



VICINITY MAP



NOT TO SCALE



DIRECTORY

APPLICANT / DEVELOPER
USA PROPERTIES FUND, INC.
 3200 DOUGLAS BLVD., SUITE 200
 ROSEVILLE, CA 95661
 P: 916.724.2848
 ATTN: ARTHUR M. MAY
 amay@usapropfund.com

CIVIL ENGINEER
RICK ENGINEERING COMPANY
 2525 EAST BIDWELL STREET
 FOLSOM, CA 95630
 P: 916.638.8200
 ATTN: DON DRUSE
 cdruze@rickengineering.com

ARCHITECT
DAHIN GROUP
 ARCHITECTURE PLANNING
 5885 OWENS DRIVE
 PLEASANTON, CA 94588
 P: 925.251.7200
 ATTN: SEAN REYNOLDS
 sean.reynolds@dahingroup.com

PHOTOMETRICS
UP-LIGHT
 ELECTRICAL ENGINEERING, INC.
 3150 TWITCHELL ISLAND RD.
 WEST SACRAMENTO, CA 95691
 P: 916.371.3202
 ATTN: JIM PUGA
 jpn.puga@up-lightee.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

OWNER
RUBICON INVESTMENTS
 2225 YONAGIO VALLEY RD., SUITE F
 WALNUT CREEK, CA 94598
 P: 925.937.1230
 ATTN: MICHAEL PEISER, ESQ.
 rubieseg@sboglobal.net

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 A0.0 COVER SHEET

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PHOTOMETRICS
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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 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

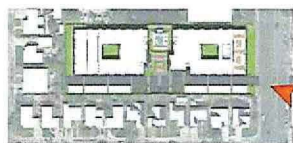
JOB NO. 1236-001
DATE 10-01-2015

5865 Owens Drive
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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

5865 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
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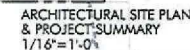
A1.3

OUTDOOR AREA SUMMARY	
Grass Deck	3,160.51
Gate Equipment / Entrance	208.61
Courtyard Walkways	463.57
Open Courtyard A	1,912.57
Eastern Courtyard B	1,216.57
Entry Court	3,042.57
Front Yard	2,967.57
Cross Lake Parking	3,070.57
Green Yard	4,121.57
Rear Yard	2,034.57
Use Terraces	5,722.57
Roof Terrace	4,820.57
Driveway Area & Unexcused Parking	14,763.57
Excavated Chapel Parking	5,084.57
Total Site Open Area	23,970.57
Total Open Area per Building / Terraces	34,221.57
Total Drive Area & Parking	19,796.57
Total Site Outdoor Area	43,768.57

[illegible]

3. GROSS AREA, LINE AND SUMMARY									
	Quantity	Net Area (SF)	Gross Area	1 Bedroom Plans	2 Bedroom Plans		Unit Totals		Unit Size
				Plan 1	Plan 2	Plan 3			
Net Area (SF)				699 SF	742 SF	1,030 SF	1,364 SF		
Gross Area (SF)				768 SF	788 SF	1,030 SF	1,364 SF		
Unit Schedule - Deck				65 SF	83 SF	183 SF	1,111 SF		
Unit Schedule - Balcony				65 SF	83 SF	183 SF	1,111 SF		
Unit Schedule - Porch				18 SF	23 SF	17 SF	10 SF		
Unit Schedule - Staircase				18 SF	23 SF	17 SF	10 SF		
Unit Schedule - Entry	19	6,734 SF	5,564 SF					141 SF	141 SF
Unit Schedule - Hall	22	24,320 SF	20,847 SF	18	2	6	5	2,005 SF	495 SF
Unit Schedule - Corridor	24	25,779 SF	22,421 SF	18	2	6	5	1,000 SF	240 SF
Unit Schedule - Room	22	16,131 SF	17,687 SF	18	3	2	1	1,360 SF	266 SF
Unit Schedule - Bath	24			18	2	6	5		
Total Quantity (Units)				133	122	15	9		
Total Area (SF)	330,272			13.3%	12.2%	15.2%	9.3%		
Total Unit Area (SF)	17,047 SF	72,847 SF						5,770 SF	1,438 SF
Total Unit Volume (cu ft)	3,220 SF								
Total Unit Schedule (SF)	1,439 SF			65	83	183	1,111		
Unit Schedule - Deck	19			18	23	17	10		
Unit Schedule - Balcony	22			18	23	17	10		
Unit Schedule - Porch	24			18	23	17	10		
Unit Schedule - Staircase	24			18	23	17	10		
Unit Schedule - Entry	19			18	23	17	10		
Unit Schedule - Hall	22			18	23	17	10		
Unit Schedule - Corridor	24			18	23	17	10		
Unit Schedule - Room	22			18	23	17	10		
Unit Schedule - Bath	24			18	23	17	10		
Unit Schedule - Kitchen	24			18	23	17	10		
Unit Schedule - Living	24			18	23	17	10		
Unit Schedule - Dining	24			18	23	17	10		
Unit Schedule - Bedroom	24			18	23	17	10		
Unit Schedule - Bathroom	24			18	23	17	10		
Unit Schedule - Closet	24			18	23	17	10		
Unit Schedule - Storage	24			18	23	17	10		
Unit Schedule - Laundry	24			18	23	17	10		
Unit Schedule - Utility	24			18	23	17	10		
Unit Schedule - Other	24			18	23	17	10		
Average Net Unit Size	768 SF			13.3%	12.2%	15.2%	9.3%		

PARKING SUMMARY			
	Total Standard Parking Spaces Required	Total Compact Parking Spaces Required	Accessible Parking Spaces Required
PARKING AREA/PAVEMENT SUMMARY			
Parking Pavement			
Asphalt/Paving	11 Spaces	13 Spaces	4 Spaces
Gravel Parking	11 Spaces	13 Spaces	4 Spaces
Total Parking Spaces	22 Spaces	26 Spaces	8 Spaces
Project Parking Space	1.14 Spaces / Unit		
ACCESSIBILITY SUMMARY			
Asphalt/Concrete Paving (Required)	12 Spaces		Accessible Parking Spaces Required
Gravel Paving (Optional)	10 Spaces		12 Spaces
BIKE/BIKEWAY SUMMARY			
Bike Storage (Class 1 Protected)	2 Lockers	4 Spaces	
Bike Storage (Class 2 Protected)	4 Spaces	4 Spaces	

