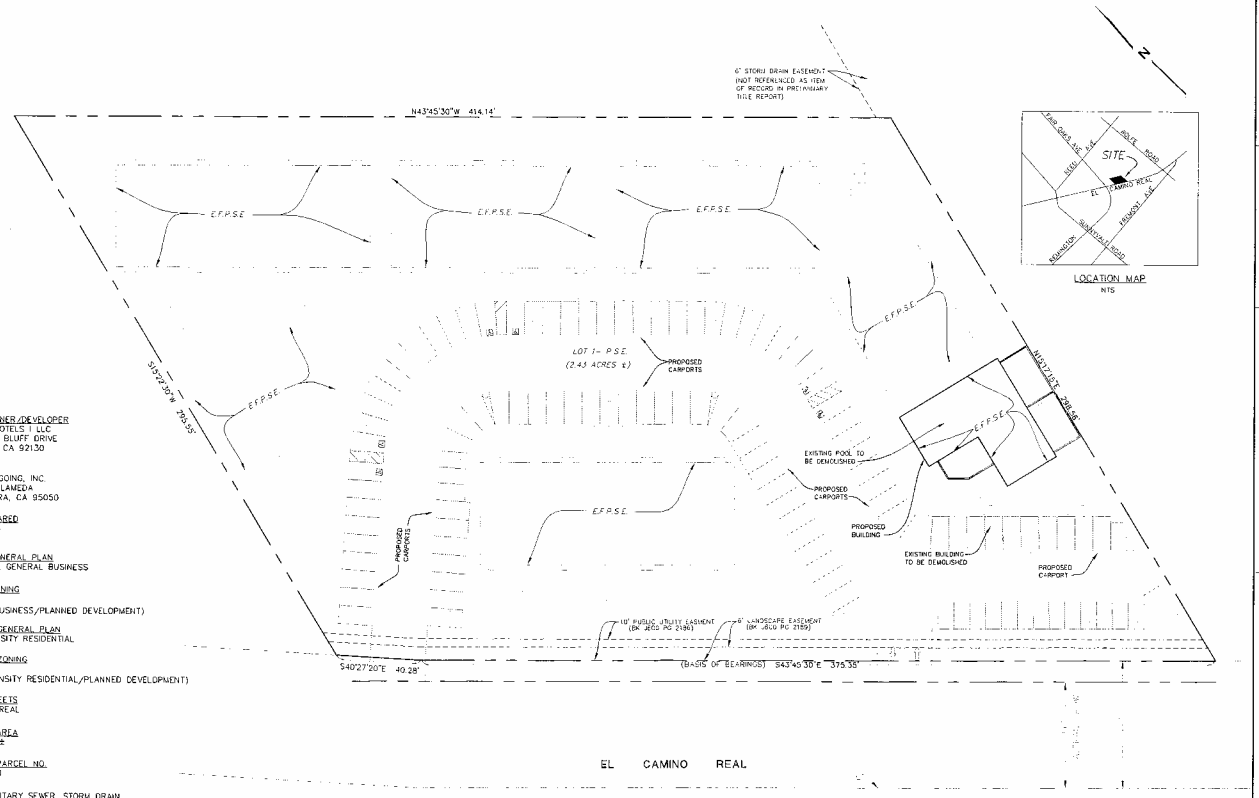


RECORD OWNER/DEVELOPER
HARDAGE HOTELS I LLC
12730 HIGH BLUFF DRIVE
SAN DIEGO, CA 92130

ENGINEER
RUTH AND GOING, INC.
2216 THE ALAMEDA
SANTA CLARA, CA 95050

DATE PREPARED
APRIL, 2004

EXISTING GENERAL PLAN
COMMERCIAL GENERAL BUSINESS

EXISTING ZONING
C-2/PD
(HIGHWAY BUSINESS/PLANNED DEVELOPMENT)

PROPOSED GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL

PROPOSED ZONING
R-3/PD
(MEDIUM DENSITY RESIDENTIAL/PLANNED DEVELOPMENT)

PUBLIC STREETS
EL CAMINO REAL

PROPERTY AREA
2.43 ACRES±

ASSESSOR PARCEL NO.
211-08-030

WATER, SANITARY SEWER, STORM DRAIN
CITY OF SUNNYVALE

GAS & ELECTRIC
PG&E

TELEPHONE
SBC/PACIFIC BELL

CABLE TV
COMCAST

LEGEND:
P.S.E. INDICATES PUBLIC SERVICE EASEMENT
E.F.P.S.E. INDICATES EXCEPTION FROM PUBLIC SERVICE EASEMENT

BASIS OF BEARINGS
THE BEARING NORTH 43°45'30" WEST ALONG THE NORTHEASTERLY LINE OF EL CAMINO REAL AS DESCRIBED IN THAT CERTAIN DEED RECORDED APRIL 30, 1985 IN BOOK J332 AT PAGE 1063, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

Revisions		
Description	Date	By

Designed
Drawn
Checked

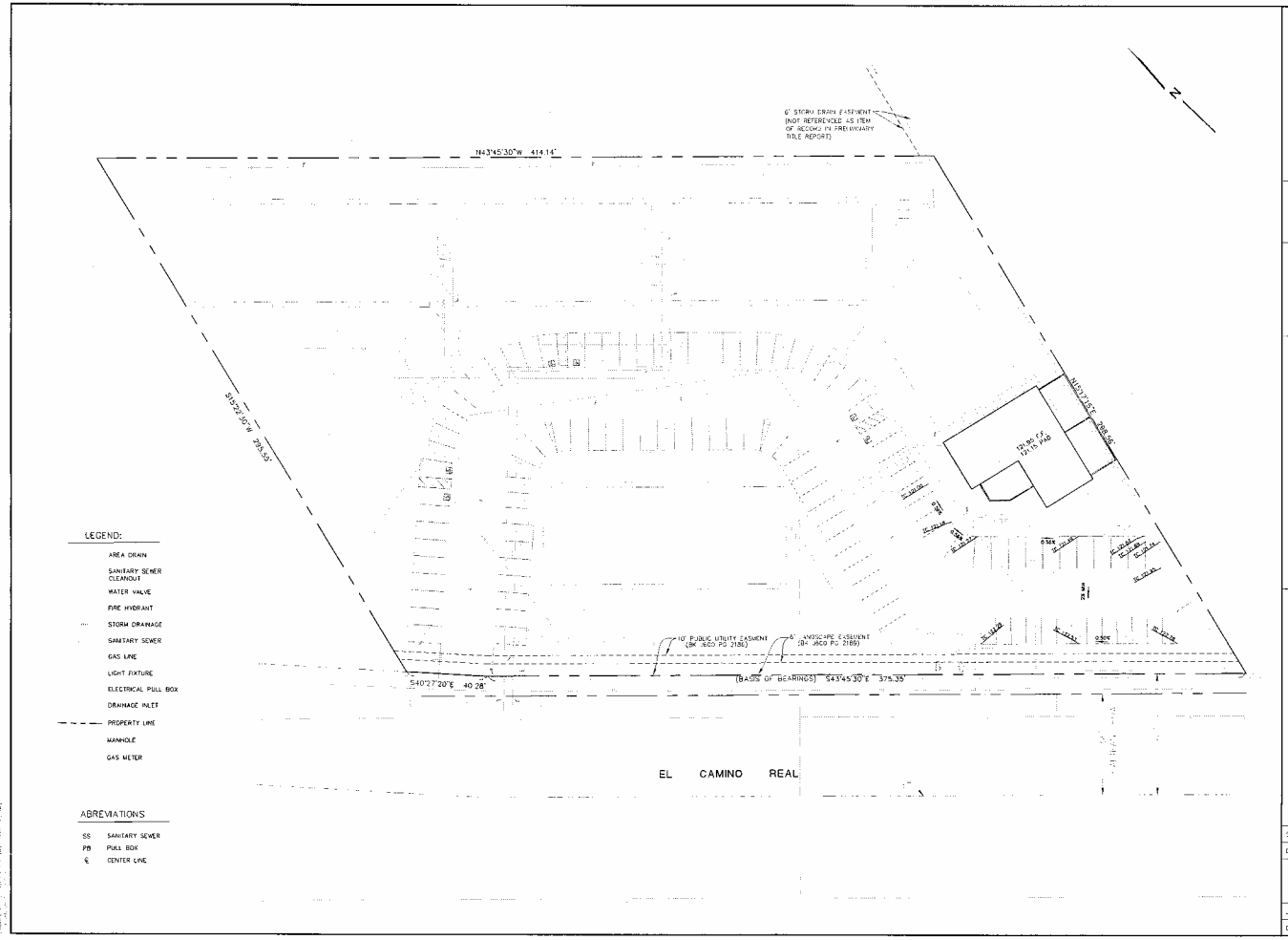
RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 The Alameda Santa Clara, CA 95050
(408) 296-2200 Fax (408) 296-2202

