



VICINITY MAP

NOT TO SCALE



DIRECTORY

APPLICANT / DEVELOPER
USA PROPERTIES FUND, INC.
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 ROSEVILLE, CA 95661
 P: 916.724.2848
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CIVIL ENGINEER
RICK ENGINEERING COMPANY
 2525 EAST BIDWELL STREET
 FOLSOM, CA 95630
 P: 916.638.8200
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 cdru@rickengineering.com

ARCHITECT
DAHLIN GROUP
ARCHITECTURE PLANNING
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UP-LIGHT
ELECTRICAL ENGINEERING, INC.
 3150 TWITCHELL ISLAND RD.
 WEST SACRAMENTO, CA 95691
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LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP INC.
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
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OWNER
RUBICON INVESTMENTS
 2225 YONAGIO VALLEY RD., SUITE F
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 rubicon@sbeglobal.net

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COVER SHEET

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



JOB NO. 1236-001
DATE 10-01-2015
 5885 Owens 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

5865 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.
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SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



PERSPECTIVE RENDERING

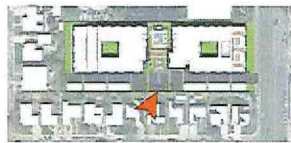
JOB NO. 1236-001
DATE 10-01-2015

5885 Owens Drive
Pleasanton, CA 94588
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

5885 Owens Drive
Pleasanton, CA 94588
925-254-7200

A1.3

SITE SUMMARY

Location	100% Winchester Blvd Santa Clara, Ca
APNs	303-15-073
Site Area	81,912 SF
1.6 Acres	
Number of Units	52
Priority	81 (6) (b) (1)
Residential Building Area	122,985 SF
Yield	1.50
Both Building Footprint Area	37,743 SF
Maximum Building Area	5,402 SF
Total Covered Area	43,145 SF
52% Lot Coverage	

OUTDOOR AREAS SUMMARY

Pool Area	3,192 SF
Spa Equipment / Shower	238 SF
Courtyard Walkways	603 SF
Garden Courtyard A	1,312 SF
Garden Courtyard B	1,312 SF
Fifty Court	3,342 SF
Foot Ball	2,367 SF
Cross-Arch Parking	3,219 SF
Carport	4,321 SF
Rear Yard	2,304 SF
Unit Storage	8,723 SF
Roof Terrace	4,524 SF
Drive Aisle / Uncovered Parking	16,212 SF
Attached Carport Parking	5,134 SF
Total Site Open Area	123,975 SF
Total Open Area per Building Tenement	34,221 SF
Total Site Drive Aisle & Parking	19,396 SF
Total Site Outdoor Area	43,663 SF

BUILDING SUMMARY

BUILDING AREA TABULATION SUMMARY

Area	Sq. Ft.	Gross Wall Area	Cm. 1 Support	Area	Area / Unit	Area / Unit	Equivalent Building Area		
							Area	1	2
Residential Building Area	122,985 SF								
Ground Floor	39,226 SF	7,184 SF	7,397 SF	4,766 SF	447 SF	141 SF	14,121 SF	0	0
2nd Floor	39,226 SF	26,947 SF	6,339 SF	0 SF	2,386 SF	489 SF	0 SF	0	0
3rd Floor	39,226 SF	24,779 SF	6,277 SF	0 SF	1,289 SF	412 SF	0 SF	0	0
4th Floor	39,226 SF	17,627 SF	6,367 SF	2,028 SF	1,760 SF	246 SF	0 SF	0	0
Total Residential Area	156,984 SF	76,537 SF	26,380 SF	6,794 SF	6,792 SF	1,488 SF	14,121 SF	0	0
Grounding / Access	17,234 SF								
W/P Parking	17,234 SF								
Unit Storage Area (w/ Parking)	16,847 SF								
Total Building Area (w/ Parking)	172,967 SF								
Common Building / Approach	37,743 SF								

REUSE IN USE, UNIT AREA SUMMARY

Quantity	Net Rentable	Gross Area	1 Bedroom Plans				2 Bedroom Plans				Unit Features	Unit Storage
			Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Plan 8		
Net Area (SF)	69,257 SF	83,757 SF	12,327 SF	1,350 SF	1,350 SF	1,350 SF	1,350 SF	1,350 SF	1,350 SF	1,350 SF		
Gross Area (SF)	746 SF	746 SF	1,119 SF	1,119 SF	1,119 SF	1,119 SF	1,119 SF	1,119 SF	1,119 SF	1,119 SF		
Unit Features (SQ)	63 SF	63 SF	83 SF	83 SF	83 SF	83 SF	83 SF	83 SF	83 SF	83 SF		
Unit Storage	16 SF	16 SF	15 SF	15 SF	15 SF	15 SF	15 SF	15 SF	15 SF	15 SF		
Ground Floor	3	2,718 SF	7,104 SF	6	2	2	2	2	2	2	147 SF	141 SF
2nd Floor	32	26,329 SF	28,047 SF	18	2	4	4	2	2	2	2,038 SF	489 SF
3rd Floor	28	23,769 SF	24,729 SF	18	3	2	2	2	2	2	1,898 SF	462 SF
4th Floor	22	16,331 SF	17,687 SF	18	3	2	2	2	2	2	1,363 SF	346 SF
Total Quantity (Units)	100	53,137 SF	57,567 SF	58	12	10	8	6	6	6	5,739 SF	1,439 SF
Total Gross Area (SF)	792 SF	82,967 SF	87,647 SF								5,739 SF	1,439 SF
Total Unit Features (SQ)	32	1,428 SF	1,428 SF	44		33						
Unit Area Features (SQ)	32	1,428 SF	1,428 SF	44		33						
Unit Area Features (SQ)	32	1,428 SF	1,428 SF	44		33						
Unit Area Features (SQ)	32	1,428 SF	1,428 SF	44		33						
Average Net Unit Size	792 SF	82,967 SF	87,647 SF	44		33					5,739 SF	1,439 SF
Building Efficiency	63%			33%		25%						

PARKING SUMMARY

PARKING AREA TABULATION SUMMARY

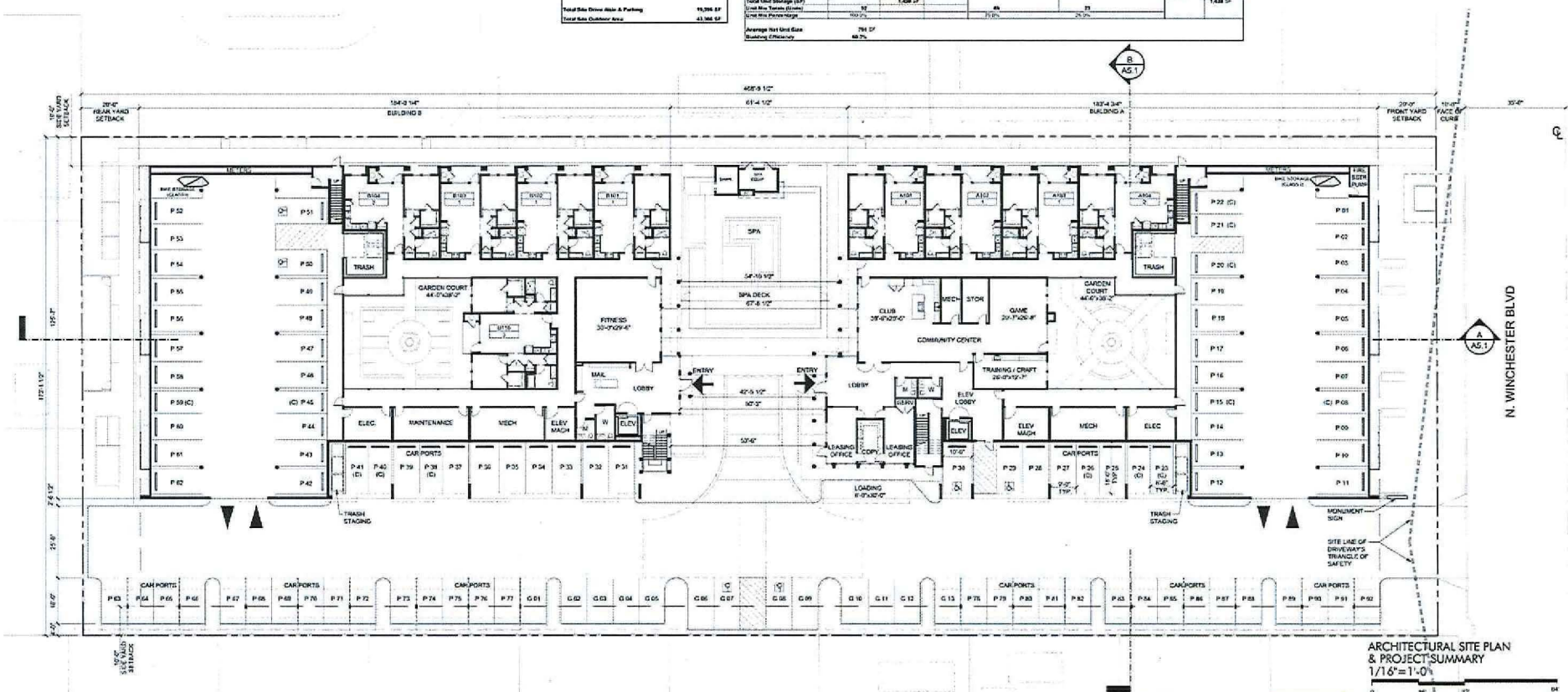
Project Category	Total Standard Parking Spaces Provided	Total Covered Parking Spaces Provided	Accessible Parking Spaces Provided	Total
Required Parking	31 Spaces	15 Spaces	4 Spaces	50 Spaces
Available Parking	11 Spaces	5 Spaces	2 Spaces	18 Spaces
Total Parking Spaces	42 Spaces	20 Spaces	6 Spaces	68 Spaces
Project Parking Ratio	1.51 Spaces / Unit			

Accessibility Parking

Area (w/ Covered Parking Provided)	Number of Spaces	% of Total	Notes
Required	4 Spaces	1.2%	
Available	2 Spaces	0.6%	
Total	6 Spaces	1.8%	

Vehicle Storage / Other Use Provided

Category	Number of Spaces
Lockers	4 Spaces
Other	4 Spaces

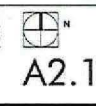


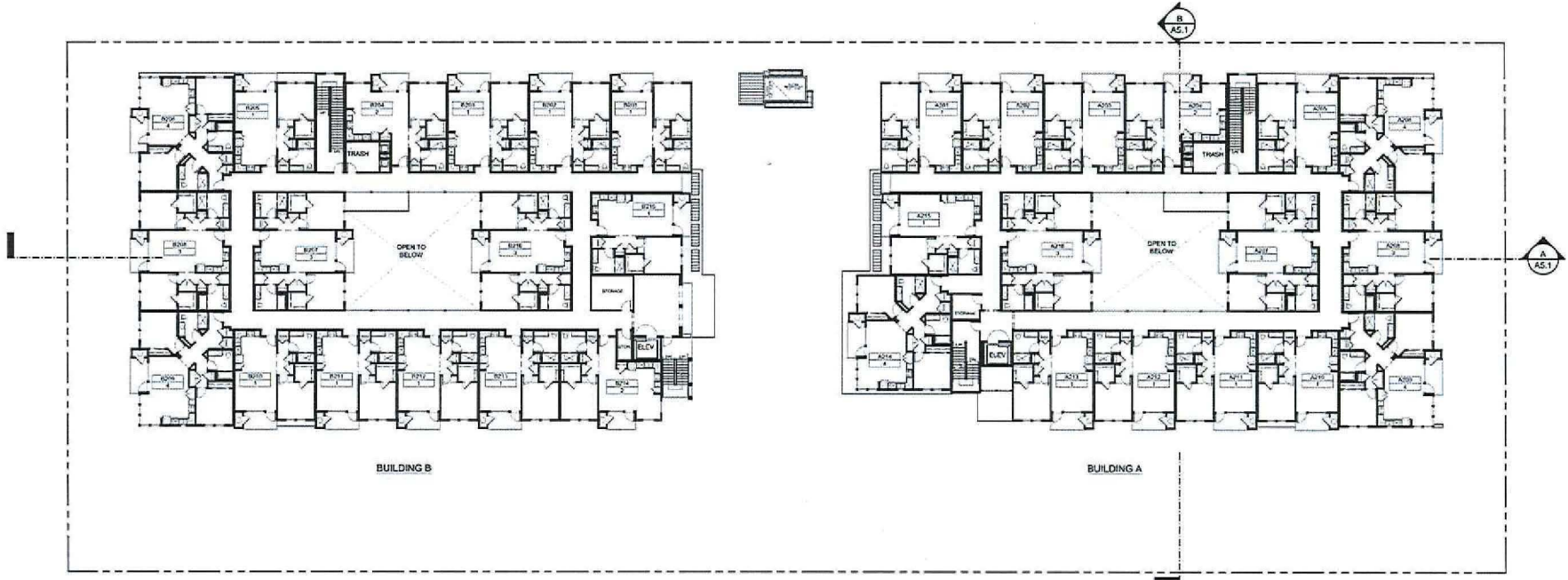
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ARCHITECTURAL SITE PLAN & PROJECT SUMMARY
 1/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