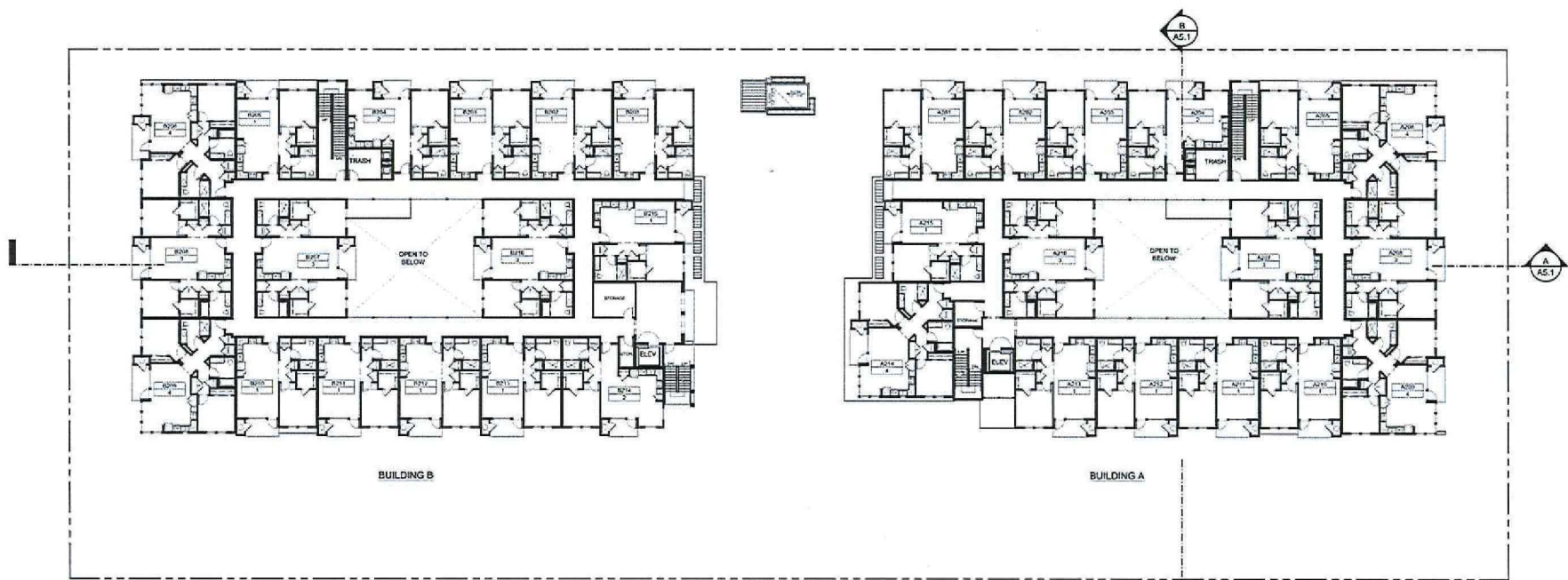


USA
PROPERTIES
FUND

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

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

A2.



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 94566
 925-251-7200



A2.2



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
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A2.3



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

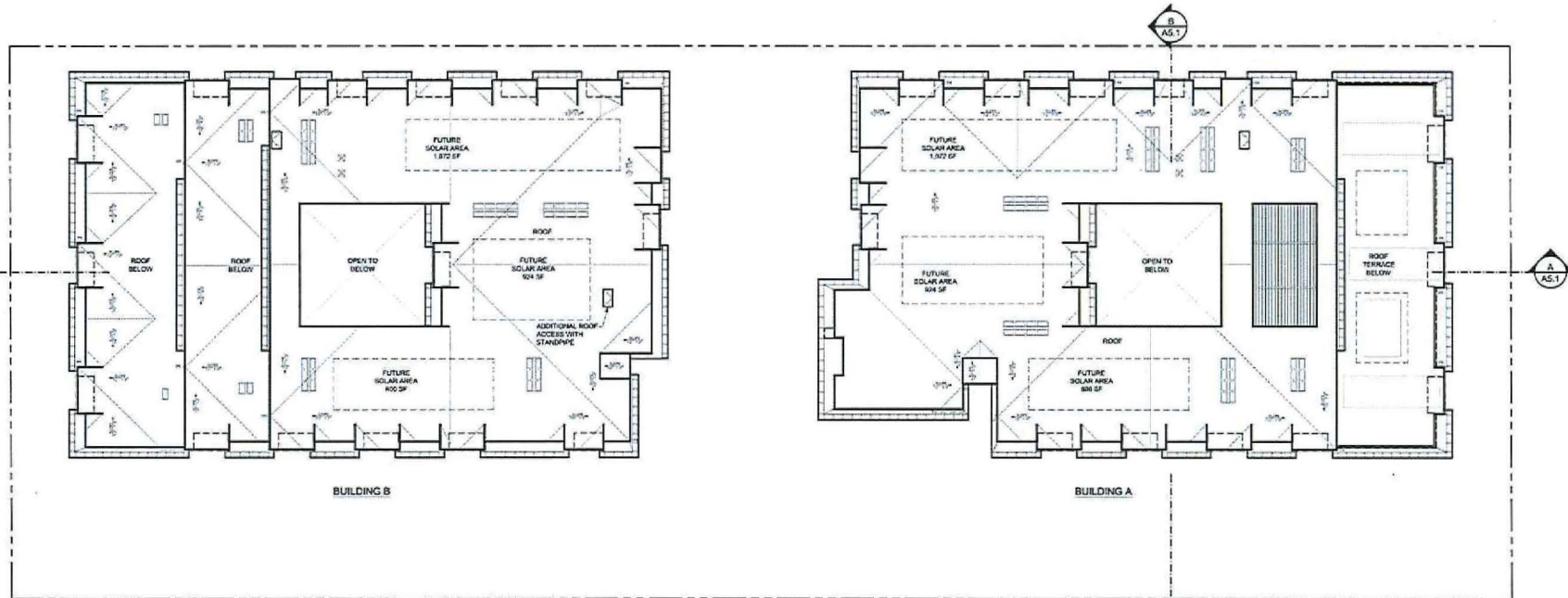


4TH FLOOR PLAN
 1/16" = 1'-0"

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

5855 Owens Drive
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A2.4



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

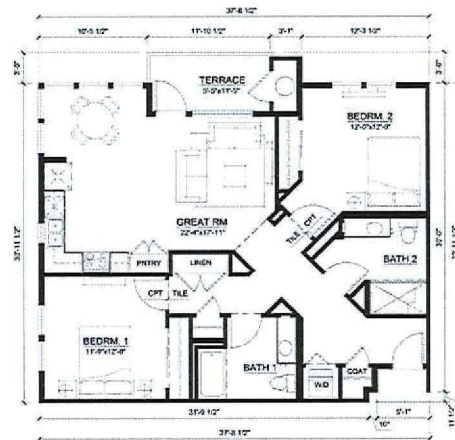


ROOF PLAN
 1/16" = 1'-0"

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

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 925-251-7200

A2.5



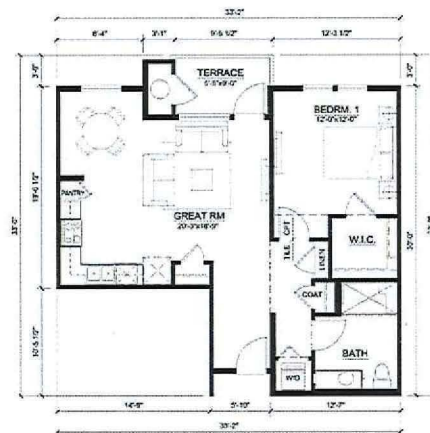
PLAN 4 - 2 BED/2 BATH

PERIMETER (GROSS) AREA: 1,111 SQFT
 INTERIOR (NET) AREA: 1,049 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: 748 SQFT
 INTERIOR (NET) AREA: 697 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

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 & GORGES WATER CLV 1031W)	11	STEEL COLUMN (FRAZZE - RINGSPUN CLV 1160H)
4	COMPOSITE WOOD LAP SIDING (P. CANEVEL - 100L D10570G)	12	STEEL CHANNEL (FRAZZE - RINGSPUN CLV 1160H)
5	COMPOSITE WOOD VERTICAL SIDING (P. CANEVEL - 5428BA)	13	METAL AWNING (FRAZZE - RINGSPUN CLV 1160H)
6	TRIM (FRAZZE - RINGSPUN CLV 1160H)	14	CONCRETE COLUMN (FRAZZE - GORGES WATER CLV 1031W)
7	COMPOSITE WOOD HAILING w/ METAL FRAME	15	WALL MOUNTED DOWNLIGHT (DARK BRONZE)
8	STONE/FRONT WINDOW (BRONZE)	16	DOWNLIGHT (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
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.1

