

RESOLUTION NO. 21-9000

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, REZONING THE PROPERTY LOCATED AT 190
N. WINCHESTER BOULEVARD, SANTA CLARA FROM
PLANNED DEVELOPMENT (PD) TO PLANNED
DEVELOPMENT (PD)**

PLN2021-14833 (Rezone)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, USA Properties Fund, Inc. (“Applicant”) applied for a Rezoning from Planned Development (PD) to Planned Development (PD) of a 1.86-acre site, which is currently occupied by a senior residential project (Santana Terrace Apartments) with 92 rental units and 105 parking spaces, located at 190 N. Winchester Boulevard, Santa Clara (“Project Site”);

WHEREAS, the Project Site is currently zoned as Planned Development (PD);

WHEREAS, in order to effectuate the development application and its change in use, the Project Site needs to be rezoned to a Planned Development (PD) to allow an adjustment to the age restriction language, currently restricting occupancy to senior households age 55 or older, to instead allow occupancy for residents of all ages (“Project”);

WHEREAS, on January 12, 2016, the City Council adopted a Mitigated Negative Declaration (“MND”) and a Mitigation Monitoring and Reporting Program for the Santana Terrace senior housing development. The MND concluded that the original senior project, with mitigation measures implemented, would not result in any significant impacts on the area’s environmental resources;

WHEREAS, in conformance with CEQA, an addendum to the previously adopted MND was prepared for the new Project and was posted on City’s website on June 18, 2021. The addendum concluded that as modified, the Project would not result in any new significant environmental impacts, or substantially increase the severity of any previously identified significant impacts;

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WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on July 12, 2021, the Planning Commission held a duly noticed hearing to consider the Project and Addendum to the MND and all pertinent information in the record, including public testimony, at the conclusion of which the Planning Commission voted to recommend that the City Council deny the Project 6-1-0-0;

WHEREAS, pursuant to section 18.112.060 of the City of Santa Clara Code, on August 27, 2021, a public notice of the City Council meeting for this item was posted in three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the Project Site;

WHEREAS, on September 7, 2021, the City Council held a duly noticed public hearing to consider the Project and all pertinent information in the record during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project; and,

WHEREAS, on September 7, 2021, the applicant voluntarily offered to deed restrict 15% of the residential units (excluding the two caretaker units), for a total of 14 affordable units, distributed among the one and two bedroom unit types and install a security gate and fencing for added protection of the Project Site.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

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2. The City Council hereby rezones the Project Site from Planned Development (PD) to Planned Development (PD) with an adjustment to the age restriction language, currently restricting occupancy to senior households age 55 or older, to instead allow occupancy for residents of all ages.

3. Pursuant to SCCC Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site restricts occupancy to seniors and does not allow occupancy for all ages. The Project, as proposed, is generally consistent with the existing land uses in the immediate project area.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal provides high quality apartments, one-bedroom to two-bedroom units, in an urbanized area available to residents of all ages. The Project is located in an urbanized area served by existing municipal services.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change allows availability of high quality housing units in proximity to retail and transit to residents of all ages and not just seniors. Nearby hospitals include O'Connor Hospital and Santa Clara Valley Medical Center, both of which are within two miles of the Project Site.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow availability of a 92-unit residential project in a manner that is consistent with the ongoing and future development adjacent to the Project Site.

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4. That based on the findings set forth in this resolution and the evidence in the City Staff Report and the Addendum to the MND, the City Council rezones the Project Site as set forth herein.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF SEPTEMBER, 2021, BY THE FOLLOWING VOTE:

AYES: COUNCILORS: Hardy, Jain and Watanabe, and Mayor Gillmor

NOES: COUNCILORS: Becker, Chahal, and Park

ABSENT: COUNCILORS: None

ABSTAINED: COUNCILORS: None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Approval - Rezone
2. Development Plans



CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Continue to comply with conditions of approval per PLN2015-11231

HOUSING & COMMUNITY SERVICES DIVISION

- H1. Continue to comply with conditions of approval per PLN2015-11231

PLANNING DIVISION

- P1. Continue comply with conditions of approval per PLN2015-11231
- P2. Submit details (location, material and height) of the security gate and fencing required for installation to the Planning Department for review and approval. Obtain any necessary Building permits prior to installation.
- P3. Fifteen percent of the residential rental units (excluding the two caretaker units) shall be provided and deed restricted at 100% Area Median Income; for a total of 14 affordable units distributed among the one and two bedroom unit types.

FIRE

- F1. Continue comply with conditions of approval per PLN2015-11231

PARKS & RECREATION

- PR1. This project satisfied its Parks & Recreation Parkland Dedication requirement by paying an in-lieu fee under PLN2015-11231.
- PR2. This project satisfied its Dwelling Unit Tax requirements under PLN2015-11231.
- PR3. Continue comply with conditions of approval per PLN2015-11231

POLICE

- PD1. Continue comply with conditions of approval per PLN2015-11231

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified

for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Continue to comply with conditions of approval per PLN2015-11231

STREETS DIVISION

Landscape

- L1. Continue comply with conditions of approval per PLN2015-11231.

Solid Waste

- SW1. Continue comply with conditions of approval per PLN2015-11231.

Stormwater

- ST1. Continue comply with conditions of approval per PLN2015-11231

SILICON VALLEY POWER

- SVP1. Continue comply with conditions of approval per PLN2015-11231

WATER & SEWER

- W1. Continue comply with conditions of approval per PLN2015-11231



VICINITY MAP



DIRECTORY

APPLICANT / DEVELOPER
USA PROPERTIES FUND, INC.
 3200 DOUGLAS BLVD., SUITE 200
 ROSELVILLE, CA 95061
 P: 916.724.3849
 ATTN: ARTHUR M. WAY
 aaway@usapropfund.com

ARCHITECT
DAHLIN GROUP
 ARCHITECTURE, PLANNING
 2303 OWING DRIVE
 PLEASANTON, CA 94588
 P: 925.251.7200
 ATTN: SEAN REYNOLDS
 sean.reynolds@dahlingroup.com

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP INC.
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 P: 415.433.4672
 ATTN: GARY LAYMON
 glaymon@tgp-inc.com

CIVIL ENGINEER
RICK ENGINEERING COMPANY
 2525 EAST BIRVELL STREET
 FOLSOM, CA 95630
 P: 916.828.8200
 ATTN: COH DRIESE
 cdriese@rickengineering.com

PHOTOMETRICS
UPLIGHT
 ELECTRICAL ENGINEERING, INC.
 3130 TWITCHELL ISLAND RD.
 WEST SACRAMENTO, CA 95691
 P: 916.471.3200
 ATTN: JIU PUJA
 jiu.puja@up-light.com

OWNERS
RUBICON INVESTMENTS
 2225 YONACIO VALLEY RD., SUITE F
 WALNUT CREEK, CA 94598
 P: 925.932.1230
 ATTN: MICHAEL PEISER, ESQ.
 mpeiser@rubiconreal.com

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SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



COVER SHEET
JOB NO. 1236-001
DATE 10-01-2015
 5885 Overo Drive
 Pleasanton, CA 94588
 925-251-7200

A0.0



VIEW FROM N. WINCHESTER BLVD.



KEY PLAN

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON TREES AND PLANTING.
SOME PROPOSED LANDSCAPING MAY NOT BE SHOWN IN THIS RENDERING FOR CLARITY.

SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



PERSPECTIVE RENDERING

JOB NO. 1236-001

DATE 10-01-2015

5905 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1



VIEW FROM N. WINCHESTER BLVD.



KEY PLAN

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON TREES AND PLANTING.
SOME PROPOSED LANDSCAPING MAY NOT BE SHOWN IN THIS RENDERING FOR CLARITY.

SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



PERSPECTIVE RENDERING

JOB NO. 1236-001
DATE 10-01-2015

5285 Overton Drive
Pleasanton, CA 94525
925-251-7200

A1.2



VIEW FROM ENTRY COURT



KEY PLAN

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON TREES AND PLANTING.
SOME PROPOSED LANDSCAPING MAY NOT BE SHOWN IN THIS RENDERING FOR CLARITY.

SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC

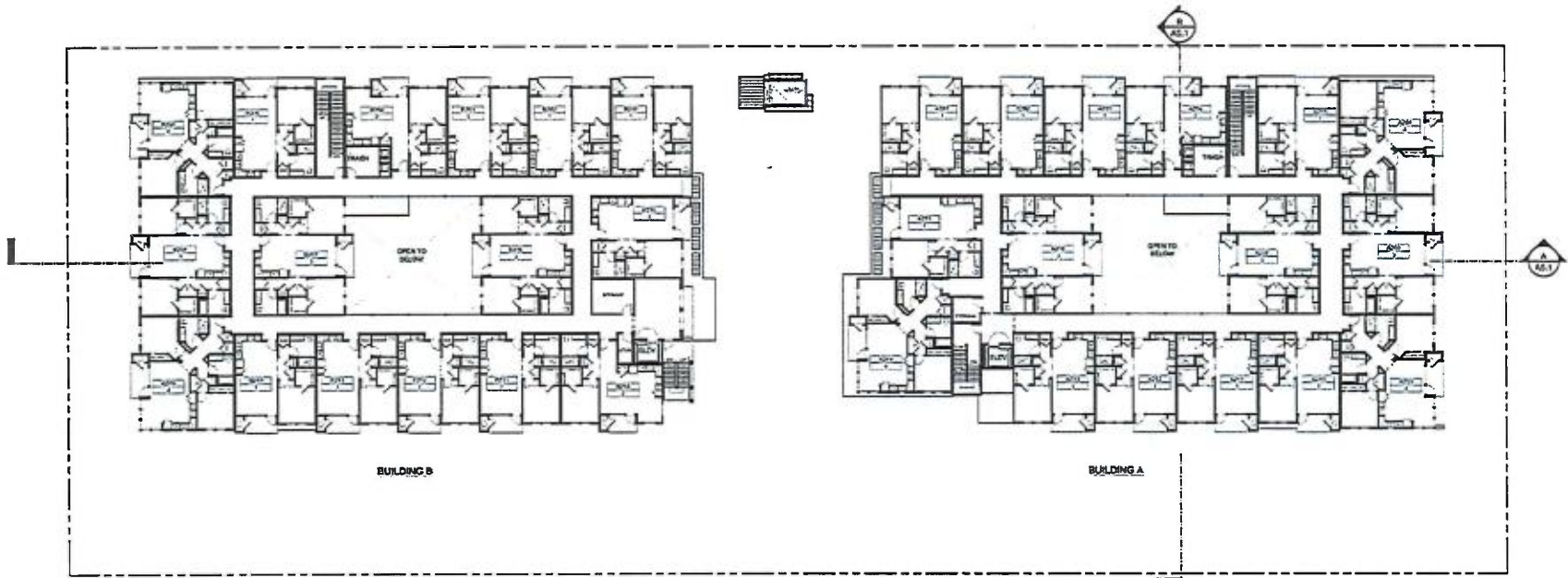


PERSPECTIVE RENDERING

JOB NO. 1236-001
DATE 10-01-2015

5855 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3



SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



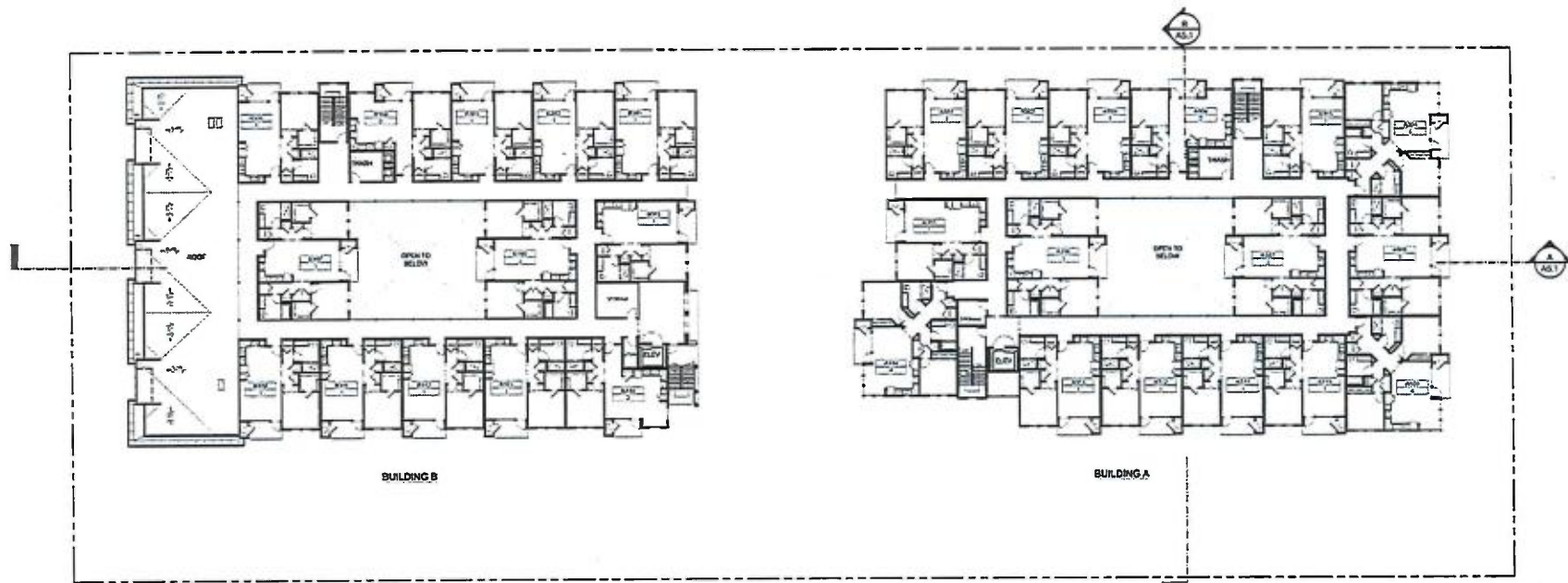
2ND FLOOR PLAN
 1/16" = 1'-0"