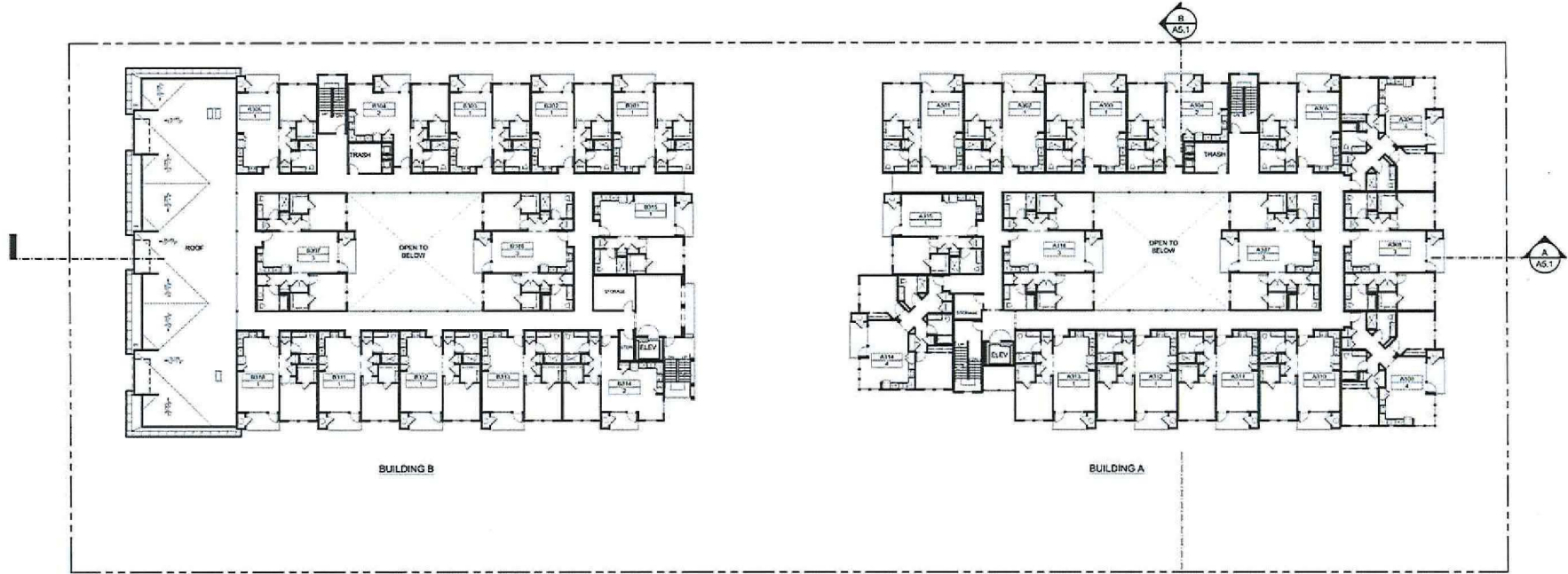




SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



2ND FLOOR PLAN
 1/16" = 1'-0"
 0 10 20 30 40
 JOB NO. 1236-001
 DATE 10-01-2015
 5885 Owens Drive
 Pleasanton, CA 94568
 925-251-7200
 A2.2



BUILDING B

BUILDING A

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

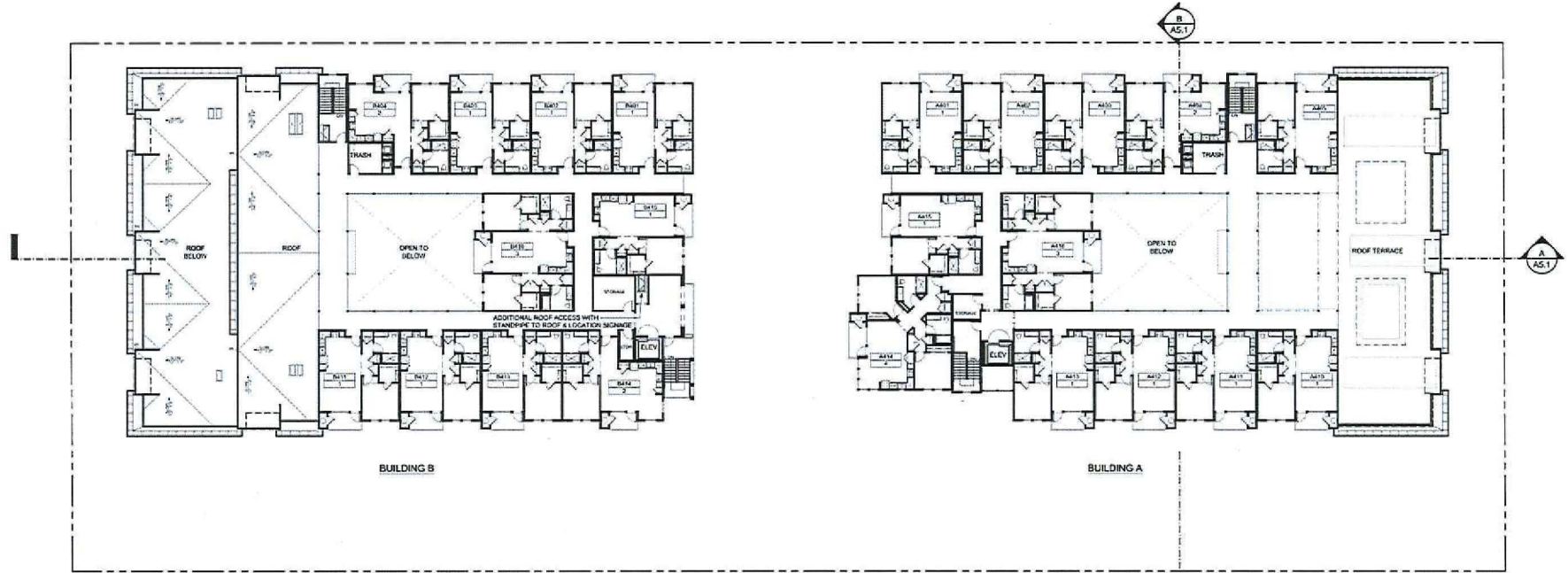
3RD FLOOR PLAN
 1/16" = 1'-0"

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



5805 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.3



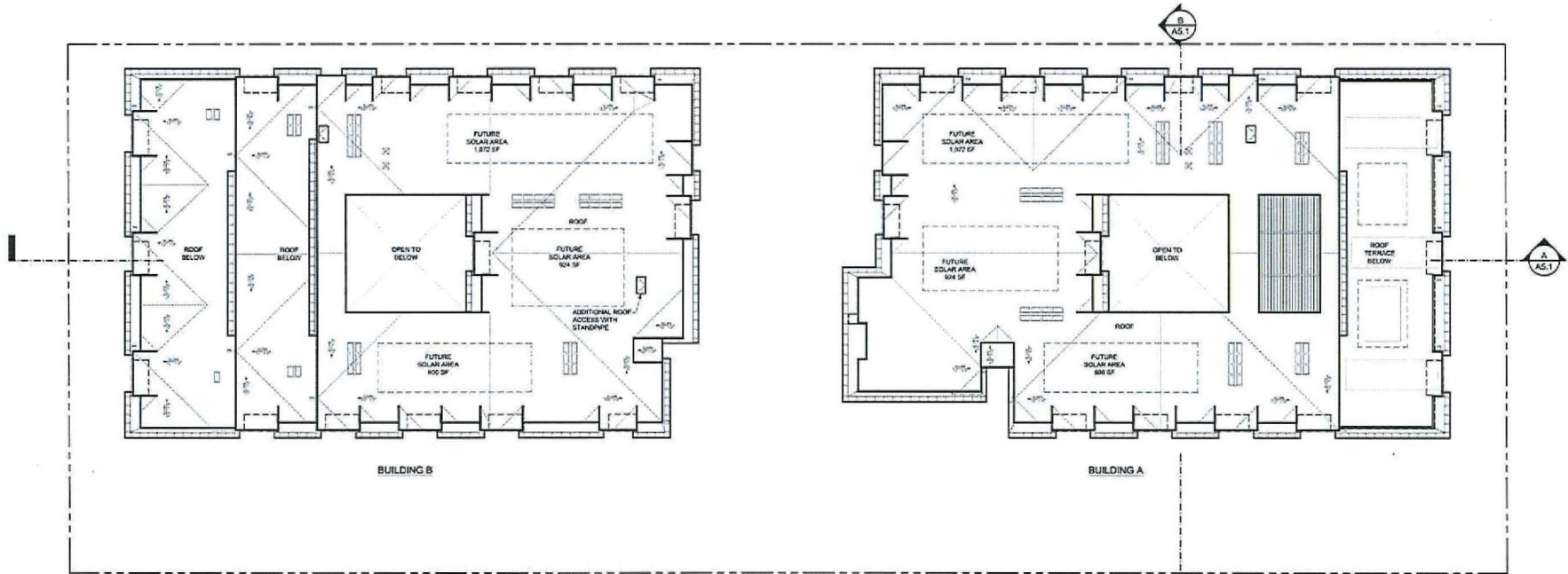
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



4TH FLOOR PLAN
 1/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015
 5865 Owens Drive
 Pleasanton, CA 94566
 925-251-7200



A2.4



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

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

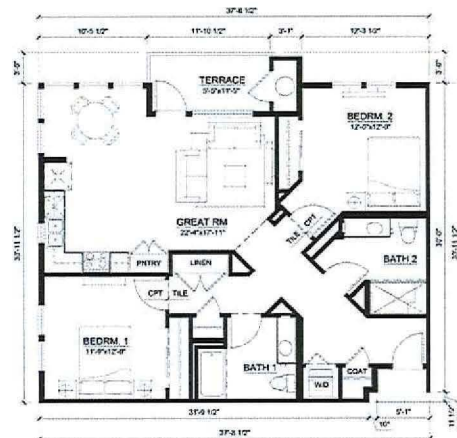


JOB NO. 1236-001
 DATE 10-01-2015

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



A2.5



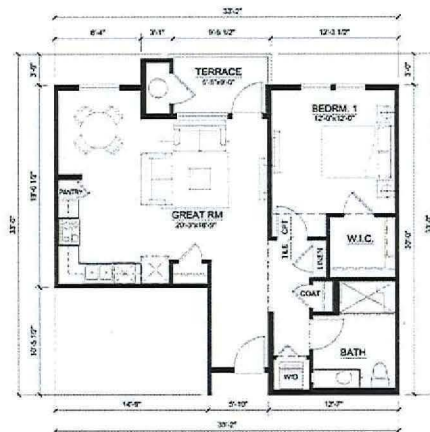
PLAN 4 - 2 BED/2 BATH

PERIMETER (GROSS) AREA: 1,111 SQFT
 INTERIOR (NET) AREA: 1,040 SQFT
 TERRACE: 67 SQFT
 STORAGE: 15 SQFT



PLAN 3 - 2 BED/2 BATH

PERIMETER (GROSS) AREA: 1,116 SQFT
 INTERIOR (NET) AREA: 1,052 SQFT
 TERRACE: 63 SQFT
 STORAGE: 15 SQFT



PLAN 2 - 1 BED /1 BATH

PERIMETER (GROSS) AREA: 796 SQFT
 INTERIOR (NET) AREA: 742 SQFT
 TERRACE: 53 SQFT
 STORAGE: 15 SQFT



PLAN 1 - 1 BED/1 BATH

PERIMETER (GROSS) AREA: 745 SQFT
 INTERIOR (NET) AREA: 697 SQFT
 TERRACE: 63 SQFT
 STORAGE: 15 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