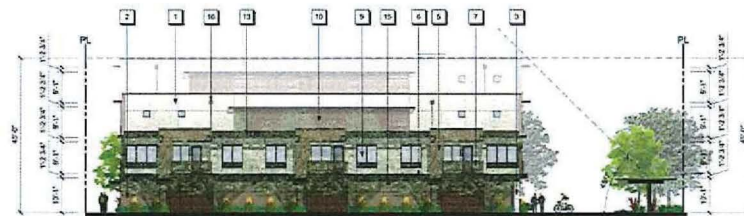
COLOR & MATERIAL LEGEND			
1	PLASTER - BODY (FRAZEE - LORETTE CLV 1400W)	8	VINYL WINDOW (BRONZE)
2	PLASTER - BASE (FRAZEE - LATTE CL 2055A)	9	COMPOSITE WOOD SCREEN
3	PLASTER - ACCENT (FRAZEE - LORETTE CLV 1000W & GORGEE WATER CLV 1010W)	10	STEEL COLUMN (FRAZEE - RINGSPAN CLV 1160H)
4	COMPOSITE WOOD LAP SIDING (L.P. CANDELS - TOLLWOOD TONE)	11	STEEL V-C CHANNEL (FRAZEE - RINGSPAN CLV 1160H)
5	COMPOSITE WOOD VERTICAL SIDING (L.P. CANDELS - SERRANA)	12	METAL RAILING (FRAZEE - RINGSPAN CLV 1160H)
6	TIMBER (FRAZEE - RINGSPAN CLV 1160H)	13	CONCRETE COLUMN (FRAZEE - SERRANA WATER CLV 1010W)
7	COMPOSITE WOOD SLATING w/ METAL FRAME	14	PAINTED BRICK (DARK BRONZE)
8	STONE/FRONT WINDOW (BRONZE)	15	PAINTED BRICK (DARK BRONZE)
		16	DOOR/HOUSE (BRONZE)



WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION



WEST ELEVATION



EAST ELEVATION

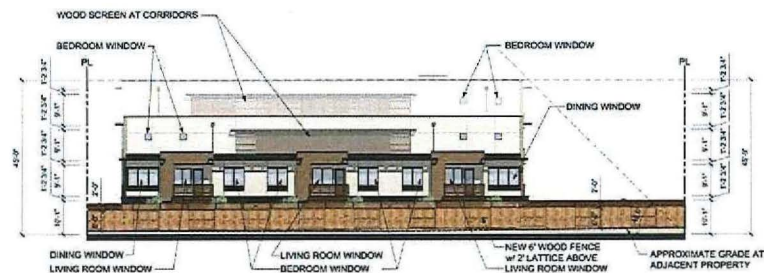
PLANTING SHOWN ON BUILDING ELEVATIONS IS CONCEPTUAL. SEE LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION ON TREE AND PLANTING PALETTE.

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

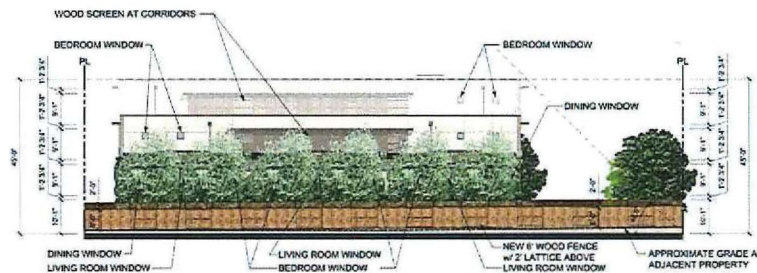


ELEVATIONS
1/16" = 1'-0"
JOB NO. 1236-001
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5655 Owens Drive
Pleasanton, CA 94588
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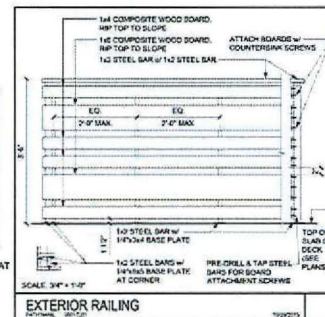
A4.2



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

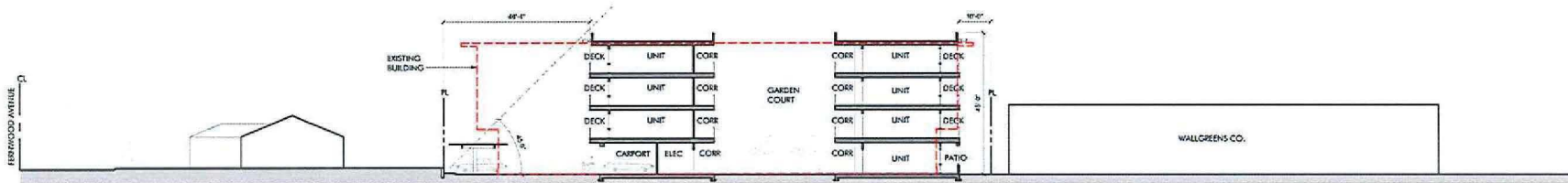


TREE GROWTH ELEVATIONS
1/16" = 1'-0"

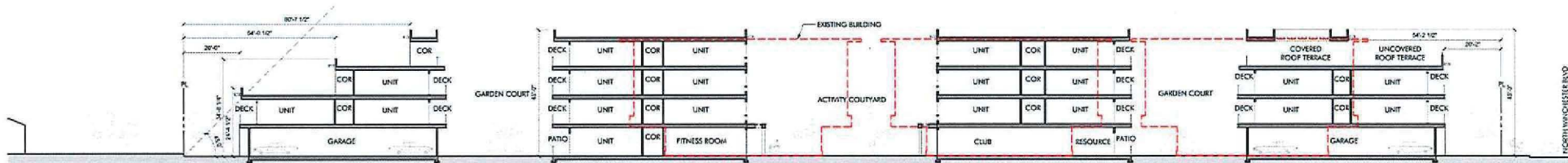
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A4.3



SITE SECTION B



SITE SECTION A

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



SITE SECTIONS
1/16" = 1'-0"
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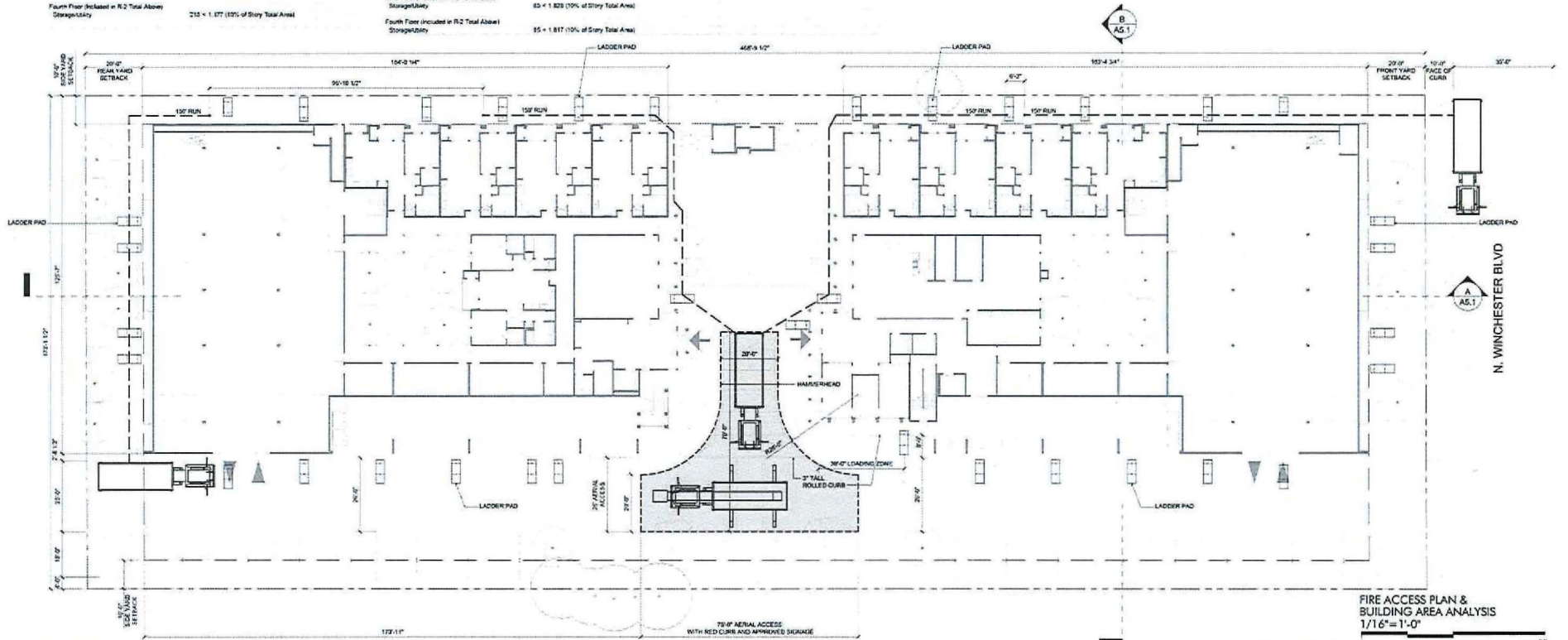
A5.1

