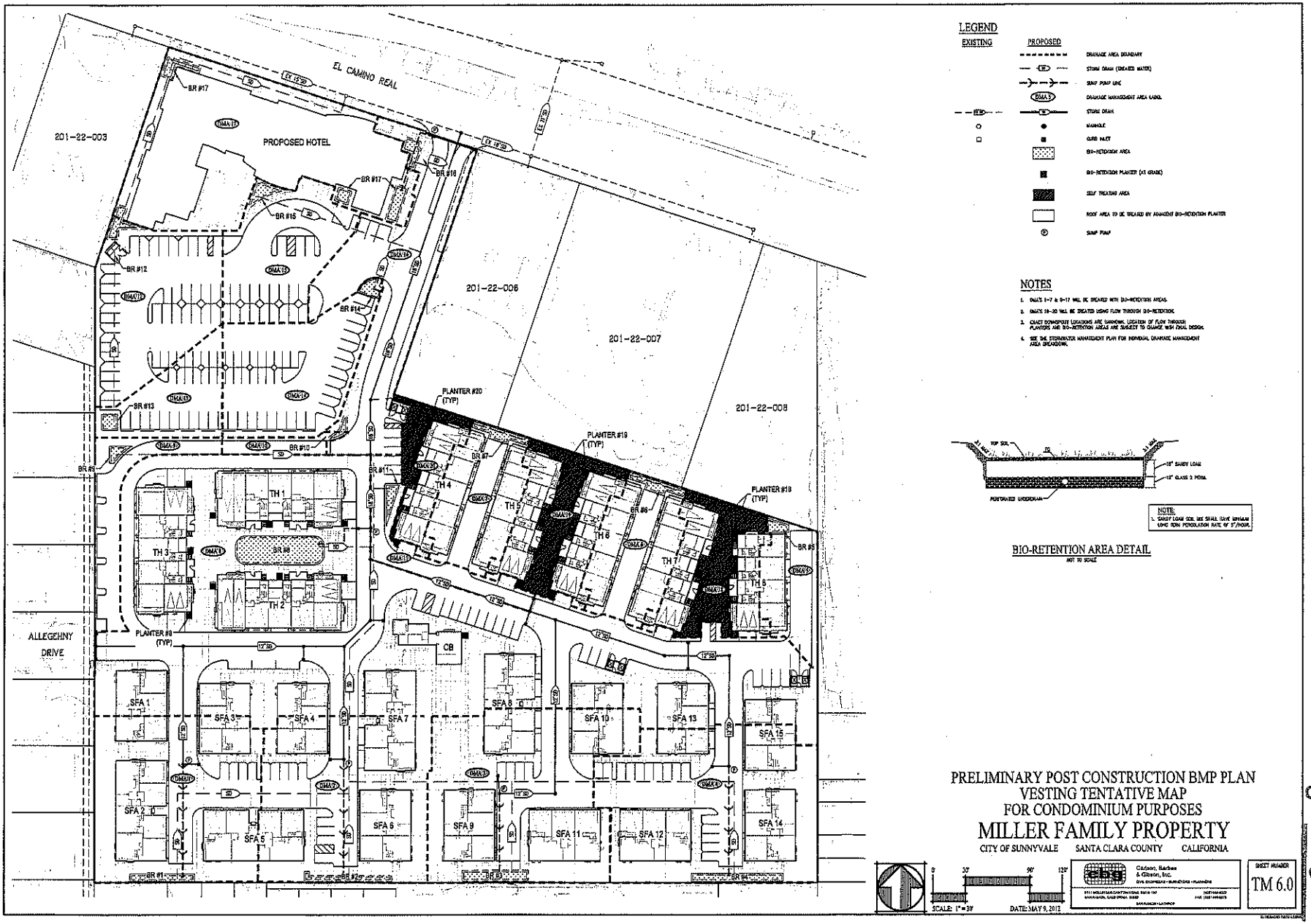

LEGEND

EXISTING

PROPOSED

- DRAINAGE AREA BOUNDARY
- STORM DRAIN (SEALED WATER)
- SUMP PUMP LINE
- DMA 5 — DRAINAGE MANAGEMENT AREA LABEL
- STORM DRAIN
- MANHOLE
- CURB INLET
- BIO-RETENTION AREA
- BIO-RETENTION PLANTER (AT GRADE)
- SELF TREATING AREA
- ROOF AREA TO BE TREATED BY ADJACENT BIO-RETENTION PLANTER
- SUMP PUMP

NOTES

1. DMA'S 1-7 & 9-17 WILL BE TREATED WITH BIO-RETENTION AREAS.
2. DMA'S 18-20 WILL BE TREATED USING FLOW THROUGH BIO-RETENTION.
3. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN. LOCATION OF FLOW THROUGH PLANTERS AND BIO-RETENTION AREAS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
4. SEE THE STORMWATER MANAGEMENT PLAN FOR INDIVIDUAL DRAINAGE MANAGEMENT AREA BREAKDOWN.

NOTE:
1. SANDY LOAM SOIL MIX SHALL HAVE MINIMUM LONG TERM PERCOLATION RATE OF 5"/HOUR.

BIO-RETENTION AREA DETAIL

NOT TO SCALE

PRELIMINARY POST CONSTRUCTION BMP PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MILLER FAMILY PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0 30' 90' 120'

SCALE: 1" = 30'

DATE: MAY 9, 2012

Cotton, Bridges & Associates, Inc.

SHEET NUMBER TM 6.0

ATTACHMENT D
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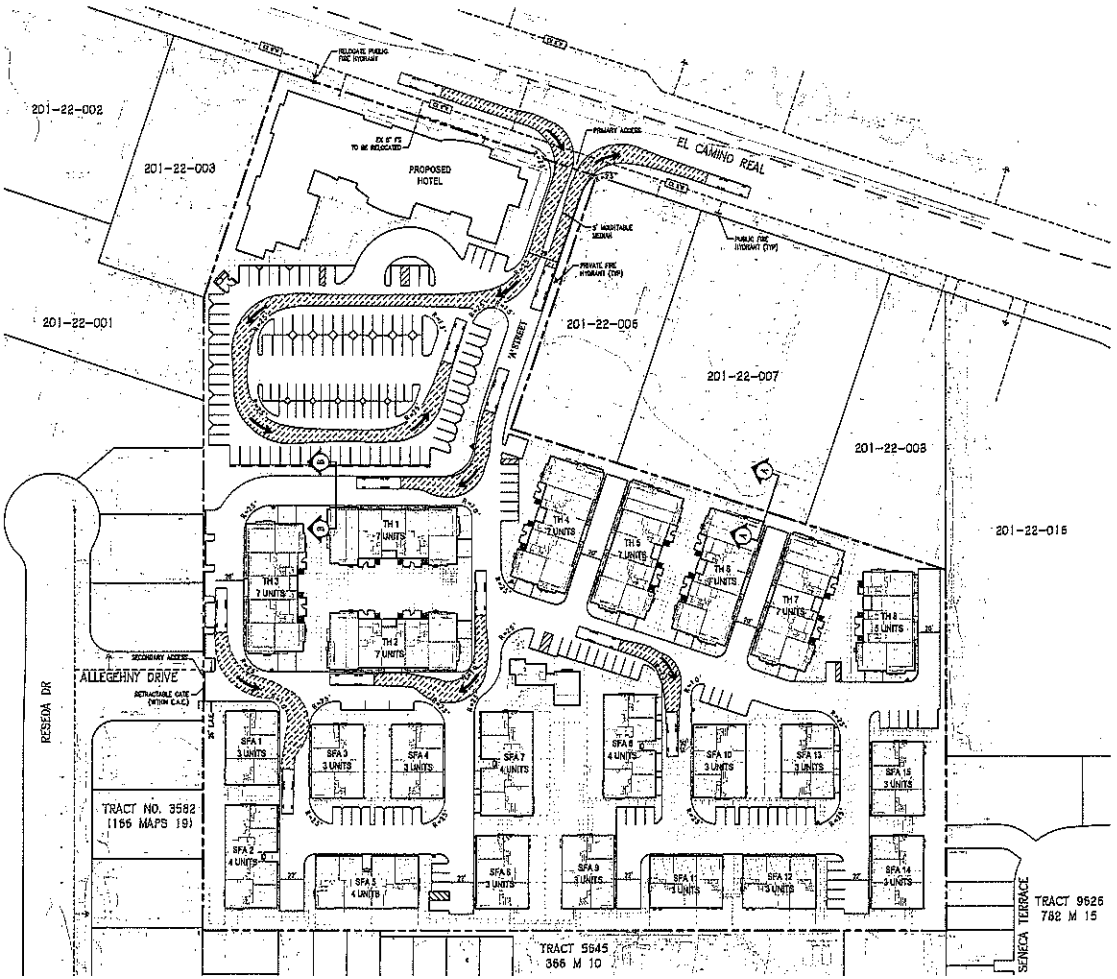


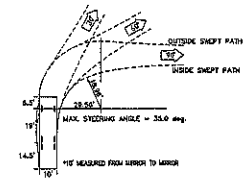
LEGEND

25' EMERGENCY ACCESS TRAVEL WAY

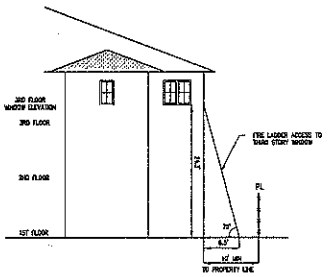
PRIVATE FIRE HYDRANT

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.



CITY OF SUNNYVALE
LADDER TRUCK TURNING TEMPLATE



SECTION A-A
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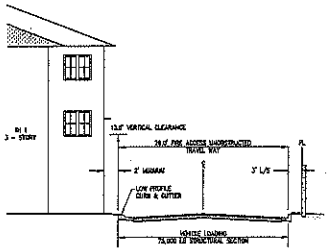


SECTION B-B
NOT TO SCALE

FIRE ACCESS AND SERVICES
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES

MILLER FAMILY PROPERTY

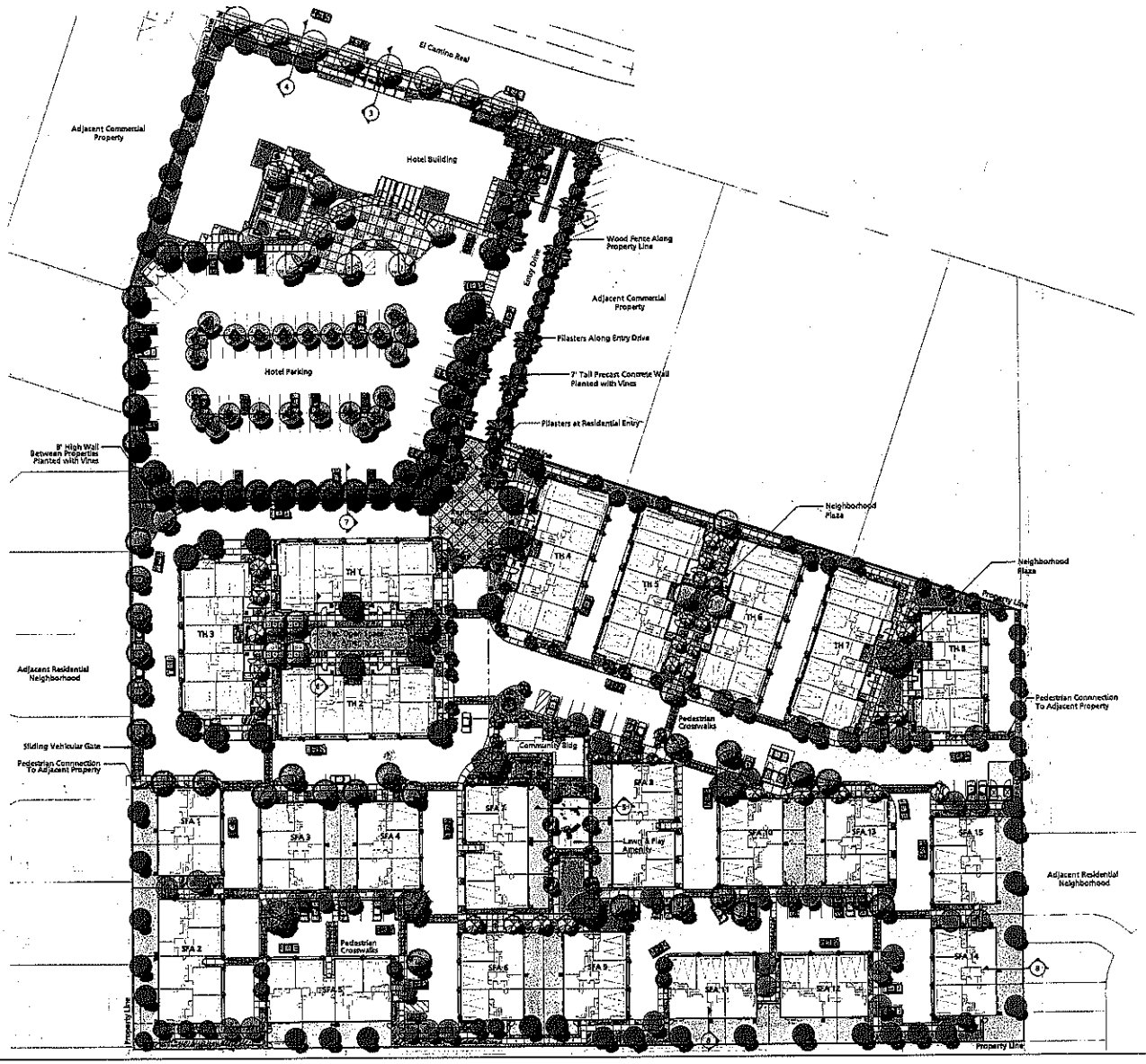
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: MAY 9, 2012