JOB NO. 1236-001
 DATE 10-01-2015

5885 Owens Drive
 Pleasanton, CA 94508
 925-251-7200



A2.2

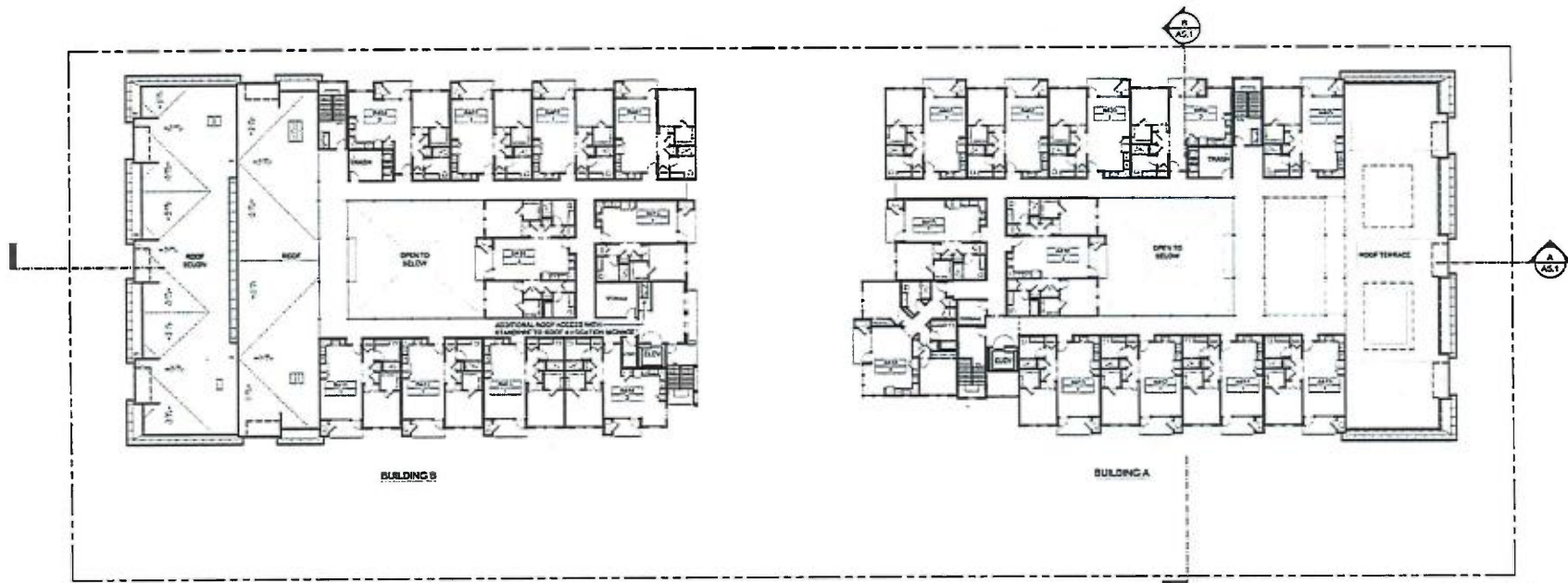


3RD FLOOR PLAN
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 JOB NO. 1235-001
 DATE 10-01-2015
 5965 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



A2.3



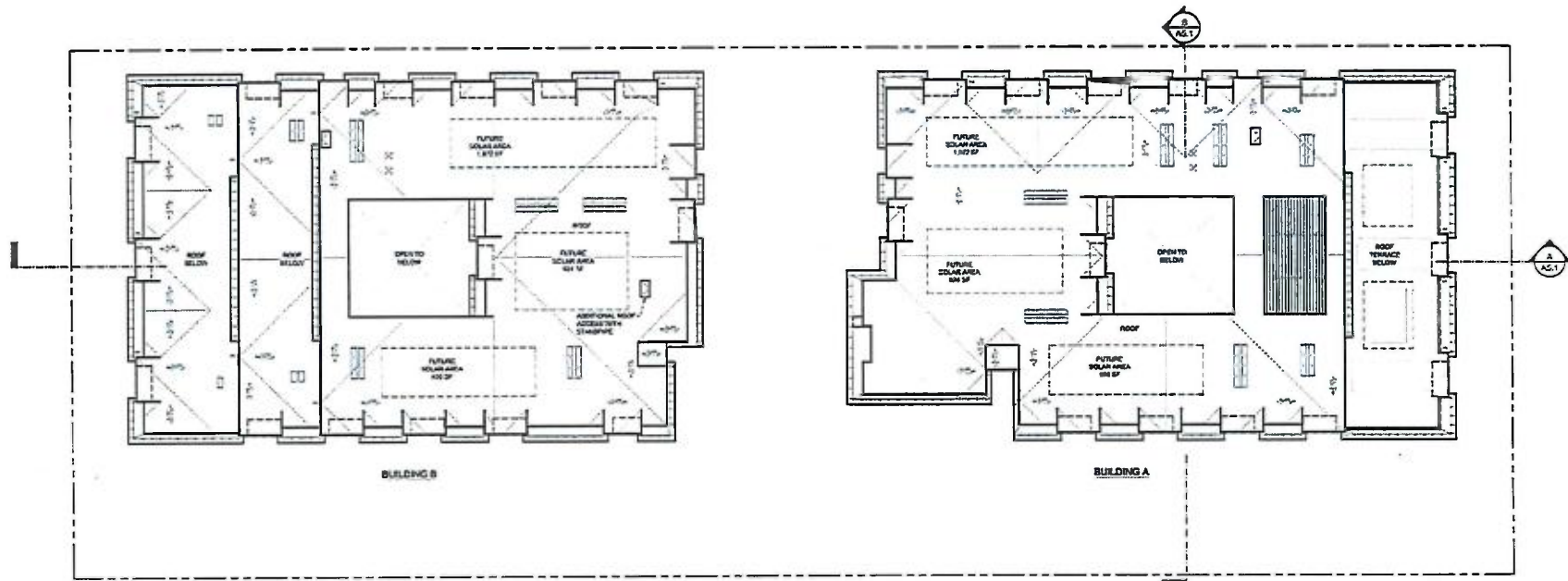
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



4TH FLOOR PLAN
 1/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015
 5885 Owens Drive
 Pleasanton, CA 94566
 925-251-7300



A2.4



SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ROOF PLAN
 1/16" = 1'-0"

JOB NO. 1236-001
 DATE 10-01-2015

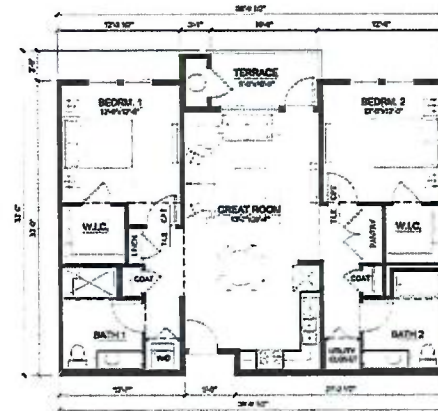
5053 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



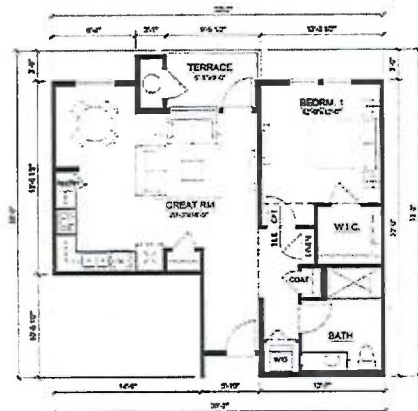
A2.5



PLAN 4 - 2 BED/2 BATH
 PERIMETER (GROSS) AREA: 1,171 SQFT
 INTERIOR (NET) AREA: 1,047 SQFT
 TERRACE: 67 SQFT
 STORAGE: 15 SQFT



PLAN 3 - 2 BED/2 BATH
 PERIMETER (GROSS) AREA: 1,116 SQFT
 INTERIOR (NET) AREA: 1,022 SQFT
 TERRACE: 63 SQFT
 STORAGE: 16 SQFT



PLAN 2 - 1 BED /1 BATH
 PERIMETER (GROSS) AREA: 1,068 SQFT
 INTERIOR (NET) AREA: 742 SQFT
 TERRACE: 53 SQFT
 STORAGE: 16 SQFT



PLAN 1 - 1 BED/1 BATH
 PERIMETER (GROSS) AREA: 748 SQFT
 INTERIOR (NET) AREA: 627 SQFT
 TERRACE: 63 SQFT
 STORAGE: 16 SQFT

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



UNIT PLANS
 SCALE: 3/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015

5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.1

COLOR & MATERIAL LEGEND			
1	PLASTER - SOFFIT (PLASTER - LOGICETIC CLV 1020W)	2	WALL WINDOW (SHIMAZU)
2	PLASTER - BASE (PLASTER - MATTIE CLV 2023A)	10	COMPOSITE WOOD SCREEN
3	PLASTER - ACCENT (PLASTER - LOGICETIC CLV 1020W A SOLID WATER CLV 1021W)	11	STEEL COLUMN (PLASTER - HANGSPUN CLV 1102W)
4	COMPOSITE WOOD LAP-SIDING (SP-CANEREL - 240520W)	12	STEEL DOOR FRAME (PLASTER - HANGSPUN CLV 1102W)
5	COMPOSITE WOOD VERTICAL SIDING (SP-CANEREL - 240520W)	13	METAL APPLIANCE
6	TILE (PLASTER - HANGSPUN CLV 1102W)	14	CONCRETE COLUMN (PLASTER - SOLID WATER CLV 1021W)
7	COMPOSITE WOOD HANGING w/ METAL FINISH	15	WALL WINDOW DOORWAY (DARK BRICK)
8	STONEFRONT WINDOW (SHIMAZU)	16	DOOR WINDOW (SHIMAZU)



NORTH ELEVATION



SOUTH ELEVATION

PLANTING SHOWN ON BUILDING ELEVATIONS IS CONCEPTUAL. SEE LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION ON TREE AND PLANTING PALETTE.

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ELEVATIONS
 1/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015
 5285 Owens Drive
 Pleasanton, CA 94568
 925-251-7200

A4.1

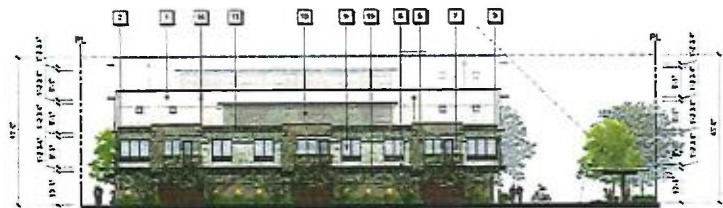
COLOR & MATERIAL LEGEND			
1	PLASTER - BODY (PLASTER - CONCRETE CLM 1400)	4	COMPOSITE WOOD VERTICAL SIDING (PLASTER - CONCRETE CLM 1400)
2	PLASTER - BASE (PLASTER - LATTICE CL 2025A)	5	STEEL COLUMN (PLASTER - CONCRETE CLM 1400)
3	PLASTER - ACCENT (PLASTER - CONCRETE CLM 1400 & CONCRETE - YELLOWSTONE)	6	STEEL FRAMING (PLASTER - CONCRETE CLM 1400)
4	COMPOSITE WOOD LAP SIDING (PANELS - YELLOWSTONE)	7	CONCRETE COLUMN (PLASTER - CONCRETE CLM 1400)
5	COMPOSITE WOOD VERTICAL SIDING (PANELS - YELLOWSTONE)	8	SMALL UNPAINTED DOWNLIGHT (GAIN, BRONZE)
6	TRIM (PLASTER - CONCRETE CLM 1400)	9	COMPOSITE WOOD HANGING METAL FINISH (BRONZE)
7	TRIM (PLASTER - CONCRETE CLM 1400)	10	STEEL WINDOW (BRONZE)
8	TRIM (PLASTER - CONCRETE CLM 1400)	11	COMPOSITE WOOD SCREEN
9	TRIM (PLASTER - CONCRETE CLM 1400)	12	STEEL COLUMN (PLASTER - CONCRETE CLM 1400)
10	TRIM (PLASTER - CONCRETE CLM 1400)	13	STEEL FRAMING (PLASTER - CONCRETE CLM 1400)
11	TRIM (PLASTER - CONCRETE CLM 1400)	14	CONCRETE COLUMN (PLASTER - CONCRETE CLM 1400)
12	TRIM (PLASTER - CONCRETE CLM 1400)	15	SMALL UNPAINTED DOWNLIGHT (GAIN, BRONZE)
13	TRIM (PLASTER - CONCRETE CLM 1400)	16	DOWNLIGHT (BRONZE)



WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION



WEST ELEVATION



EAST ELEVATION

PLANTING SHOWN ON BUILDING ELEVATIONS IS CONCEPTUAL. SEE LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION ON TREE AND PLANTING PALETTE.

SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC

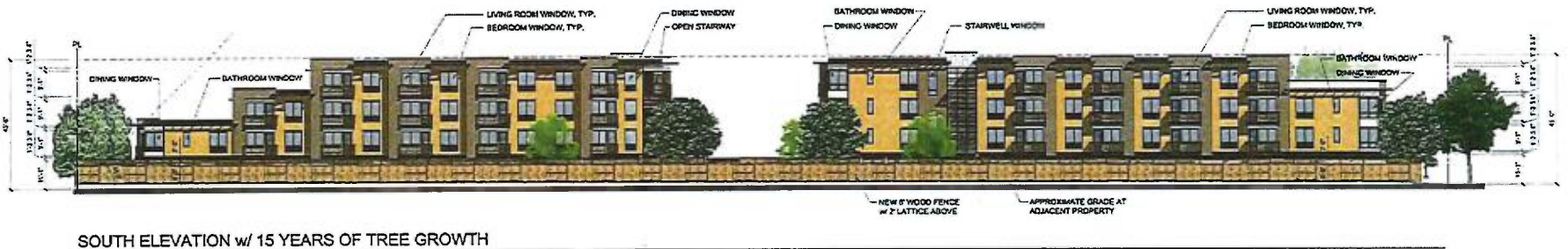
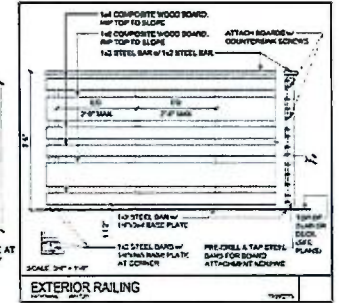
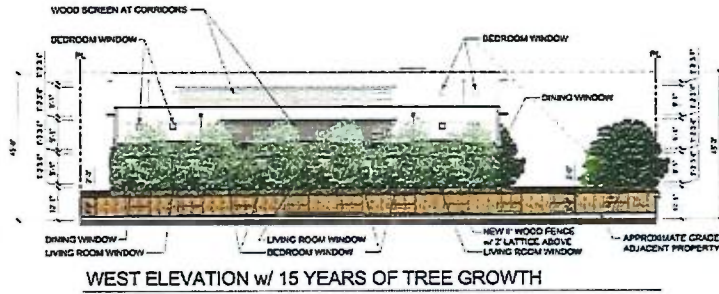
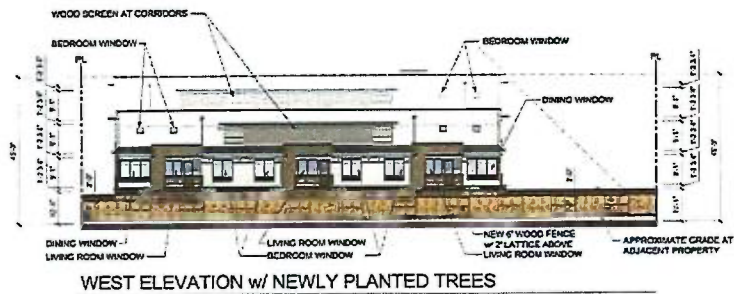


ELEVATIONS
1/16"=1'-0"

JOB NO. 1236-001
DATE 10-01-2015

5255 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.2

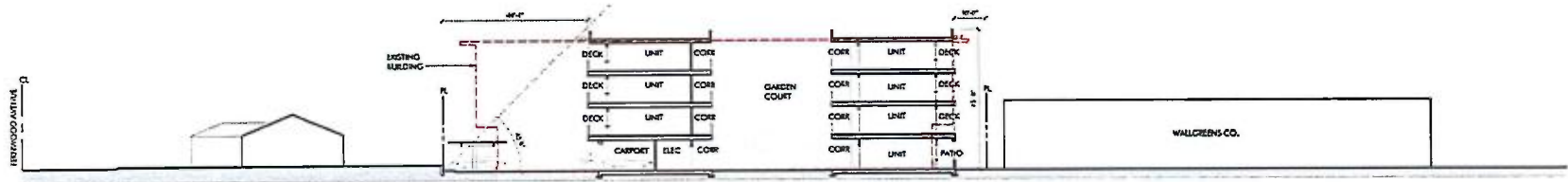


SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC

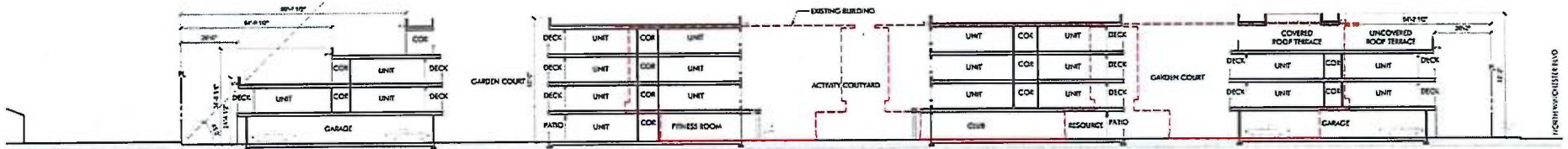


TREE GROWTH ELEVATIONS
 1/16" = 1'-0"
 0 10' 20'
 JOB NO. 1236-001
 DATE 10-01-2015
 5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A4.3



SITE SECTION B



SITE SECTION A

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



SITE SECTIONS
 1/16"=1'-0"

JOB NO. 1236-001
 DATE 10-01-2015

5305 Owens Drive
 Pleasanton, CA 94566
 925-251-7200

A5.1

Building Area	Area	Max. Area	Ratio	Code	Min. Area	Ratio
Floor Plate	8,115	36,000	0.225	15,150	0.4500	3.172
Total Area	18,960	36,000	0.527			
Total Ratio	0.527					

Fire (incl. inclusion in R-2 Total Area)	277 = 1.46% (17% of Story Total Area)
Staircase	218 = 1.15% (17% of Story Total Area)
Third Floor (Included in R-2 Total Area)	278 = 1.47% (17% of Story Total Area)
Fourth Floor (Included in R-2 Total Area)	213 = 1.12% (17% of Story Total Area)

Building Area	Area	Max. Area	Ratio	Code	Min. Area	Ratio
Ground Floor	18,488	36,000	0.514			
Total Area	42,887	72,000	0.596			
Total Ratio	0.596					

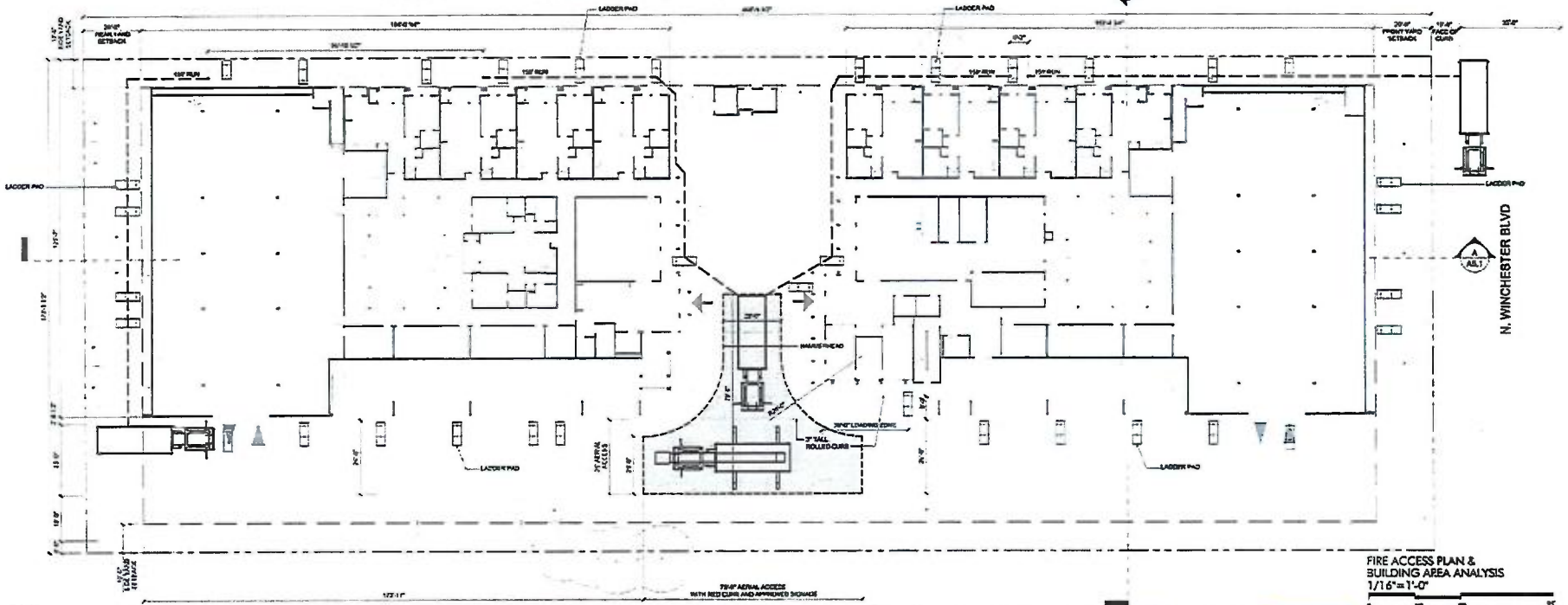
Fire (incl. inclusion in R-2 Total Area)	633
Staircase	315
Total	948 = 1.47% (17% of Story Total Area)
Staircase	85 = 1.47% (17% of Story Total Area)
Third Floor (Included in R-2 Total Area)	85 = 1.47% (17% of Story Total Area)
Fourth Floor (Included in R-2 Total Area)	85 = 1.47% (17% of Story Total Area)

Building Area (R-2 Occupancy)	12,300
Less: area per floor for each building (Code 301)	0
Increase for Sprinkler System (Code 301)	12,000 x 2 = 24,000
Total Allowable Area Per Floor Per Each Building	36,000

Building Area (R-2 Occupancy)	21,000
Increase for Sprinkler System (Code 301)	21,000 x 2 = 42,000
Total Allowable Area Per Floor Per Each Building	84,000

Building Area (R-3 Occupancy)	11,500
Increase for Sprinkler System (Code 301)	11,500 x 2 = 23,000
Total Allowable Area Per Floor Per Each Building	46,000

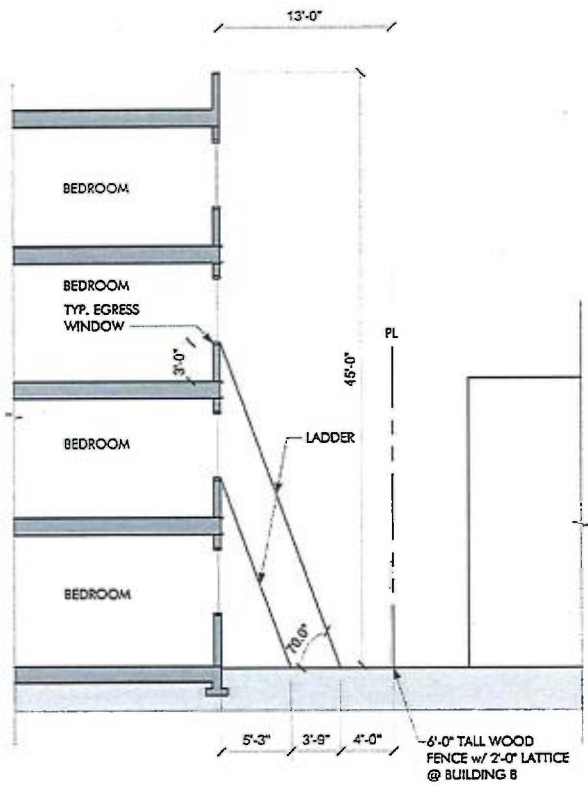
Code	1500	1500	1500
Occupancy Classification	R-2	R-2	R-2
Fire Protection	100%	100%	100%
Fire Alarm	100%	100%	100%
Fire Extinguisher	100%	100%	100%
Fire Escape	100%	100%	100%
Fire Staircase	100%	100%	100%
Fire Exit	100%	100%	100%
Fire Exit	100%	100%	100%
Fire Exit	100%	100%	100%