Actual Building B Areas (Sec. 502.546-549)						
Building Area (Mixed Occupancies)	Area	Max. Area	Ratio	Area	Max. Area	Ratio
First Floor	8,110	30,000	0.270	10,550	63,000	0.172
Total Area	18,960					
Total Ratio	0.384 ± 1		Complies			
Second Floor	18,600	30,000	0.519	0	63,000	0.000
Total Area	18,600					
Total Ratio	0.519 ± 1		Complies			
Third Floor	14,781	30,000	0.411	0	63,000	0.000
Total Area	14,781					
Total Ratio	0.411 ± 1		Complies			
Fourth Floor	11,702	30,000	0.327	0	63,000	0.000
Total Area	11,702					
Total Ratio	0.327 ± 1		Complies			
Building Total Area	64,159					
Building Total Ratio	1.633 ± 2		Complies			
Accessory Occupancies (Sec. 502.51)						
First Floor (Included in R-2 Total Above)						
Storage/Utility	277 ± 1.896 (13% of Story Total Area)					
Second Floor (Included in R-2 Total Above)						
Storage/Utility	219 ± 1.655 (13% of Story Total Area)					
Third Floor (Included in R-2 Total Above)						
Storage/Utility	210 ± 1.478 (13% of Story Total Area)					
Fourth Floor (Included in R-2 Total Above)						
Storage/Utility	213 ± 1.177 (13% of Story Total Area)					

Actual Building A Areas (Sec. 502.546-549)						
Building Area (Mixed Occupancies)	Area	Max. Area	Ratio	Area	Max. Area	Ratio
First Floor	15,682	30,000	0.523	10,294	63,000	0.163
Total Area	15,682					
Total Ratio	0.523 ± 1		Complies			
Second Floor	15,480	30,000	0.516	0	63,000	0.000
Total Area	15,480					
Total Ratio	0.516 ± 1		Complies			
Third Floor	15,237	30,000	0.508	0	63,000	0.000
Total Area	15,237					
Total Ratio	0.508 ± 1		Complies			
Fourth Floor	13,602	30,000	0.453	0	63,000	0.000
Total Area	13,602					
Total Ratio	0.453 ± 1		Complies			
Building Total Area	73,732					
Building Total Ratio	1.824 ± 2		Complies			
Accessory Occupancies (Sec. 502.51)						
First Floor (Included in R-2 Total Above)						
Storage/Utility	1,553					
Second Floor (Included in R-2 Total Above)						
Storage/Utility	315					
Third Floor (Included in R-2 Total Above)						
Storage/Utility	1,858 ± 1.879 (13% of Story Total Area)					
Fourth Floor (Included in R-2 Total Above)						
Storage/Utility	85 ± 1.543 (13% of Story Total Area)					
Fifth Floor (Included in R-2 Total Above)						
Storage/Utility	63 ± 1.828 (13% of Story Total Area)					
Sixth Floor (Included in R-2 Total Above)						
Storage/Utility	85 ± 1.817 (13% of Story Total Area)					

Allowable Building Area (Sec. 502.1 & Table 503)						
Building Area (R-2 Occupancy)	Area	Max. Area	Ratio	Area	Max. Area	Ratio
First Floor	12,000 ± 24	24,000	0.375	12,000 ± 24	24,000	0.375
Second Floor	21,000 ± 24	42,000	0.650	21,000 ± 24	42,000	0.650
Third Floor	21,000 ± 24	42,000	0.650	21,000 ± 24	42,000	0.650
Fourth Floor	21,000 ± 24	42,000	0.650	21,000 ± 24	42,000	0.650
Fifth Floor	21,000 ± 24	42,000	0.650	21,000 ± 24	42,000	0.650
Sixth Floor	21,000 ± 24	42,000	0.650	21,000 ± 24	42,000	0.650
Building Total Area	126,000 ± 144	252,000	1.000	126,000 ± 144	252,000	1.000
Building Total Ratio	1.000 ± 2		Complies			
Accessory Occupancies (Sec. 502.51)						
First Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344
Second Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344
Third Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344
Fourth Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344
Fifth Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344
Sixth Floor (Included in R-2 Total Above)						
Storage/Utility	11,500 ± 24	23,000	0.344	11,500 ± 24	23,000	0.344

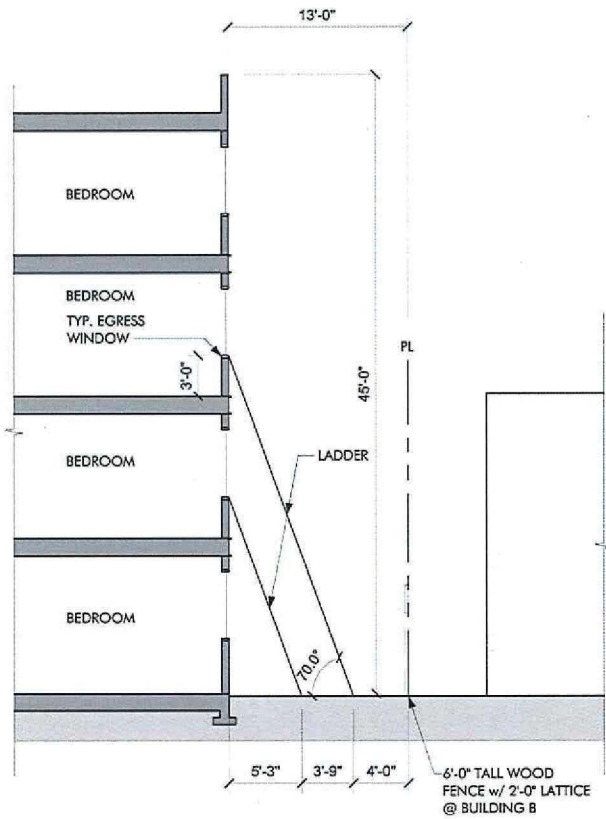
BUILDING AREA ANALYSIS (Sec. 502)						
Occupancy Classification	Type	Area	Max. Area	Ratio	Area	Max. Area
Residential	R-2	12,000	24,000	0.375	12,000	24,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000
Accessory Occupancy	A-3	11,500	23,000	0.344	11,500	23,000