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM 7.0

ATTACHMENT D
Page 13 of 41



MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

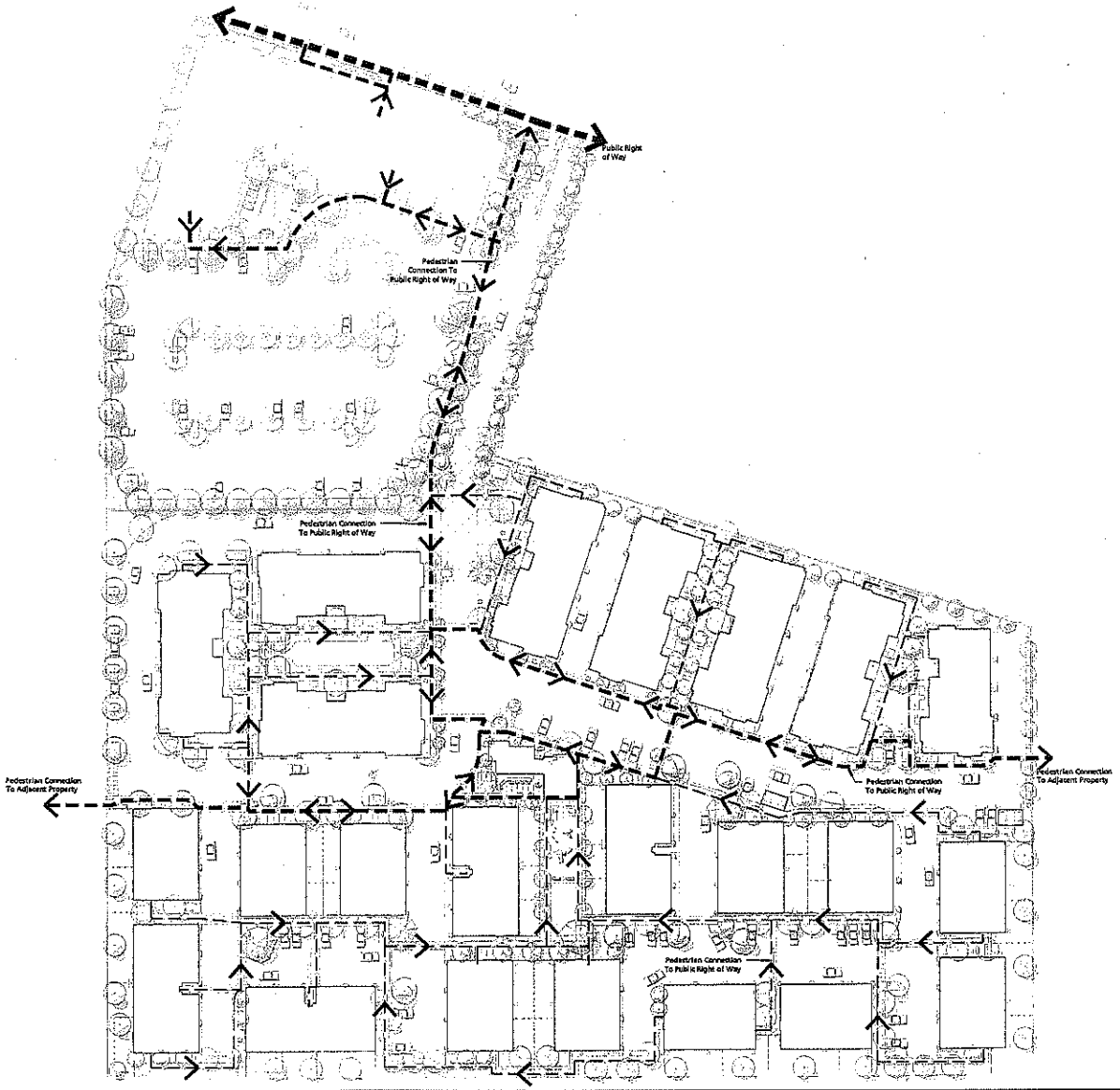
SUMMERHILL HOMES

May 9, 2012

L.1 - Landscape Master Plan

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

ATTACHMENT D
Page 14 of 41



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MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

May 9, 2012

L.2 - Pedestrian Circulation Diagram

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

ATTACHMENT D
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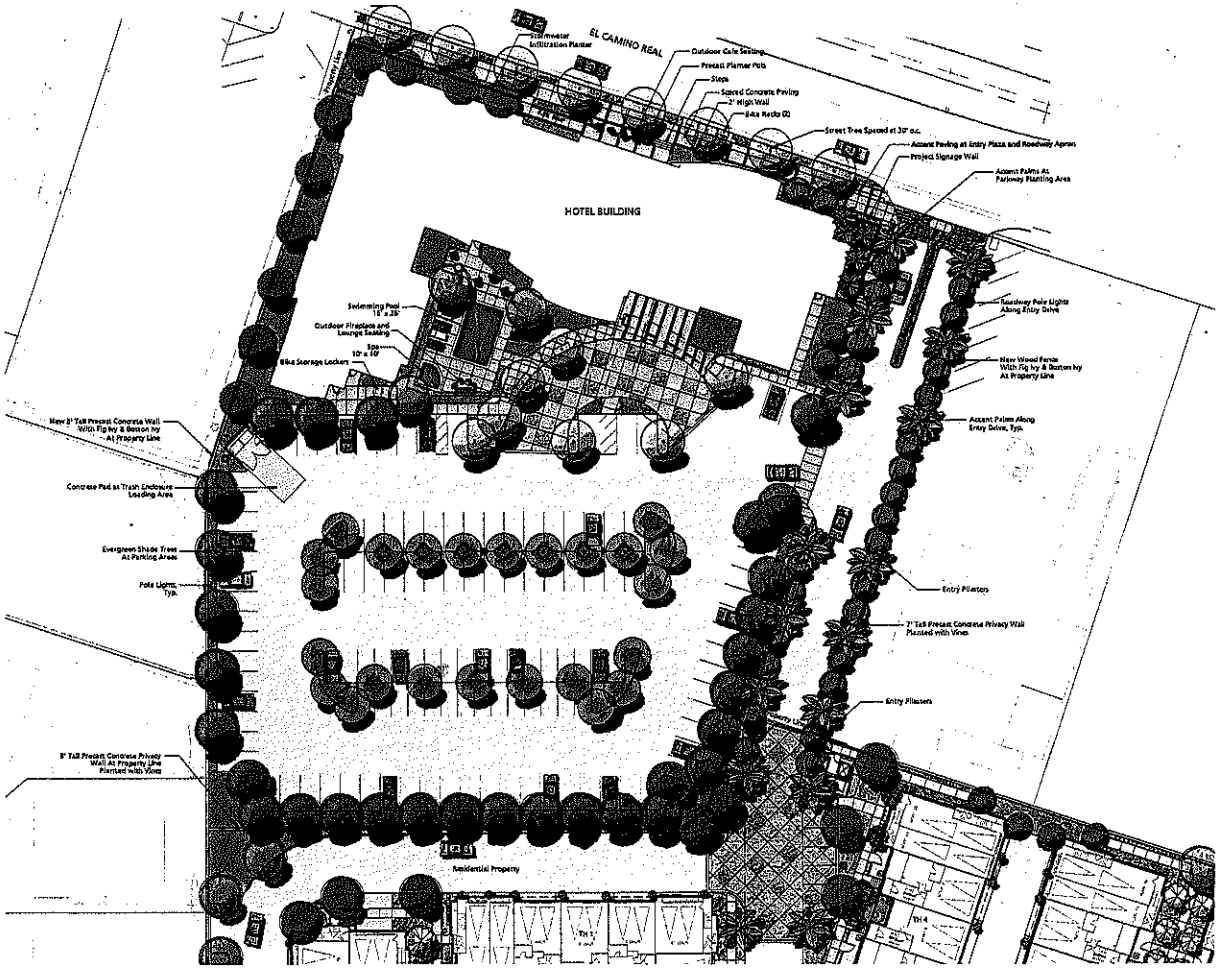

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MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

May 9, 2012

L.3 - Hotel Schematic Landscape Plan

0 10 20 40 60
Scale: 1" = 20'

ATTACHMENT D
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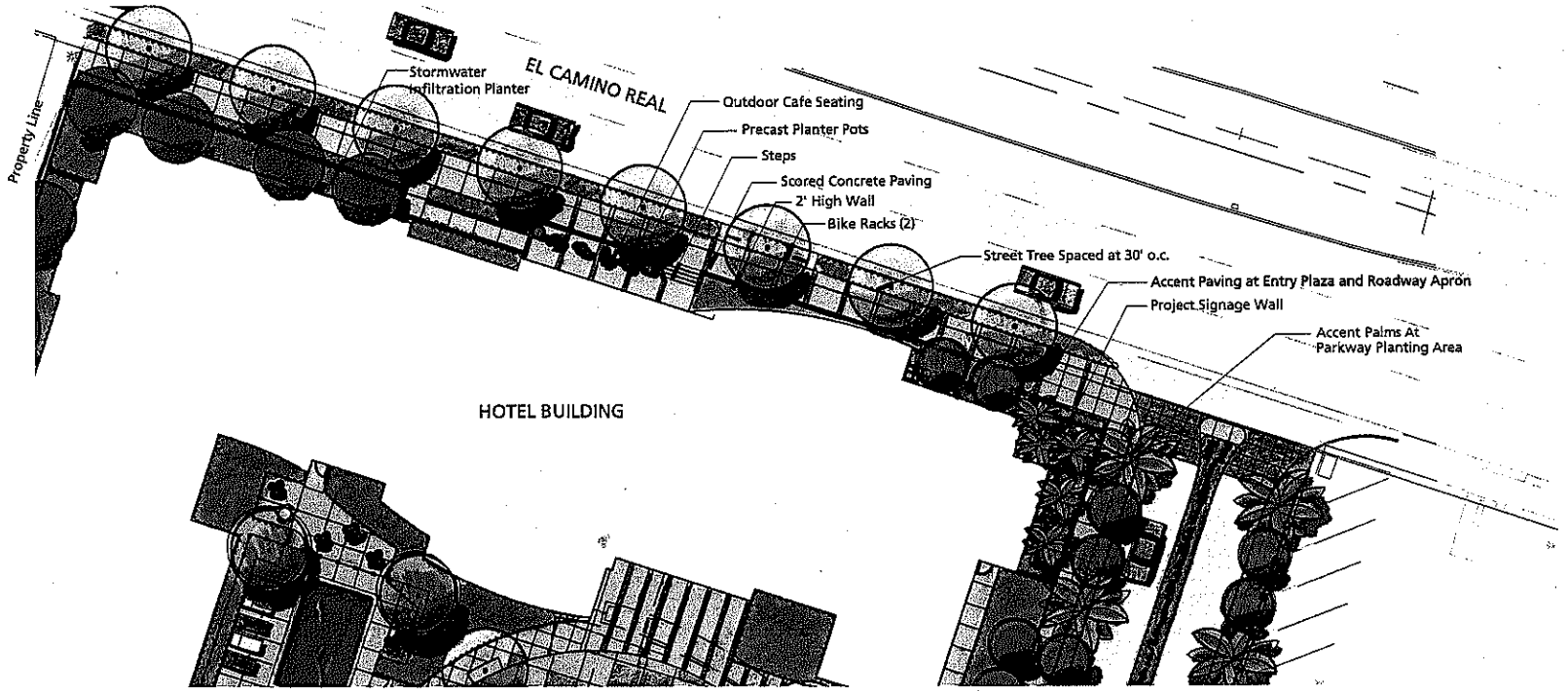


THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4072
F 415 433 5003

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

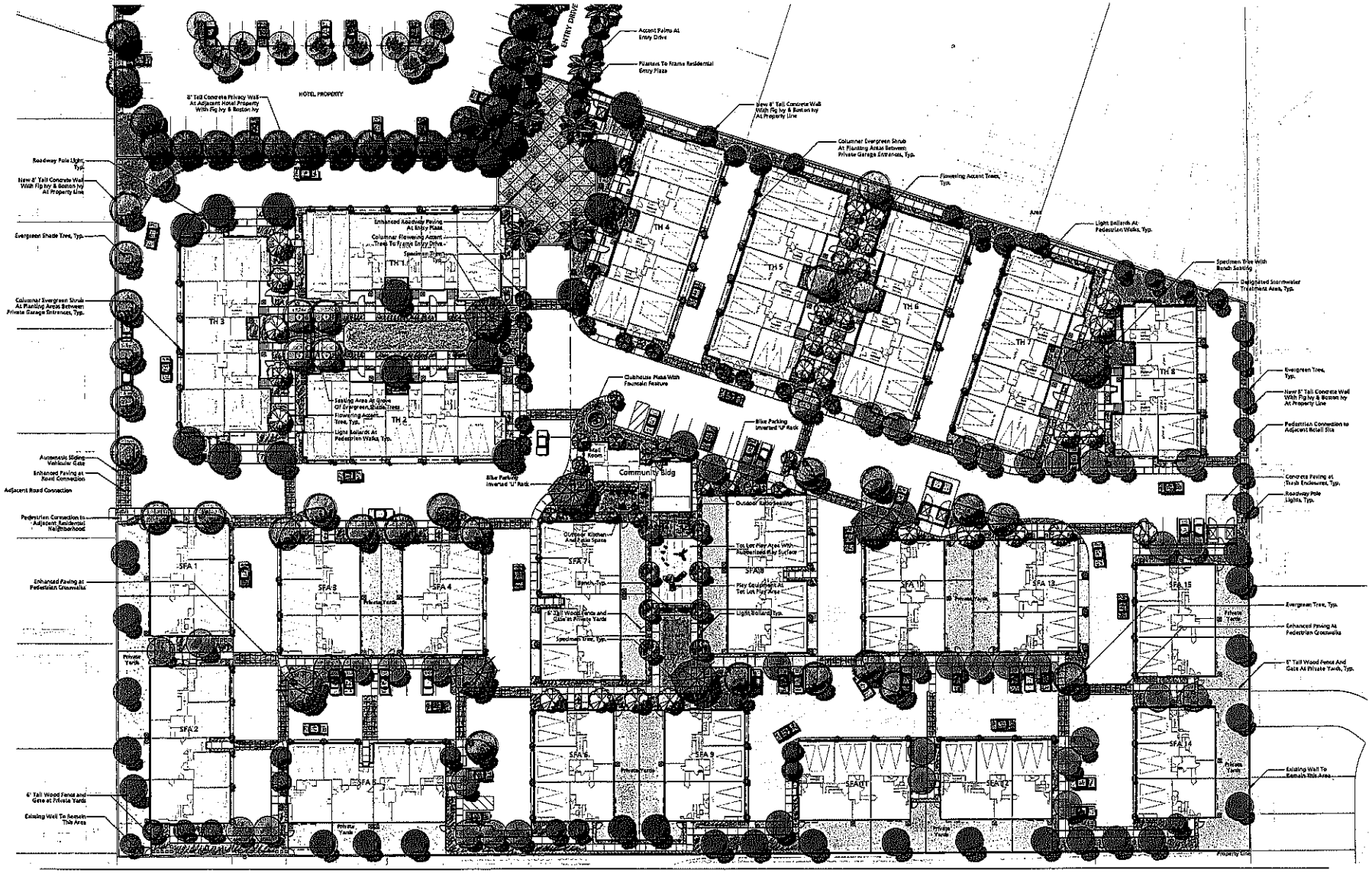
SUMMERHILL HOMES

May 9, 2012

L.4 - El Camino Real Frontage Enlargement

0 5 10 20 30
Scale: 1" = 10'