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.1

COLOR & MATERIAL LEGEND			
1	PLASTER - BODY (FRAZZE - LOALETTE CLV 1032W)	8	VINYL WINDOW (BRONZE)
2	PLASTER - BASE (FRAZZE - LATTE CL 2055A)	10	COMPOSITE WOOD SCREEN
3	PLASTER - ACCENT (FRAZZE - LOALETTE CLV 1032W & GORGE WATER CLV 1031W)	11	STEEL COLUMN (FRAZZE - RINGSPUN CLV 1163H)
4	COMPOSITE WOOD LAP SIDING (P. CANEDEL - 12X10/20/30/42)	12	STEEL C CHANNEL (FRAZZE - RINGSPUN CLV 1163H)
5	COMPOSITE WOOD VERTICAL SIDING (P. CANEDEL - 5/8/24)	13	METAL AVENUE (FRAZZE - RINGSPUN CLV 1163H)
6	TILE (FRAZZE - RINGSPUN CLV 1163H)	14	CONCRETE COLUMN (FRAZZE - GORGE WATER CLV 1031W)
7	COMPOSITE WOOD RAILING w/ METAL FRAME	15	WALL MOUNTED DOWNLIGHT (DARK BRONZE)
8	STONE/FRONT WINDOW (BRONZE)	16	DOWNSPOUT (BRONZE)



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

5865 Owens Drive
 Pleasanton, CA 94568
 925-251-7200

A4.1

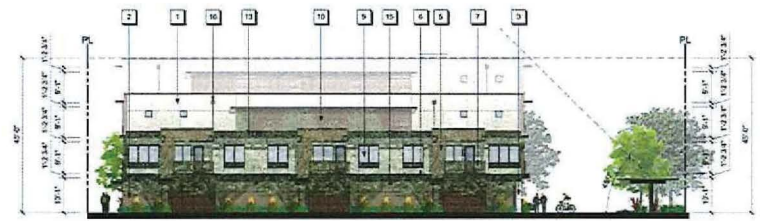
COLOR & MATERIAL LEGEND			
1	PLASTER - BODY (FRAZEE - LORETTE CLV 1600)	8	VINYL WINDOW (BRONZE)
2	PLASTER - BASE (FRAZEE - LATTE CL 265A)	9	COMPOSITE WOOD SCREEN
3	PLASTER - ACCENT (FRAZEE - LORETTE CLV 1600W & GORGIE WATER CLV 1610W)	11	STEEL COLUMN (FRAZEE - RINGSPAN CLV 1160N)
4	COMPOSITE WOOD LAP SIDING (L.P. CANEXEL - TOLLWOOD TONE)	12	STEEL C CHANNEL (FRAZEE - RINGSPAN CLV 1160N)
5	COMPOSITE WOOD VERTICAL SIDING (L.P. CANEXEL - SERRA)	13	METAL AWNING (FRAZEE - RINGSPAN CLV 1160N)
6	TILE (FRAZEE - RINGSPAN CLV 1160N)	14	CONCRETE COLUMN (FRAZEE - SCHUE WATER CLV 1630W)
7	COMPOSITE WOOD SIDING w/ METAL FRAME	15	RAIL, BRUNNEN BOUWLIGHT (DARK BRONZE)
8	STOREFRONT WINDOW (BRONZE)	16	DOWNSPOUT (BRONZE)



WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION



WEST ELEVATION



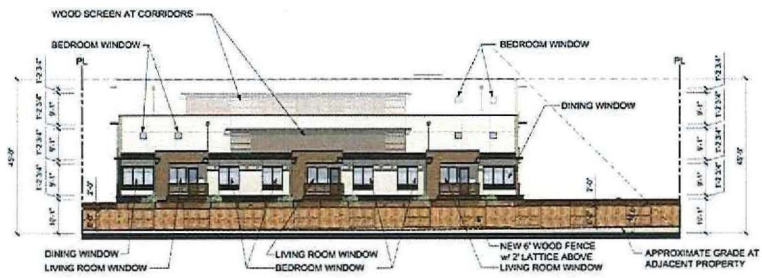
EAST ELEVATION

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

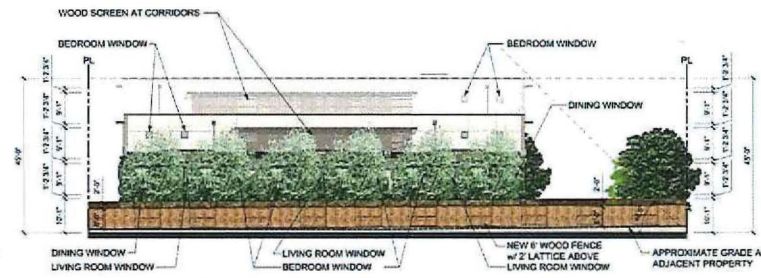
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



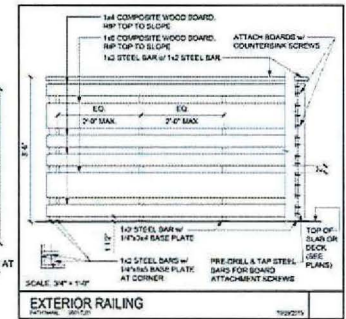
ELEVATIONS
 1/16" = 1'-0"
 JOB NO. 1236-001
 DATE 10-01-2015
 5855 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



WEST ELEVATION w/ NEWLY PLANTED TREES



WEST ELEVATION w/ 15 YEARS OF TREE GROWTH



EXTERIOR RAILING



SOUTH ELEVATION w/ 15 YEARS OF TREE GROWTH



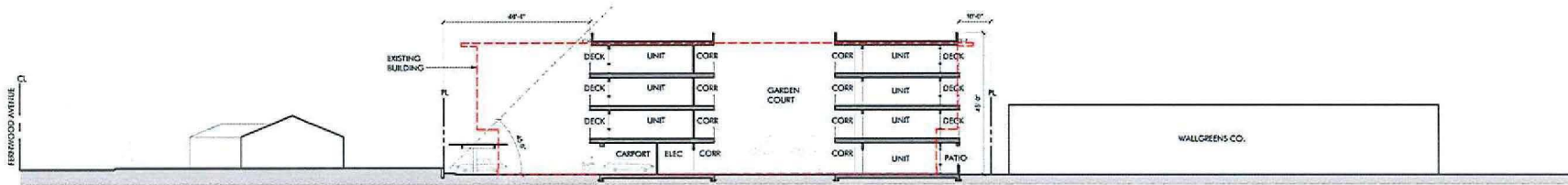
SOUTH ELEVATION w/ NEWLY PLANTED TREES

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

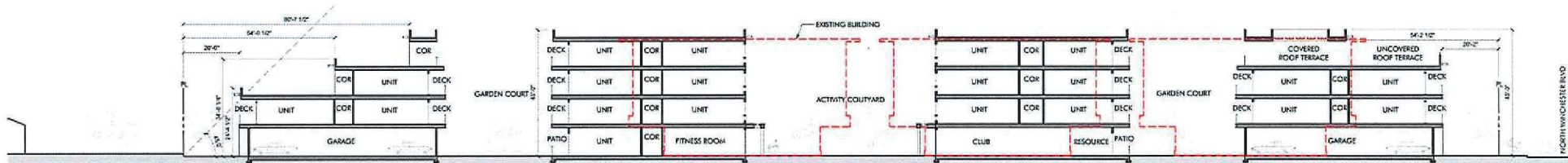


TREE GROWTH ELEVATIONS
 1/16" = 1'-0"
 0 10' 20' 40'
 JOB NO. 1236-001
 DATE 10-01-2015
 5665 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

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"
 0 10 20 40
 JOB NO. 1236-001
 DATE 10-01-2015
 5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

Actual Building B Areas (Sec. 502.546, 508)					
Building Area (Mixed Occupancies)	Area	Max. Area	Ratio	Area	Max. Area
First Floor	8,110	30,000	0.270	10,000	63,000
Total Area	18,960				
Total Ratio	0.334 ± 1		Complies		
Second Floor	13,600	30,000	0.514	0	63,000
Total Area	18,960				
Total Ratio	0.316 ± 1		Complies		
Third Floor	14,781	30,000	0.411	0	63,000
Total Area	14,781				
Total Ratio	0.411 ± 1		Complies		
Fourth Floor	11,702	30,000	0.327	0	63,000
Total Area	19,262				
Total Ratio	0.227 ± 1		Complies		
Building Total Area	64,169				
Building Total Ratio	1.653 ± 2		Complies		

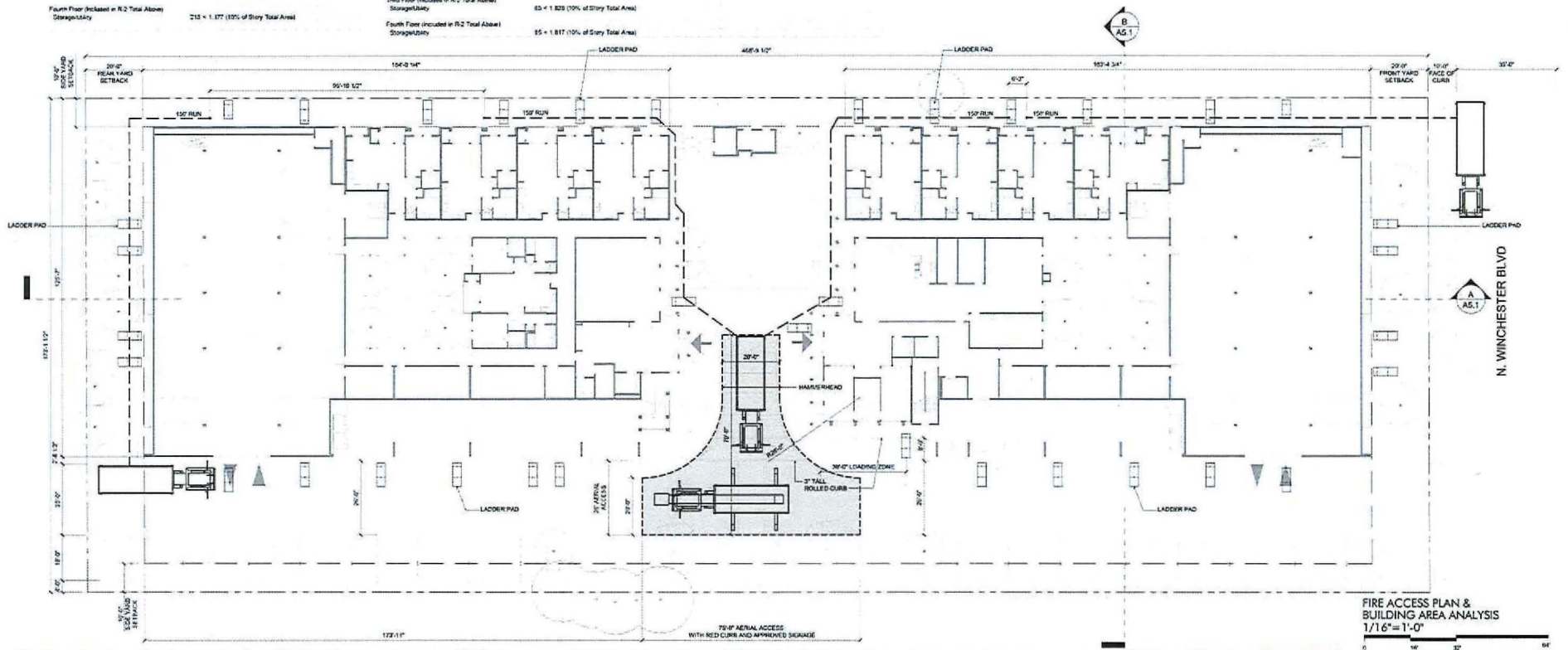
Accessory Occupancies (Sec. 502.2)		
First Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	271 ± 1.896 (10% of Story Total Area)	
Second Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	219 ± 1.605 (10% of Story Total Area)	
Third Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	210 ± 1.478 (10% of Story Total Area)	
Fourth Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	213 ± 1.177 (10% of Story Total Area)	