TENTATIVE MAP
FOR CONDOMINIUM PURPOSES

WOODFIN SUITES
SUNNYVALE CALIFORNIA

Scale 1"=20'
Date 05/25/04
1 of 2
Job No. 040474
Drawing TMAPDI 1

Attachment 4
Page 1 of 19



Designed AF/EL
Drawn
Checked
Approved
Revisions

RUTH AND GOING, INC.
Civil Engineering Land Surveying
2716 FIFTH AVENUE SANTA CLARA, CA 95050
TEL (408) 236-2400 FAX (408) 236-2402

GRADING AND UTILITY PLAN

WOODFIN SUITES

SUNNYVALE CALIFORNIA

Scale 1"=20'

Date 04/27/04

2 of 2 Sheets

Job No 04047A

Drawing TMAPSHT2

Attachment 4

Page 2 of 19

WOODFIN SUITES

SUNNYVALE, CALIFORNIA

PROJECT COORDINATOR
DEBORAH UNGO-McCORMICK, AICP
1057 GLEN ECHO AVENUE
SAN JOSE, CA 95125
(408) 297-8763
FAX: (408) 286-7840

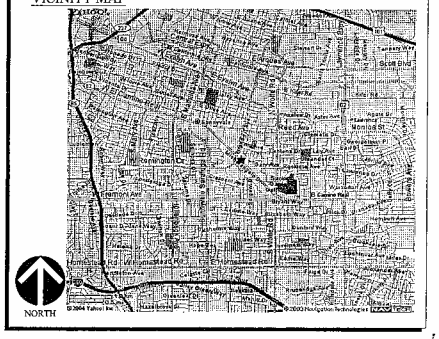
OWNER
WOODFIN SUITES HOTELS, LLC
12730 HIGH BLUFF DRIVE, SUITE 250
SAN DIEGO, CA 92130
(858) 794-2336
FAX: (858) 794-2248
ATTN.: MARK ROUSSEAU

CIVIL ENGINEER
RUTH AND GOING, INC.
2218 THE ALAMEDA
SANTA CLARA, CA 95050
(408) 236-2400
FAX: (408) 236-2410
ATTN.: AIDA FAIRMAN

ARCHITECT
DAHLIN GROUP, INC.
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 837-9286
FAX: (925) 837-2543
ATTN.: TONY SARBORARIA

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
2440 TASSAJARA LANE
DANVILLE, CA 94526
(925) 736-8176
FAX: (925) 736-8154
ATTN.: NATALIE BOKUM

VICINITY MAP



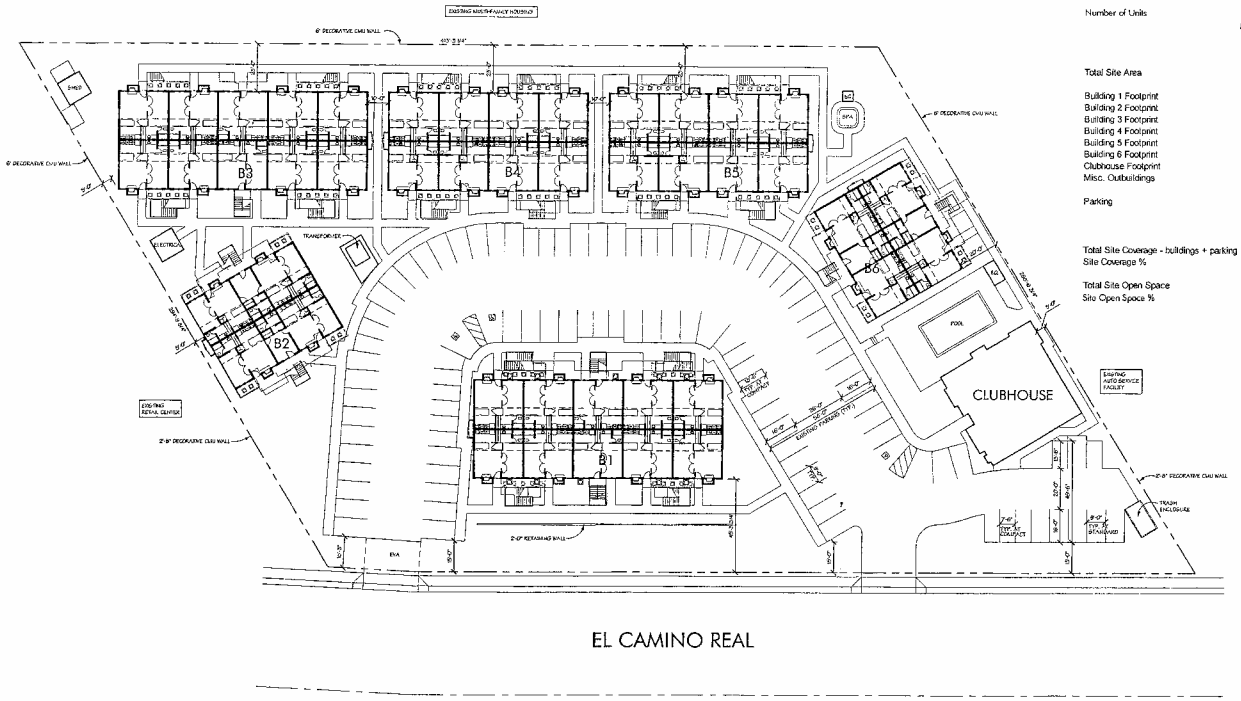
DRAWING INDEX

CS	COVER SHEET
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	PROPOSED SITE PLAN - COMMON OPEN SPACE
A2.1	BUILDINGS B1 & B3 FIRST FLOOR PLAN
A2.2	BUILDINGS B1 & B3 SECOND FLOOR PLAN
A2.3	BUILDING B4 FIRST FLOOR PLAN
A2.4	BUILDING B4 SECOND FLOOR PLAN
A2.5	BUILDING B5 FIRST FLOOR PLAN
A2.6	BUILDING B5 SECOND FLOOR PLAN
A2.7	BUILDINGS B2 & B6 FIRST FLOOR PLAN
A2.8	BUILDINGS B2 & B6 SECOND FLOOR PLAN
A2.9	BUILDING B7 FIRST FLOOR PLAN
A2.10	BUILDING B7 SECOND FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS - BUILDINGS B1, B3, B4, & B5
A5.2	EXTERIOR ELEVATIONS - BUILDINGS B2, B6 & B7 & CARPORTS
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY LANDSCAPE DETAILS