ATTACHMENT D
Page 17 of 41



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4072
F 415 433 5003

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

May 9, 2012

L.5 - Residential Schematic Landscape Plan

Scale: 1" = 20'

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 x acerifolia '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

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
SHRUBS				
AG	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	38" O.C. Low Water Use
AM	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	48" O.C. Native/Low Water Use
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebrush	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	36" 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. [illegible]
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	36" O.C. Low Water Use
PI	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
RI	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	36" O.C. Low Water Use
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use

** used on or noted on plans as groundcover

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
PERENNIALS and GRASSES				
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	36" 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				
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" 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
	Sod	Leymus triticoides	Native Creeping Wildrye	Turfgrass and Grass Swale

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
VINES				
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Low Water Use
DB	5 Gal	Distictis buccinatoria	Blood-Red Trumpet Vine	
PA	6 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 – 800.356.4848

PEDESTRIAN AND VEHICULAR ACCENT PAVING
Precast Concrete Pavers from Ackerstone. 1.800.258.2353, www.ackerstone.com
Type 1 6x12 'Florentine' (8cm) in Herringbone Pattern. Color: Tan Face Mix with Shot Blast and Grind Finish.

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

PERIMETER/RETAINING WALL
Precast Concrete Wall by Sierra Precast 408.779.1000,
Wall Color to be SW 6119 Antique White
Posts and Wall Cap color to be SW 7521 Dormer Brown
Install per Manufacturer's Specifications.

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

(1) Type 1: "Bristol Vase", – NBBV46 – Color to be Dusty Mauve (#0000)

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

(3) Type 3: "Double Rim" – FCDR-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.

AUTOMATIC VEHICULAR GATE
Sliding automatic vehicular gate by A&D Autimatic Gate and Access 1.800.273.4283
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 Caric, (t) 877.487.4287 www.garic.com
Type 1: Spirallo '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

BIKE LOCKERS
DL100-1 Single Loaded locker with padlock handle. Color to be Silver Gray. Door and Wall Panels to be Perforated. By: Hannan Specialties, (800) 722-2453, www.duralocker.com

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

Automatic Sliding Vehicular Gate

Bench

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES

May 9, 2012

L.6 - Landscape Materials & Imagery

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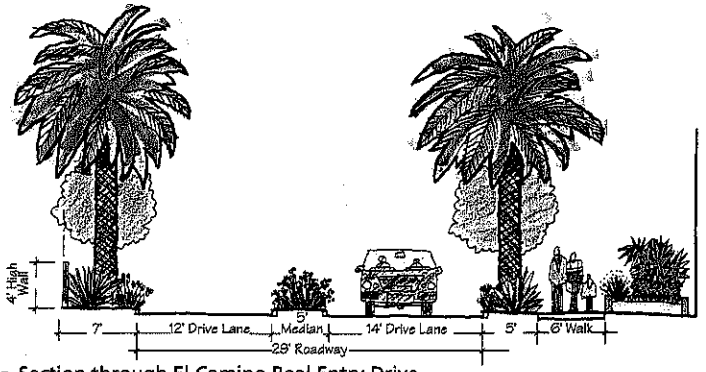
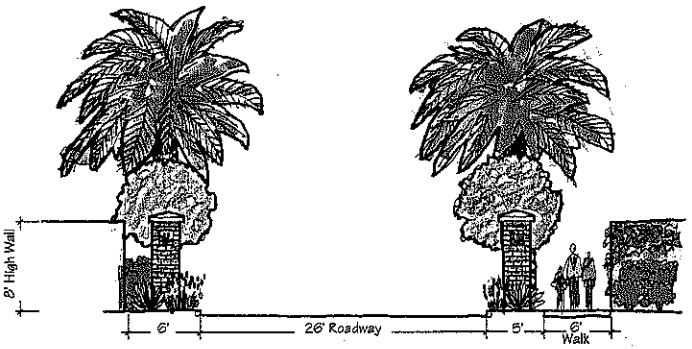
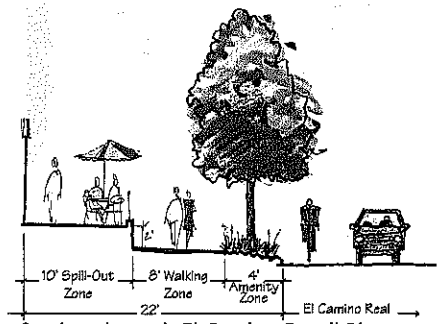


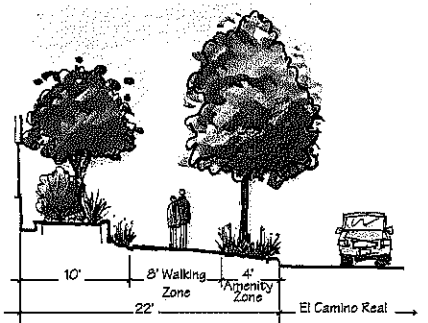
① Section through El Camino Real Entry Drive
Scale: 1/4" = 1'-0"



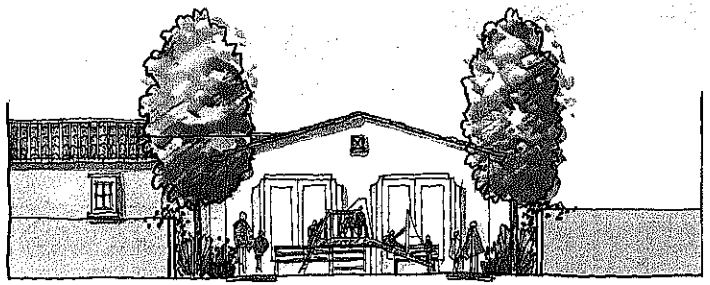
② Section through Residential Entry Drive
Scale: 1/4" = 1'-0"



③ Section through El Camino Retail Plaza
Scale: 1/4" = 1'-0"

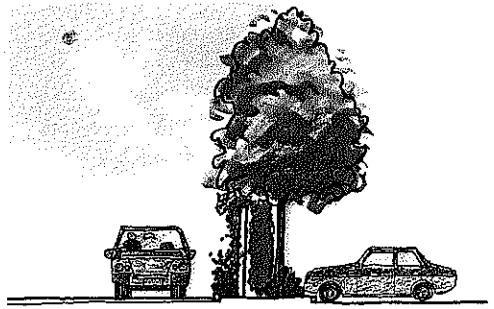


④ Section through El Camino Hotel Frontage
Scale: 1/4" = 1'-0"

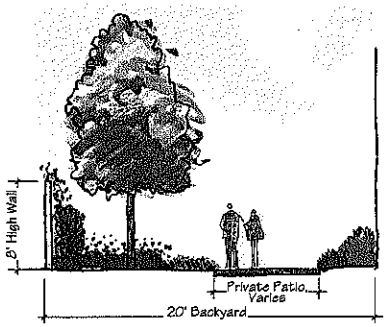


⑤ Section through Community Room Play Area
Scale: 1/4" = 1'-0"

⑥ Section through Recreation Area / Open Space (TH2 + TH4)
Scale: 1/4" = 1'-0"



⑦ Section through Townhome / Hotel Parking
Scale: 1/4" = 1'-0"



⑧ Typ. Backyard Section at Southern Property Line
Scale: 1/4" = 1'-0"

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SUNNYVALE, CALIFORNIA

SUMMERHILL HOMES
May 9, 2012

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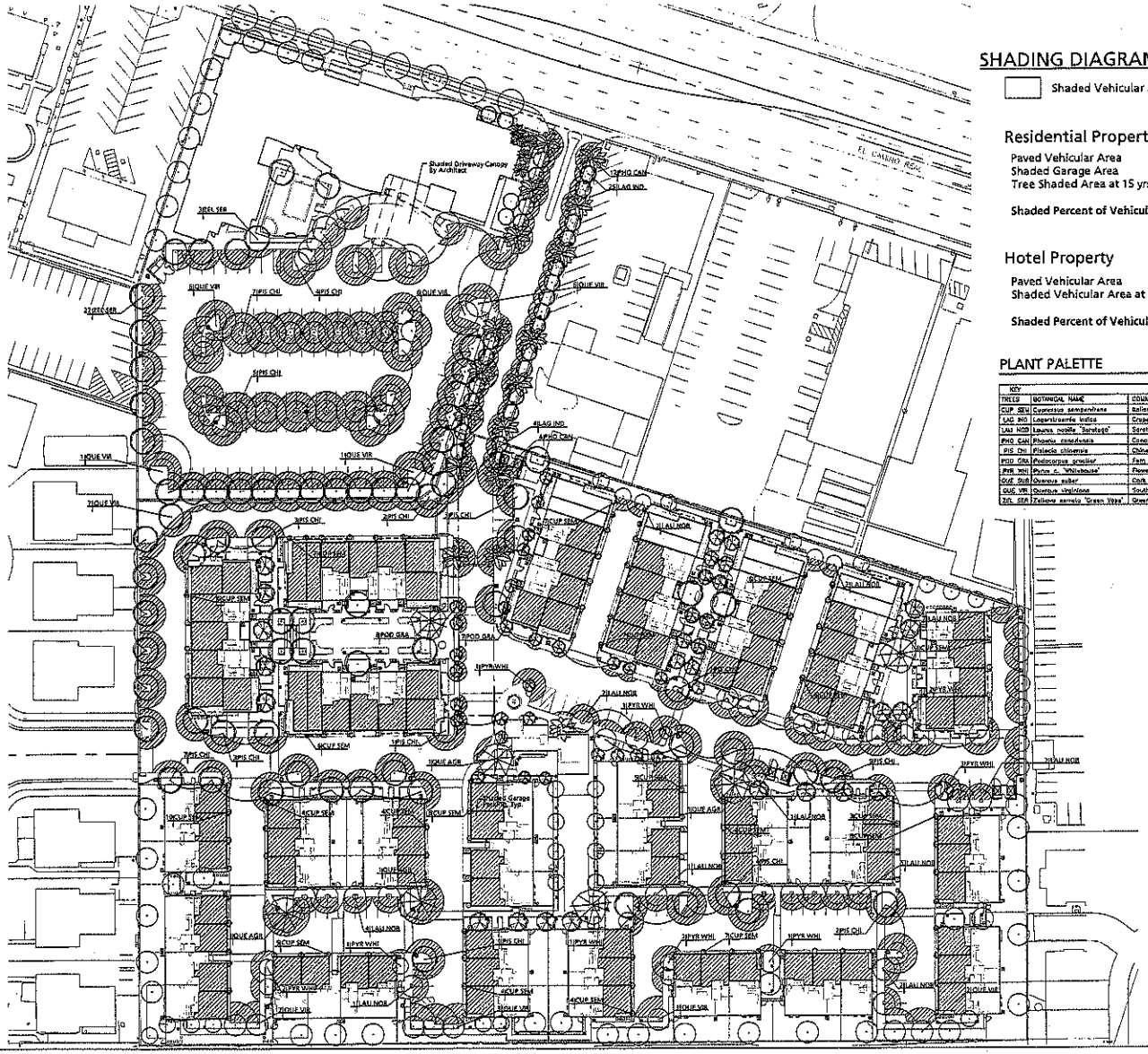

SHADING DIAGRAM INFORMATION

Shaded Vehicular Area at 15 yrs.