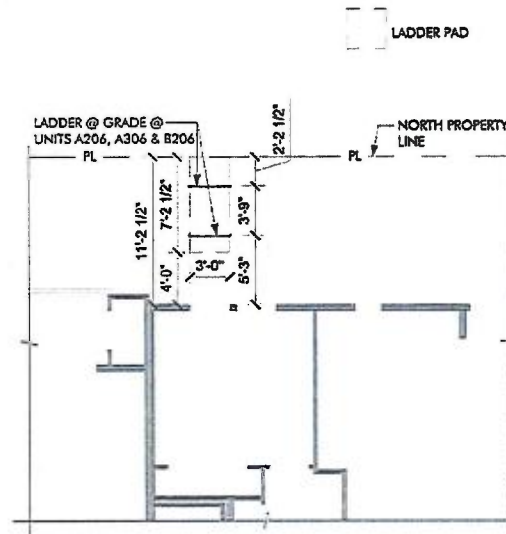
FIRE ACCESS PLAN & BUILDING AREA ANALYSIS
 1/16"=1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015
 2865 Overa Drive
 Pleasanton, CA 94588
 925-251-7200
A6.1a

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC

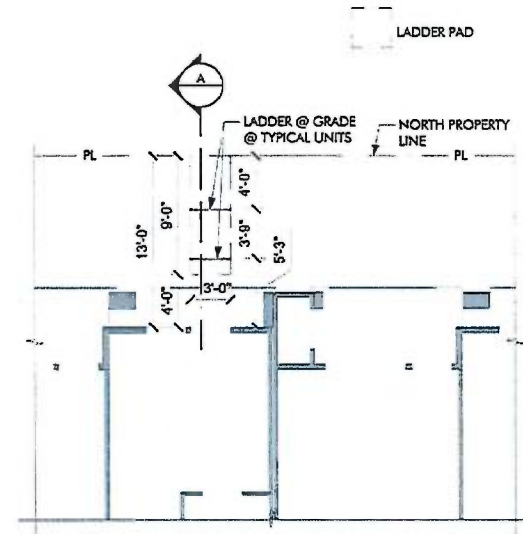




SITE SECTION "A"



SITE PLAN @ UNITS A206, A306 & B206



SITE PLAN @ TYPICAL UNIT

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



FIRE ACCESS
 LADDER ACCESS PADS
 1/4" = 1'-0"

JOB NO. 1236-001
 DATE 10-01-2015



5265 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A6.1b



- | | | |
|---------------------------------------|-----------------------|---|
| 1 WALLGREENS CO. | 5 DUNN-EDWARDS PAINTS | 9 EXISTING PUBLIC TRANSPORTATION (BUS STOP) |
| 2 PACIFIC-HOLLISTER HOUSTON L.P. | 6 MEDICAL OFFICES | |
| 3 PACIFIC AUTISM CENTER FOR EDUCATION | 7 VALLEY MANOR | LEGEND |
| 4 FOREST RIDGE OFFICE CENTER | 8 7-ELEVEN | - - - PROJECT PROPERTY LINE |

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



EXISTING SITE ADJACENCIES
 JOB NO. 1236-001
 DATE 10-01-2015
 5825 Owens Drive
 Pleasanton, CA 94566
 925-251-7200

A6.2



- | | | |
|---------------------------------------|-----------------------|---|
| 1 WALLGREENS CO. | 5 DUNN-EDWARDS PAINTS | 9 EXISTING PUBLIC TRANSPORTATION (BUS STOP) |
| 2 PACIFIC-HOLLISTER HOUSTON L.P. | 6 MEDICAL OFFICES | LEGEND |
| 3 PACIFIC AUTISM CENTER FOR EDUCATION | 7 VALLEY MANOR | --- ACCESSIBLE PATHWAY TO BUILDING ENTRANCE (*) |
| 4 FOREST RIDGE OFFICE CENTER | 8 7-ELEVEN | - - - PROJECT PROPERTY LINE |

(*) NOTE: PATH SHOWN INDICATES THE ACCESSIBLE ROUTE FROM THE ADJACENT PUBLIC BUS STOP TO BUILDING ENTRANCES AND ACCESSIBLE GUEST PARKING SPACES. ALL BUILDING RESIDENTIAL UNITS, COMMON AREAS AND AMENITY SPACES WILL BE LOCATED ON A CONTINUOUS ACCESSIBLE ROUTE.

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ACCESSIBLE PATH
 TO PUBLIC BUS STOP
 JOB NO. 1236-001
 DATE 10-01-2015



A6.3

5885 Owens Drive
 Pleasanton, CA 94588
 925-381-7200



VIEW 1 - BEFORE



VIEW 1 - AFTER



VIEW 2 - BEFORE



VIEW 2 - AFTER



VIEW 3 - BEFORE



VIEW 3 - AFTER

(*) NOTE: TREE SIZES IN "AFTER" VIEWS REPRESENT APPROXIMATELY 15 YEARS OF GROWTH.

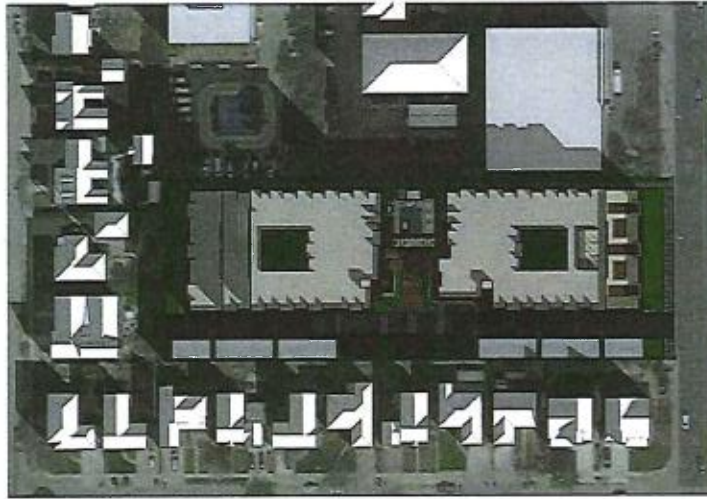


SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ADJACENCY HEIGHT ANALYSIS
 JOB NO. 1236-001
 DATE 10-01-2015
 5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A6.4



DECEMBER 21 AT 9:00 AM



MARCH 21 AT 9:00 AM



JUNE 21 AT 9:00 AM



SEPTEMBER 21 AT 9:00 AM

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



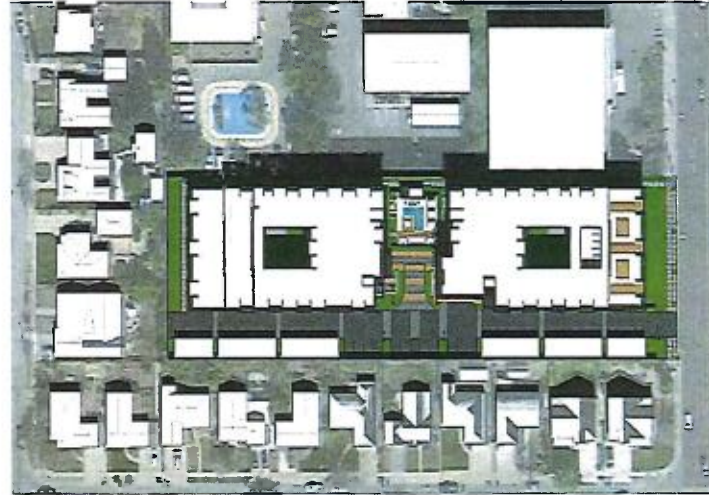
SHADOW STUDY
 JOB NO. 1236-001
 DATE 10-01-2015
 2865 Overoa Drive
 Pleasanton, CA 94588
 925-251-7200



A6.5a



DECEMBER 21 AT 12:00 PM



MARCH 21 AT 12:00 PM



JUNE 21 AT 12:00 PM



SEPTEMBER 21 AT 12:00 PM

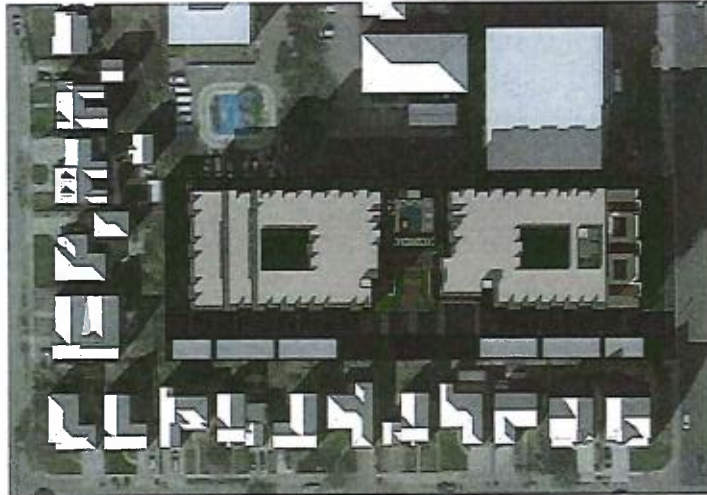
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



SHADOW STUDY
 JOB NO. 1236-001
 DATE 10-01-2015
 5865 Owens Drive
 Pleasanton, CA 94566
 925-291-7200



A6.5b



DECEMBER 21 AT 3:00 PM



MARCH 21 AT 3:00 PM



JUNE 21 AT 3:00 PM



SEPTEMBER 21 AT 3:00 PM

SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



SHADOW STUDY

JOB NO. 1236-001

DATE 10-01-2015

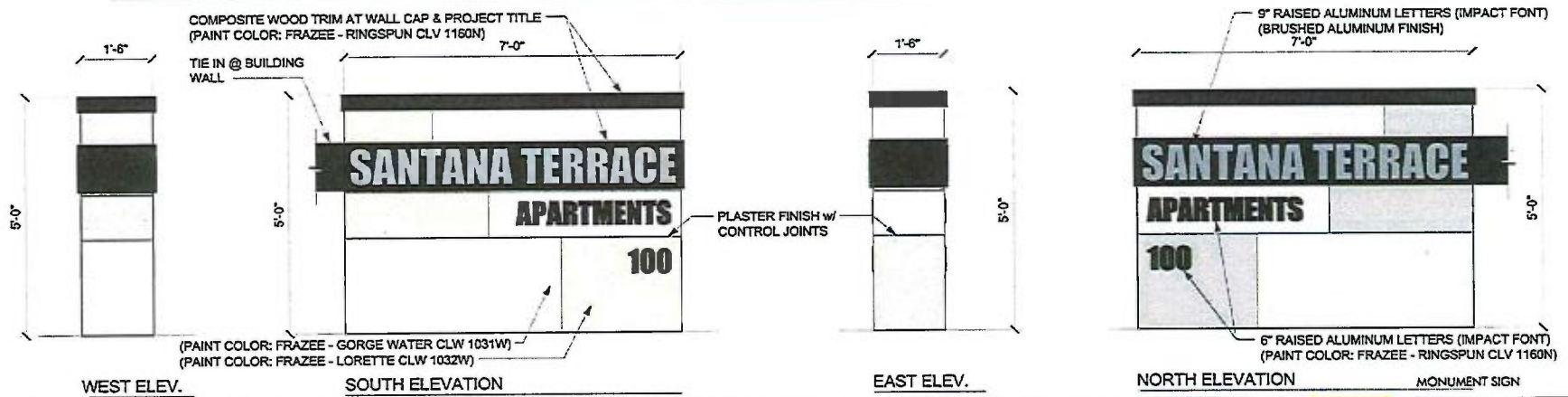


5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A6.5c



VIEW FROM N. WINCHESTER BLVD.