JUNE 7, 2004 PROJECT NO.: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.9286
925.837.2543 Fax



EL CAMINO REAL

Existing Site Data

Number of Units	88 total
	80 one bdrm. units - 576 sq.ft. ea.
	8 two bdrm. flats - 864 sq.ft. ea.
	existing sq. ft.
Total Site Area	106,286
Building 1 Footprint	8,304
Building 2 Footprint	3,085
Building 3 Footprint	8,304
Building 4 Footprint	5,166
Building 5 Footprint	5,166
Building 6 Footprint	3,085
Clubhouse Footprint	2,586
Misc. Outbuildings	315
Parking	27,181
	101 total spaces
	(inc. 3 H.C. & 27 compact)
Total Site Coverage - buildings + parking	59,192
Site Coverage %	55.69
Total Site Open Space	47,094
Site Open Space %	44.31

NORTH

0 20 40 80

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP
ARCHITECTURE
PLANNING

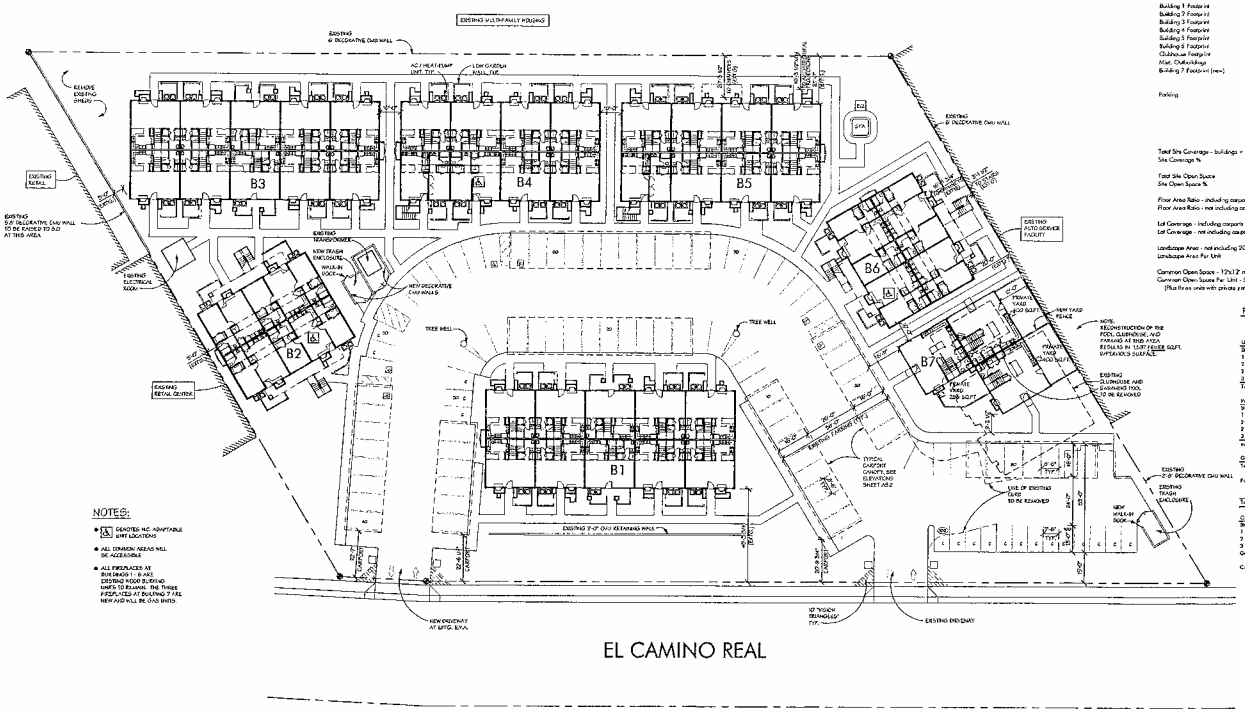
2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.3543 Fax

A1.1

EXISTING SITE PLAN

WOODFIN SUITES

SUNNYVALE, CA



NOTES:

- ♦ [A] DENOTES HC ADAPTABLE UNIT LOCATIONS
- ♦ ALL COMMON AREAS WILL BE ACCESSIBLE
- ♦ ALL FIREPLACES AT BUILDINGS 1 - 6 ARE EXISTING WOOD BURNING UNITS TO REMAIN. THE THREE FIREPLACES AT BUILDING 7 ARE NEW AND WILL BE GAS UNITS.

Woodfin Suites Hotel — Sunnyvale

	existing sq. ft.	proposed sq. ft.
Number of Units	58 total 50 one bdrm. units - 575 sq.ft. ea. 8 two bdrm. lofts - 864 sq.ft. ea.	58 total 12 one bdrm. units - 575 sq.ft. ea. 8 two bdrm. lofts - 864 sq.ft. ea. 33 two bdrm. T/T - 1,094 sq.ft. ea. 3 three bdrm. T/T - 1,405 sq.ft. ea. Note: 7 units will be reserved as E.M.R.
Total Site Area	106,286	106,286
Building 1 Footprint	6,304	6,043
Building 2 Footprint	3,085	3,104
Building 3 Footprint	6,204	6,043
Building 4 Footprint	5,166	4,922
Building 5 Footprint	5,166	4,922
Building 6 Footprint	3,085	3,104
Clubhouse Footprint	2,506	
Misc. Outbuildings	315	249
Building 7 Footprint (new)		2,187 (3 three bdrm. TH)
Parking	27,881 101 total spaces 0 covered 101 uncovered (inc. 3 H.C. & 27 compact)	28,974 108 total spaces 58 covered (one per unit, inc. 3 H.C.) 50 uncovered (inc. 3 H.C. & 18 compact)
Total Site Coverage - buildings + parking	59,192	59,546
Site Coverage %	55.69	56.03
Total Site Open Space	47,094	46,738
Site Open Space %	44.31	43.97
Floor Area Ratio - including carports		62.38%
Floor Area Ratio - not including carports		53.79%
Lot Coverage - including carports		26.69%
Lot Coverage - not including carports		20.31%
Landscape Area - not including 30' front setback		30,643
Landscape Area Per Unit		631
Common Open Space - 12x12' minimum		22,101
Common Open Space Per Unit - 35 units (Plus those units with private yards)		402

Parking Calculations — Sunnyvale #6

	BUILDINGS #1	#2	#3	#4	#5	#6	#7	TOTAL
Unit Type / Existing Units	20	8	20	16	16	8	NEW	58
Stacks								
1 bedroom(lof)		4		4	3	4		1
2 bedroom(lof)		4			4	4		
2 bedroom (townhouse)	10		10	6	7			3
3 bedroom							3	
Total Units	10	8	10	10	7	8	3	58
Parking Req.								
Stacks	0	0	0	0	0	0	0	1
1 bedroom(lof)	0	4	0	0	4	4	0	2
2 bedroom(lof)	0	8	0	0	8	8	0	1
2 bedroom (townhouse)	20	0	20	12	14	0	0	6
3 bedroom	0	0	0	0	0	0	6	
subtotal	20	14	20	12	17	12	6	10
Guest								
Total Parking Req.								109

Parking Spaces Provided	regular	86
	compact	18
	handicap	4
Total Parking Provided		108

parking diff. = (1)