Residential Property and Entry Road

Paved Vehicular Area	= 137,732 SF
Shaded Garage Area	= 47,992 S.F.
Tree Shaded Area at 15 yrs.	= 30,008 S.F.
Shaded Percent of Vehicular Area	**= 57%**

Hotel Property

Paved Vehicular Area	= 42,782 SF
Shaded Vehicular Area at 15 yrs.	= 22,135 SF.
Shaded Percent of Vehicular Area	**= 52%**

PLANT PALETTE

KEY		
TREES	BOTANICAL NAME	COMMON NAME
CUP SEM	Cupressus sempervirens	Italian Cypress
LAG IND	Lagerstroemia indica	Crape Myrtle
LAU NOB	Laurus nobilis "Saratoga"	Saratoga Laurel
PHO CAN	Phoenix canariensis	Canary Island Date Palm
PIS CHI	Pistacia chinensis	Chinese Pistache
POD GRA	Podocarpus gracilior	Fern Pine
PYR WHI	Pyrus c. "Whitehouse"	Flowering Pear
QUE SUB	Quercus suber	Cork Oak
QUE VIR	Quercus virginiana	Southern Live Oak
ZYL SER	Zelkova serrata "Green Vase"	Green Vase Zelkova

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SUMMERHILL HOMES

May 9, 2012

L.8 - Landscape Shading Diagram

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

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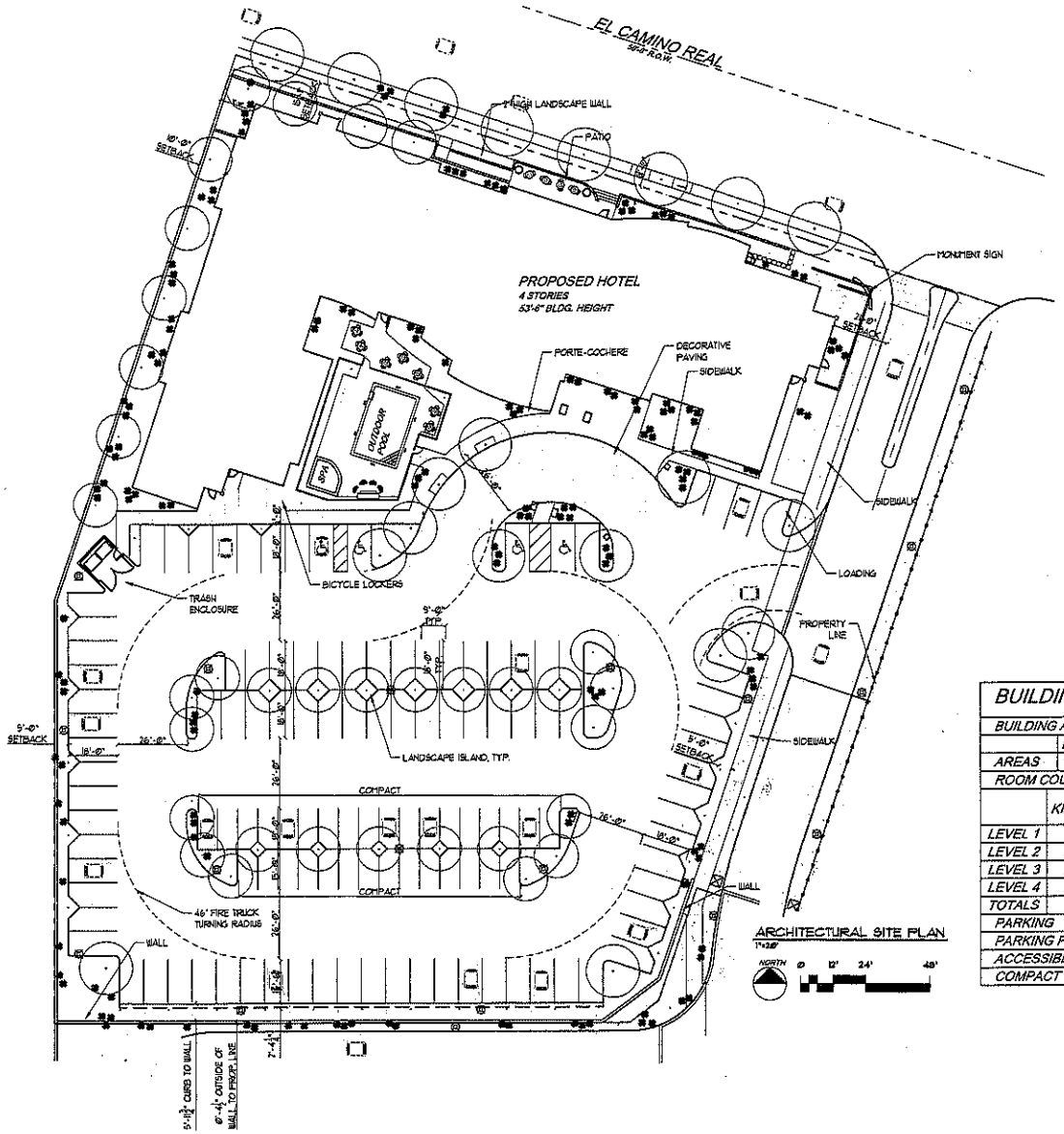
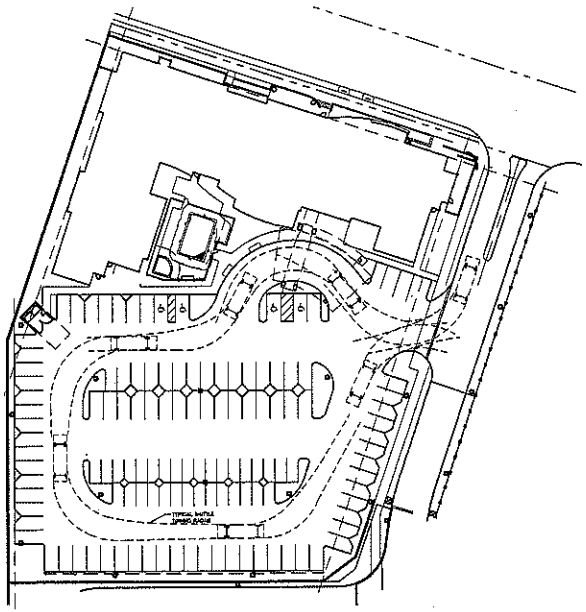


ARCHITECTURAL SITE PLAN



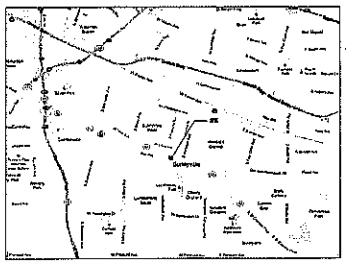
SHUTTLE TURNING RADIUS PLAN

BUILDING INFORMATION

BUILDING AREAS					
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
AREAS	19,046 sf	17,922 sf	17,922 sf	17,922 sf	72,812 sf

ROOM COUNT						
	KING	DBL. QUEEN	DBL. Q SUITE	KING ACC.	DBL. Q ACC.	TOTALS
LEVEL 1	9	13	0	1	0	22
LEVEL 2	26	13	1	1	0	41
LEVEL 3	26	13	1	1	0	41
LEVEL 4	26	13	0	1	1	41
TOTALS	87	47	2	4	1	145

PARKING	
PARKING PROVIDED	126 STALLS (TOTAL)
ACCESSIBLE	3 ACCESSIBLE & 1 VAN - 4 TOTAL
COMPACT	33 COMPACT STALLS - 26%



VICINITY MAP

SUNNYVALE MARRIOTT COURTYARD INN

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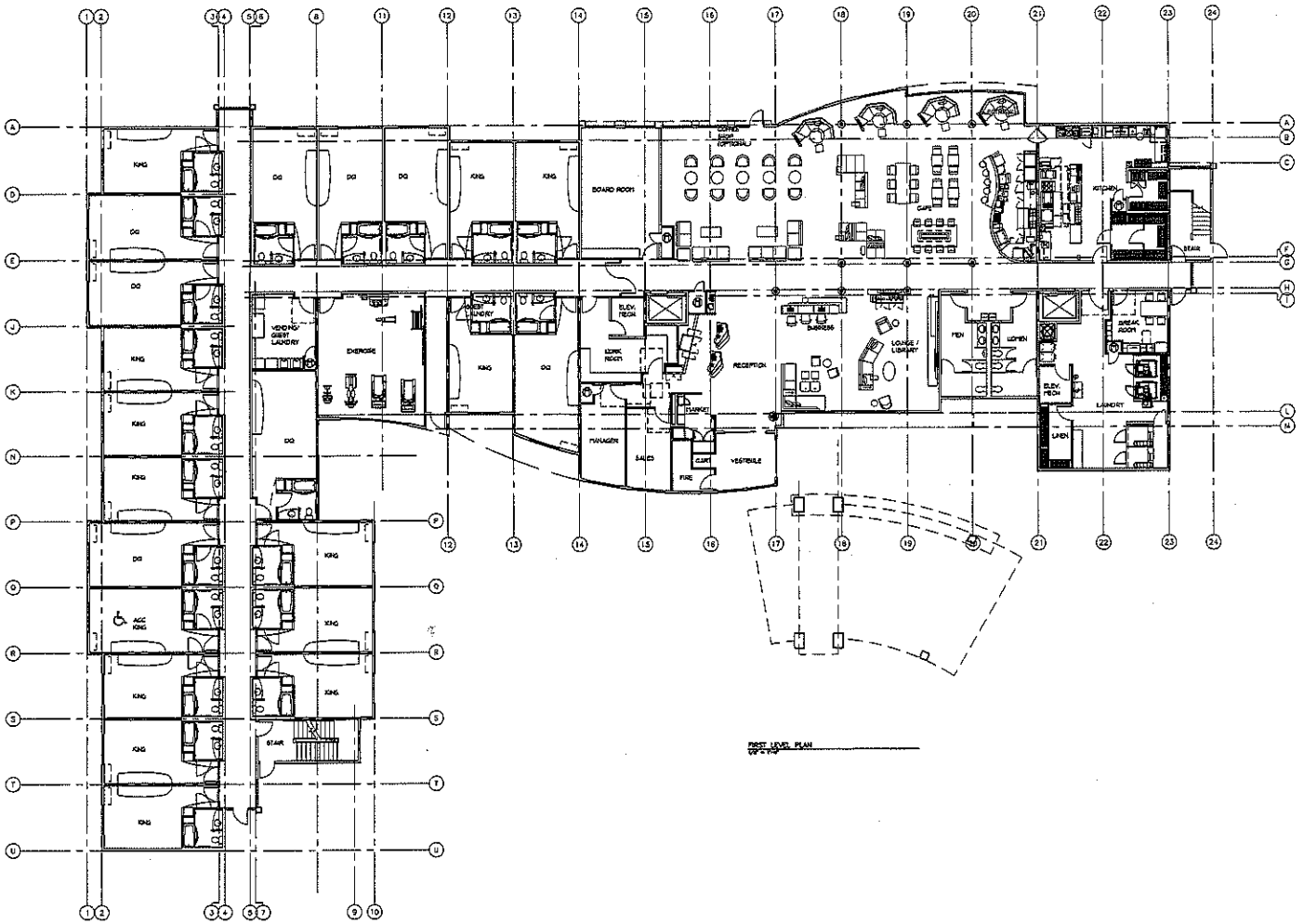
TAAG

A001
SITE PLAN



FIRST LEVEL PLAN
1/8" = 1'-0"

A002
FIRST FLOOR PLAN

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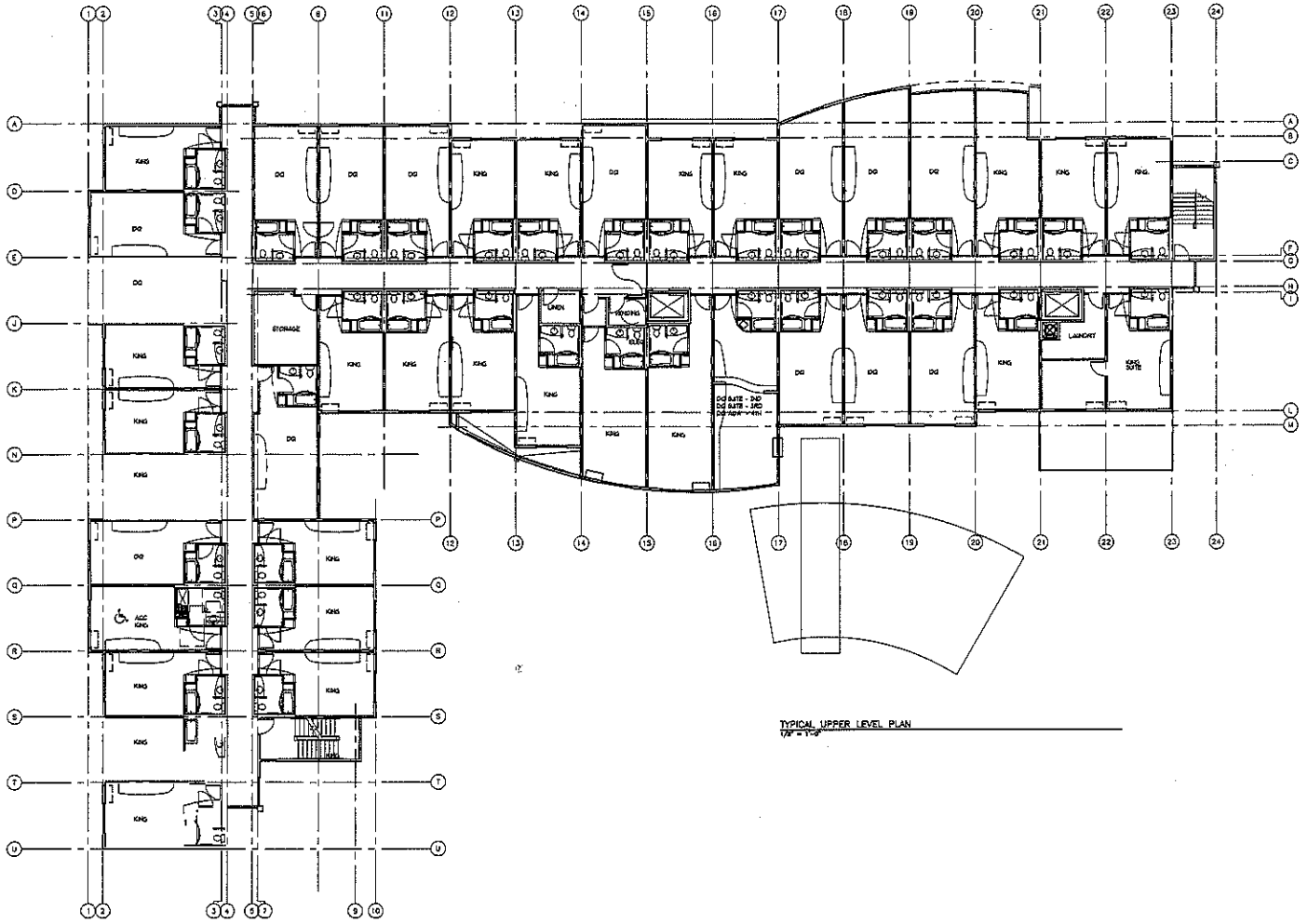