Actual Building A Areas (Sec. 502.506, 508)									
Building Area (Mixed Occupancies)	Area	Max. Area	Ratio	Area	Max. Area	Ratio	Area	Max. Area	Ratio
First Floor	7,832	30,000	0.219	10,294	63,000	0.163	0	34,500	0.000
Total Area	10,799								
Total Ratio	0.334 ± 1		Complies						
Second Floor	15,480	30,000	0.513	0	63,000	0.000	0	34,500	0.000
Total Area	19,480								
Total Ratio	0.313 ± 1		Complies						
Third Floor	15,237	30,000	0.508	0	63,000	0.000	0	34,500	0.000
Total Area	18,287								
Total Ratio	0.688 ± 1		Complies						
Fourth Floor	13,602	30,000	0.376	0	63,000	0.000	4,824	34,500	0.134
Total Area	18,976								
Total Ratio	0.610 ± 1		Complies						
Building Total Area	73,732								
Building Total Ratio	1.824 ± 2		Complies						

Accessory Occupancies (Sec. 502.2)		
First Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	1,553	
Tram	315	
Total	1,868 ± 1.879 (10% of Story Total Area)	
Second Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	85 ± 1.543 (10% of Story Total Area)	
Third Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	83 ± 1.829 (10% of Story Total Area)	
Fourth Floor (Included in R-2 Total Above)	Area	Ratio
Storage/Utility	15 ± 1.817 (10% of Story Total Area)	

Allowable Building Area (Sec. 502.1 & Table 502)					
Building Area (R-2 Occupancy)					
Tabular area per floor for each building (Table 502)					
Increase for Sprinkler (Sec. 500.2)	12,000 ± N/A				12,000
Increase for Sprinkler System (Sec. 506.3)	12,000 ± 2 ±				24,000
Total Allowable Area Per Floor Per Each Building					36,000
Building Area (R-3 Occupancy)					
Tabular area per floor for each building (Table 502)					21,000
Increase for Sprinkler System (Sec. 500.2)	21,000 ± 2 ±				42,000
Total Allowable Area Per Floor Per Each Building					63,000
Building Area (R-4 Occupancy)					
Tabular area per floor for each building (Table 502)					11,500
Increase for Sprinkler System (Sec. 500.2)	11,500 ± 2 ±				23,000
Total Allowable Area Per Floor Per Each Building					34,500
Building Area (R-5 Occupancy)					
Tabular area per floor for each building (Table 502)					18,000
Increase for Sprinkler System (Sec. 500.2)	18,000 ± 2 ±				36,000
Total Allowable Area Per Floor Per Each Building					54,000

BUILDING AREA ANALYSIS		
Occupancy Classification (Sec. 502)	Type	Specialty
Residential, Assisted Living	R-2	
Leisure	R-2	
Office	R-2	
Care / Residential	R-2	
Hotel/Resort	R-2	
Storage	A-3	
Excessed Parking Garage	S-2	
Building Framing	S-2	
Type of Construction (Table 505)		
Description	Type	Specialty
Apartment/Condominium/Spa	VA	Yes (NFPA 12)
Excessed Parking Garage	VA	Yes (NFPA 12)
Allowable Heights (Table 502, Sec. 504 & 508)		
Maximum Stories	4 (No increase for sprinklers)	
Maximum Height	60' (per Grade Plane, incl. increase for sprinklers)	
	Towers may be 82' per Sec. 504.3	
Actual Height (Sec. 502)		
Stories	4	
Height	45'-0" to top of parapet. See Elevation.	

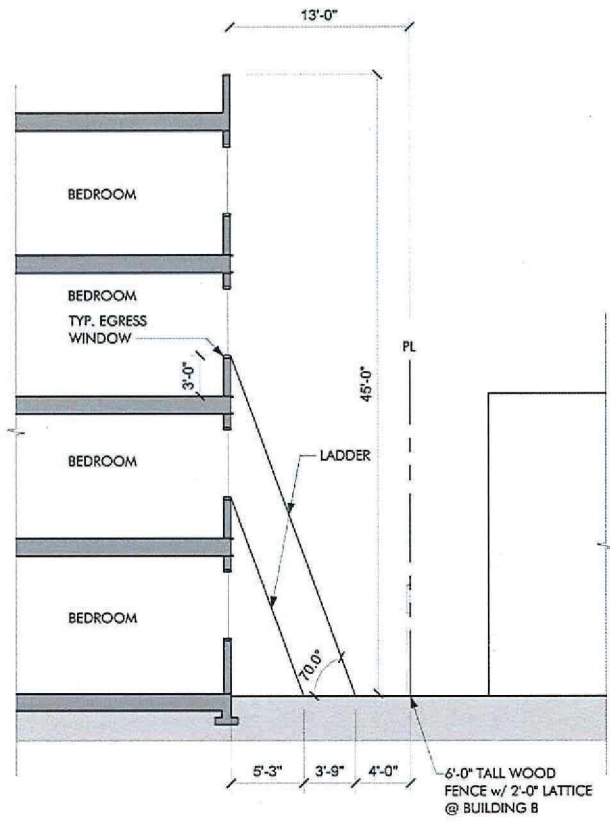


FIRE ACCESS PLAN & BUILDING AREA ANALYSIS
1/16" = 1'-0"

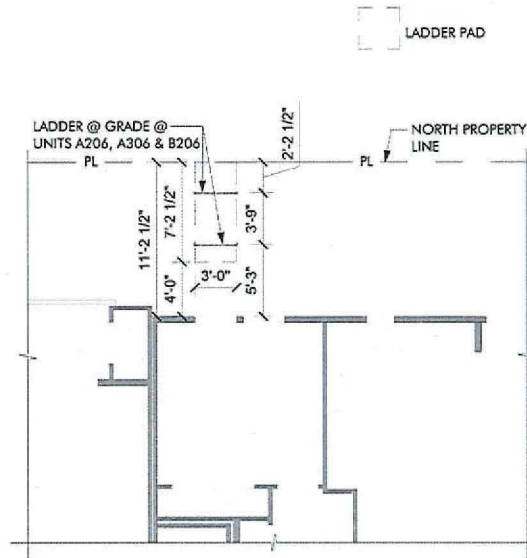
SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



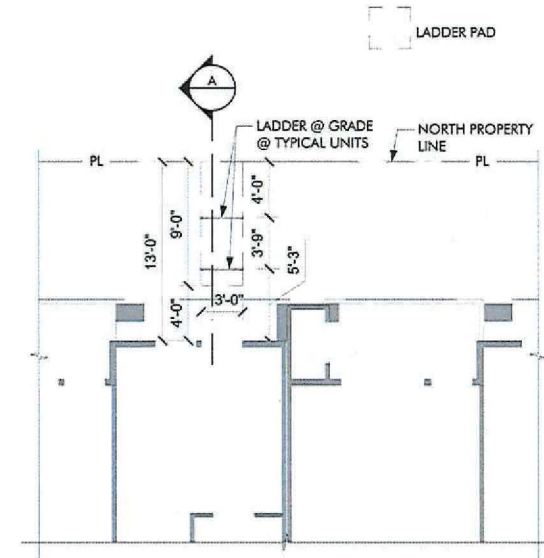
JOB NO. 1236-001
DATE 10-01-2015
5885 Owens Drive
Pleasanton, CA 94568
925-251-7200
A6.1a



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

5885 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



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 Pleasanton, CA 94588
 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.

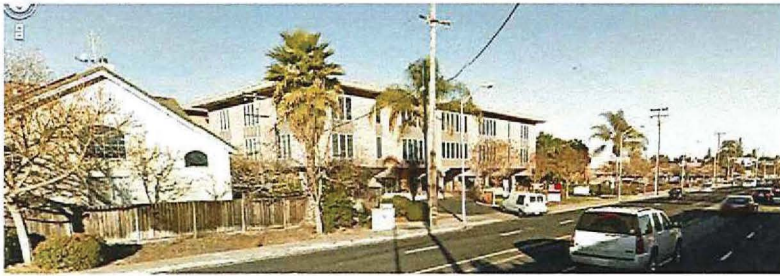
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



ACCESSIBLE PATH
 TO PUBLIC BUS STOP
 JOB NO. 1236-001
 DATE 10-01-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



A6.3



VIEW 1 - BEFORE



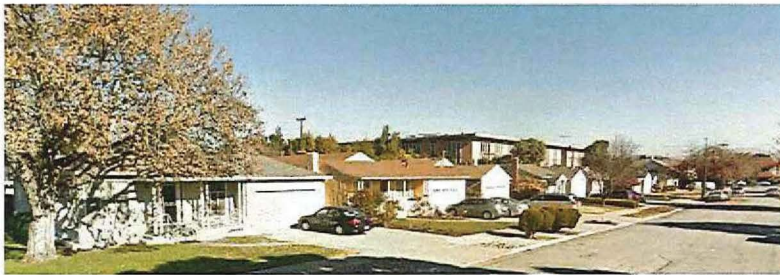
VIEW 1 - AFTER



VIEW 2 - BEFORE



VIEW 2 - AFTER

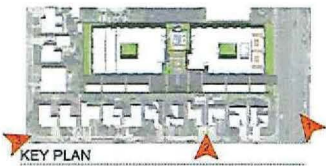


VIEW 3 - BEFORE



VIEW 3 - AFTER

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



KEY PLAN

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
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 USA PROPERTIES FUND, INC