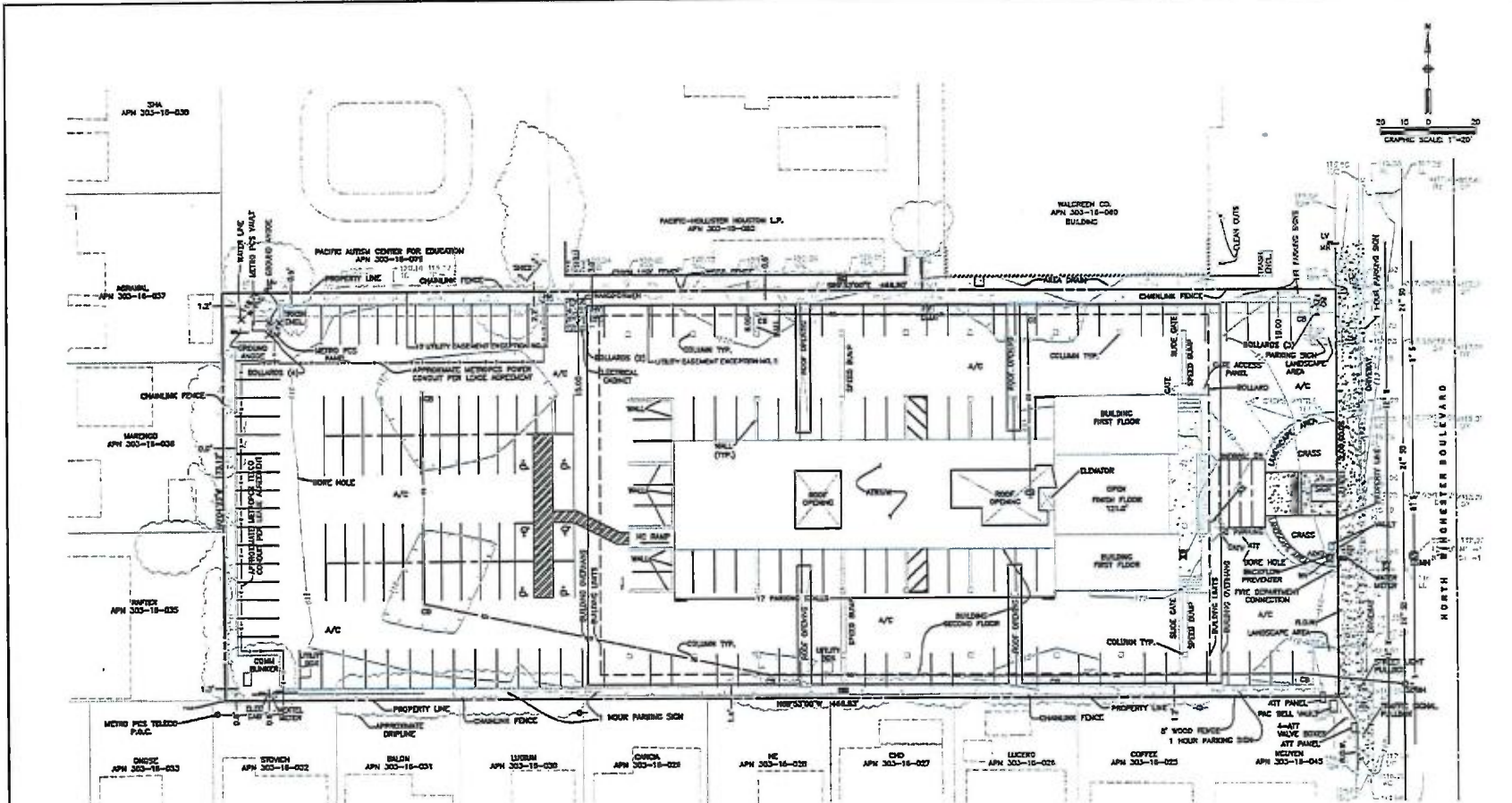


SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



MONUMENT SIGN
JOB NO. 1236-001
DATE 10-01-2015
5885 Owens Drive
Pleasanton, CA 94588
925-251-7200

A6.6



EXISTING CONDITION PLAN

APPLICANT/DEVELOPER
 USA PROPERTIES FUND, INC.
 3300 DONOLDC BOULEVARD, SUITE 200
 ROSSELLE, CALIFORNIA 95081
 CONTACT: ART TAYLOR
 EMAIL: ART@USAPROPFUND.COM
 PHONE: (916) 773-8083 - FAX: (916) 773-4983

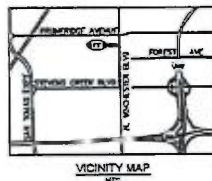
ENGINEER
 RICK OVERBERG CONSULTANT
 2325 EAST BIRNELL STREET, SUITE 100
 FOLSOM, CALIFORNIA 95630
 CONTACT: DONALD DROBE, PROJECT ENGINEER
 EMAIL: DON@RICKOVERBERG.COM
 PHONE: (916) 834-6232 - FAX: (916) 834-3144

ASSESSOR'S PARCEL NUMBER
 303-18-023

TOTAL ACRES
 1.884 ACRES NET

BASIS OF BEARINGS
 THE BEARING OF NORTH 00°01'00" WEST BETWEEN FOUR
 MONUMENTS SHOWN HEREON FOR RECORD OF SURVEY RECORDED
 IN BOOK 168, PAGE 25, SANTA CLARA COUNTY RECORDS WAS USED
 AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK
 CITY OF SANTA CLARA BENCH MARK NO. A-2, HAVING A KNOWN
 ELEVATION OF 114.74 FEET WAS USED FOR THE VERTICAL DATUM
 OF THIS SURVEY. BENCH MARK A-2 IS LOCATED AT THE
 SOUTHWEST CORNER OF PRINCEWOOD AVE. & N. WINCHESTER BOULV.
 IN THE TOP OF A CATCH BASIN HOOD.



- SHEET INDEX**
- C1: EXISTING CONDITION PLAN
 - C2: PRELIMINARY DEMOLITION PLAN
 - C3: PRELIMINARY GRADING & DRAINAGE PLAN
 - C4: PRELIMINARY UTILITY PLAN

SANTANA TERRACE
EXISTING CONDITION PLAN
 CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-02-2019
 JOB NUMBER:
 17271-B
 C1 of 4

PRELIMINARY
 NOT FOR CONSTRUCTION

USA PROPERTIES FUND

RICK OVERBERG CONSULTANT

ALL STATE BOARD PRINT
 15000 CALIFORNIA HIGHWAY 99
 SACRAMENTO, CA 95834
 License No. 16464
 State of California - Board of Professional Engineers

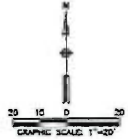
ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 08-14-2018 BY 60322 UCBAW/STP/STP

COUNTY OF SANTA CLARA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 16464
 RICK OVERBERG

COUNTY OF SANTA CLARA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 16464
 RICK OVERBERG

COUNTY OF SANTA CLARA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 16464
 RICK OVERBERG

COUNTY OF SANTA CLARA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 16464
 RICK OVERBERG



COUNTY OF SANTA CLARA



DEVELOPMENT ENGINEER
 JESSICA L. HARRIS
 FLS 12414
 RICK ASSOCIATES
 10000 W. BOULEVARD
 SUITE 100
 WESTLAKE, CA 91391
 TEL: 818.351.1000
 WWW.RICKASSOCIATES.COM
 COPYRIGHT 2013 RICK ASSOCIATES COMPANY

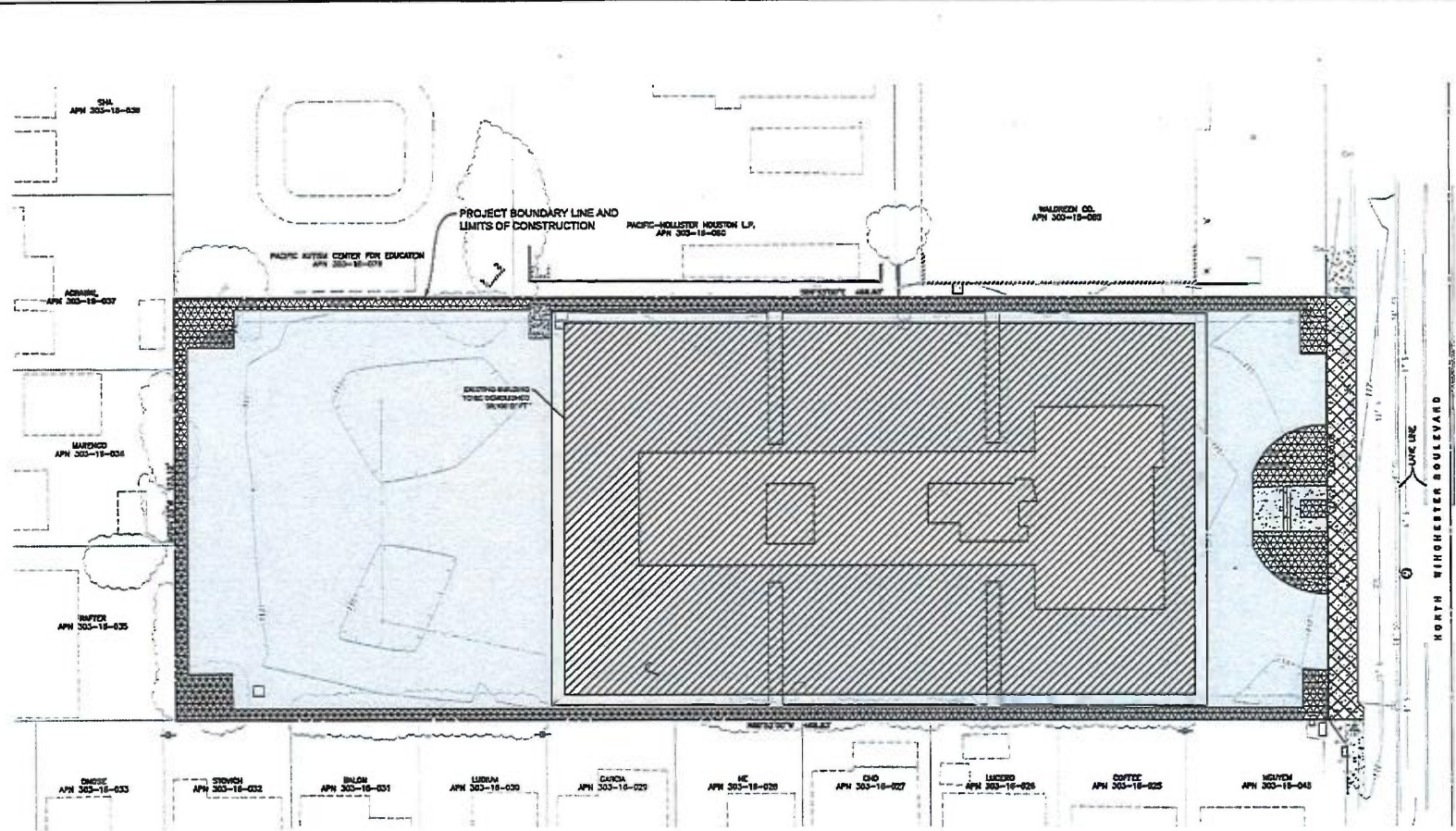


SANTANA TERRACE
 PRELIMINARY DEMOLITION PLAN
 CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-03-2013

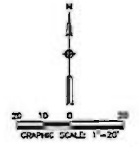
JOB NUMBER:
 17271-B
 C2 of 4

PRELIMINARY
 NOT FOR CONSTRUCTION



PRELIMINARY DEMOLITION PLAN

- LEGEND**
- BUILDING TO BE DEMOLISHED
 - A/C PAVING, CURB, GUTTER, AND CONCRETE TO BE DEMOLISHED
 - SIDEWALK, CURB, AND GUTTER TO BE DEMOLISHED
 - ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED



- NOTES**
1. THIS PRELIMINARY DEMOLITION PLAN HAS BEEN PREPARED IN SUPPORT OF THE DEVELOPMENT ENTITLEMENT APPLICATION FOR SANTANA TERRACE. FINAL DEMOLITION REQUIREMENTS SUCH AS TRUCK OPERATION, NOISE AND DUST CONTROL, TRAFFIC CONTROL, DISPOSAL AND RECYCLING, AND OTHER REQUIREMENTS WILL BE IDENTIFIED ON THE FINAL DEMOLITION PLAN OR WITHIN THE PERMIT CONDITIONS.
 2. ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF THIS SITE WITH THE POSSIBLE EXCEPTION OF PERMITS FOR FENCING OR PORTABLE CHANGING ROOMS SHALL BE DEMOLISHED FOR THE FINAL CONSTRUCTION DOCUMENTS AND PERMITS.
 3. PUBLIC UTILITIES WILL BE APPROPRIATELY MARKED AT THE STREET RIGHT-OF-WAY FOR RECONNECTION TO SERVICE THE SITE, OR WILL BE PERMANENTLY ABANDONED PER CITY REQUIREMENTS.
 4. THIS PLAN DOES NOT INCLUDE TREE REMOVAL. A SEPARATE PRELIMINARY PLAN WHICH ADDRESSES TREE PRESERVATION AND REMOVAL HAS BEEN PREPARED BY THE PROJECT LANDSCAPE ARCHITECT.