TYPICAL UPPER LEVEL PLAN
1/8" = 1'-0"

A003
TYPICAL UPPER LEVEL

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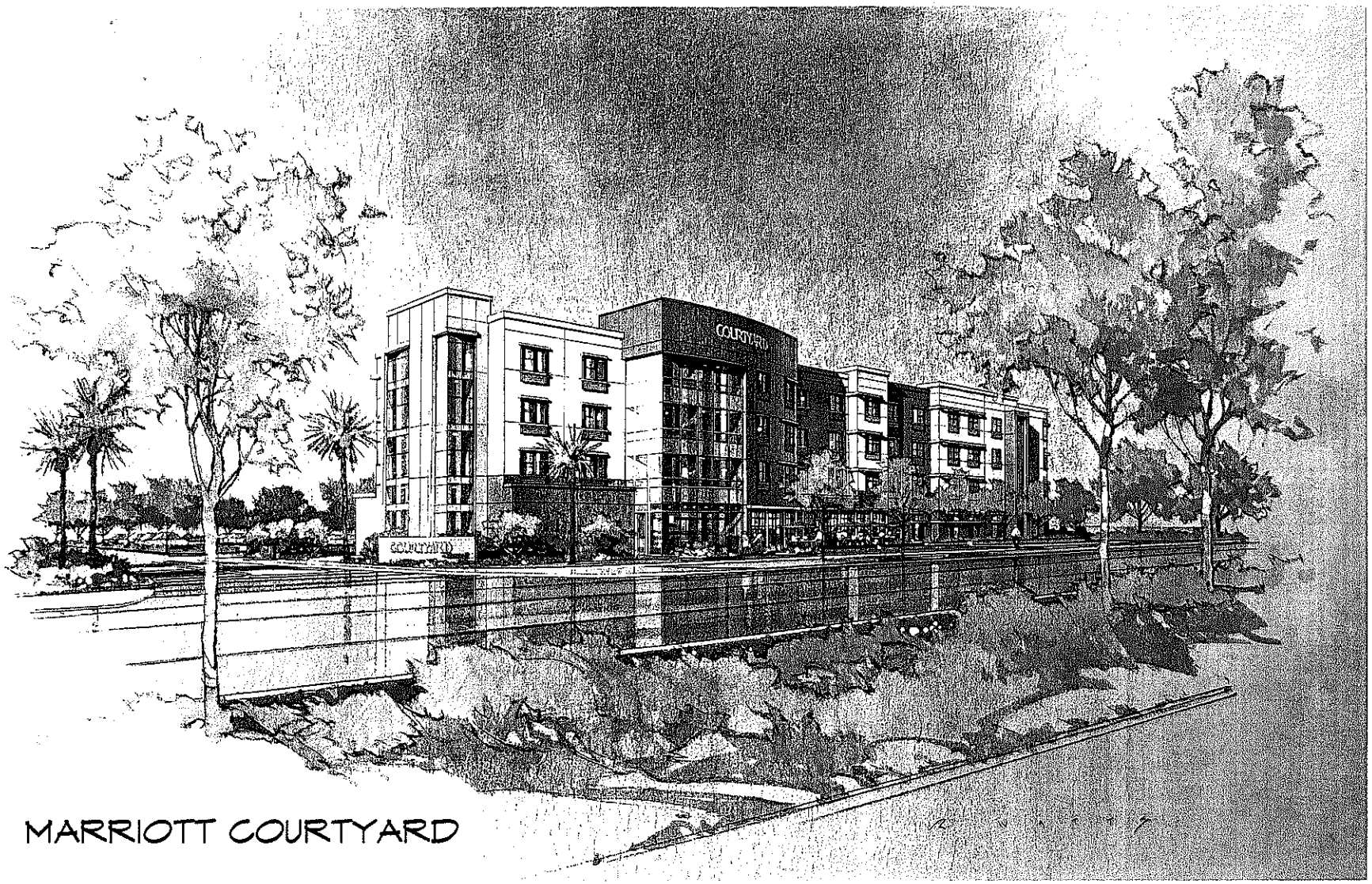

MARRIOTT COURTYARD

EXTERIOR ELEVATIONS

SUNNYVALE MARRIOTT COURTYARD

SUNNYVALE, CALIFORNIA

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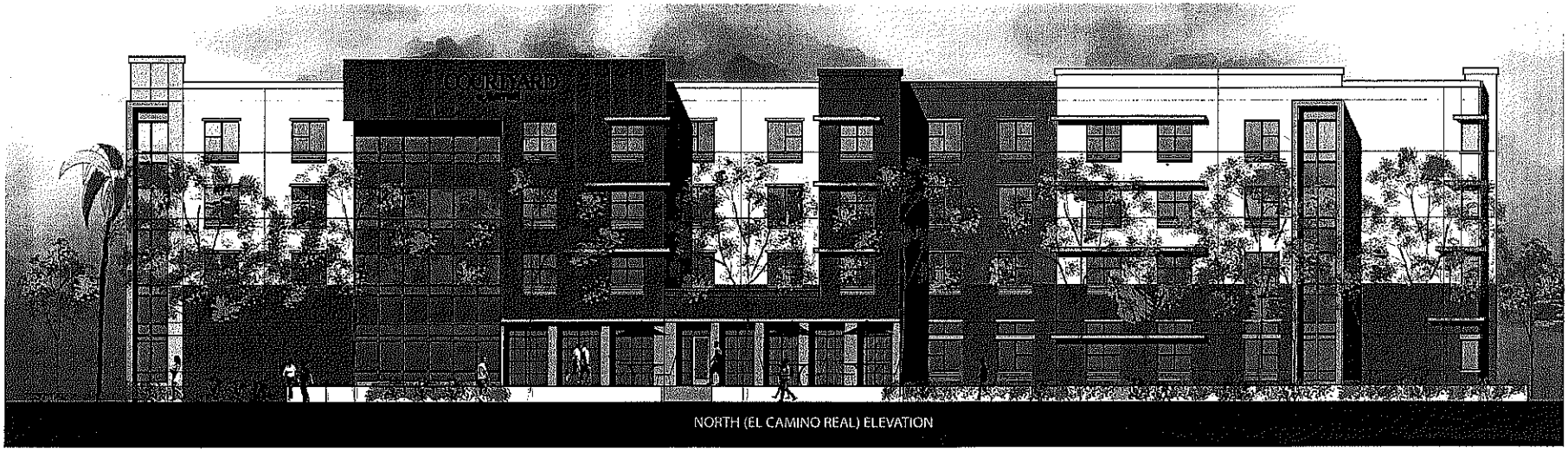
EAST (ACCESS ROAD) ELEVATION

FINISH SCHEDULE	
	STUCCO - SW 7000 - IBIS WHITE
	STUCCO - SW 7037 - BALANCED BEIGE
	STUCCO - SW 7051 - SENSUOUS GRAY
	STUCCO - SW 6641 - EXCITING ORANGE
	ALUMINUM



NORTH (EL CAMINO REAL) ELEVATION

A004

EXTERIOR ELEVATIONS

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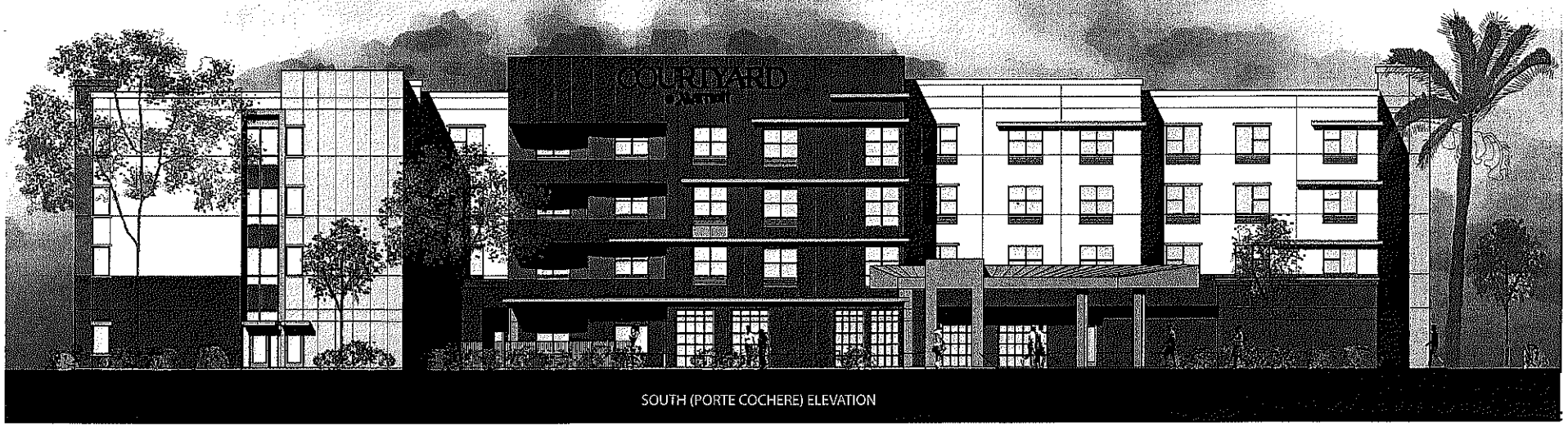
WEST ELEVATION

FINISH SCHEDULE
STUCCO - SW 7000 - IBIS WHITE
STUCCO - SW 7037 - BALANCED BEIGE
STUCCO - SW 7051 - SENSUOUS GRAY
STUCCO - SW 6647 - EXCITING ORANGE
ALUMINUM



SOUTH (PORTE COCHERE) ELEVATION

A005

EXTERIOR ELEVATIONS

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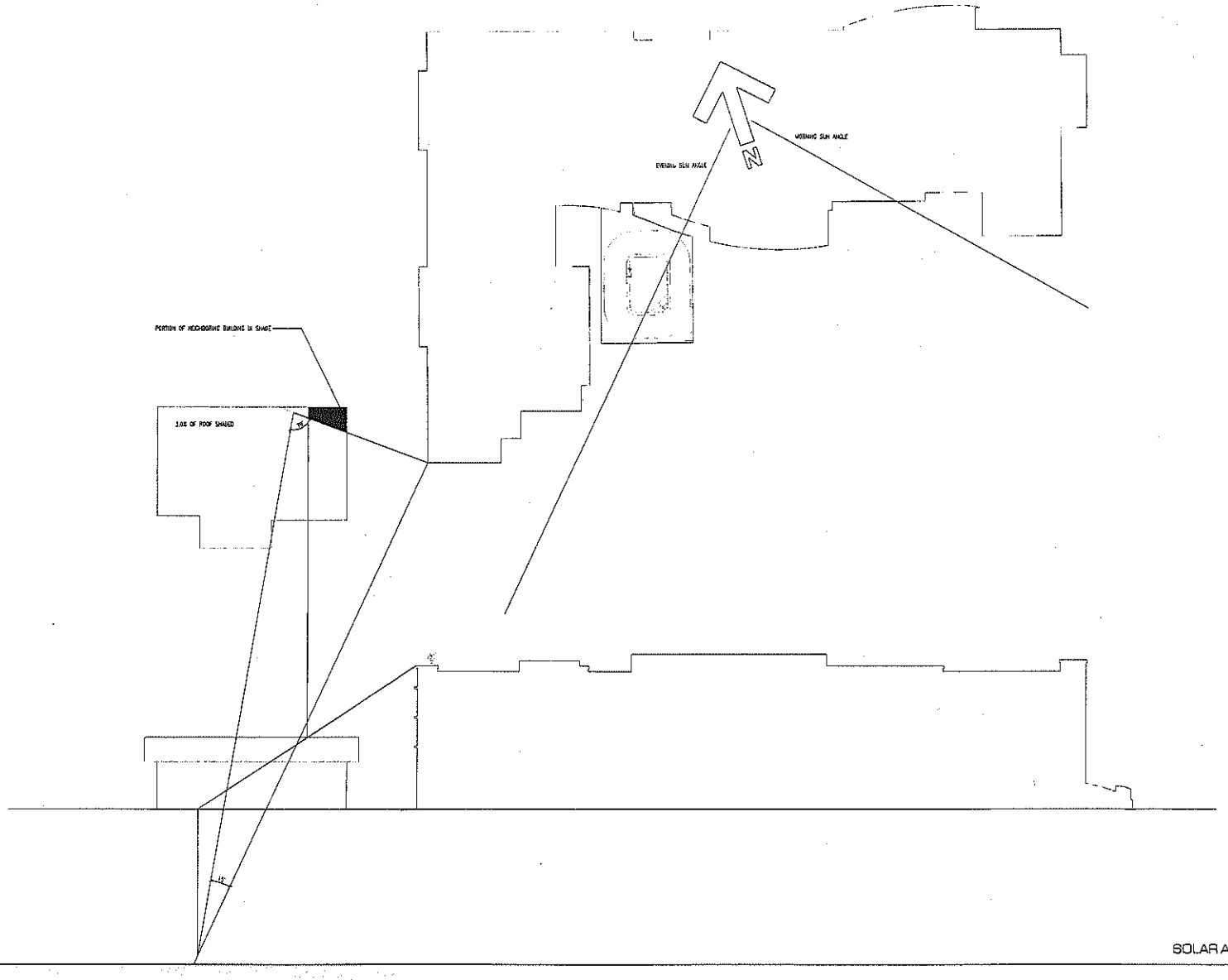

A007

SOLAR ACCESS ANALYSIS

SUNNYVALE MARRIOTT COURTYARD

SUNNYVALE, CALIFORNIA

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Legend

Common Usable Open Space
(200 sf min.; 12' min dimension)

Private Open Space
(Yard 200 sf min.; 12' min. dimension
Balcony 80 sf min.; 7' min. dimension)