City of Sunnyvale - Parking Ratios

Studio	1.5
1 bedroom	1.5
2 bedroom	2.0
3 bedroom	2.0
Guest	0

Covered Unit Parking Req. 1 per Unit

NORTH

0 20 40 60

JUNE 7, 2004 PROJECT NO. 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

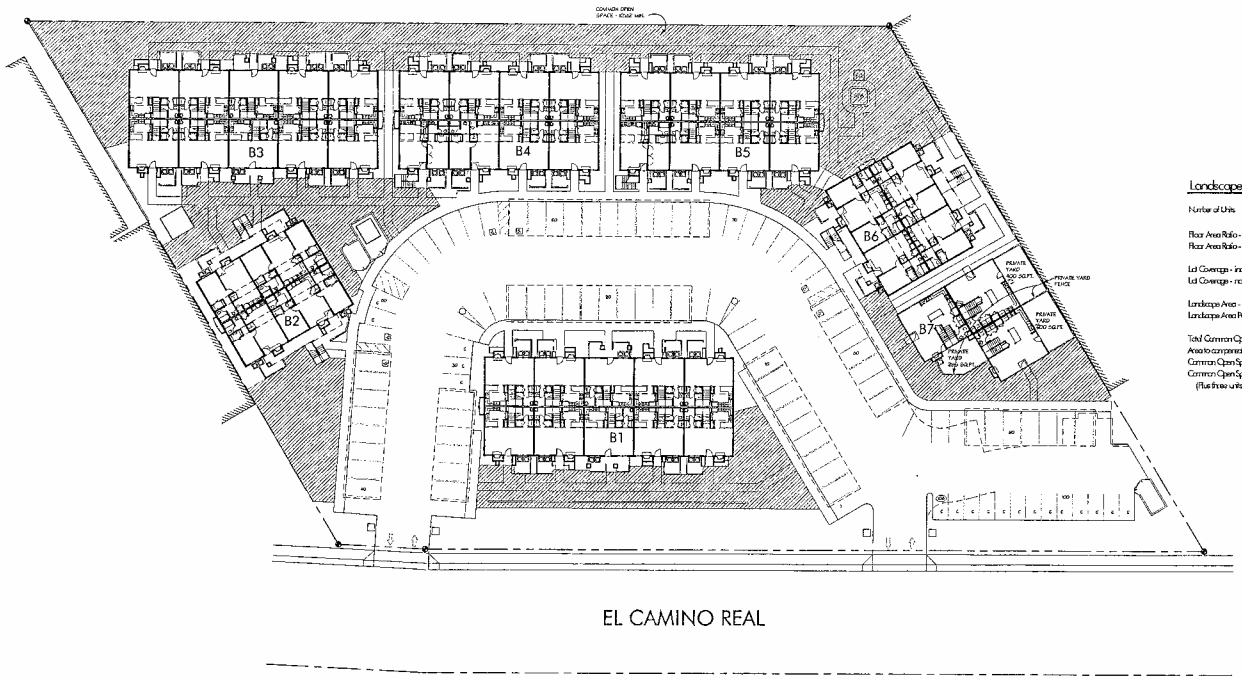
2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.2543 Fax

PROPOSED SITE PLAN

WOODFIN SUITES

SUNNYVALE, CA

A1.2



EL CAMINO REAL

Landscape & Open Space

Number of Units	58 lot/d
Floor Area Ratio - including carports	62.38%
Floor Area Ratio - not including carports	53.75%
Lot Coverage - including carports	36.89%
Lot Coverage - not including carports	28.31%
Landscape Area - not including 20' front setback	36,643 sq.ft.
Landscape Area Per Unit	631 sq.ft.
Total Common Open Space - 12x12 minimum	22,243 sq.ft.
Area to compensate for 266 sq. ft. private yard	104 sq.ft.
Common Open Space	22,139 sq.ft.
Common Open Space Per Unit - 55 units (Plus three units with private yards)	402 sq.ft.

NORTH

0 20' 40' 80'