SHADOW STUDY

JOB NO. 1236-001

DATE 10-01-2015

5865 Owens Drive
 Pleasanton, CA 94586
 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

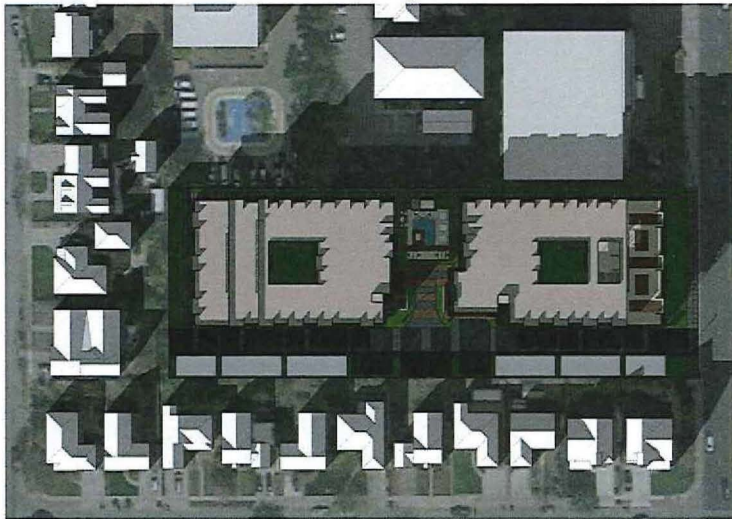
JOB NO. 1236-001

DATE 10-01-2015



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

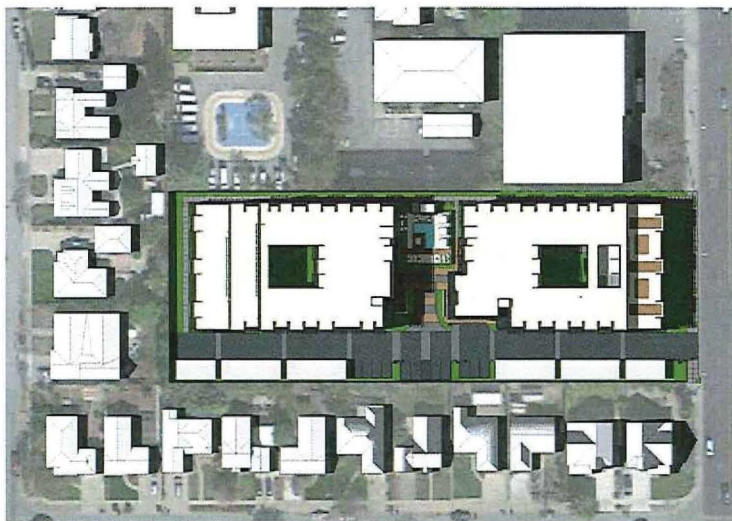
A6.5b



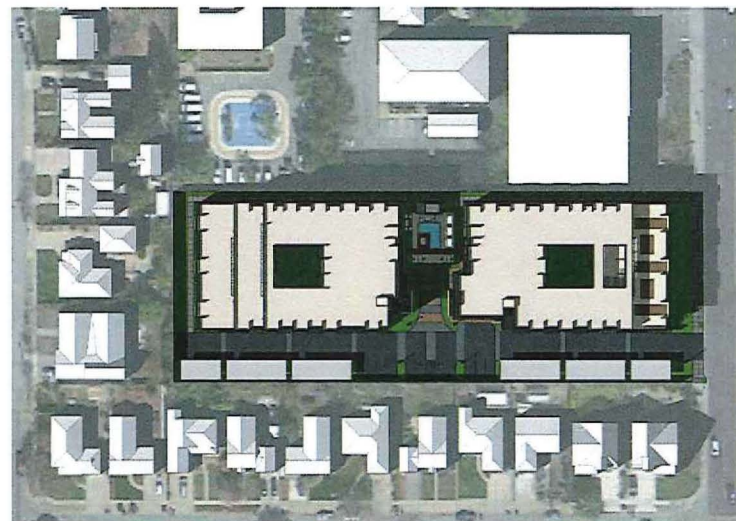
DECEMBER 21 AT 3:00 PM



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

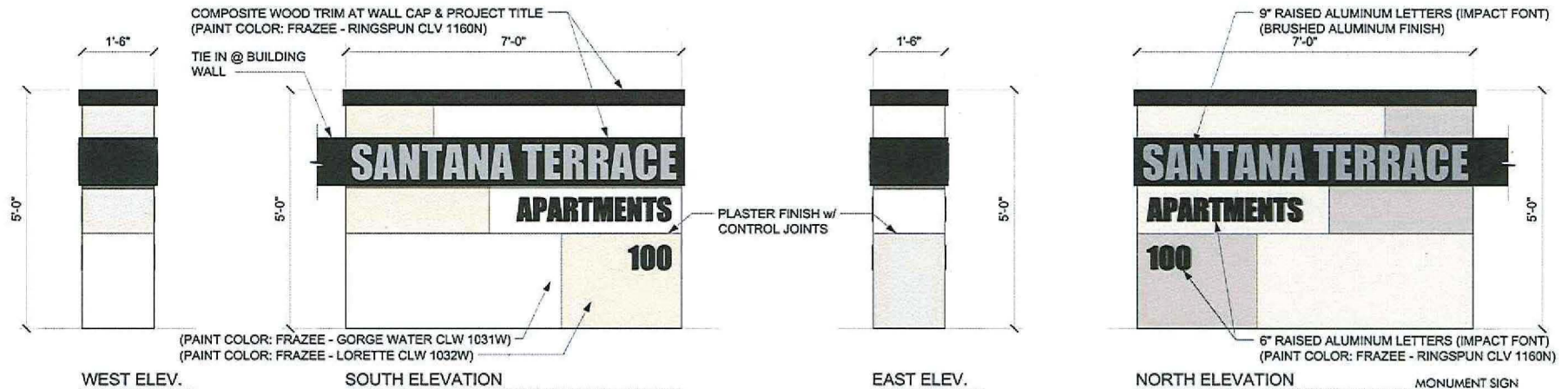


5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A6.5c



VIEW FROM N. WINCHESTER BLVD.



MONUMENT SIGN

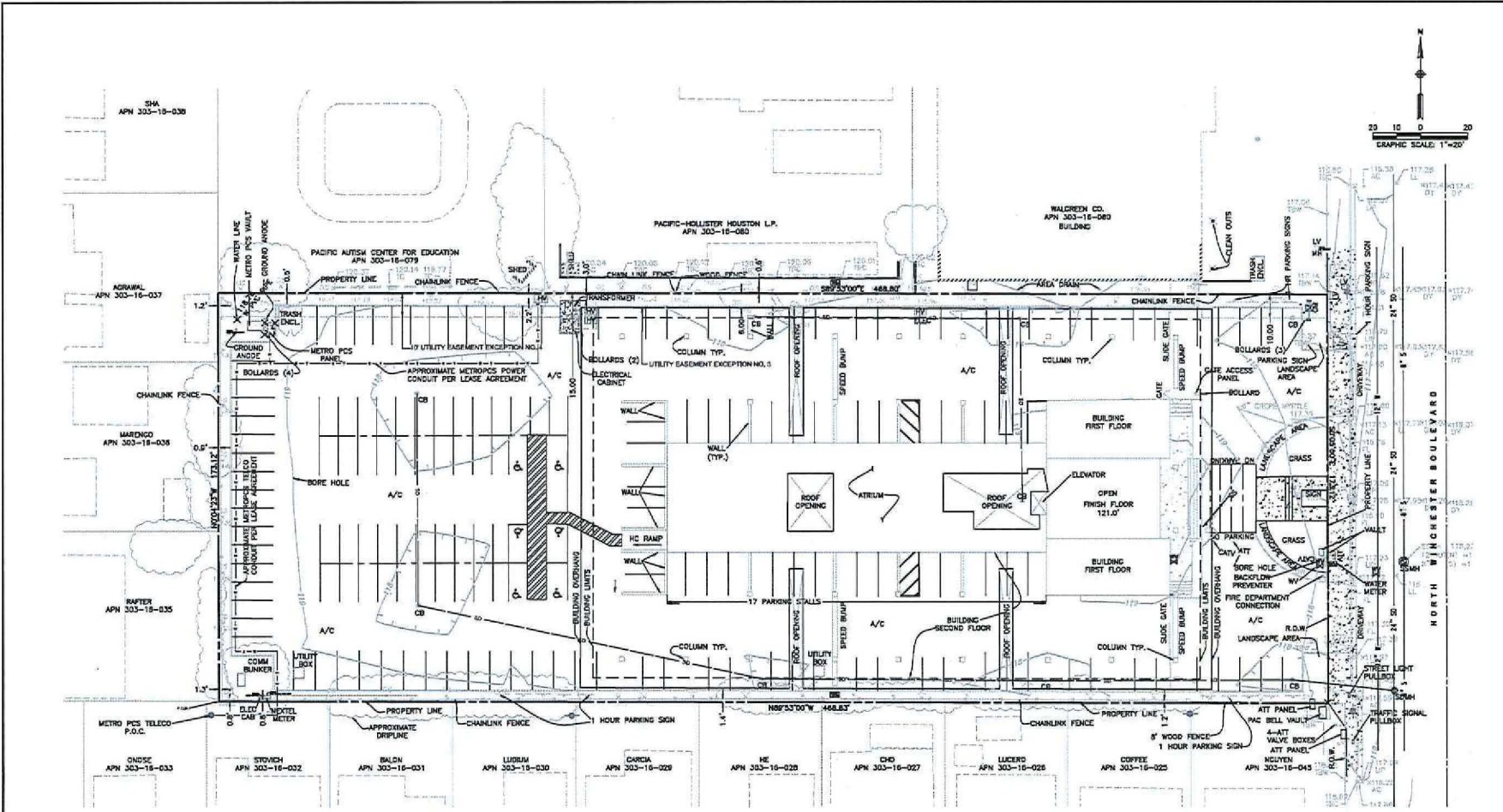
SANTANA TERRACE SENIOR APARTMENTS
 SANTA CLARA, CA
 USA PROPERTIES FUND, INC



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

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

A6.6



EXISTING CONDITION PLAN

APPLICANT/DEVELOPER
 USA PROFESSIONAL ENGINEERS, INC.
 3200 DOLGUS BOULEVARD, SUITE 200
 REDWOOD CITY, CALIFORNIA 94061
 CONTACT: ART JAY
 EMAIL: ARTJAY@USAPROFENGINEERS.COM
 PHONE: (916) 773-8980 - FAX: (916) 773-4983

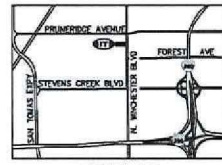
ENGINEER
 RICK ENGINEERING COMPANY
 2525 EAST BOWELL STREET, SUITE 100
 FOLSOM, CALIFORNIA 95630
 CONTACT: DONALD ORFUSE, PROJECT ENGINEER
 EMAIL: DONALDORFUSE@RICKENGINEERING.COM
 PHONE: (916) 838-8200 - FAX: (916) 834-3144

ASSESSOR'S PARCEL NUMBER
 303-16-073

TOTAL ACREAGE
 1.88± ACRES NET

BASIS OF BEARINGS
 THE BEARING OF NORTH 02°03'20" WEST BETWEEN FOUND MONUMENTS SHOWN HEREON PER RECORD OF SURVEY RECORDED IN BOOK 186, PAGE 53, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

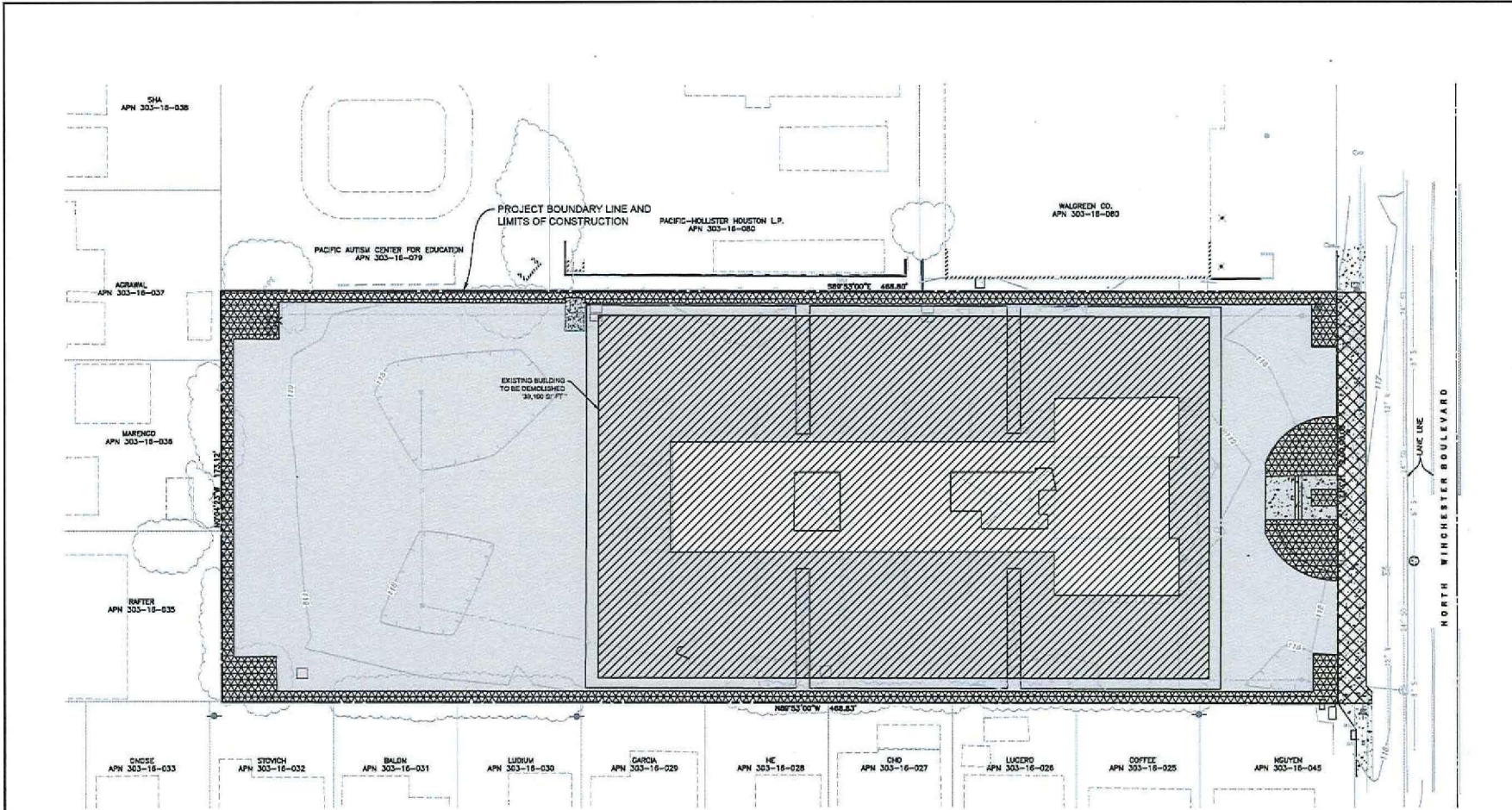
BENCH MARK
 CITY OF SANTA CLARA BENCH MARK NO. A-2, HAVING A NAVASS ELEVATION OF 114.74 FEET WAS USED FOR THE VERTICAL DATUM OF THIS SURVEY. BENCH MARK A-2 IS LOCATED AT THE SOUTHWEST CORNER OF PRUNERIDGE AVE. & N. WINCHESTER BLVD. IN THE TOP OF A CATCH BASIN HOOD.