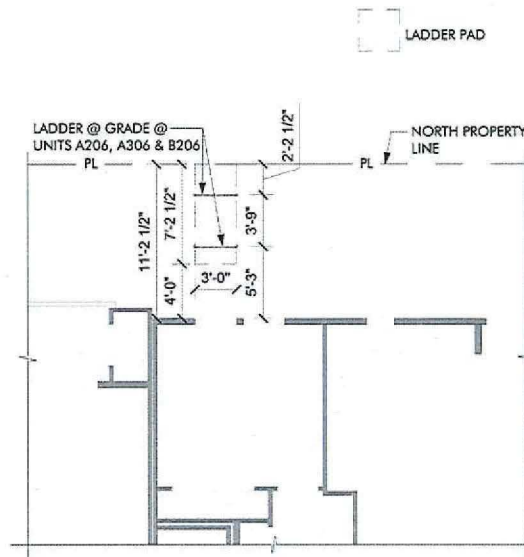
SANTANA TERRACE SENIOR APARTMENTS
SANTA CLARA, CA
USA PROPERTIES FUND, INC



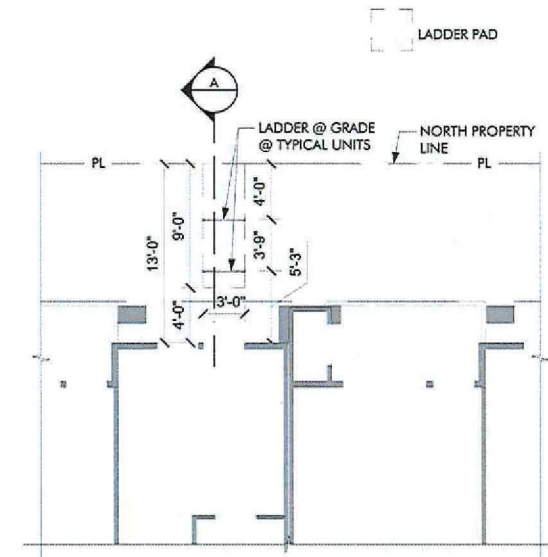
FIRE ACCESS PLAN &
BUILDING AREA ANALYSIS
1/16" = 1'-0"
JOB NO. 1236-001
DATE 10-01-2015
5855 Owens Drive
Pleasanton, CA 94568
925-251-7200
A6.1a



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 | |
| 4 FOREST RIDGE OFFICE CENTER | 8 7-ELEVEN | |
| | | LEGEND |
| | | -- -- -- 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

5865 Owens Drive
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
 5885 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