JUNE 7, 2004 PROJECT NO. 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

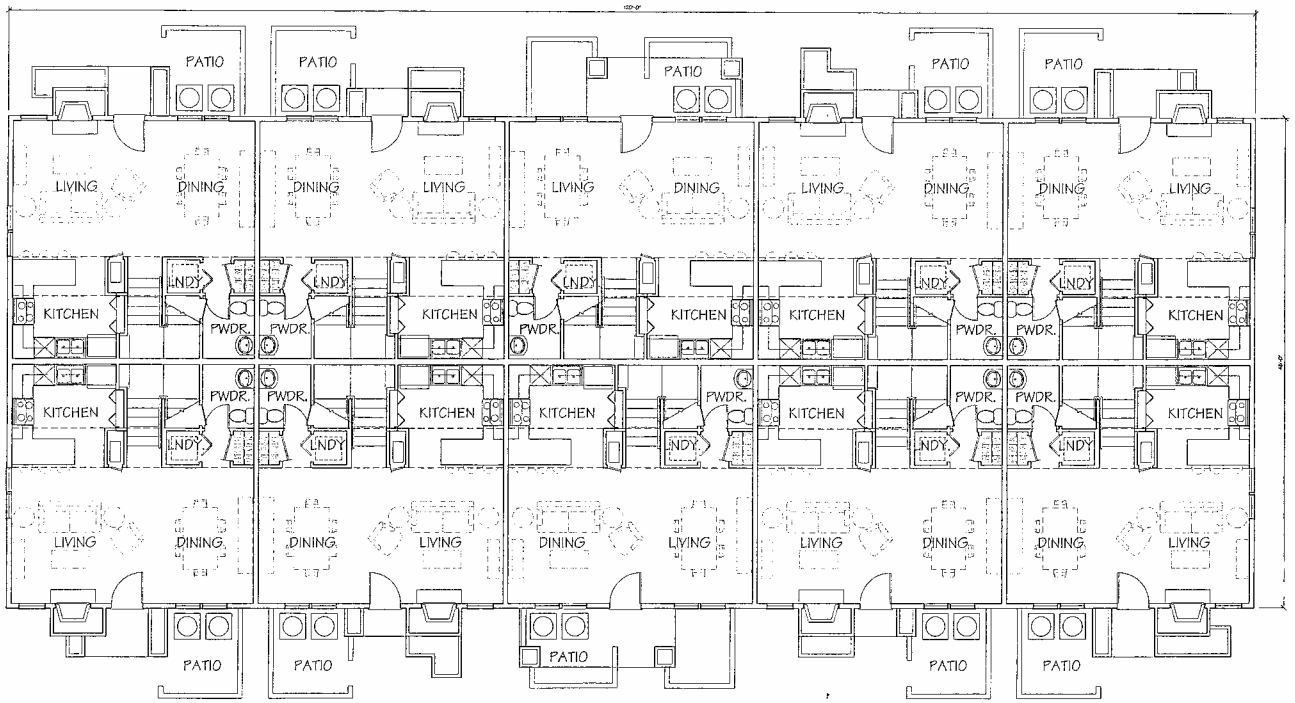
PROPOSED SITE PLAN - COMMON OPEN SPACE

WOODFIN SUITES

SUNNYVALE, CA

2671 Crow Canyon Rd.
San Ramon, CA 94583
925 837 9285
925 837 2545 Fax

A1.3



FIRST FLOOR PLAN - BUILDINGS B1 & B3

10 TWO BEDROOM TOWNHOUSES
1084 SQ. FT. EACH

WOODFIN SUITES

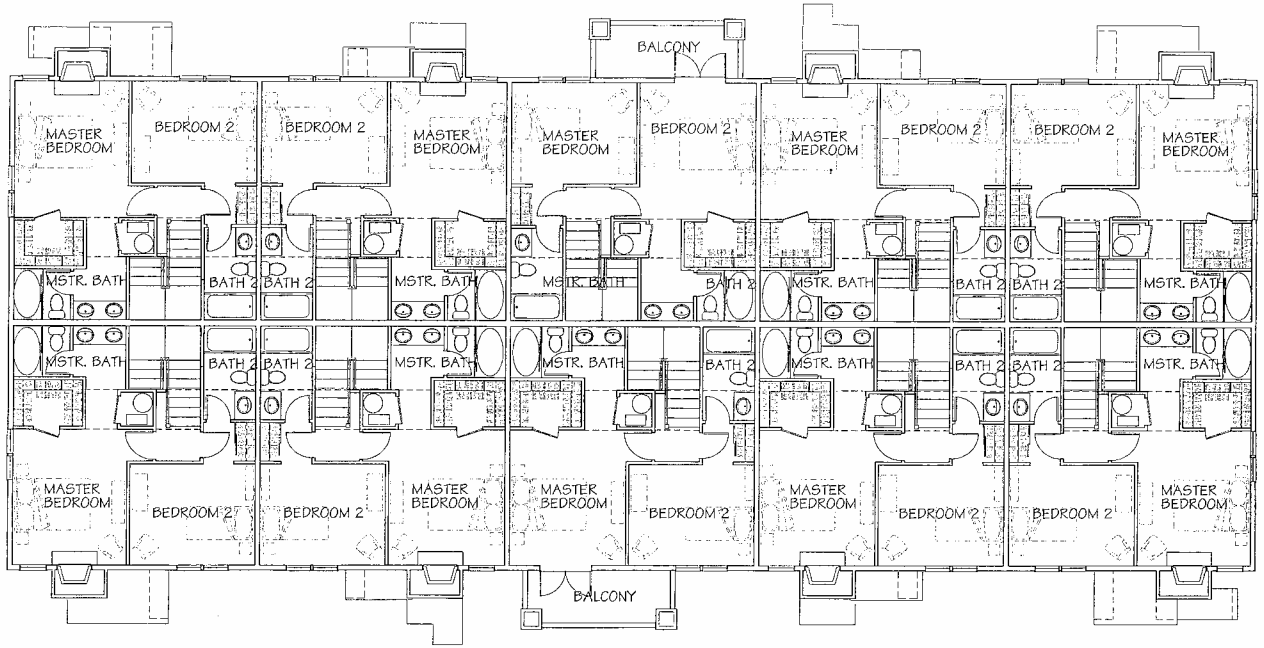
SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.9286
925.837.3543 Fax

A2.1



SECOND FLOOR PLAN - BUILDINGS B1 & B3

WOODFIN SUITES

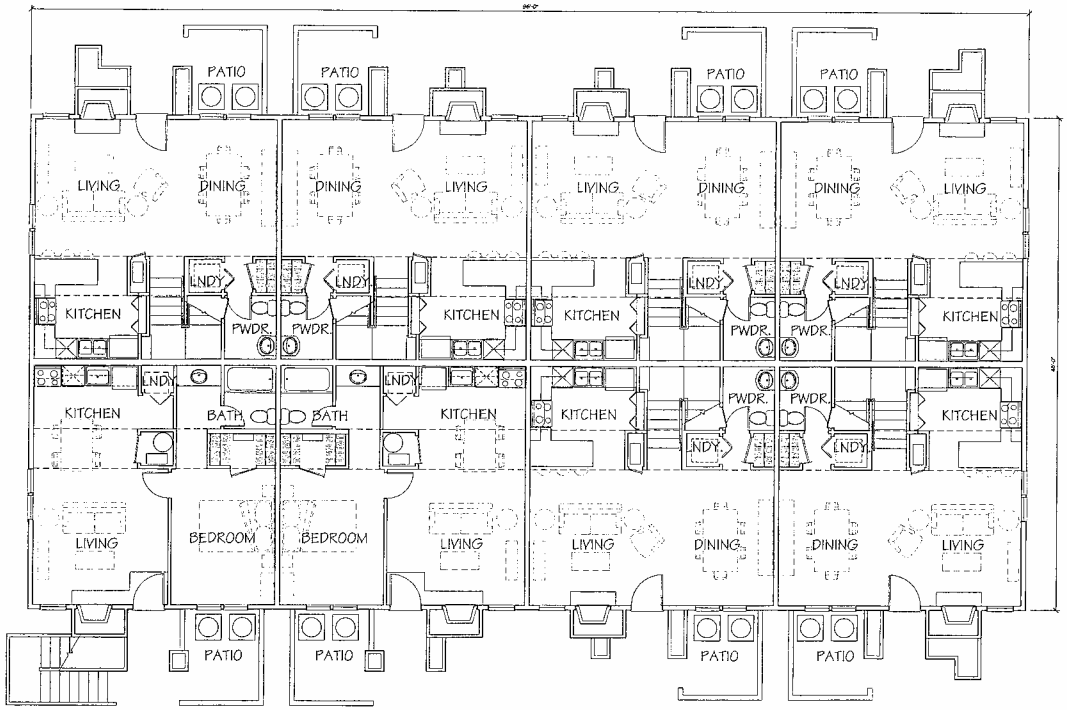
SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2673 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8196
925.837.2543 Fax

A2.2



4 ONE BEDROOM 576 SQ. FT. EACH
6 TWO BEDROOM TOWNHOUSES 1094 SQ. FT. EACH

FIRST FLOOR PLAN - BUILDING B4

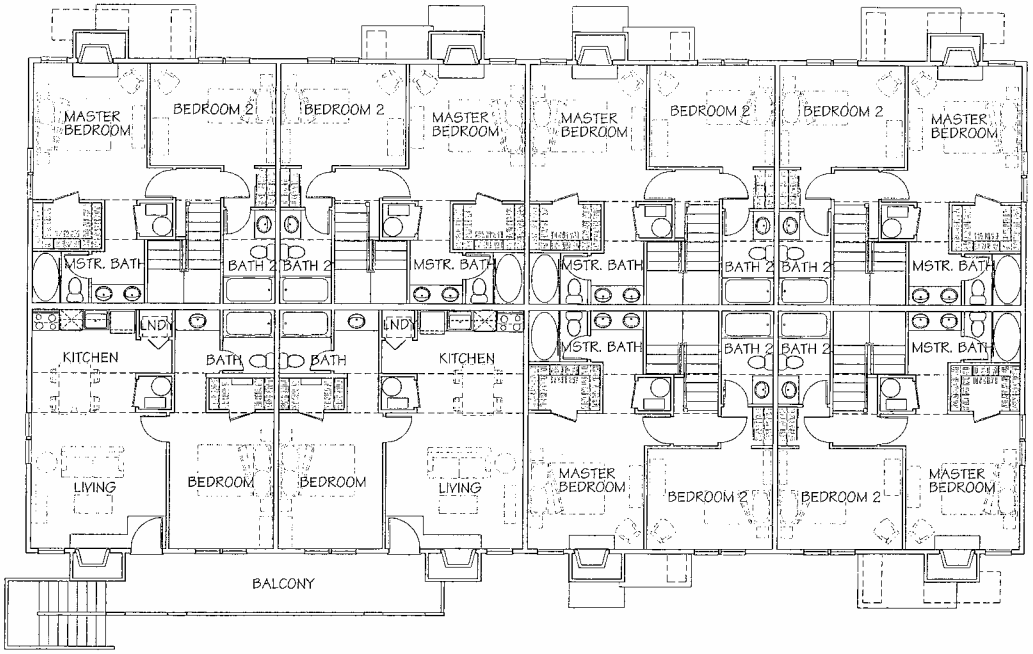
WOODFIN SUITES

SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING
3671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8284
925.837.2543 Fax