VICINITY MAP
 NTS

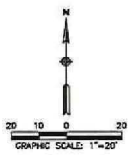
- SHEET INDEX**
- C1: EXISTING CONDITION PLAN
 - C2: PRELIMINARY DEMOLITION PLAN
 - C3: PRELIMINARY GRADING & DRAINAGE PLAN
 - C4: PRELIMINARY UTILITY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

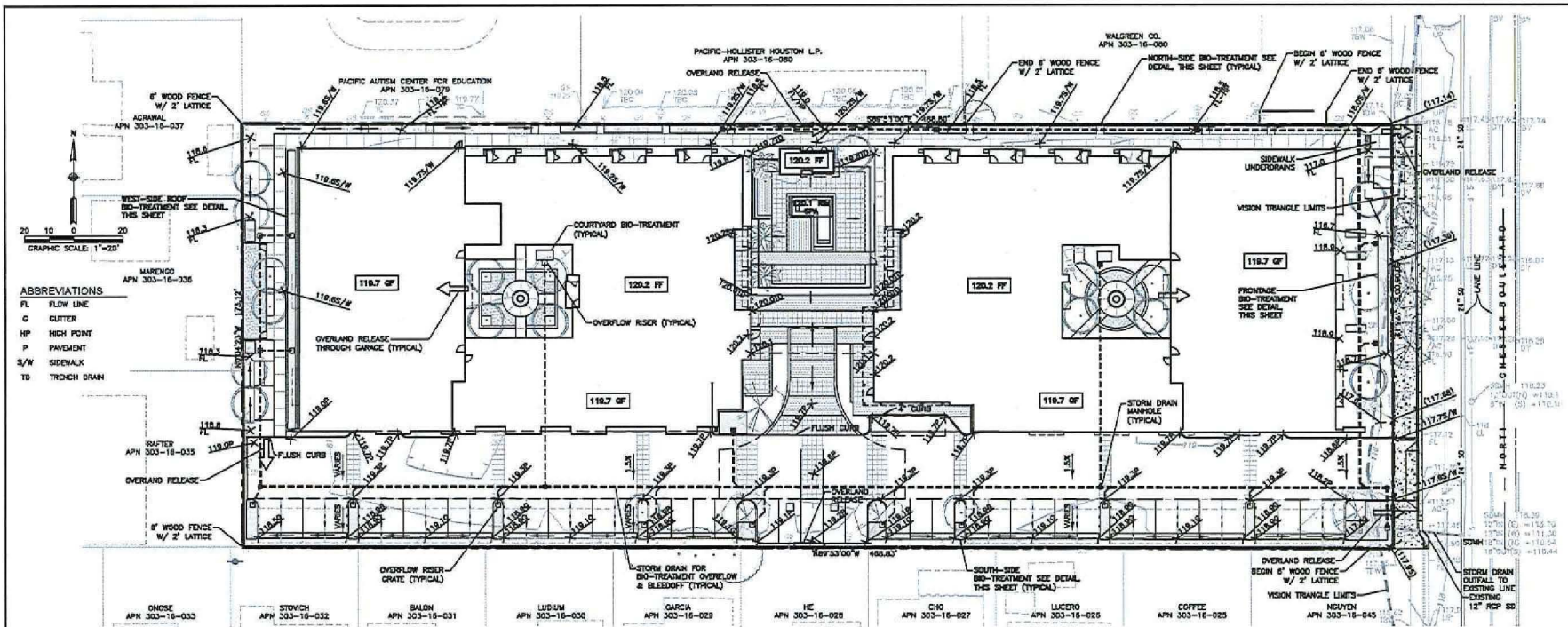


PRELIMINARY DEMOLITION PLAN

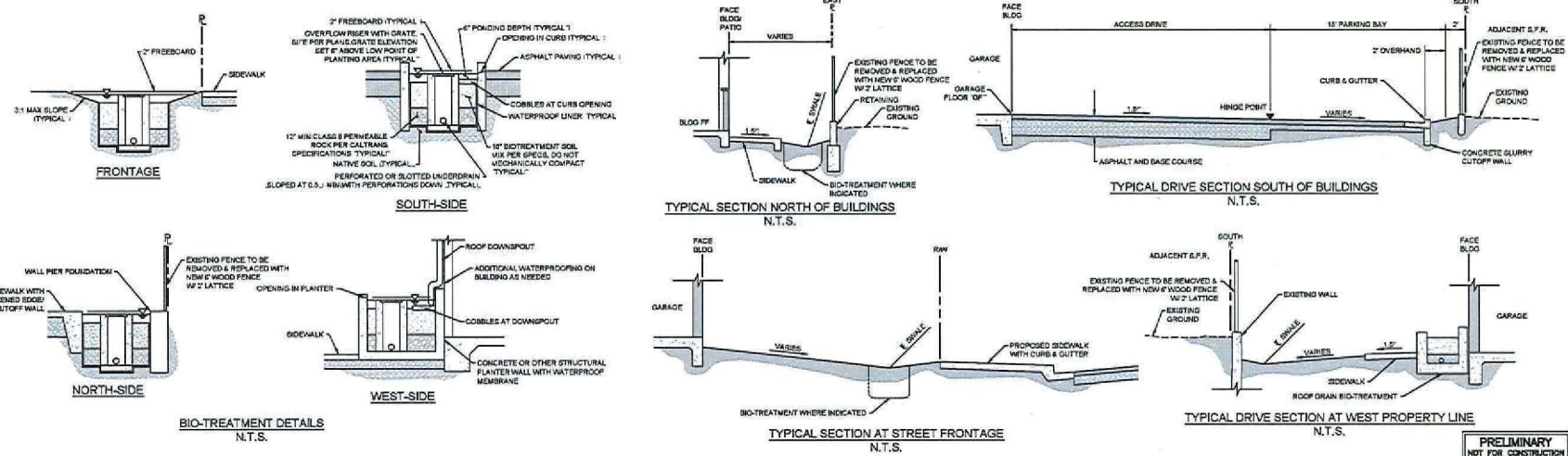
- LEGEND**
- BUILDING TO BE DEMOLISHED
 - A/C PAVING, CURB, CUTTER, AND CONCRETE TO BE DEMOLISHED
 - SIDEWALK, CURB, AND CUTTER TO BE DEMOLISHED
 - ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED



- NOTES**
1. THIS PRELIMINARY DEMOLITION PLAN HAS BEEN PREPARED IN SUPPORT OF THE DEVELOPMENT ENTITLEMENT APPLICATION FOR SANTANA TERRACE. FINAL DEMOLITION REQUIREMENTS SUCH AS TIMES OF 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 PERIMETER FENCING OR PERIMETER GRABTY WALLS SHALL BE DEMOLISHED PER THE FINAL CONSTRUCTION DOCUMENTS AND PERMITS.
 3. PUBLIC UTILITIES WILL BE APPROPRIATELY CAPPED 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.