A6.3



VIEW 1 - BEFORE



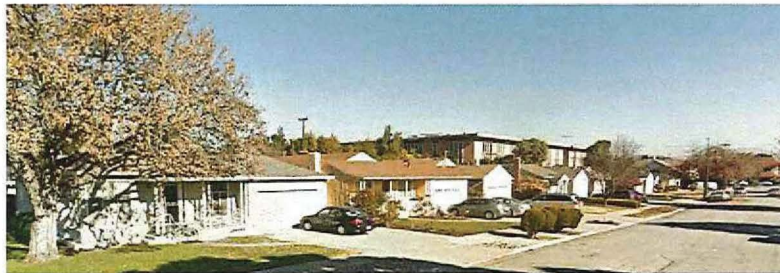
VIEW 1 - AFTER



VIEW 2 - BEFORE



VIEW 2 - AFTER

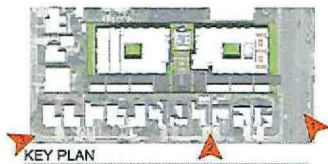


VIEW 3 - BEFORE



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

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

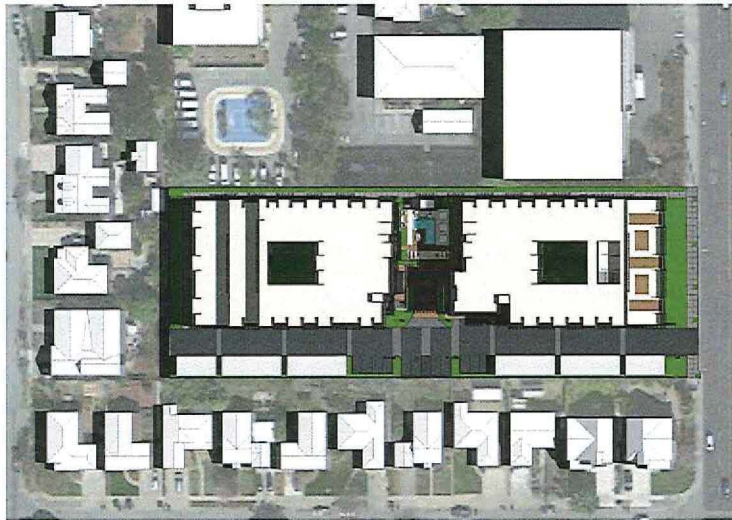
A6.4



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

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

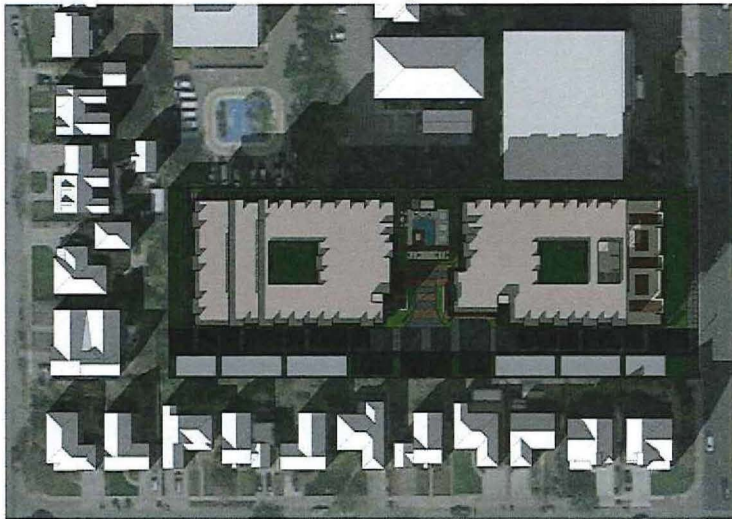
JOB NO. 1236-001

DATE 10-01-2015

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



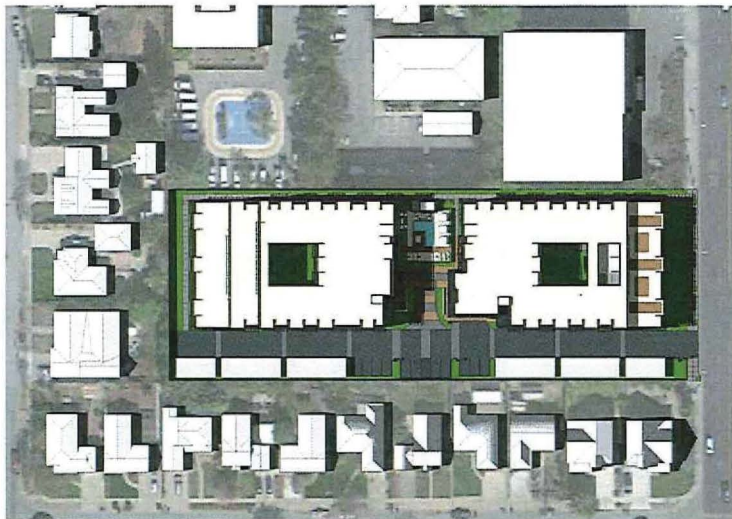
A6.5b



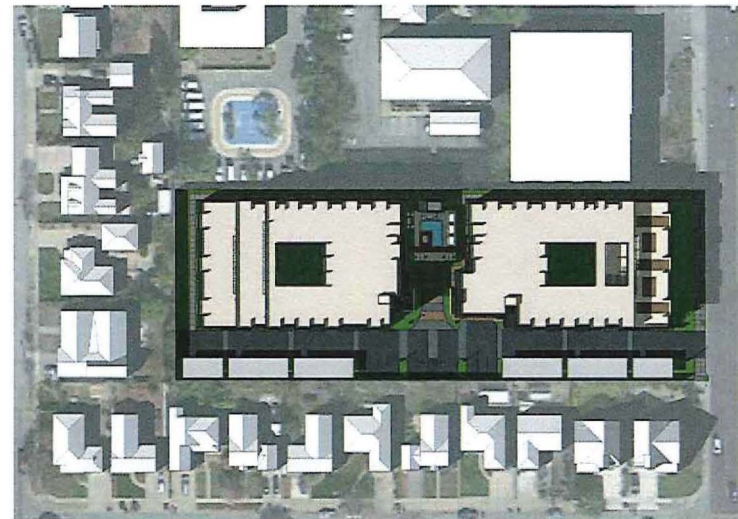
DECEMBER 21 AT 3:00 PM



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

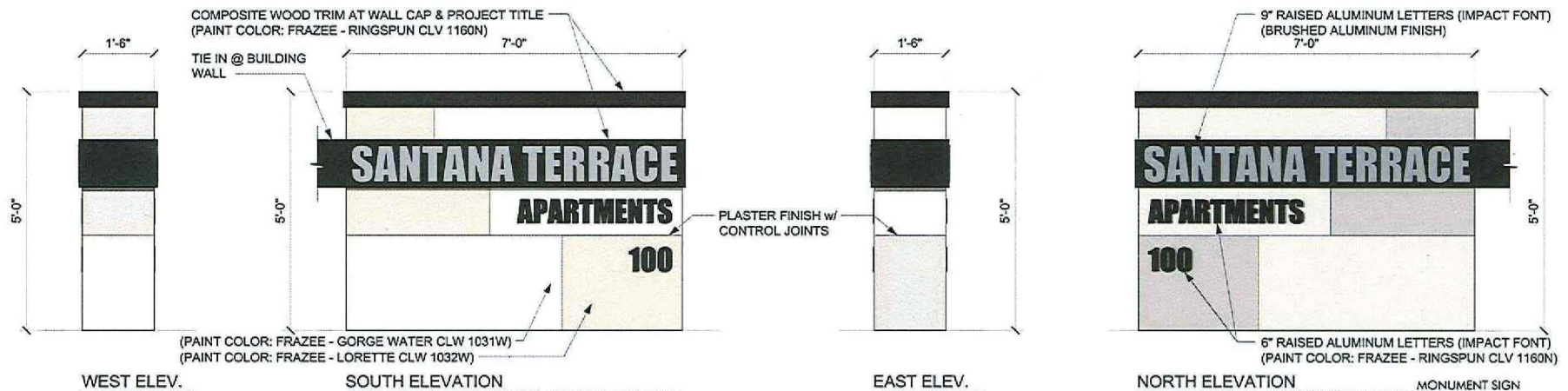
5885 Owens Drive
Pleasanton, CA 94588
925-251-7200



A6.5c



VIEW FROM N. WINCHESTER BLVD.



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



JOB NO. 1236-001
 DATE 10-01-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A6.6



3121 EAST MARVEL STREET
PO BOX 30300
FOLSOM, CA 95630
TEL: (916) 834-8200 FAX: (916) 834-3144
WWW.USAPROPERTIES.COM



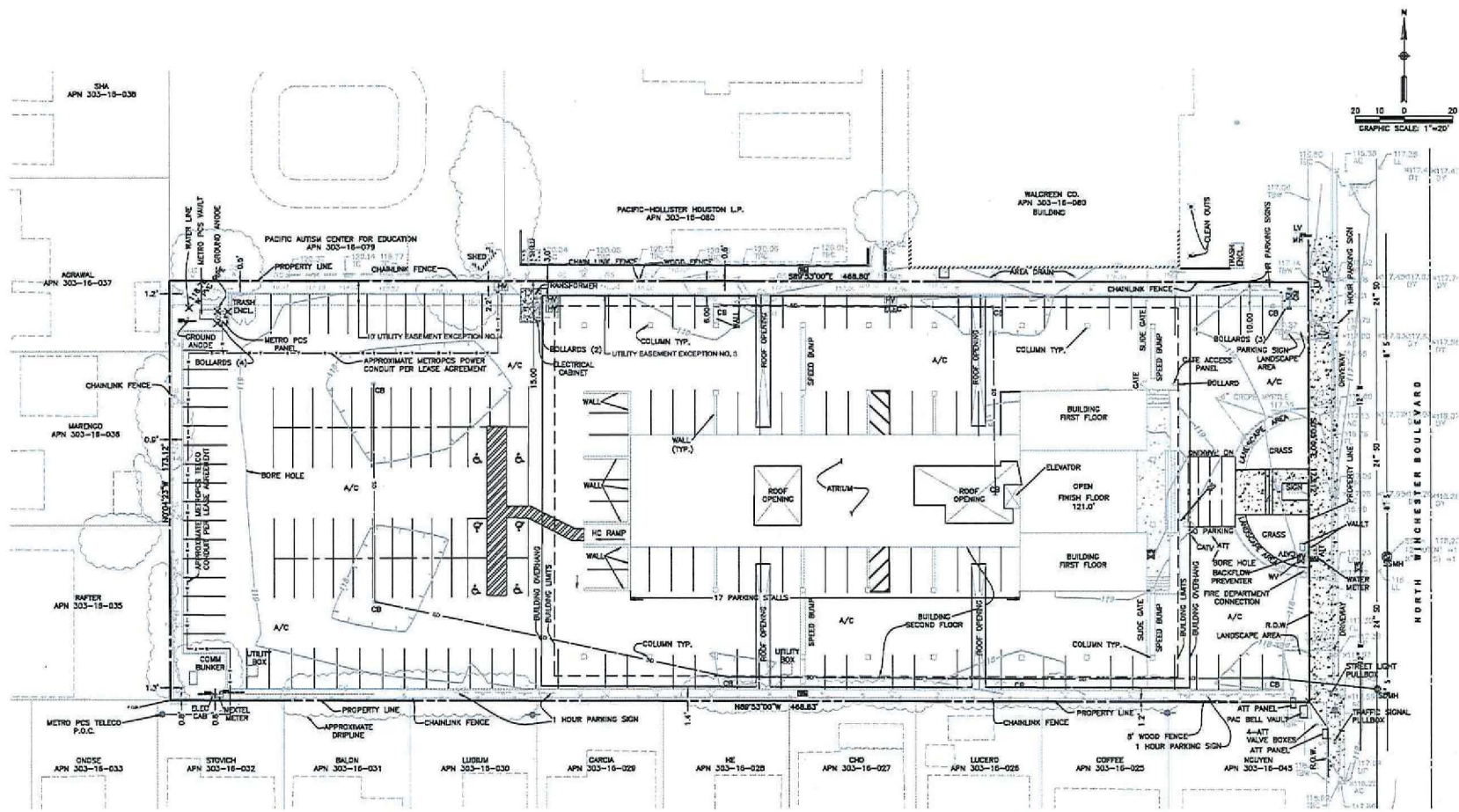
SANTANA TERRACE EXISTING CONDITION PLAN CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-02-2015

JOB NUMBER:
17271-B

PRELIMINARY
NOT FOR CONSTRUCTION

C1 of 4



EXISTING CONDITION PLAN

APPLICANT/DEVELOPER
USA PROPERTIES, INC.
3200 DOUGLAS BOULEVARD, SUITE 200
ROSELAND, CALIFORNIA 95061
CONTACT: ART WAT
EMAIL: ARTWAT@USAPROPERTIES.COM
PHONE: (916) 773-8580 - FAX: (916) 773-4883

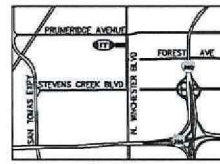
ENGINEER
RICK ENGINEERING COMPANY
2525 EAST BOWELL STREET, SUITE 100
FOLSOM, CALIFORNIA 95630
CONTACT: DONALD GRUSE, PROJECT ENGINEER
EMAIL: DONALDGRUSE@RICKENGINEERING.COM
PHONE: (916) 834-8200 - FAX: (916) 834-3144