A2.3



SECOND FLOOR PLAN - BUILDING B4

WOODFIN SUITES

SUNNYVALE, CA

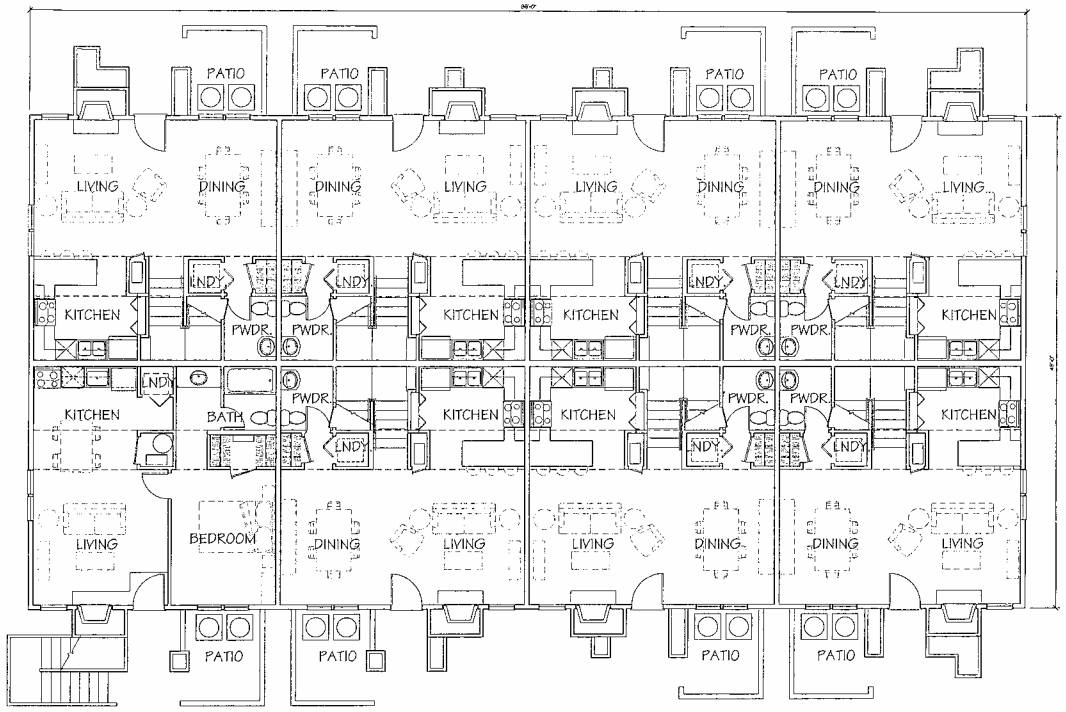
0 4 8 16

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8266
925.837.2543 Fax

A2.4



2 ONE BEDROOM 576 SQ. FT. EACH
7 TWO BEDROOM TOWNHOUSES 1084 SQ. FT. EACH

FIRST FLOOR PLAN - BUILDING B5

WOODFIN SUITES

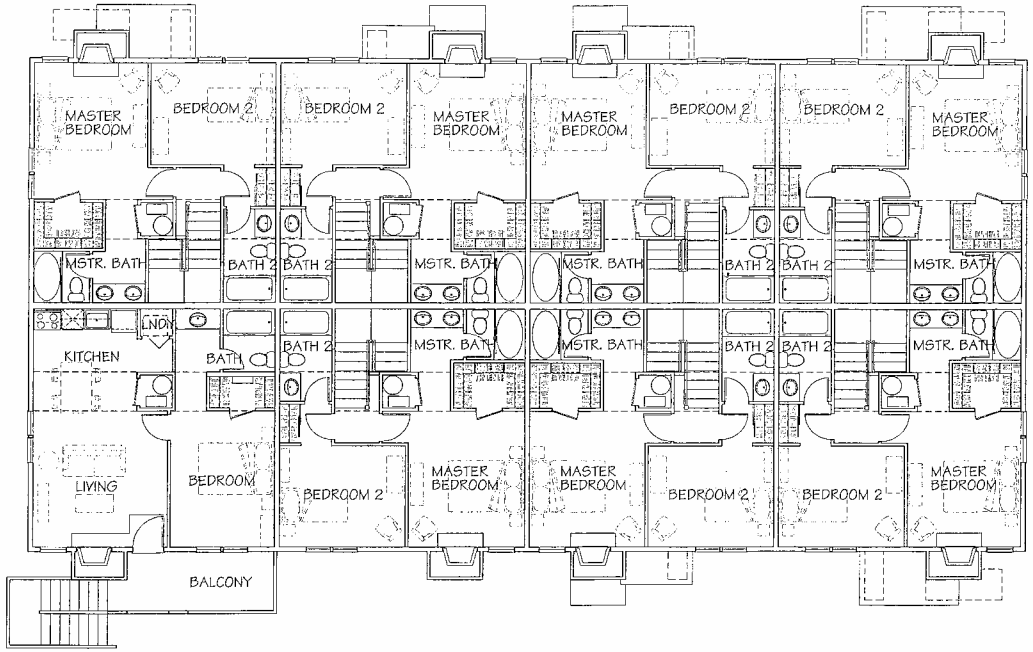
SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.0286
925.837.2543 Fax

A2.5



SECOND FLOOR PLAN - BUILDING B5

WOODFIN SUITES

SUNNYVALE, CA

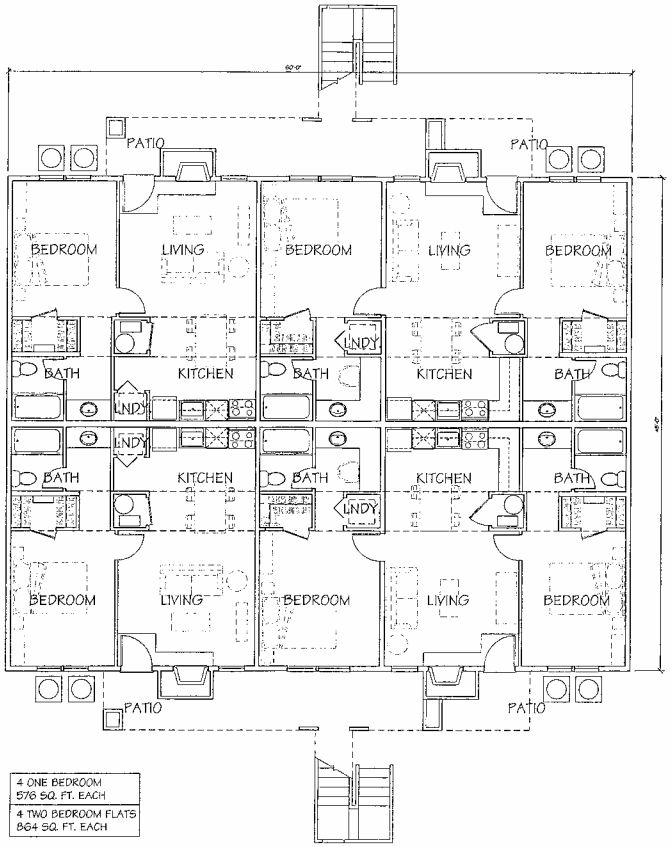
0 4 8 16

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP
ARCHITECTURE
PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.3543 Fax