Summary

Usable Private Open Space	
Ground Level (Enclosed Yard)	=16,466 SF
Balconies	=·3,765 SF
Usable Common Open Space	= 35,503SF
Total Open Space	= 55,734 SF
Open Space/Unit	= 541 SF (>400 SF Rrequired)

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2012

OPEN SPACE DIAGRAM

MAY 7, 2012

2010159

0 15 30 60

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MIXED USE DEVELOPMENT PROPOSAL

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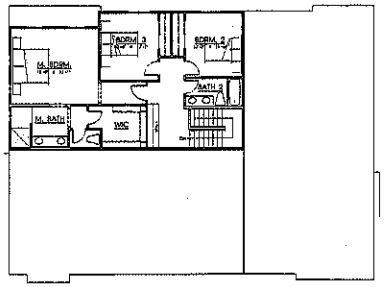
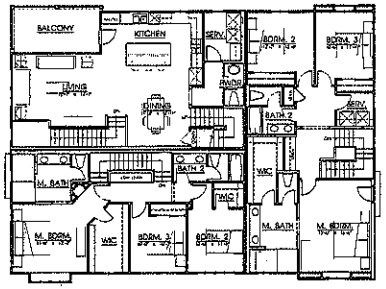
925 463 1700 fax 925 463 1725
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

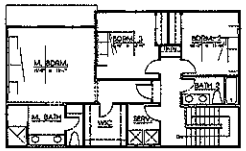
A1.0



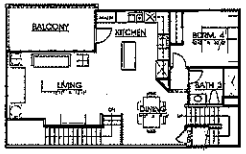
THIRD LEVEL



SECOND LEVEL

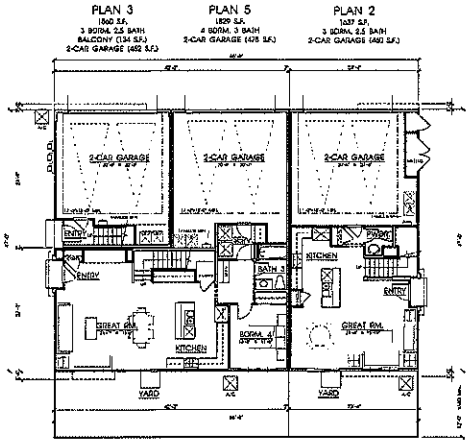


THIRD LEVEL



SECOND LEVEL

PLAN 3 - OPT. BDRM. 4/BA. 3
1800 S.F.
4 BDRM. 3 BATH
BALCONY (134 S.F.)
2-CAR GARAGE (402 S.F.)



FIRST FLOOR

BUILDING PLAN - BUILDING 100 (TRIPLEX)

OCCUPANCY TYPE R-2 OR R-3 AT UNITS AND U AT GARAGES
CONSTRUCTION TYPE VB

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MARCH 7, 2013

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A1.1

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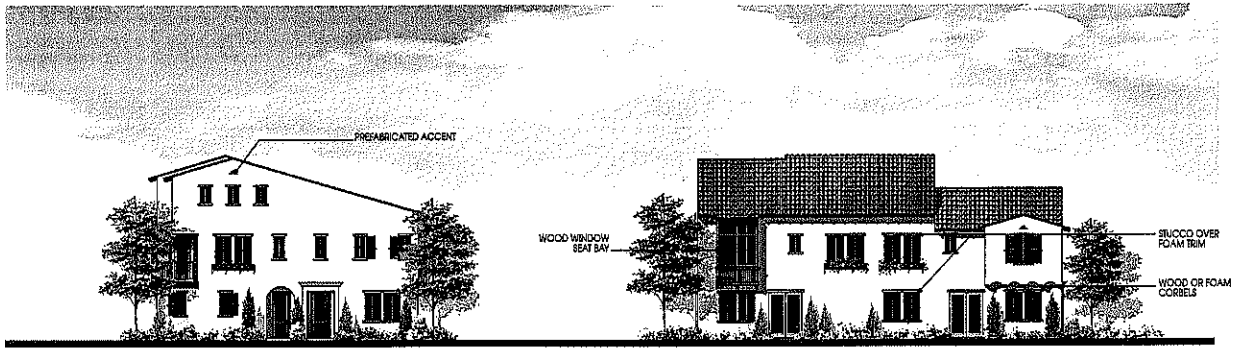
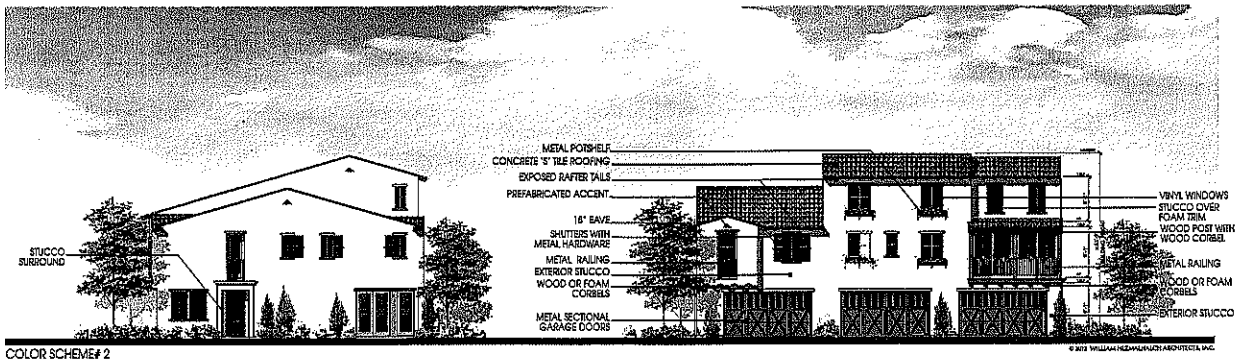


RIGHT

REAR



COLOR SCHEME# 2

LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 100 (TRIPLEX)

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MARCH 7, 2012

2010059

0 1 2 4

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MIXED USE DEVELOPMENT PROPOSAL

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A1.2

ATTACHMENT D
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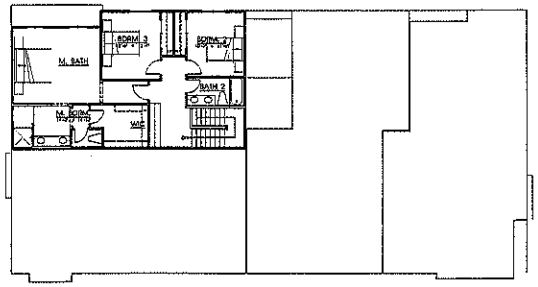
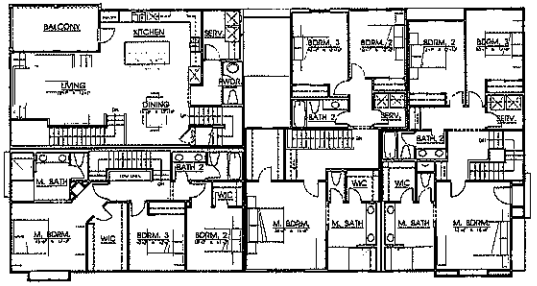
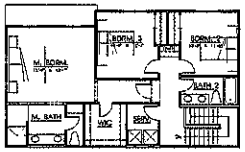


THIRD LEVEL



SECOND LEVEL



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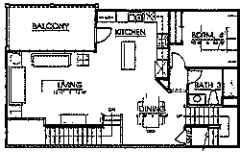
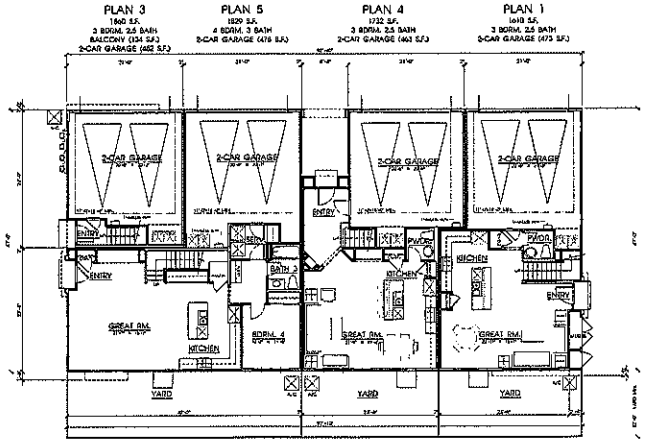


SECOND LEVEL

PLAN 3 - OPT. BDRM. 4/BA. 3
1860 S.F.
4 BDRM. 3 BATH
BALCONY (134 S.F.)
2-CAR GARAGE (452 S.F.)



FIRST LEVEL

BUILDING PLAN - BUILDING 200 (QUADPLEX)

OCCUPANCY TYPE R-2 OR R-3 AT UNITS AND U AT GARAGES
CONSTRUCTION TYPE VB

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2011

MARCH 7, 2012

2010139

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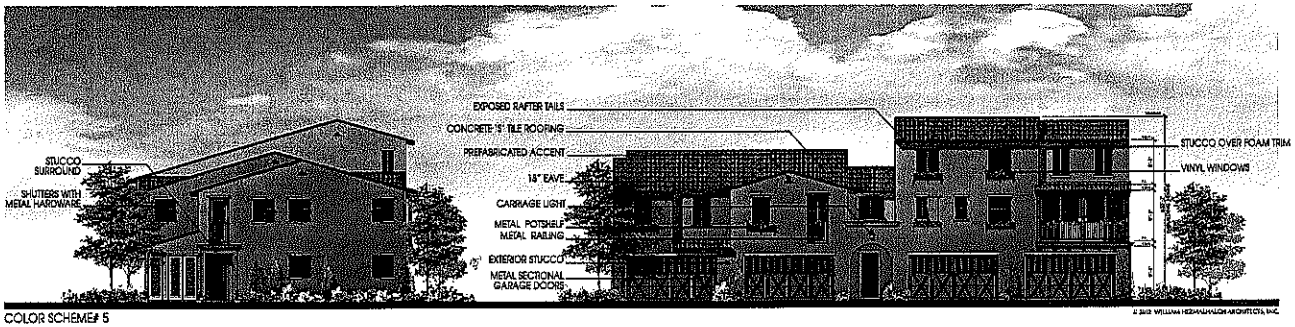
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A2.1

RIGHT

REAR



COLOR SCHEME# 5

LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 200 (QUADPLEX)

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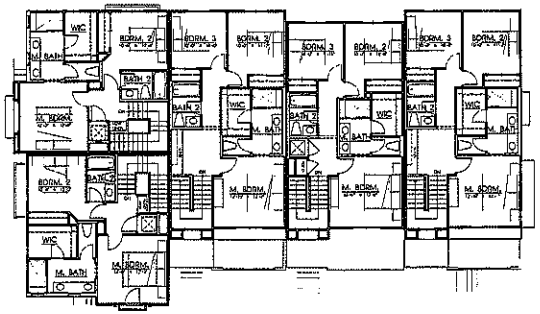
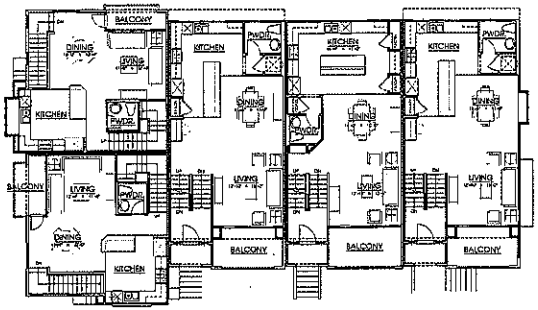
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

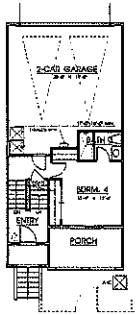
A2.2



THIRD LEVEL

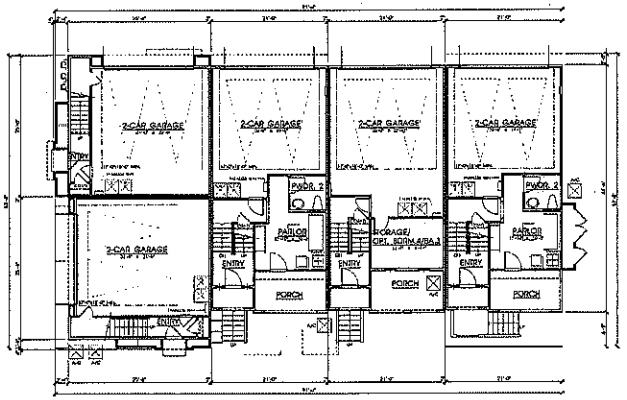


SECOND LEVEL



PLAN 2 - OPT. BDRM. 4/BA. 3
1823 S.F.
4 BDRM. 3 BATH
BALCONY (100 S.F.)
2-CAR GARAGE (457 S.F.)

PLAN 1B
1567 S.F.
2 BDRM. 2.5 BATH
BALCONY (48 S.F.)
2-CAR GARAGE (499 S.F.)



PLAN 1A
1567 S.F.
2 BDRM. 2.5 BATH
BALCONY (62 S.F.)
2-CAR GARAGE (521 S.F.)

PLAN 3 (ACCESSIBLE UNIT)
1897 S.F.
4 BDRM. 3.5 BATH
PORCH (100 S.F.)
BALCONY (93 S.F.)
2-CAR GARAGE (484 S.F.)

PLAN 2
1627 S.F.
3 BDRM. 2.5 BATH
STORAGE (129 S.F.)
BALCONY (100 S.F.)
2-CAR GARAGE (542 S.F.)

PLAN 3 (ACCESSIBLE UNIT)
1897 S.F.
4 BDRM. 3.5 BATH
PORCH (100 S.F.)
BALCONY (93 S.F.)
2-CAR GARAGE (484 S.F.)