ASSESSOR'S PARCEL NUMBER
303-18-073

TOTAL ACREAGE
1.88± ACRES NET

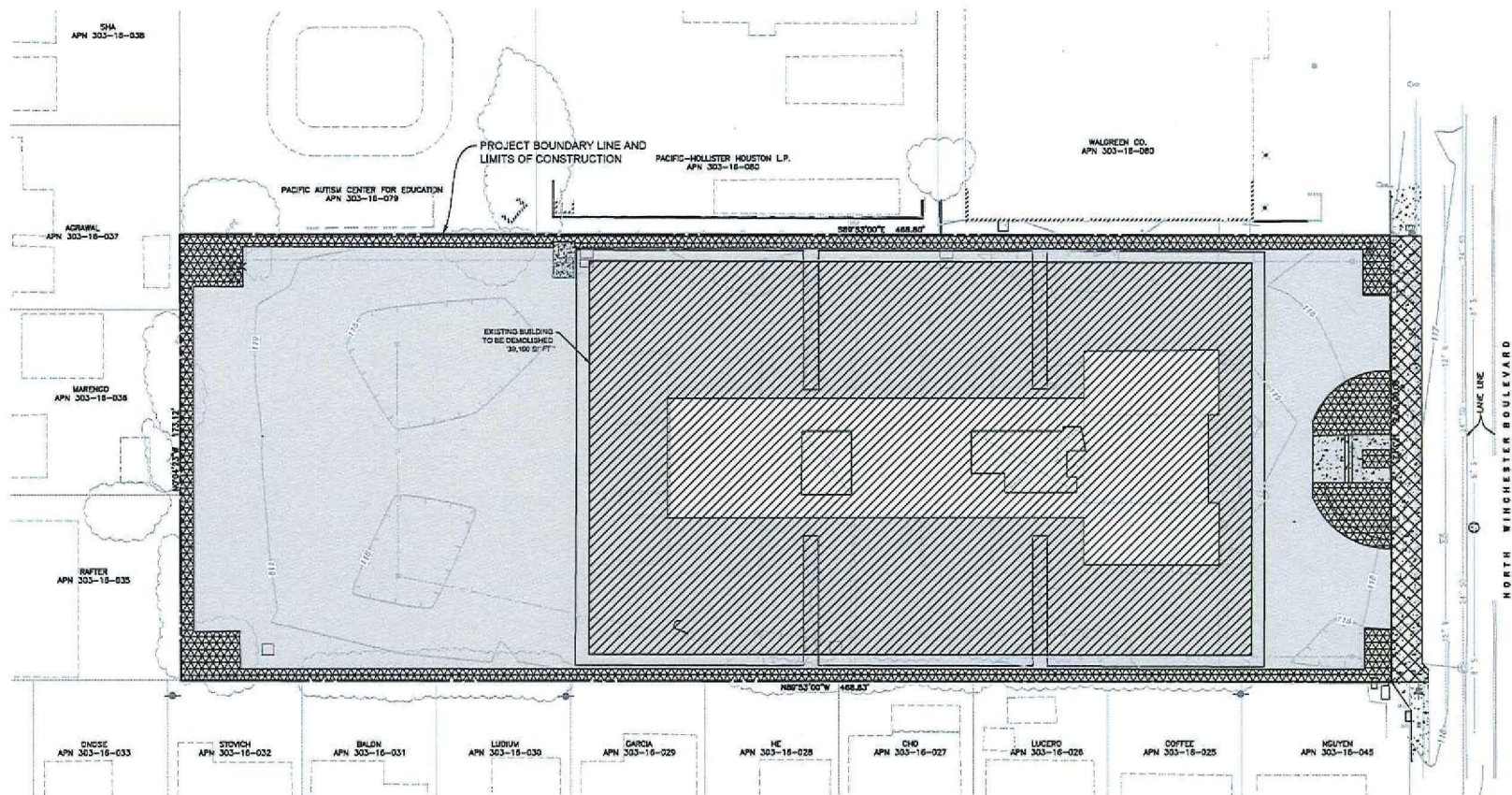
BASIS OF BEARINGS
THE BEARING OF NORTH 00°01'20" WEST BETWEEN FOUND
MONUMENTS SHOWN HEREON PER RECORD OF SURVEY RECORDED
IN BOOK 166, PAGE 53, SANTA CLARA COUNTY RECORDS WAS USED
AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK
CITY OF SANTA CLARA BENCH MARK NO. A-2, HAVING A NAVSS
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 PRIMERIDGE AVE. & N. WINCHESTER BLVD.
IN THE TOP OF A CATCH BASIN HOOD.