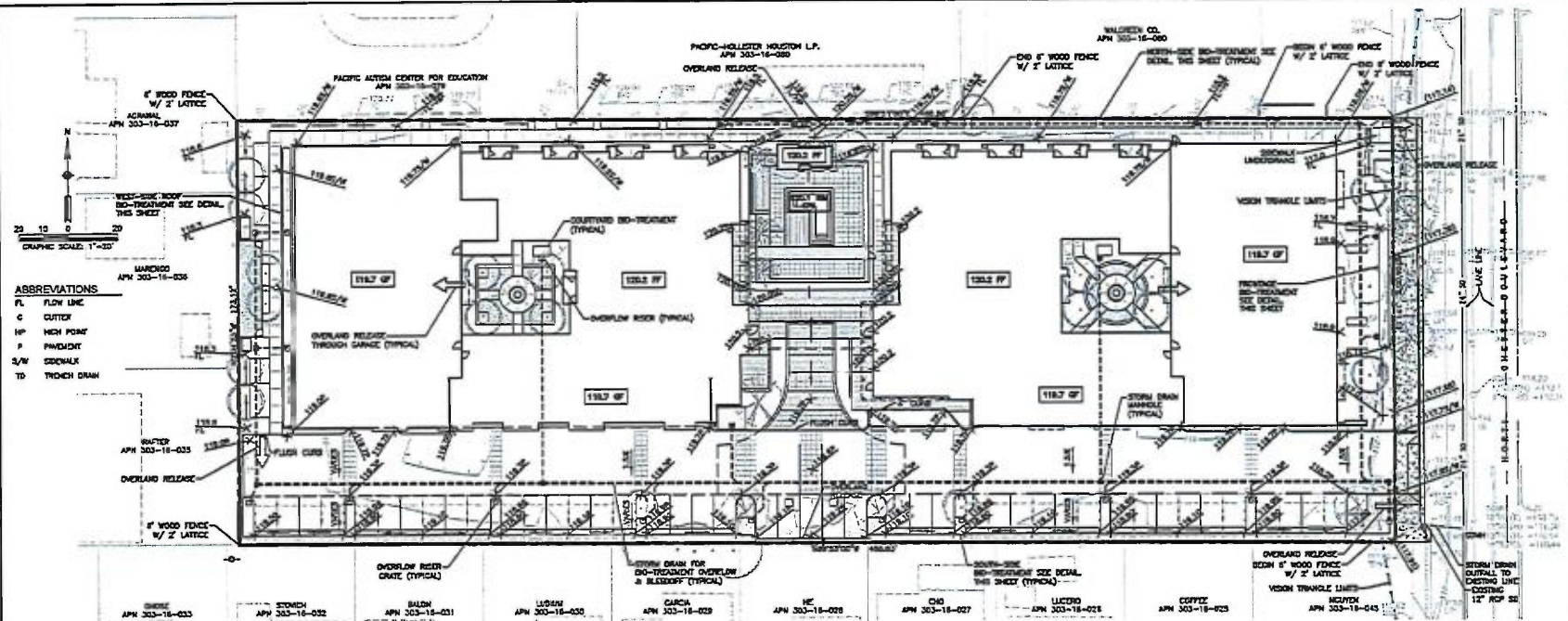
PROFESSIONAL ENGINEER
RICK M. WILLIAMS
 License No. 44848
 State of California
 12271 - 8
 03/20/2013 10:33 AM DATE TIME
 03/20/2013 10:33 AM DATE TIME



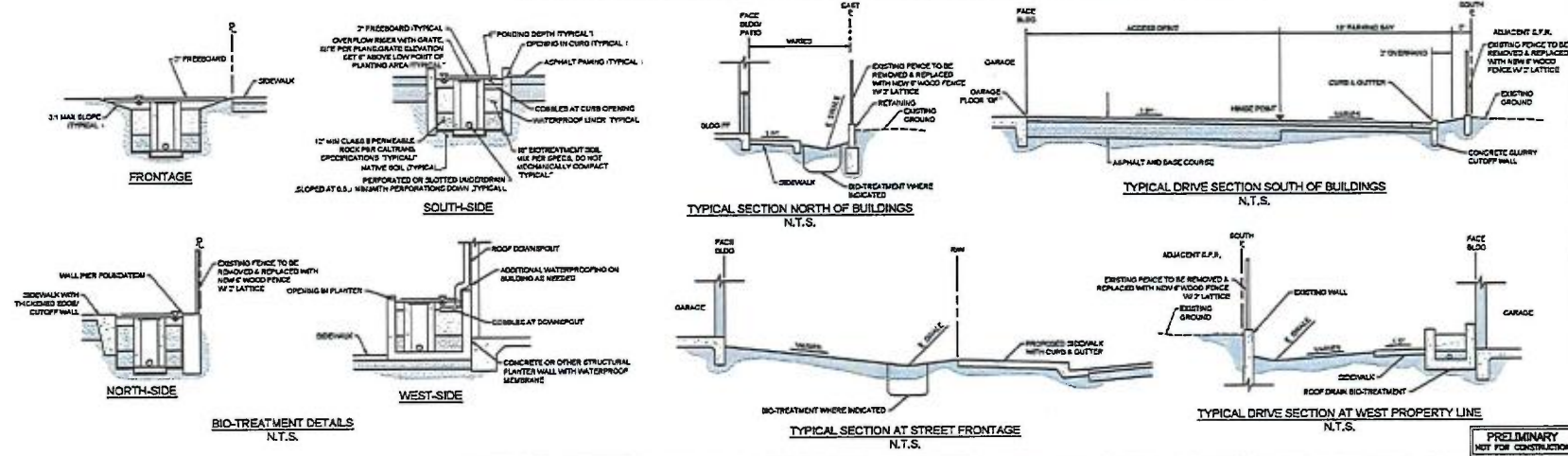
SANTANA TERRACE
PRELIMINARY GRADING & DRAINAGE PLAN
 CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-02-2013
 JOB NUMBER: 17271-8
 C3 of 4

PRELIMINARY
 NOT FOR CONSTRUCTION

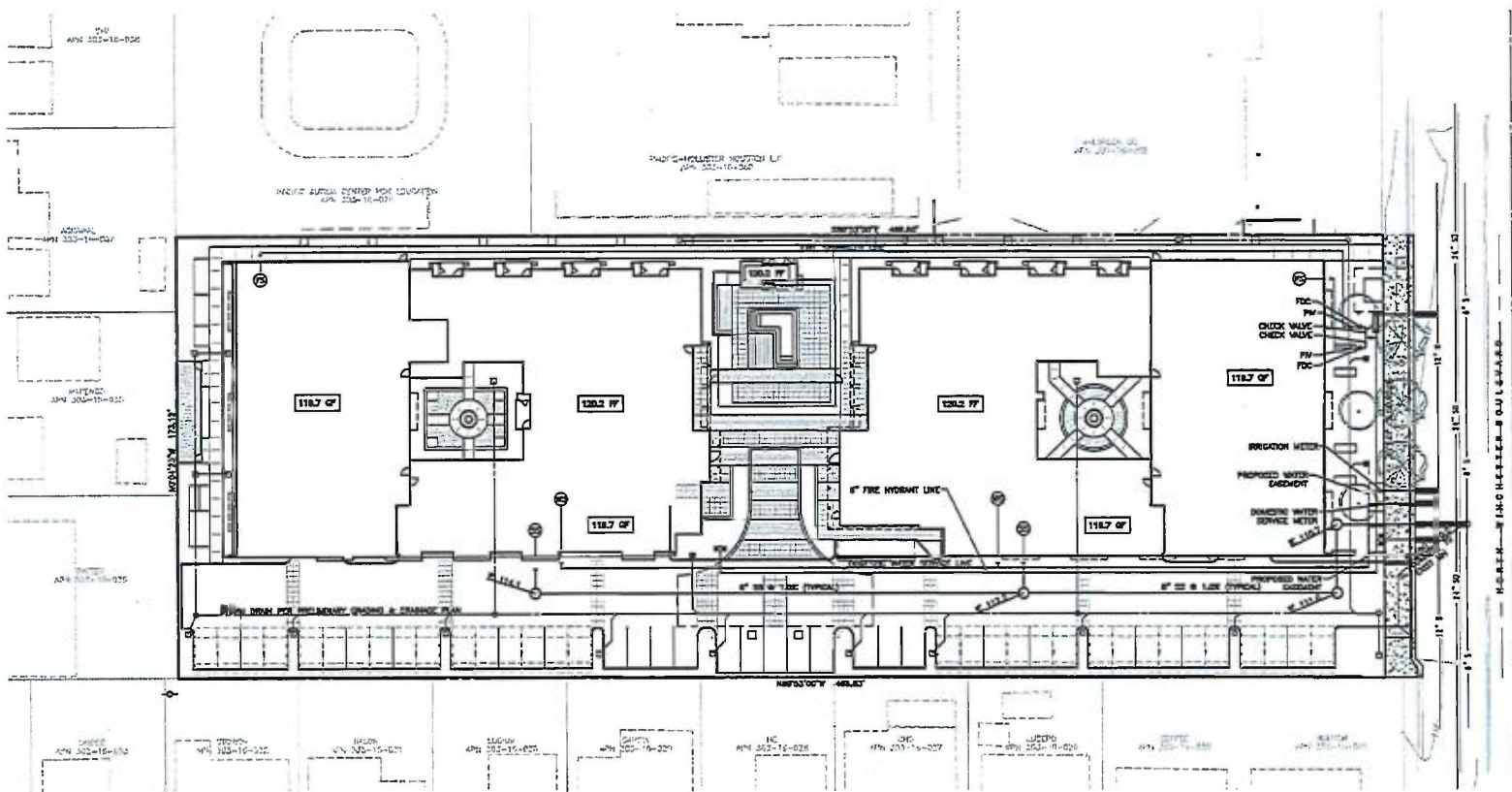


PRELIMINARY GRADING & DRAINAGE PLAN

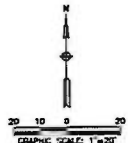


DATE: 10-02-2013

DATE: 10-02-2013
 JOB NUMBER: 17271-8
 C3 of 4



PRELIMINARY UTILITY PLAN



- ABBREVIATIONS**
- DOMESTIC WATER SERVICE
 - WATER METER
 - IRRIGATION METER
 - FIRE SPRINKLER SERVICE
 - POST INDICATOR VALVE
 - FIRE DEPARTMENT CONNECTION
 - CHECK VALVE
 - FIRE HYDRANT
 - SANITARY SERVICE MANHOLE
 - SANITARY SERVICE SERVICE
 - REMOVE & REPLACE PAVED/DRIVE

SANTANA TERRACE
PRELIMINARY UTILITY PLAN
 CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-02-2013

JOB NUMBER:
 17271-S

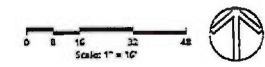
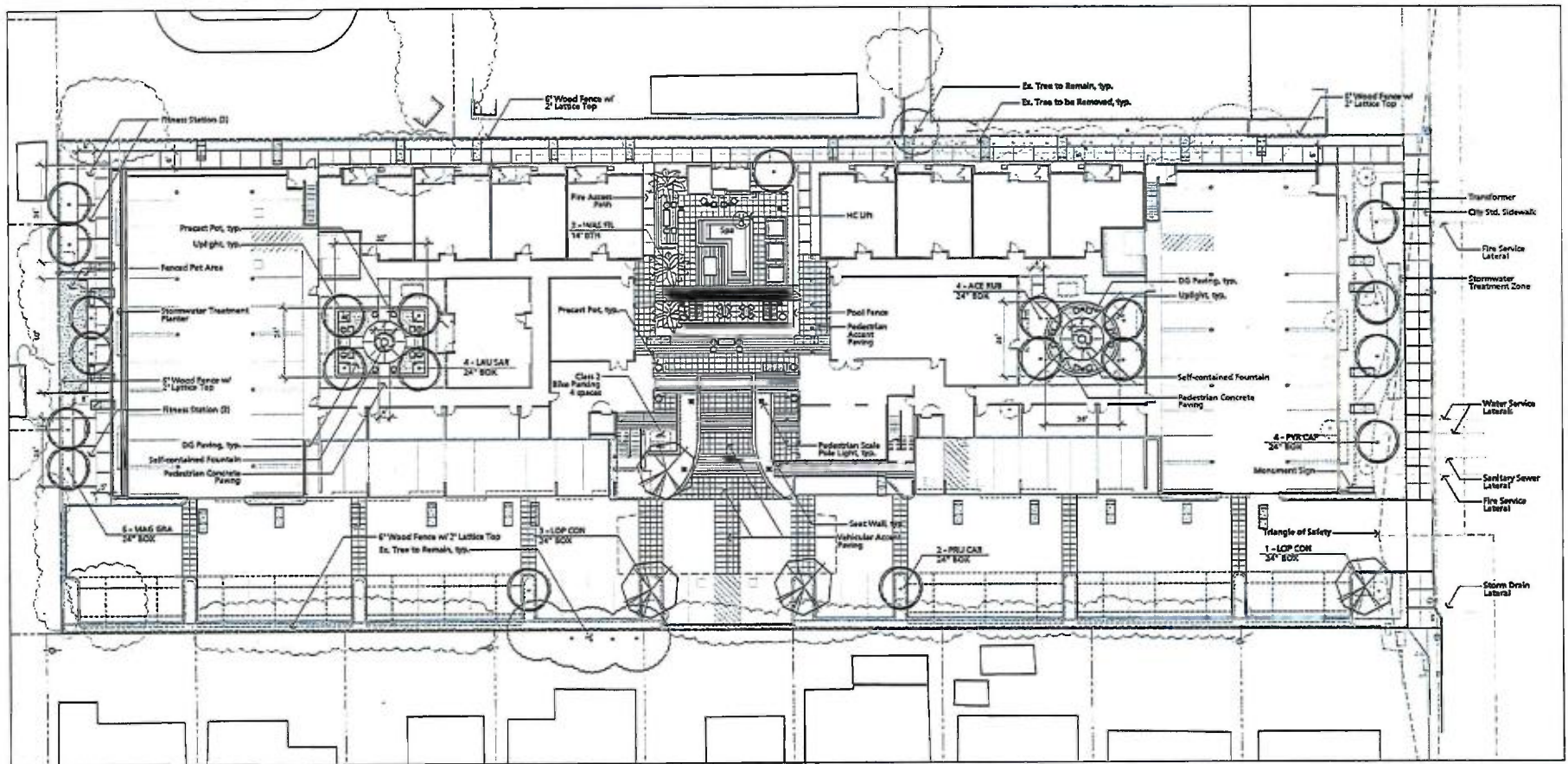
**PRELIMINARY
 NOT FOR CONSTRUCTION**