FIRST LEVEL

BUILDING PLAN - BUILDING 300 (5-PLEX TOWNHOME)

OCCUPANCY TYPE R-2 AT UNITS AND U AT GARAGES
CONSTRUCTION TYPE VB

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MARCH 7, 2012

MILLER FAMILY PROPERTY

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2600 MICHELL AVENUE SUITE 200 SANTA ANA CA 92705-5643
949 250 0027 www.whmarchitects.com fax 949 250 1828

A3.1

ATTACHMENT D
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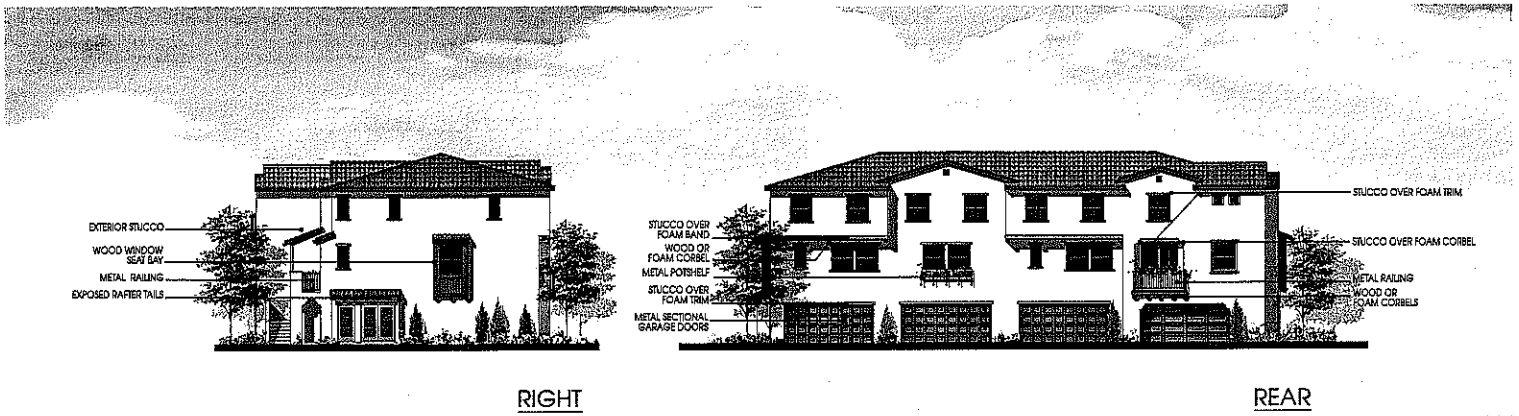
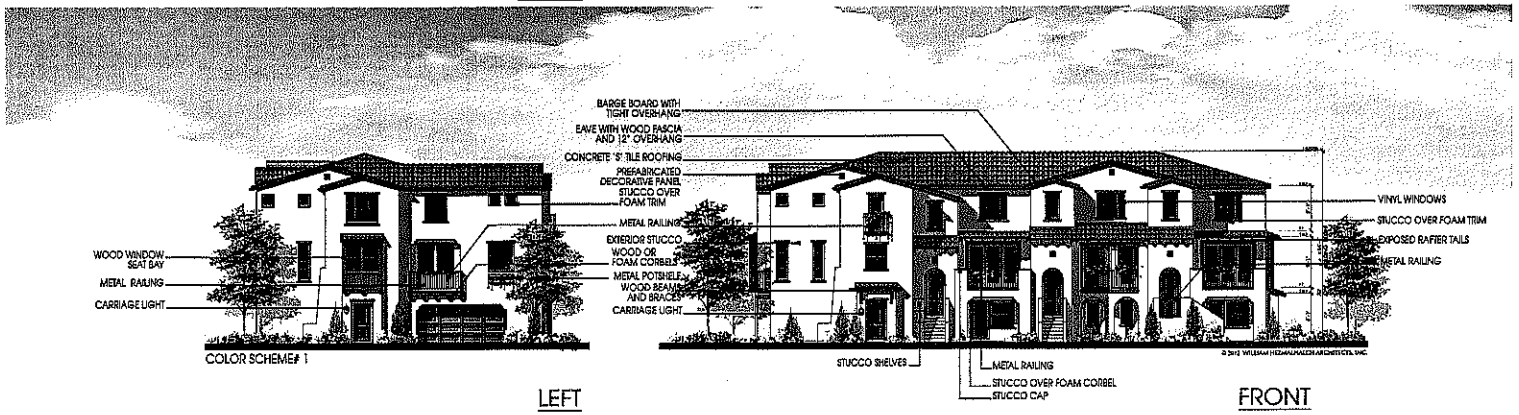


RIGHT

REAR



LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 300 (5-PLEX TOWNHOME)

WILLIAM HEZMALHALCH ARCHITECTS, INC.(C) 2012

MARCH 7, 2012

2010139

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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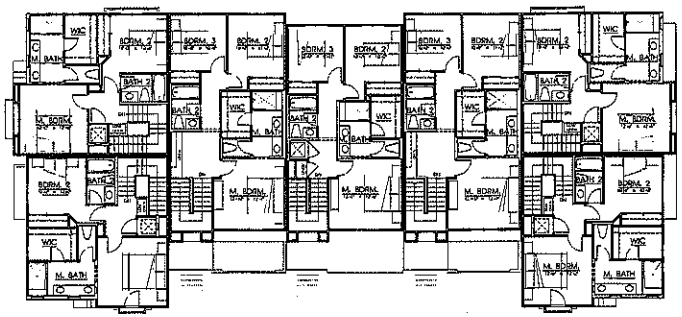
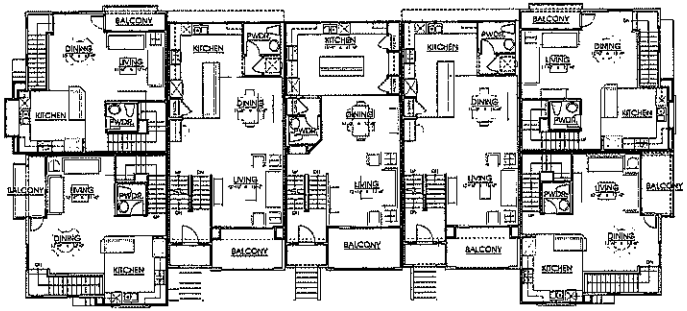
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5643
949 229 9977 www.wharchitects.com fax 949 250 1528

A3.2

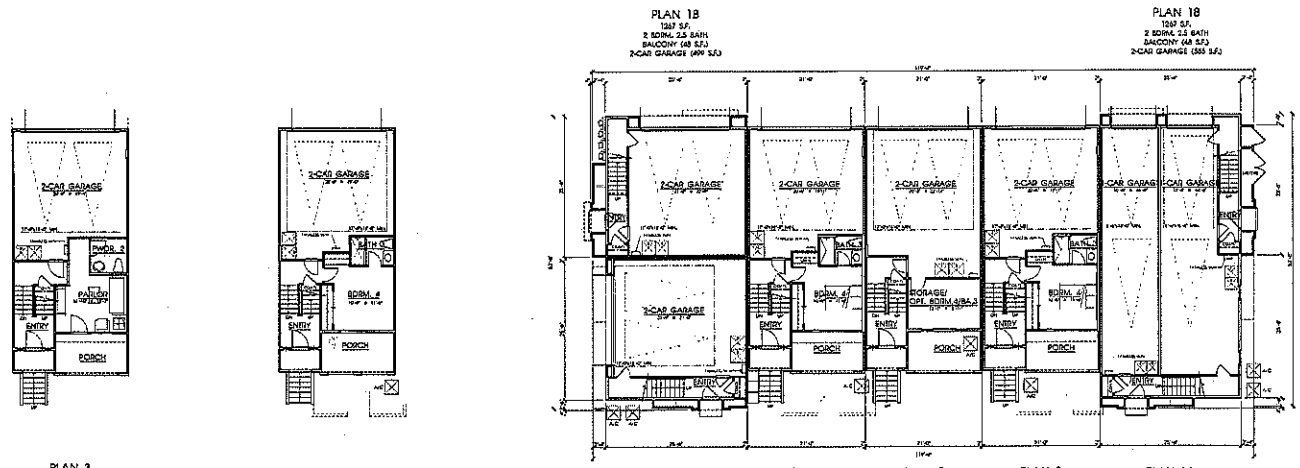
ATTACHMENT 2
Page 23 of 41



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

BUILDING PLAN - BUILDING 400 (7-PLEX TOWNHOME)

OCCUPANCY TYPE R-2 AT UNITS AND U AT GARAGES
CONSTRUCTION TYPE VB

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MIXED USE DEVELOPMENT PROPOSAL
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949 250 0607 www.wharchitects.com fax 949 250 1529

A4.1

ATTACHMENT D
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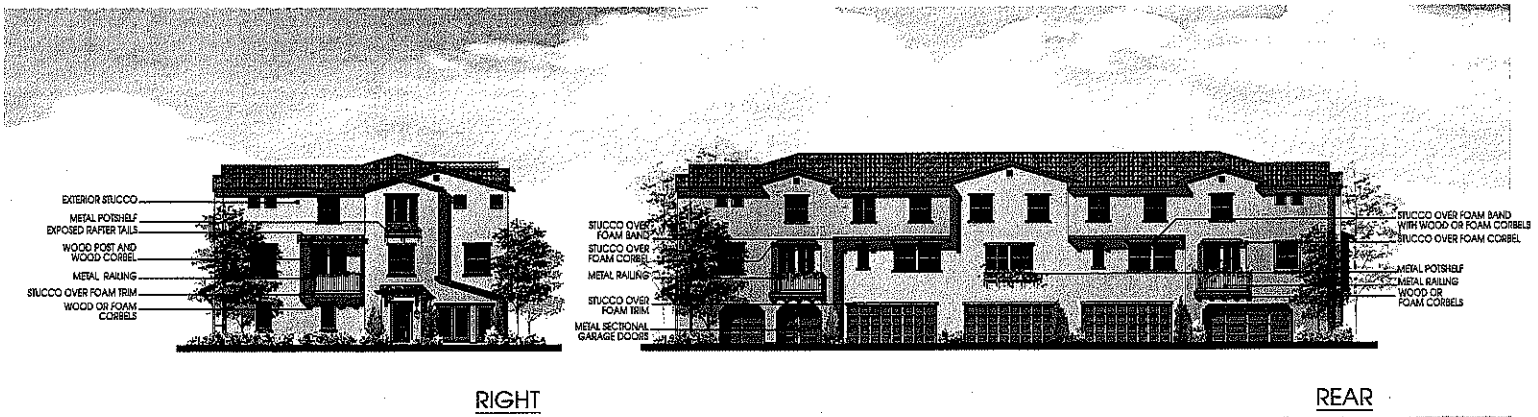
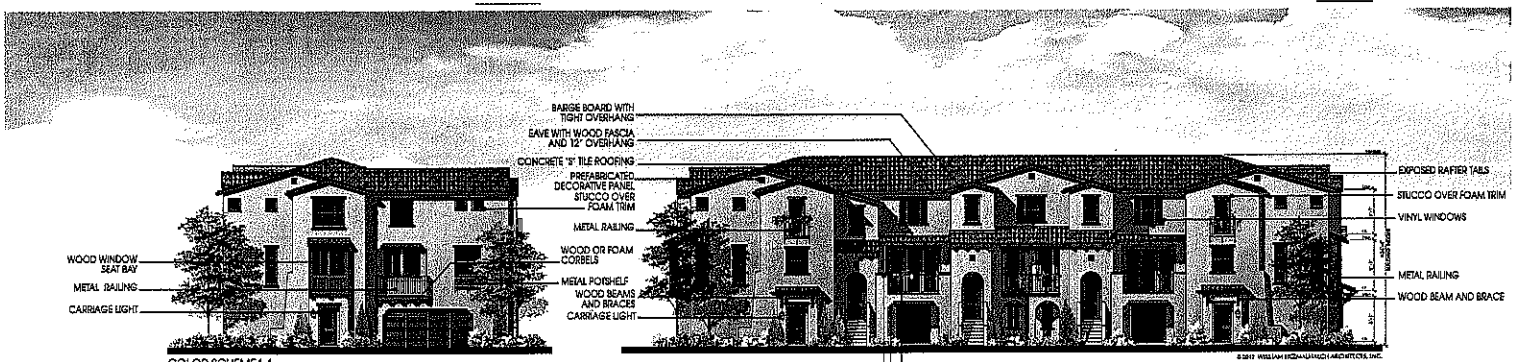


RIGHT

REAR



COLOR SCHEME# 4

LEFT

FRONT

EXTERIOR ELEVATIONS - BUILDING 400 (7-PLEX TOWNHOME)

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MARCH 7, 2012

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MIXED USE DEVELOPMENT PROPOSAL

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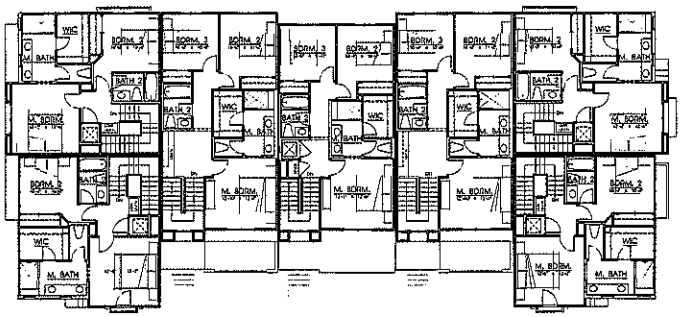
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0907 www.wharchitects.com fax 949 250 1525

A4.2



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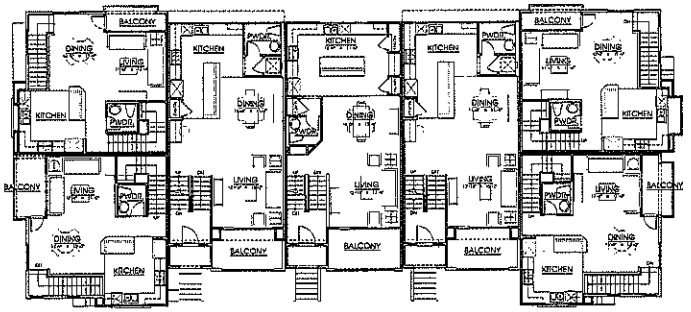
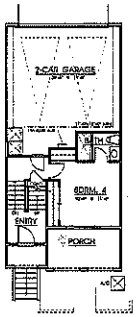


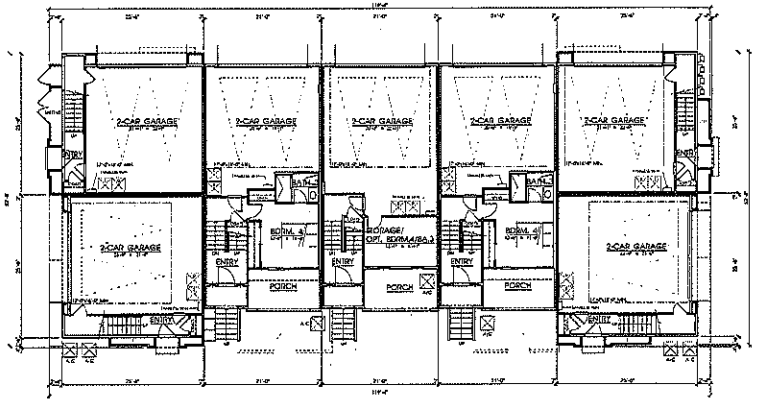
SECOND LEVEL



PLAN 2 - OPT. BDRM. 4/BA. 3
1603 S.F.
4 BDRM. 3 BATH
BALCONY (100 S.F.)
2-CAR GARAGE (457 S.F.)