PRELIMINARY GRADING & DRAINAGE PLAN



SANTANA TERRACE

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF SANTA CLARA, CALIFORNIA

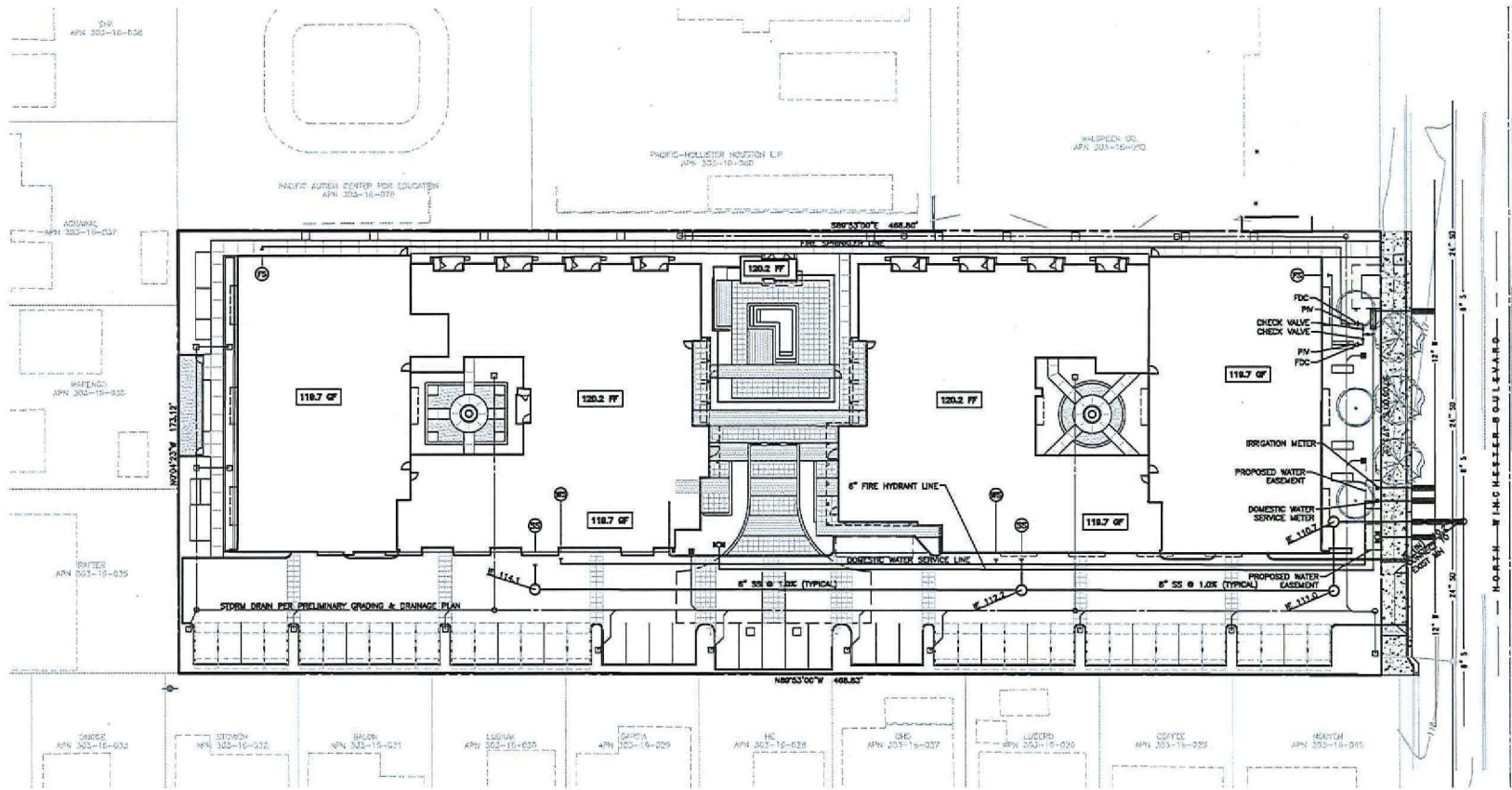
USP PROPERTIES

RICK ENGINEERING COMPANY

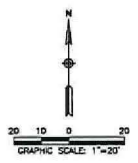
DATE: 10-02-2015
JOB NUMBER: 17271-3
PRELIMINARY NOT FOR CONSTRUCTION

C3 of 4

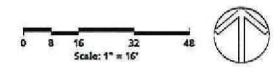
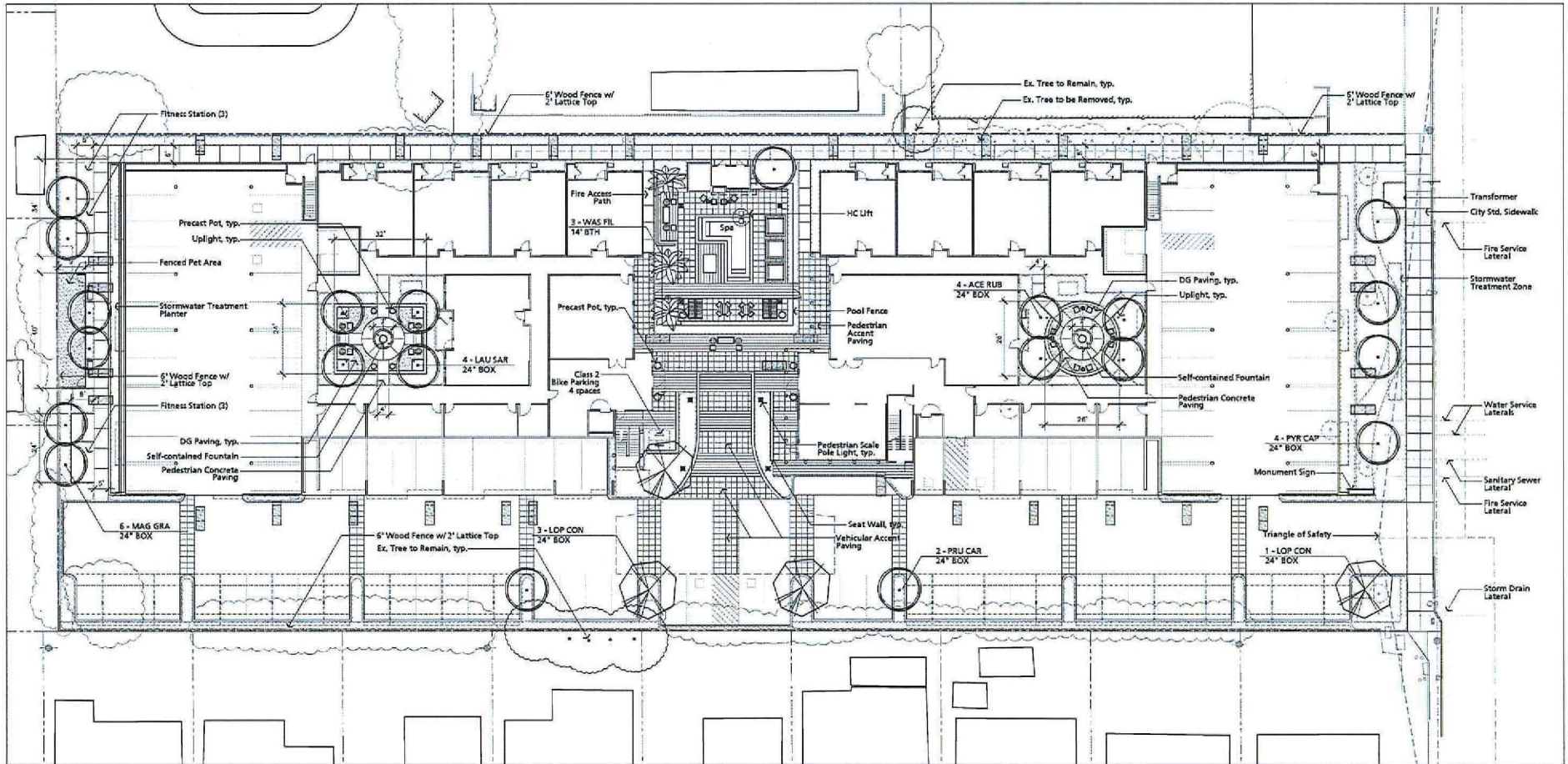
PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY UTILITY PLAN



- ABBREVIATIONS**
- ⊕ DOMESTIC WATER SERVICE
 - WM WATER METER
 - M IRRIGATION METER
 - ⊕ FIRE SPRINKLER SERVICE
 - PV POST INDICATOR VALVE
 - FDC FIRE DEPARTMENT CONNECTION
 - ⊕ CHECK VALVE
 - ⊕ FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER SERVICE
 - ⊕ REMOVE & REPLACE PAVEMENT



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

181 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 'Gravestain'



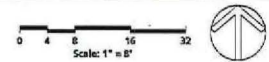
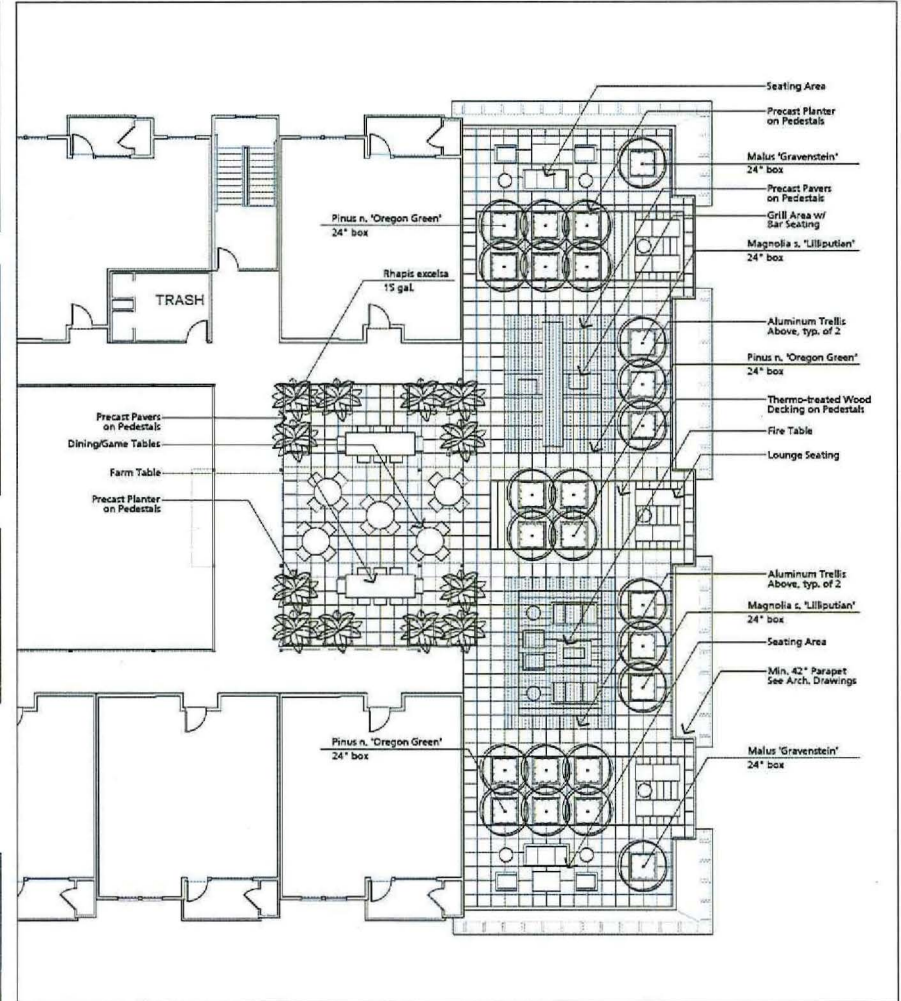
Pinus nigra 'Oregon Green'



Rhaps excelsa



Magnolia soulangiana 'Lilliputian'



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA

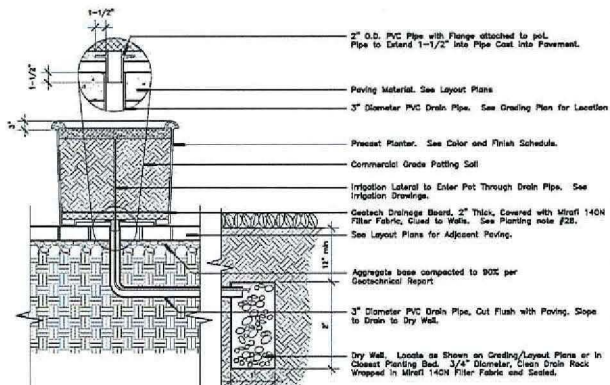


Schematic Landscape Plan - Roof Deck

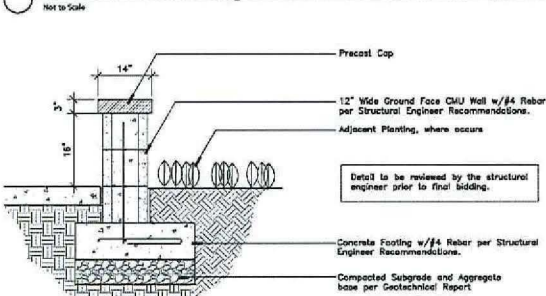
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L-2

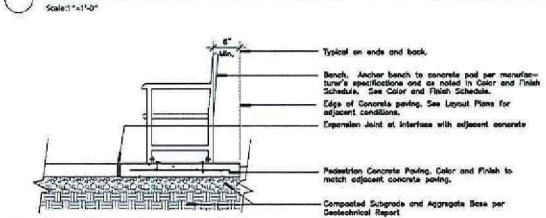
THE GUZZARDO PARTNERSHIP INC.
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F 415 433 5003



Planter Pot on Paving



Seat Wall On-Grade



Bench on Concrete Pad



Narrow Modular Pavers



Self-Contained Fountain



HC Lift



Pet Area & Entry Gate



Wood Fence with Lattice Top



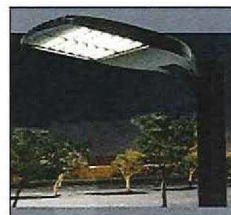
Outdoor Fitness Equipment



Concrete Seatwalls



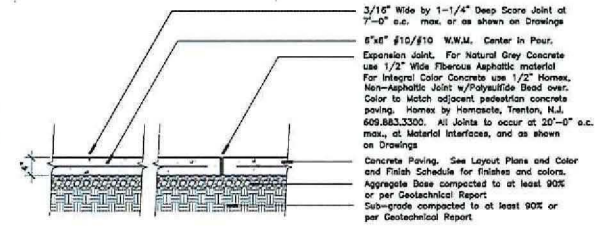
Lithonia Bollard



Lithonia Pole Light

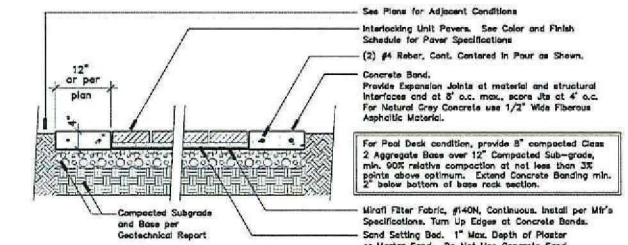


Glass Pool Fence



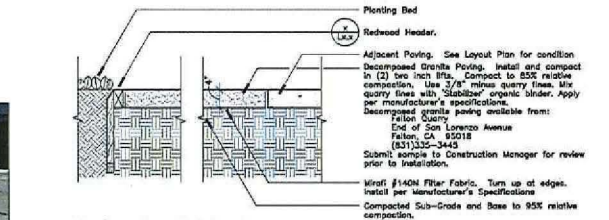
Pedestrian Concrete Paving

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
ROSELVILLE CA



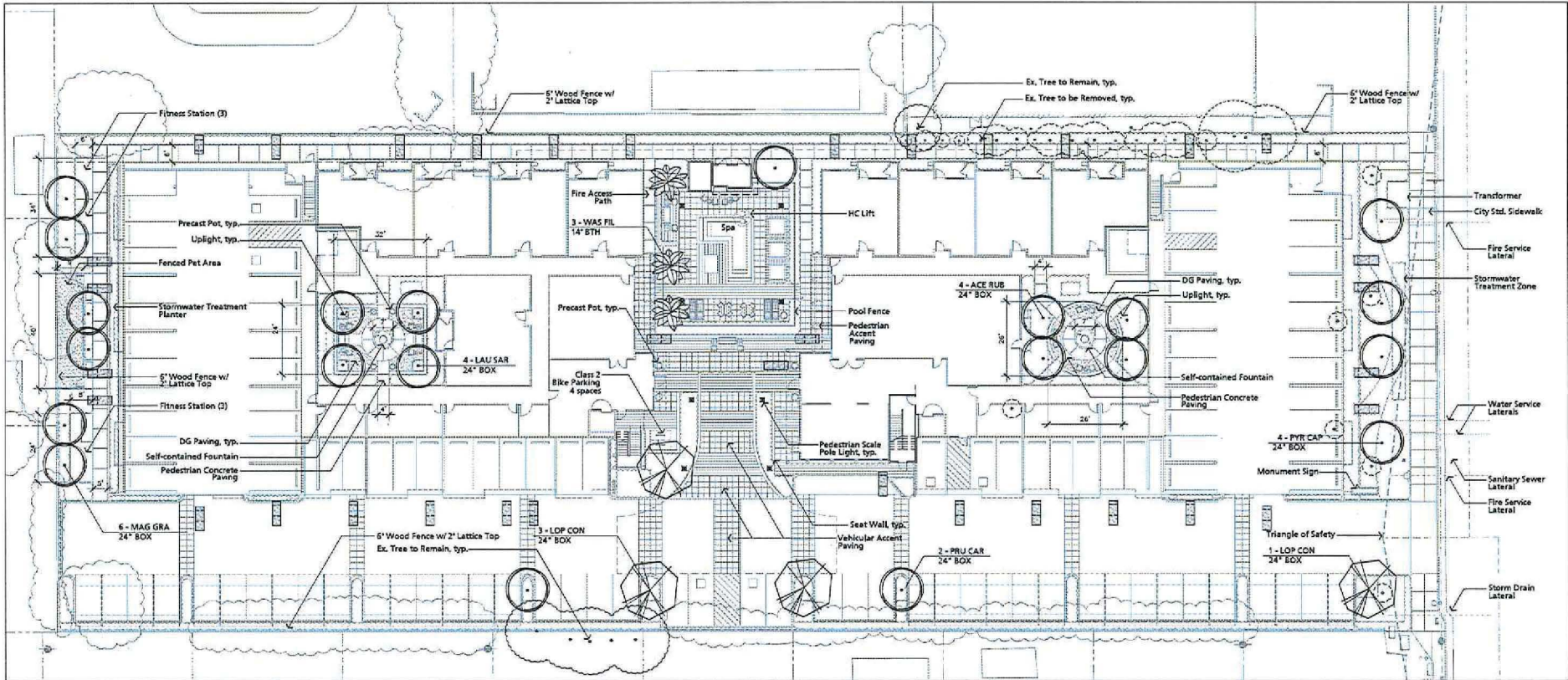
Imagery & Conceptual Details

10.01.15




L-3

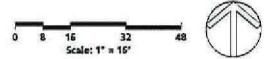
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TREE DISPOSITION LEGEND