C4 of 4

USA PROPERTIES
 FLUID

RICK
 CONSULTANTS

THE STATE OF CALIFORNIA
 PROFESSIONAL
 REGISTERED ELECTRICAL ENGINEER
 No. 42311
 State of California
 CONTRACT 2013 EDC ELECTRICAL CONTRACT



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA



Schematic Landscape Plan

10.01.15

L-1

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



Lounge Seating at Deck Overlook



Lounge Sofa & Chair Seating



Farm Table for Dining



Lounge Sofa & Chair Seating



Roof Deck BBQ Counter



Planter Pot & Pedestal Paving



Fire Table Element



Malus domestica 'Gravestein'



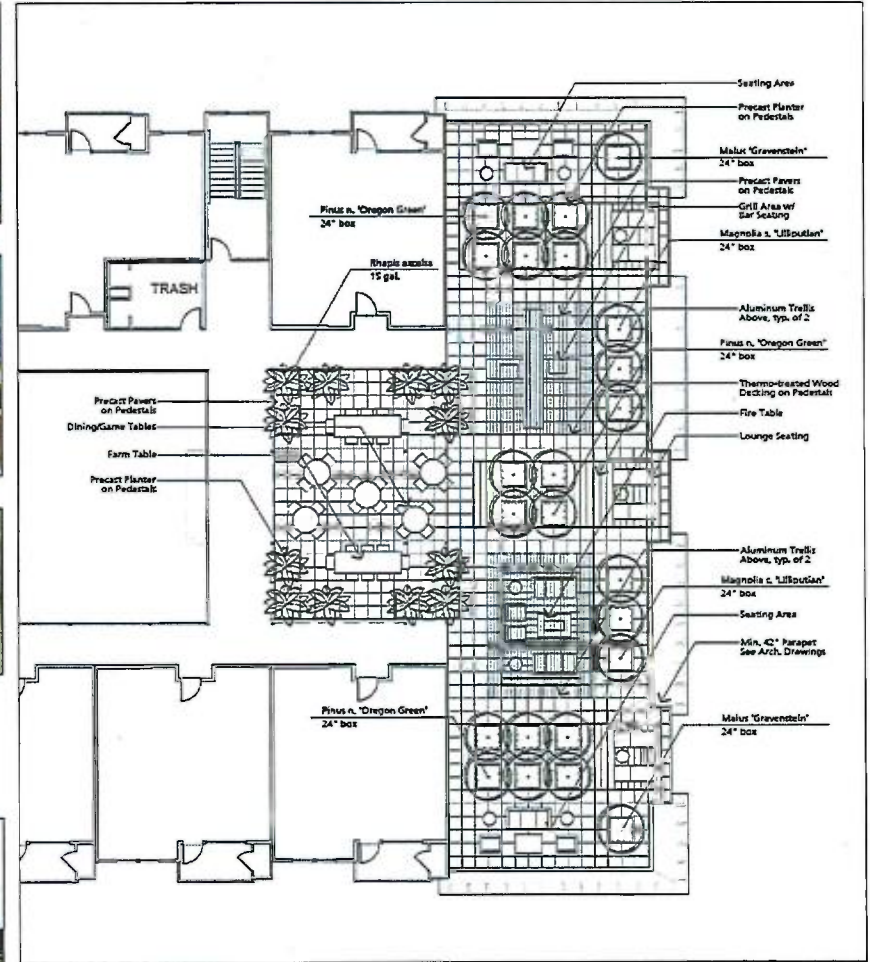
Pinus nigra 'Oregon Green'



Rhapis excelsa



Magnolia soulangiana 'Lilliputian'



0 4 8 16 32
 Scale: 1" = 8'



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
 ROSEVILLE CA

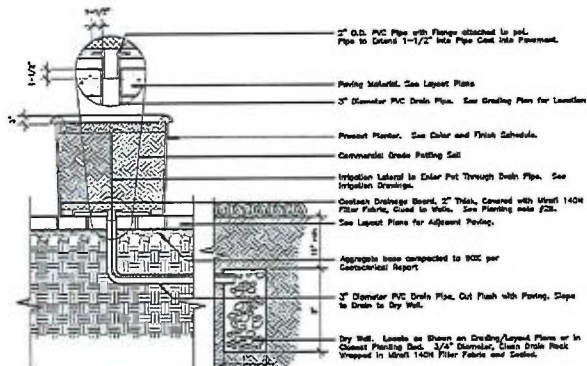


Schematic Landscape Plan - Roof Deck

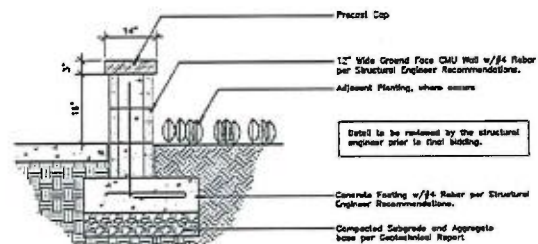
10.01.15

L-2

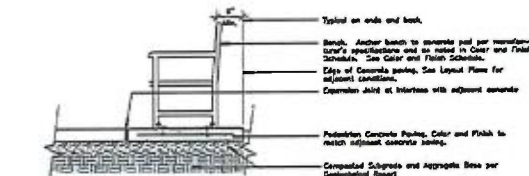
THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



Planter Pot on Paving
Scale: 1"=1'-0"



Seat Wall On-Grade
Scale: 1"=1'-0"



Bench on Concrete Pad
Scale: 1"=1'-0"



Narrow Modular Pavers



Self-Contained Fountain



HC Lift



Pet Area & Entry Gate



Wood Fence with Lattice Top



Outdoor Fitness Equipment



Concrete Seatwalls



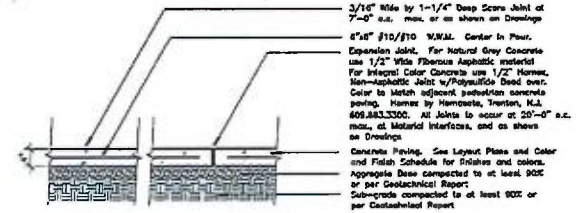
Lithonia Bollard



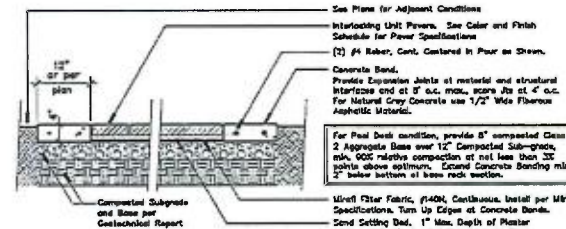
Lithonia Pole Light



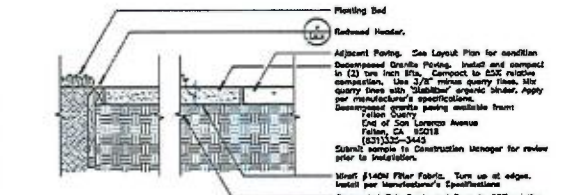
Glass Pool Fence



Pedestrian Concrete Paving
Scale: 1"=1'-0"



Pedestrian Unit Paving
Scale: 1"=1'-0"



Pedestrian DG Paving
Scale: 1"=1'-0"

SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA

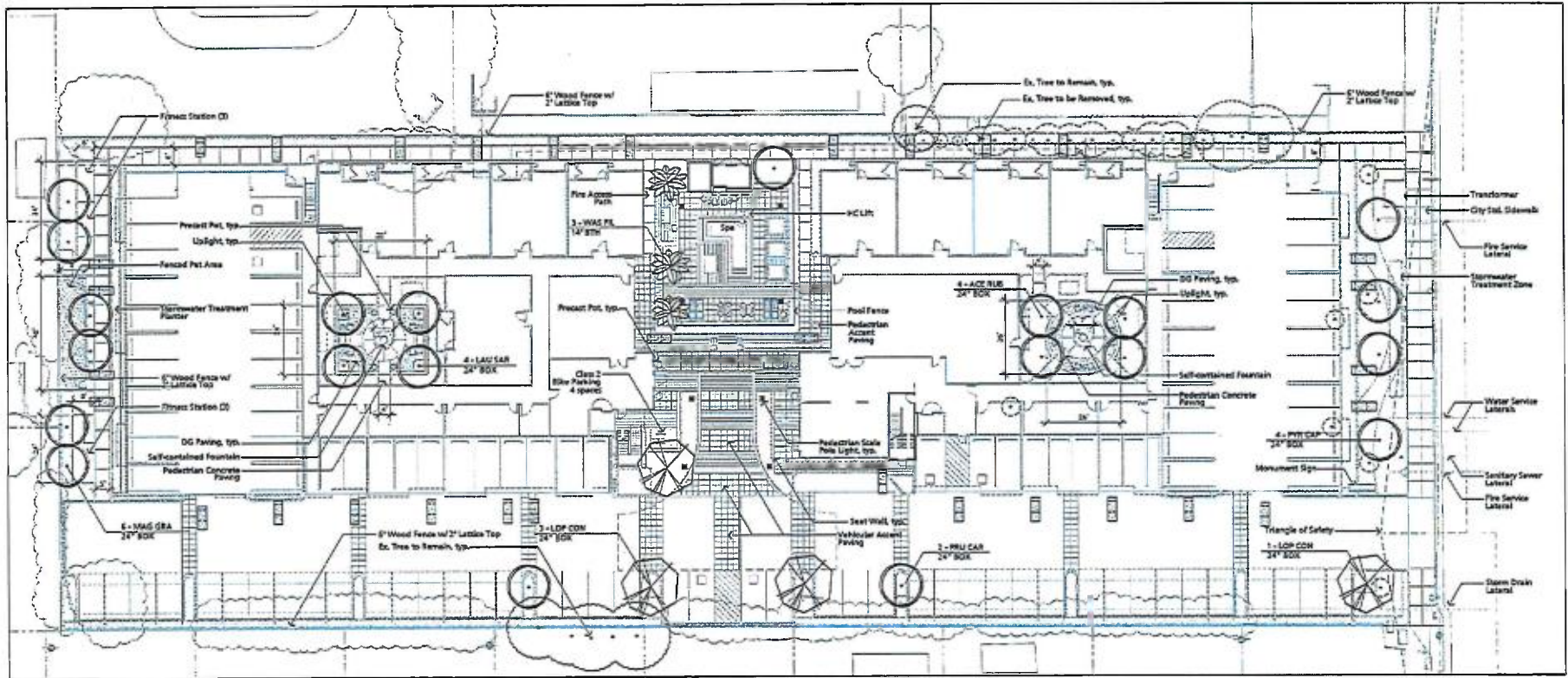


Imagery & Conceptual Details

10.01.15

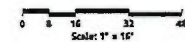
L-3

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



TREE DISPOSITION LEGEND

- TREES TO REMAIN - 0
- ⊗ TREES TO BE REMOVED - 26
- ⊗ TREES TO BE PLANTED - 52



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA



Tree Disposition Plan

10.01.15

L-4

THE GUZZARDO PARTNERSHIP INC
Landscape Architects - Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4872
F 415 433 5003



Pyrus calleryana 'Capitol'



Lophostemon conferta



Washingtonia filifera



Laurus 'Saratoga'



Platanus acerifolia 'Columbia'



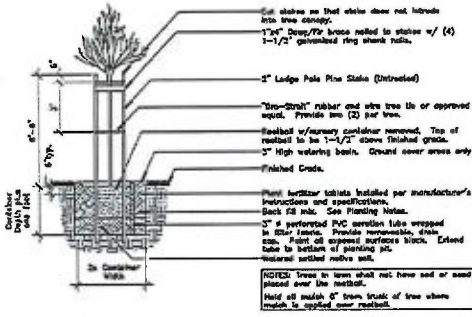
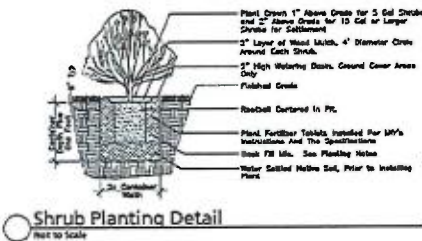
Magnolia grandiflora