A2.6



4 ONE BEDROOM 576 SQ. FT. EACH
4 TWO BEDROOM FLATS 864 SQ. FT. EACH

FIRST FLOOR PLAN - BUILDINGS B2 & B6

WOODFIN SUITES

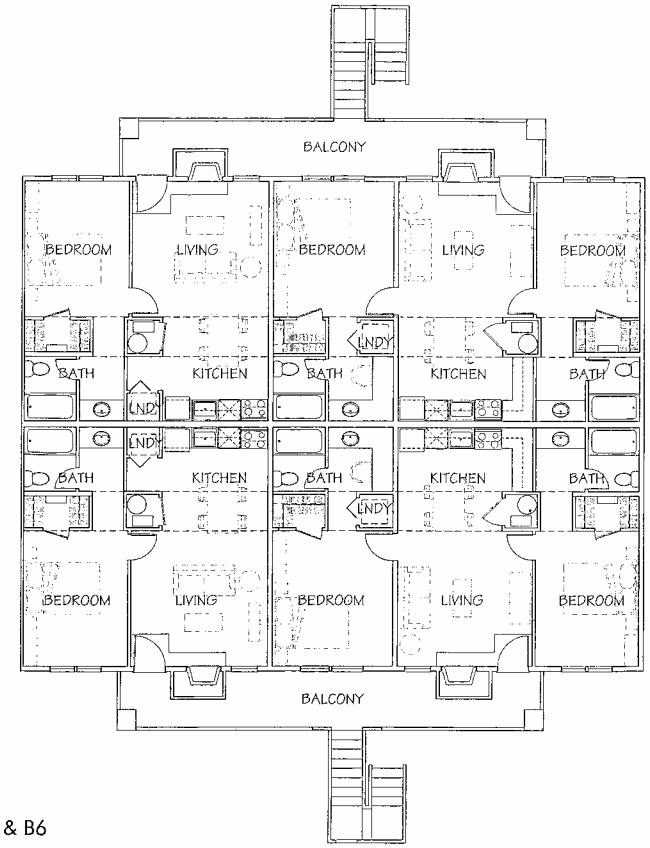
SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

5671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.5286
925.837.2543 Fax

A2.7



SECOND FLOOR PLAN - BUILDINGS B2 & B6

WOODFIN SUITES

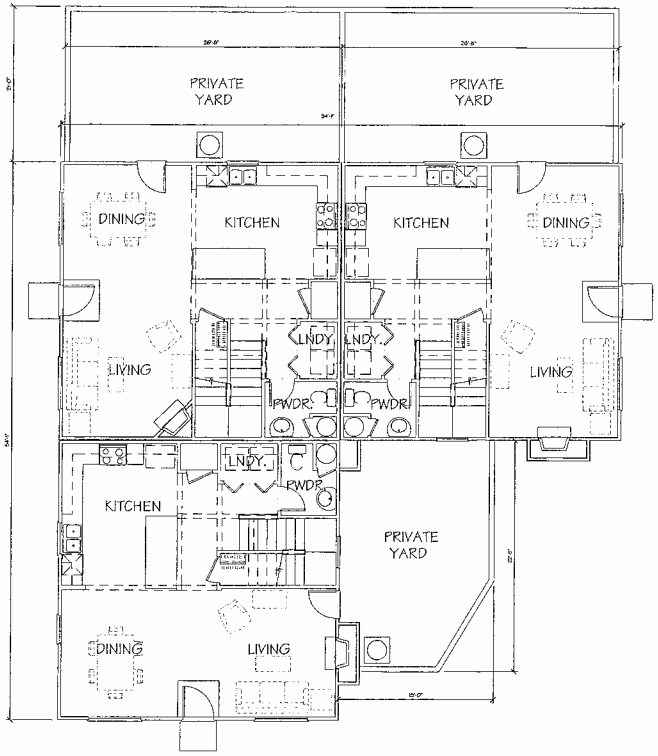
SUNNYVALE, CA

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8284
925.837.2543 Fax

A2.8



FIRST FLOOR PLAN - BUILDING B7

3 THREE BEDROOM TOWNHOUSES
1405 SQ. FT. EACH

WOODFIN SUITES

SUNNYVALE, CA

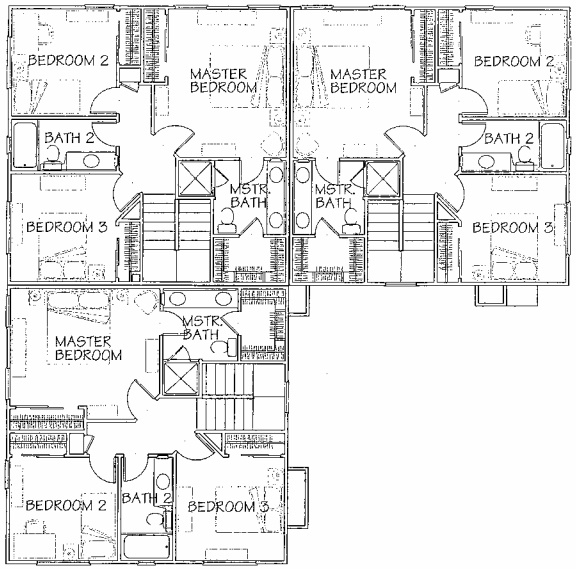
JUNE 7, 2004

PROJECT NO: 598.001

DAHLIN GROUP
ARCHITECTURE
PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.9986
925.837.2542 Fax

A2.9



SECOND FLOOR PLAN - BUILDING B7

WOODFIN SUITES

SUNNYVALE, CA

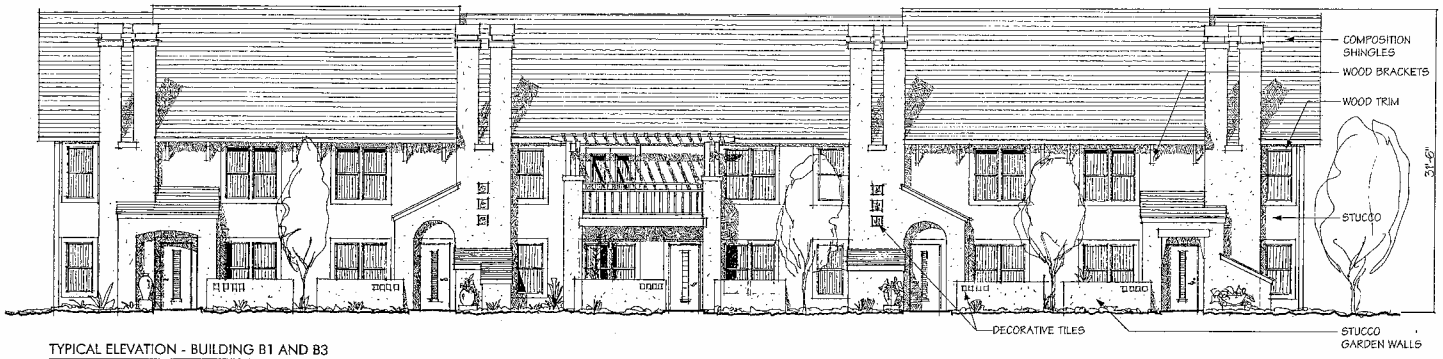
JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.2543 Fax