-  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

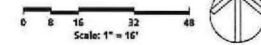
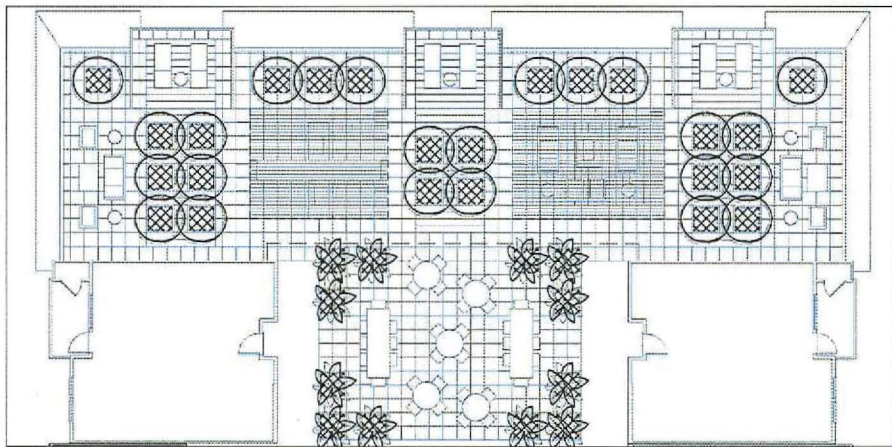
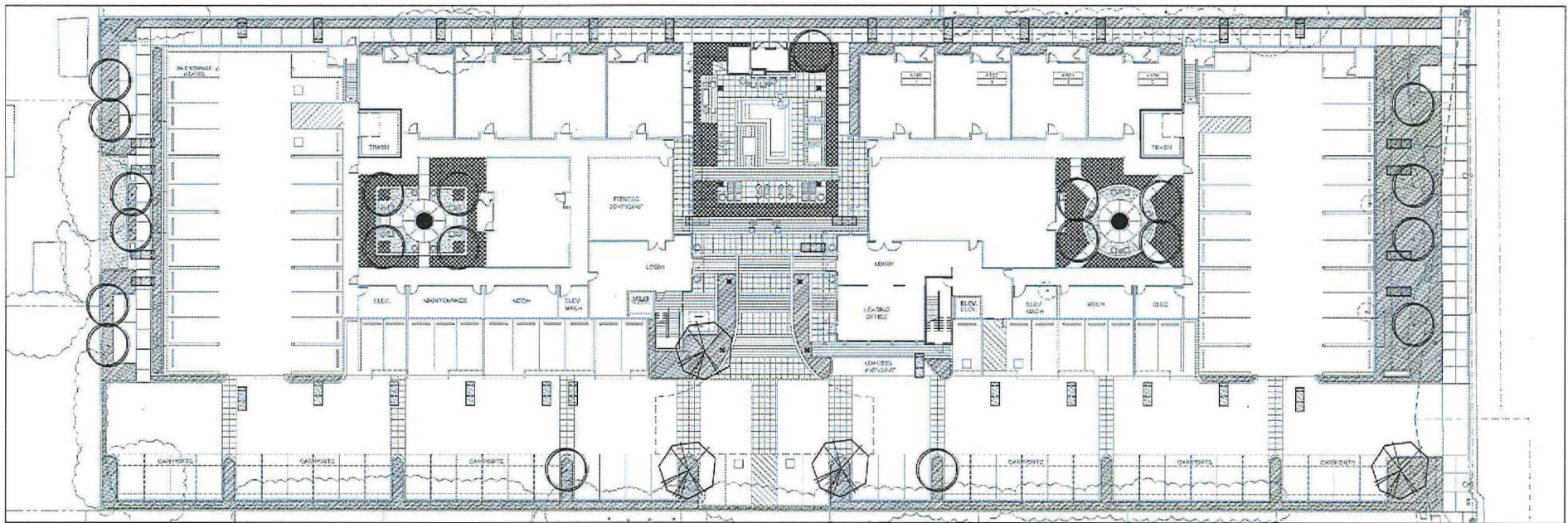


Tree Disposition Plan

10.01.15

L-4

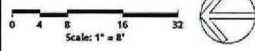
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WATER USE LEGEND - SITE

- 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



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

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA

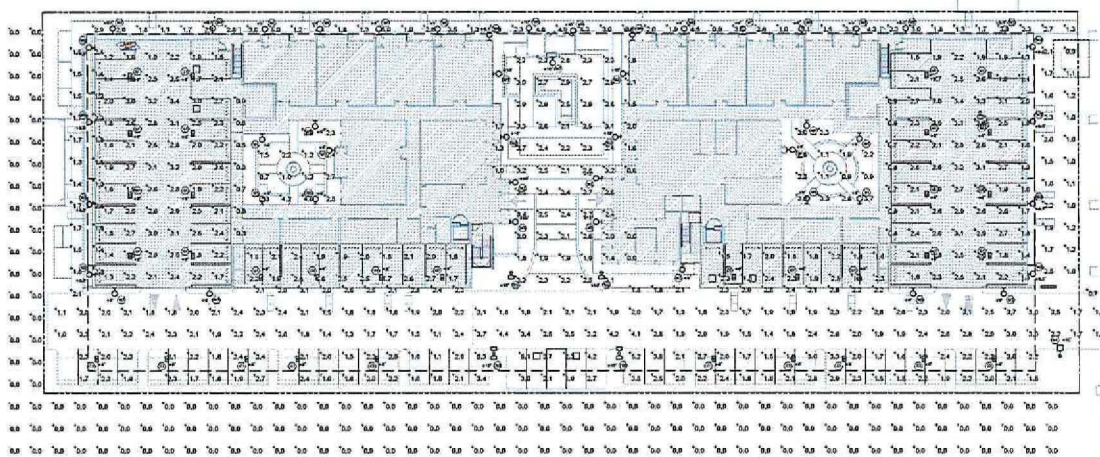


Irrigation Zoning Diagram

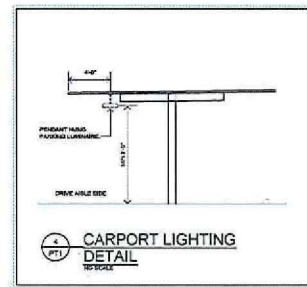
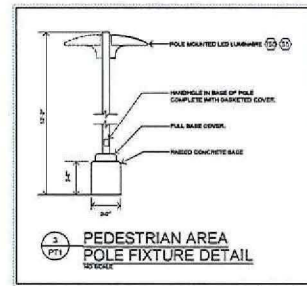
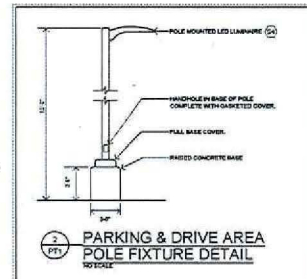
10.01.15

L-6

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



1 SITE LIGHTING PHOTOMETRIC PLAN
FOOTCANDLES



REVISIONS	DATE



SANTANA TERRACE SENIOR APARTMENTS
PHOTOMETRICS
SANTA CLARA, CA

SITE PHOTOMETRIC PLAN



Date	06-09-11
Scale	AS NOTED
Drawn	JLP
Job	1003
Sheet	PT-1.0
Of	Sheets

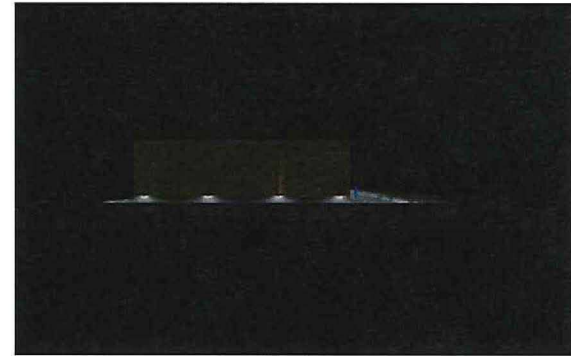
These drawings and specifications represent the project of L&L Lighting Engineering, Inc. and may not be reproduced, used or altered without the written consent of L&L Lighting Engineering, Inc.



View #1



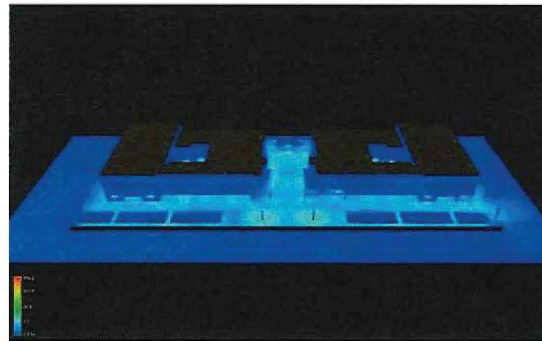
View #2



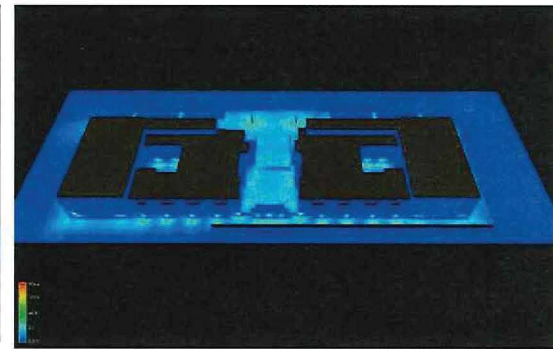
View #3



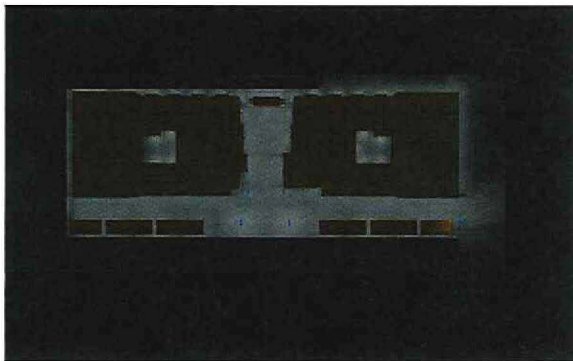
View #4



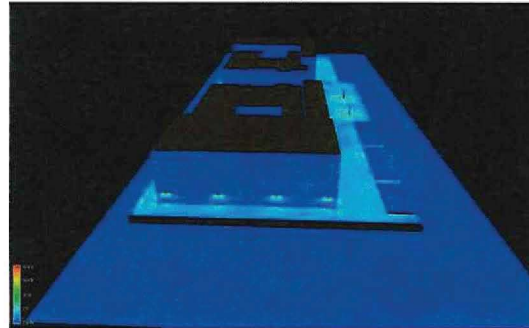
View #7



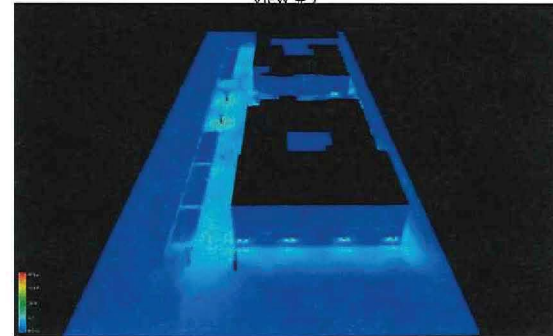
View #9



View #5



View #8



Current View



⋮

Designer

Date

6/6/2015

Scale

Not to Scale

Drawing No.

Summary