Acer rubrum 'Bowhall'

PLANT PALETTE

TRADE	SIZE	BOTANICAL NAME	COMMON NAME	COMMON
ACE 001	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 002	12"	Asplenium adnigrum	Rock Fern	12" x 12"
ACE 003	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 004	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 005	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 006	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 007	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 008	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 009	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 010	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 011	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 012	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 013	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 014	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 015	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 016	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 017	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 018	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 019	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 020	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 021	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 022	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 023	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 024	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 025	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 026	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 027	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 028	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 029	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 030	12"	Asplenium platyneuron	Rock Fern	12" x 12"
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ACE 034	12"	Asplenium platyneuron	Rock Fern	12" x 12"
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ACE 036	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 037	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 038	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 039	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 040	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 041	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 042	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 043	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 044	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 045	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 046	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 047	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 048	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 049	12"	Asplenium platyneuron	Rock Fern	12" x 12"
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ACE 052	12"	Asplenium platyneuron	Rock Fern	12" x 12"
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ACE 060	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 061	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 062	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 063	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 064	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 065	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 066	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 067	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 068	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 069	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 070	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 071	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 072	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 073	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 074	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 075	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 076	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 077	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 078	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 079	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 080	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 081	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 082	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 083	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 084	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 085	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 086	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 087	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 088	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 089	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 090	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 091	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 092	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 093	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 094	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 095	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 096	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 097	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 098	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 099	12"	Asplenium platyneuron	Rock Fern	12" x 12"
ACE 100	12"	Asplenium platyneuron	Rock Fern	12" x 12"



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA



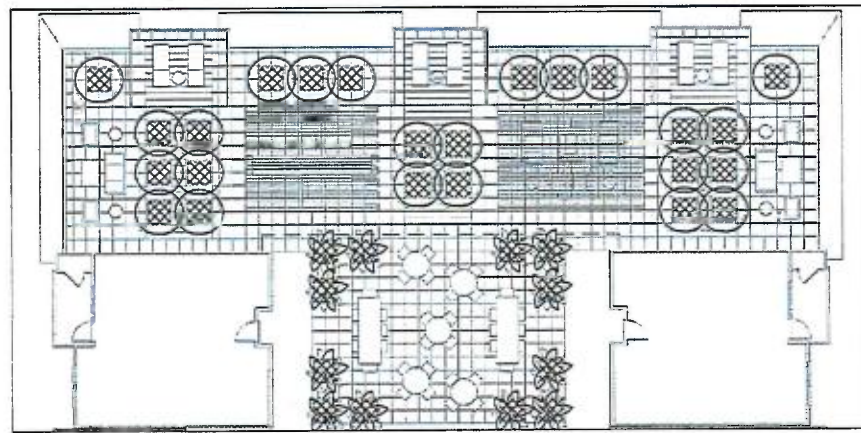
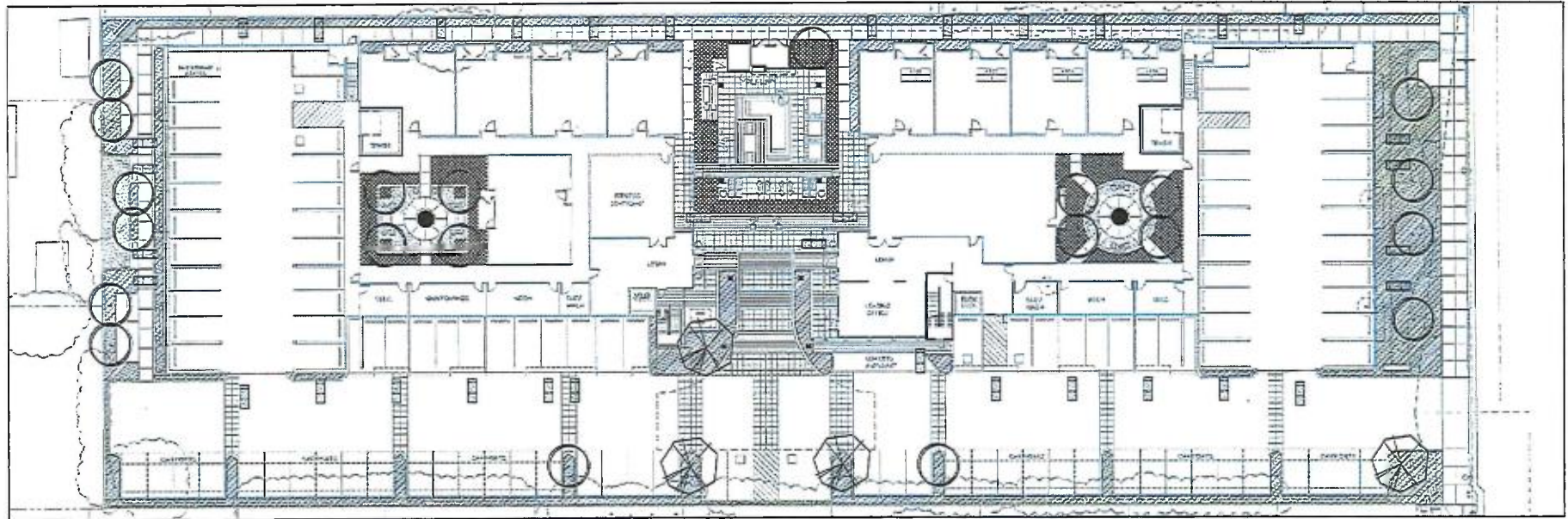
Tree Imagery and Plant Palette

10.01.15

L-5

THE GUZZARDO PARTNERSHIP INC
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



0 8 16 32 48
Scale: 1" = 16'

WATER USE LEGEND - SITE

	Wucols Low: 9,410 sf
	Wucols Moderate: 2,580 sf
	Wucols High: N/A
	Water Features: 58 sf
	Special Landscape Area: N/A

* Based upon total landscape area of 12,048 sf

0 4 8 16 32
Scale: 1" = 8'

WATER USE LEGEND - ROOF DECK

	Wucols Low: N/A
	Wucols Moderate: 441 sf
	Wucols High: N/A
	Water Features: N/A
	Special Landscape Area: N/A

* Based upon total landscape area of 441 sf

IRRIGATION SYSTEM NOTES

All planting areas to be watered by an approved, automatic, underground irrigation system. A separate water meter to be provided for the irrigation system. The system to include a weather based smart controller, remote controlled valves and high efficiency emitters. The system shall comply to all applicable water conserving rules and regulations.

SANTANA TERRACE SENIOR APARTMENTS

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USA PROPERTIES FUND, INC
ROSEVILLE CA

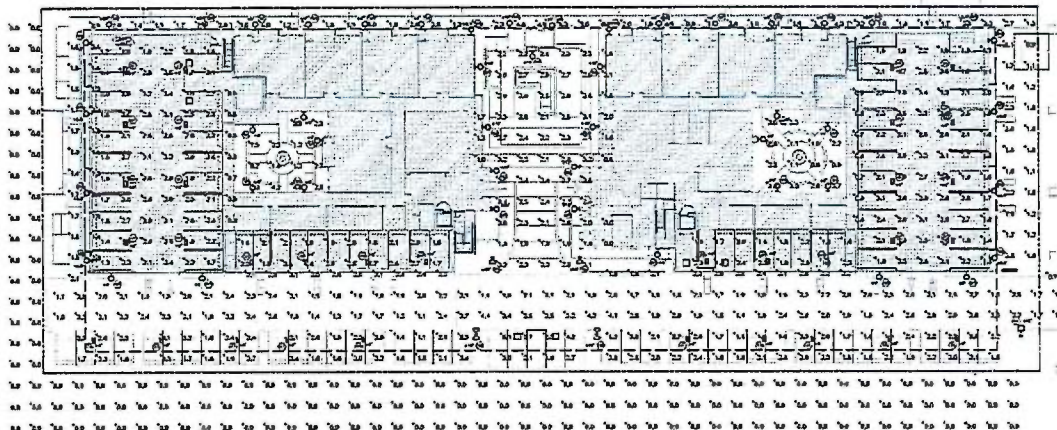


Irrigation Zoning Diagram

10.01.15

L-6

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San Francisco, CA 94111
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F 415 433 5003



1 SITE LIGHTING PHOTOMETRIC PLAN



TYPE W1
RECESSED CEILING



TYPE W3
RECESSED CEILING



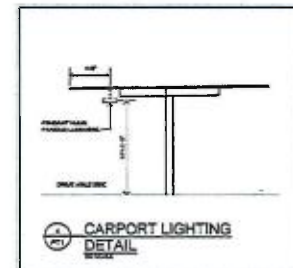
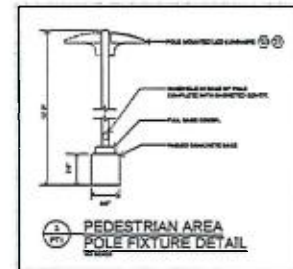
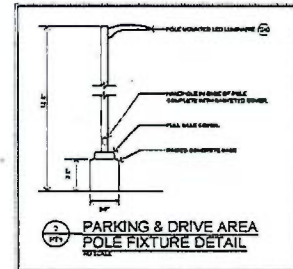
TYPE SS & TS5
WALL MOUNTED



TYPE S4
WALL MOUNTED



TYPES C1 & G1
RECESSED CEILING



NO.	DATE



SANTANA TERRACE SENIOR APARTMENTS
PHOTOMETRICS
SANTA CLARA, CA

1 SITE PHOTOMETRIC PLAN



Date:	08/20/11
Drawn:	AA/10/10
Checked:	AA/11
Job:	10010
Sheet:	PT-1.0
By:	AA/10

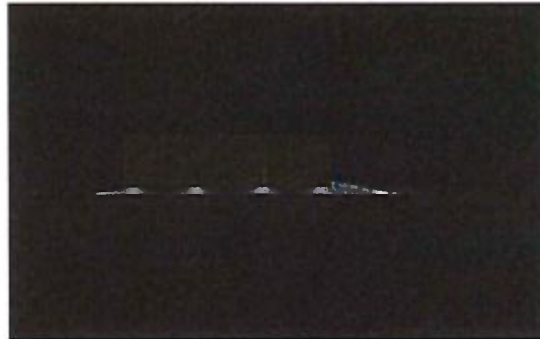
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View #1



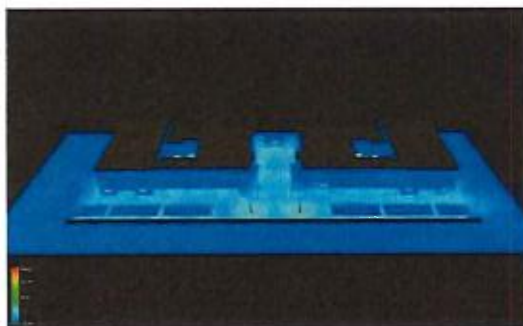
View #2



View #3



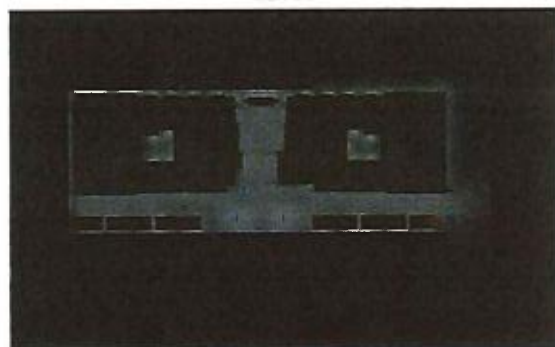
View #4



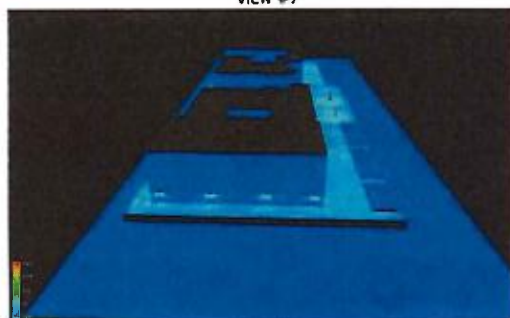
View #7



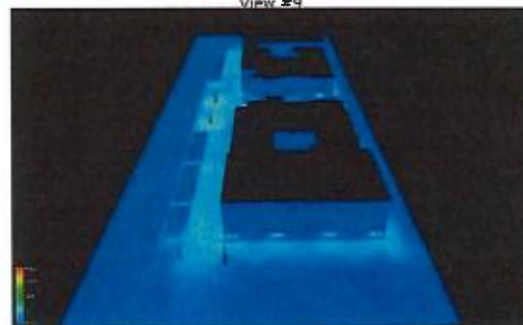
View #9



View #5



View #8



Current View



VISUAL

⋮

Designer

Date
6/6/2015

Scale
Not to Scale
Drawing No.

Summary