A2.1(

Attachment 4
Page 16 of 19



TYPICAL ELEVATION - BUILDING B1 AND B3

TYPICAL ELEVATION - BUILDING B4 AND B5

EXTERIOR ELEVATIONS

WOODFIN SUITES

SUNNYVALE, CA

0 4 8 16

JUNE 7, 2004 PROJECT NO: 598.001

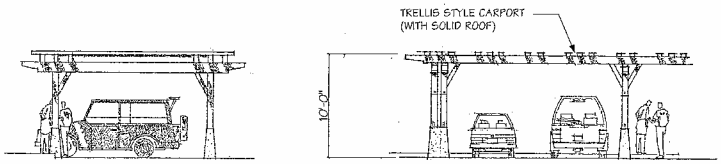
DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8186
925.837.2343 Fax

A5.1

TYPICAL ELEVATION - BUILDING B2 AND B6

FRONT ELEVATION - BUILDING B7



TYPICAL ELEVATION - CARPORT

EXTERIOR ELEVATIONS

WOODFIN SUITES

SUNNYVALE, CA

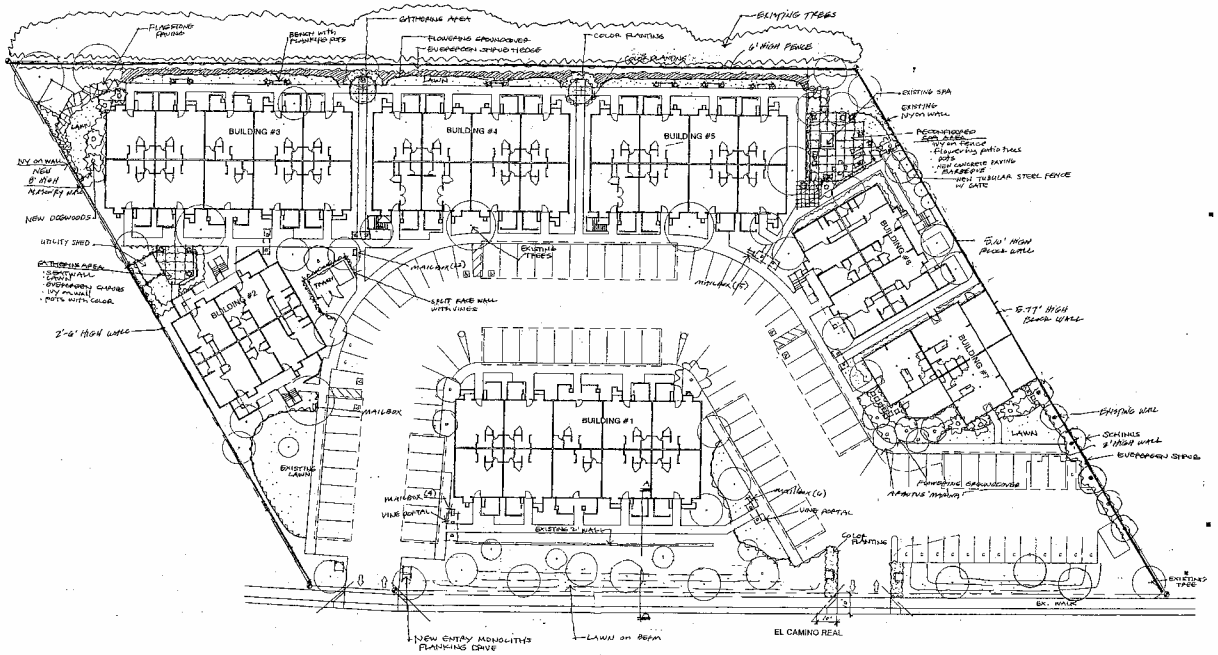
0 4 8 16

JUNE 7, 2004 PROJECT NO: 598.001

DAHLIN GROUP ARCHITECTURE PLANNING

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.1086
925.837.3543 Fax

A5.2



PLANT LIST

TREES

	Botanical Name	Common Name	Size
AT	Arbutus 'Marina'	Arbutus	24" Box
CT	Citrus Tachibana	Citrus	24" Box
LJ	Ligustrum lucidum 'Indian Prologue'	Glossy Privet	24" Box
PL	Pagoda elegans 'Variety'	Pagoda	24" Box
PO	Pyrus calleryana 'Bradford'	Flowering Pear	24" Box
R	Rosa Tree	Rose Standard	5 Gal.
SR	Schinus molle (standard only)	Pepper	24" Box

SHRUBS/GROUNDCOVERS

	Botanical Name	Common Name	Size	Spacing
AA	Agapanthus 'Elite'	Lily-of-the-Nile	1 Gal.	3'-0" o.c.
BC	Bougainvillea 'Cantolana'	Heartleaf Bougainvillea	5 Gal.	6'-0" o.c.
BG	Buxus sempervirens	Common Boxwood	5 Gal.	4'-0" o.c.
CJ	Cistus x hybridus 'Jessa Mary'	Japanese Cistus	5 Gal.	4'-0" o.c.
DV	Dianella 'Variegata'	Variegated Flax Lily	1 Gal.	2'-0" o.c.
E	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	2 Gal.	3'-0" o.c.
EY	Escallonia 'Iveyi'	Escallonia	5 Gal.	3'-0" o.c.
HG	Hemerocallis fulvidus	Evergreen Day Lily	5 Gal.	3'-0" o.c.
HY	Hydrangea macrophylla	Hydrangea	5 Gal.	4'-0" o.c.
LG	Liriope gigantea	Large Blue Lily Turf	1 Gal.	3'-0" o.c.
LJ	Ligustrum japonicus 'Texanum'	Japanese Privet	5 Gal.	3'-0" o.c.
NF	Nephrolepis falcatum	Boston	5 Gal.	3'-0" o.c.
PM	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira	1 Gal.	2' o.c.
PT	Phormium tenax 'Yellow Wave'	New Zealand Flax	5 Gal.	3'-0" o.c.
PT	Phormium tenax 'Tom Thumb'	New Zealand Flax	5 Gal.	3'-0" o.c.
R	Rosa - species to be selected	Rose	5 Gal.	4'-0" o.c.
RM	Rosmarinus officinalis	Rosemary	5 Gal.	3'-0" o.c.
RO	Rosa Meidiland 'Coral'	Meidiland Rose	5 Gal.	3'-0" o.c.
TV	Tulbaghia violacea	Society Garlic	5 Gal.	3'-0" o.c.
VT	Viburnum tinus 'Compactum'	Laurustinus	5 Gal.	3'-0" o.c.

GROUNDCOVER

CP	Carpobrotus chilensis/edulis	Iceplant	4" pots	2'-0" o.c.
EC	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	8'-0" o.c.
GR	Gazania 'Sunset Mixture'	Gazania	1 Gal.	18" o.c.
VR	Vinca major	Periwinkle	4" Pots	2'-0" o.c.
VINE				
DR	Distictis buccinatoria	Red Trumpet Vine	5 Gal.	As Shown
HV	Hardenbergia violacea	Hardenbergia	5 Gal.	As Shown
Ju	Bougainvillea 'Juanita'	Juanita Vine	5 Gal.	As Shown
MB	Mandevilla laxiflora	Chilean Jasmine	5 Gal.	As Shown

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN

3440 TASSAJARA LANE, DANVILLE, CA. 94506
TEL: 925.735.9175 FAX: 925.735.8164
www.gates.com

WOODFIN SUITES
SUNNYVALE, CA

SUNNYVALE, CA

REVISION:	DESCRIPTION:	DATE

PROJECT NAME: WOODFIN SUITES
PROJECT NUMBER:
PROJECT FILE:
DRAWN: T.O.G.
CHECK:
DATE: June 7, 2004
SCALE: 1"=20'-0"

PRELIMINARY LANDSCAPE

L-1

PROJECT PHASE: 2 OF SHEETS

Attachment 4
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