PLAN 18
1267 S.F.
2 BDRM. 2.5 BATH
BALCONY (68 S.F.)
2-CAR GARAGE (499 S.F.)

PLAN 19
1267 S.F.
2 BDRM. 2.5 BATH
BALCONY (68 S.F.)
2-CAR GARAGE (499 S.F.)



PLAN 1A
1267 S.F.
2 BDRM. 2.5 BATH
BALCONY (68 S.F.)
2-CAR GARAGE (521 S.F.)

PLAN 3
1693 S.F.
4 BDRM. 3.5 BATH
PORCH (100 S.F.)
BALCONY (93 S.F.)
2-CAR GARAGE (456 S.F.)

PLAN 2
1637 S.F.
3 BDRM. 2.5 BATH
STORAGE (129 S.F.)
BALCONY (100 S.F.)
2-CAR GARAGE (542 S.F.)

PLAN 3
1693 S.F.
4 BDRM. 3.5 BATH
PORCH (100 S.F.)
BALCONY (93 S.F.)
2-CAR GARAGE (458 S.F.)

PLAN 1A
1267 S.F.
2 BDRM. 2.5 BATH
BALCONY (68 S.F.)
2-CAR GARAGE (521 S.F.)

FIRST LEVEL

BUILDING PLAN - BUILDING 500 (7-PLEX TOWNHOME)

OCCUPANCY TYPE R-2 AT UNITS AND U AT GARAGES
CONSTRUCTION TYPE VB

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MARCH 7, 2013
2012109

MILLER FAMILY PROPERTY

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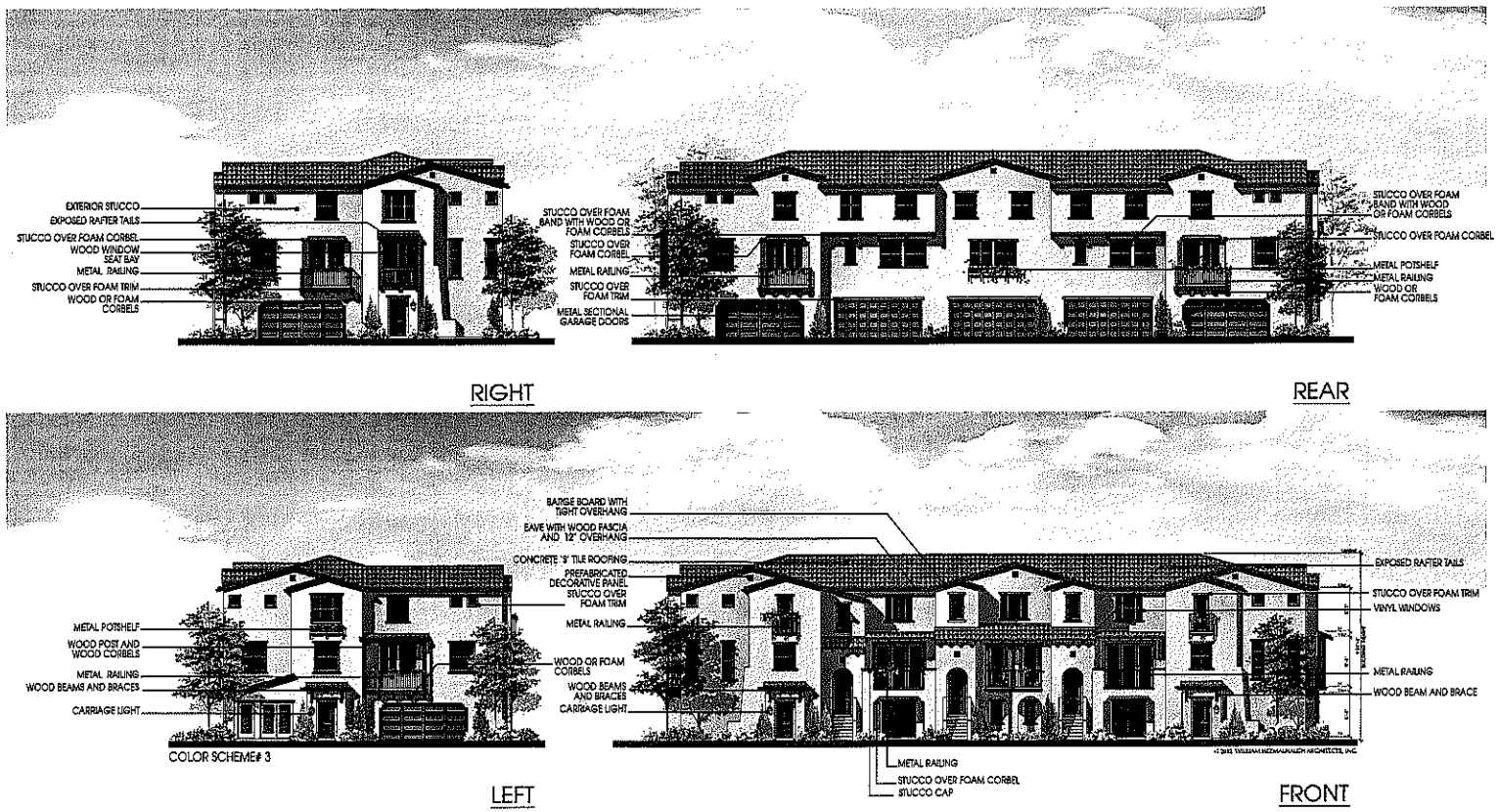
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A5.1



EXTERIOR ELEVATIONS - BUILDING 500 (7-PLEX TOWNHOME)

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MARCH 7, 2012

2010159

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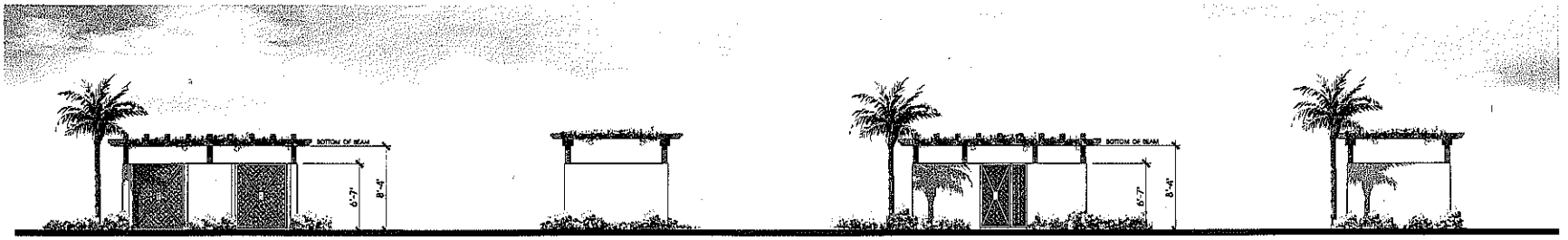
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

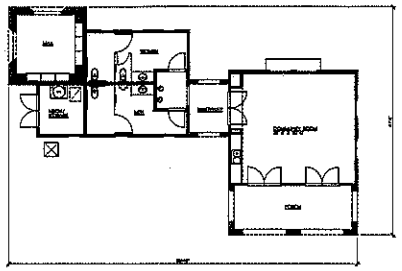
A5.2

ATTACHMENT D
Page 39 of 41



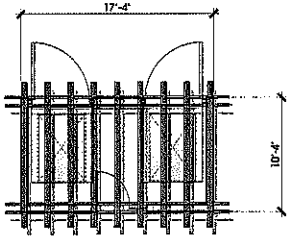
NORTH EAST SOUTH WEST

BUILDING PLAN AND EXTERIOR ELEVATIONS - TRASH ENCLOSURE

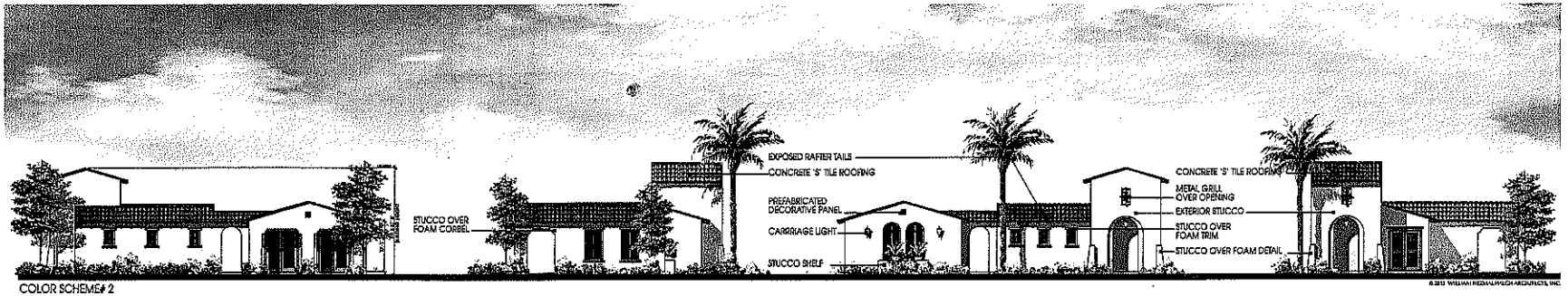


NORTH

OCCUPANCY TYPE A-3
CONSTRUCTION TYPE VB
COMMUNITY BUILDING : 899 S.F.
PORCH: 209 S.F.
BREEZEWAY: 112 S.F.
MAIL: 188 S.F.



NORTH



COLOR SCHEME# 2

SOUTH EAST NORTH WEST

BUILDING PLAN AND EXTERIOR ELEVATIONS - COMMUNITY BUILDING

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MARCH 7, 2012

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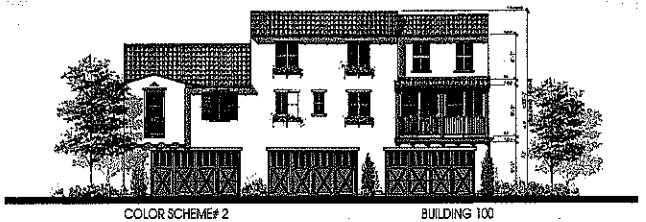
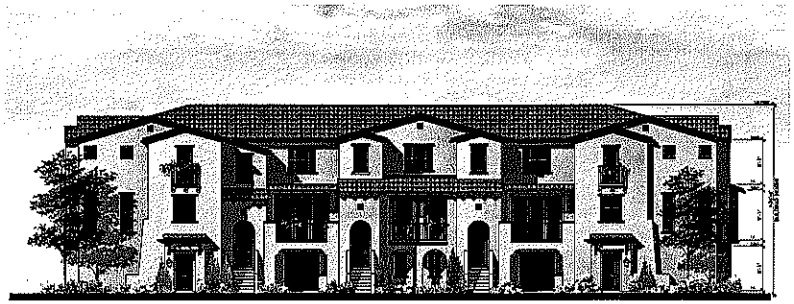
A6.0

ATTACHMENT D
Page 40 of 41

COLOR SCHEME# 1 BUILDING 300



COLOR SCHEME# 2 BUILDING 100



COLOR SCHEME# 3 BUILDING 500

COLOR SCHEME# 4 BUILDING 400

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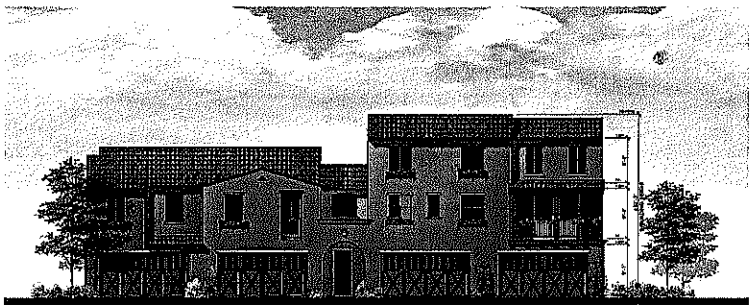

COLOR SCHEME# 5 BUILDING 200

COLOR SCHEME# 6 BUILDING 300

FRONT ELEVATIONS

APRIL 26, 2012

20101059

MILLER FAMILY PROPERTY

MIXED USE DEVELOPMENT PROPOSAL

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949 250 0607 www.wharchitects.com fax 949 250 1529

A7.0

ATTACHMENT D
Page 41 of 41