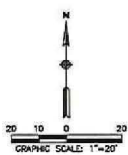
VICINITY MAP
NTS

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



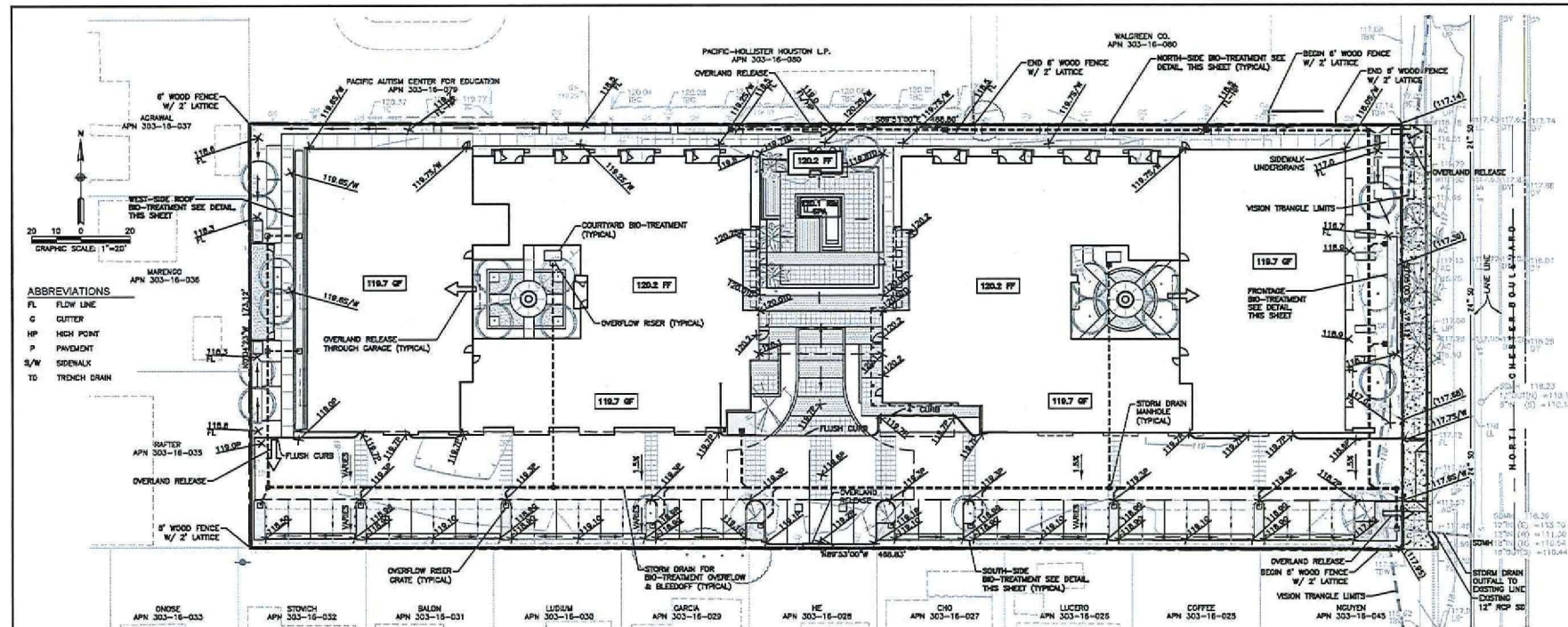
PRELIMINARY DEMOLITION PLAN

- 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

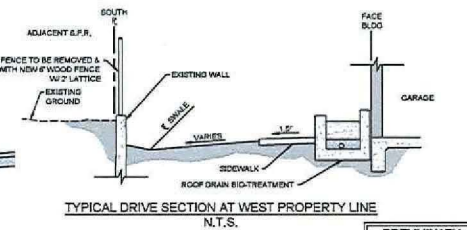
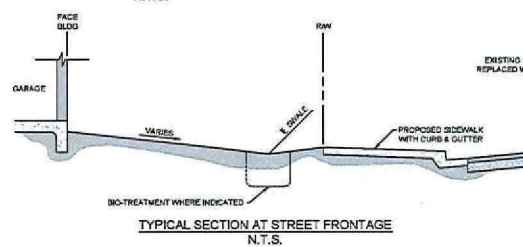
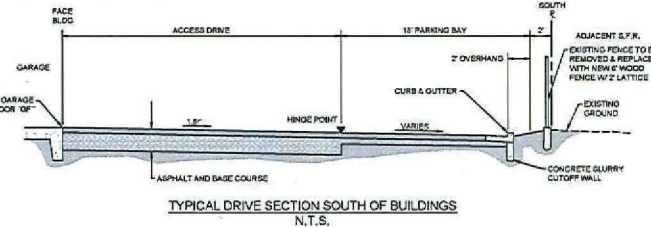
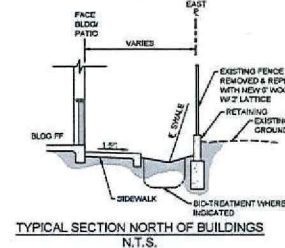
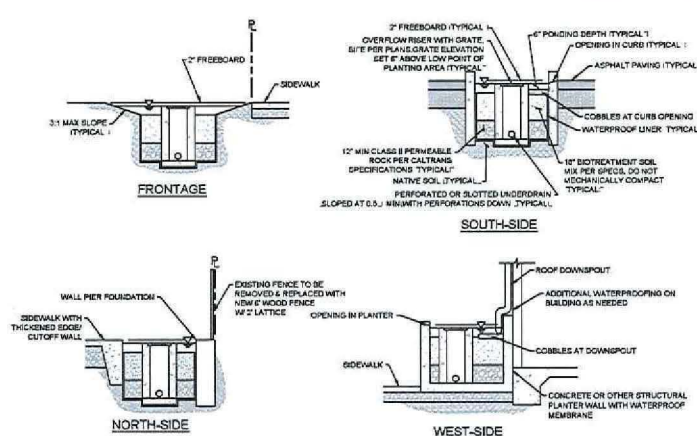


NOTES

1. THIS PRELIMINARY DEMOLITION PLAN HAS BEEN PREPARED IN SUPPORT OF THE DEVELOPMENT ENTITLEMENT APPLICATION FOR SANTANA TERRACE. FINAL DEMOLITION REQUIREMENTS SUCH AS 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 FORMER GRADY 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



USA PROPERTIES

RICK ENGINEERING

1312 EAST MARVEL STREET
PESQUERA, CA 94026
TEL: 415.941.1414
WWW.RICKENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
No. 44819
CIVIL
STATE OF CALIFORNIA

1312 EAST MARVEL STREET
PESQUERA, CA 94026
TEL: 415.941.1414
WWW.RICKENGINEERING.COM

COPYRIGHT 2013 RICK ENGINEERING COMPANY

SANTANA TERRACE

PRELIMINARY GRADING & DRAINAGE PLAN

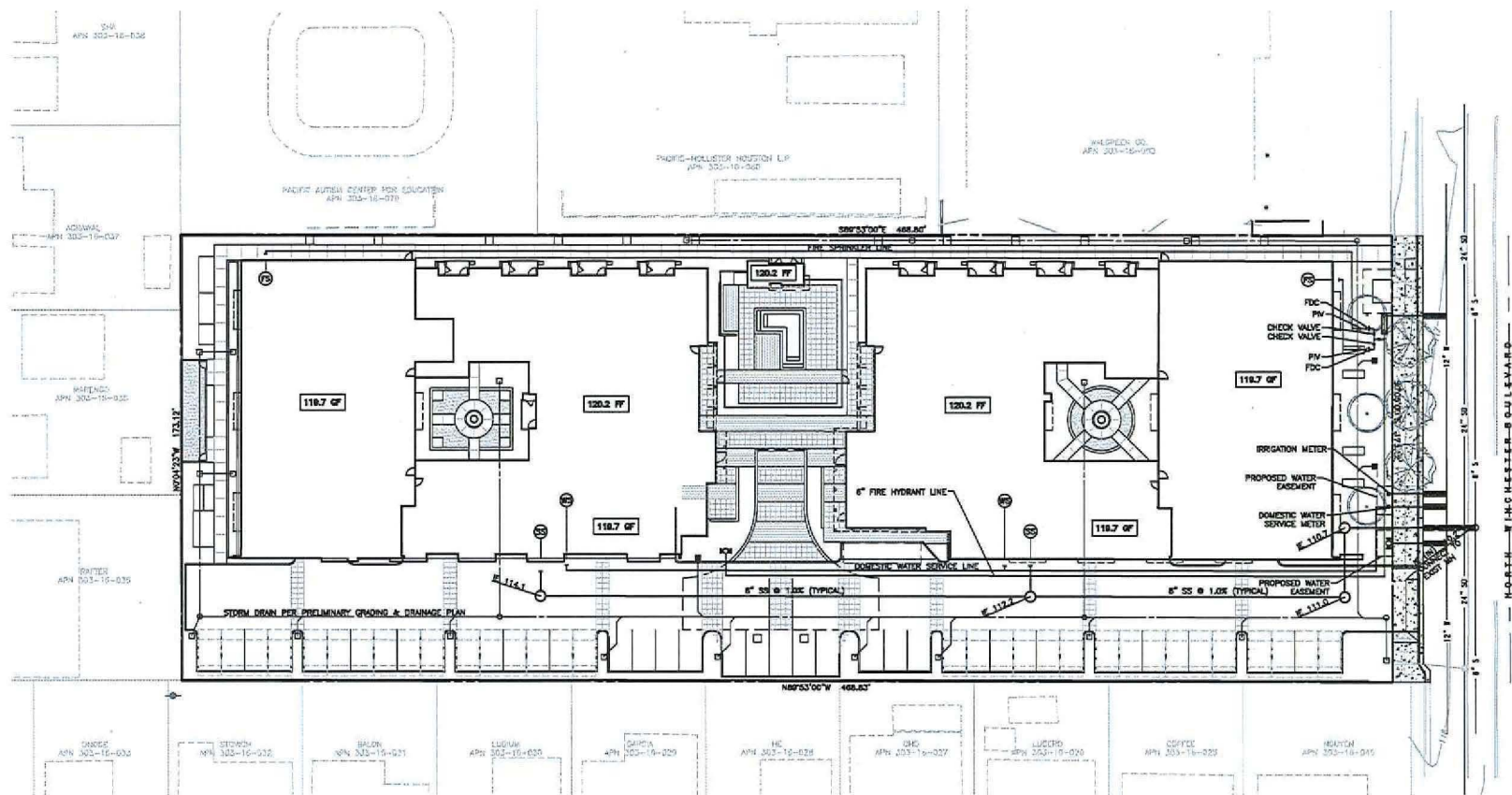
CITY OF SANTA CLARA, CALIFORNIA

DATE: 10-02-2010

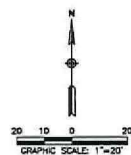
JOB NUMBER: 17271-3

PRELIMINARY
NOT FOR CONSTRUCTION

C3 of 4

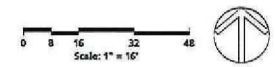
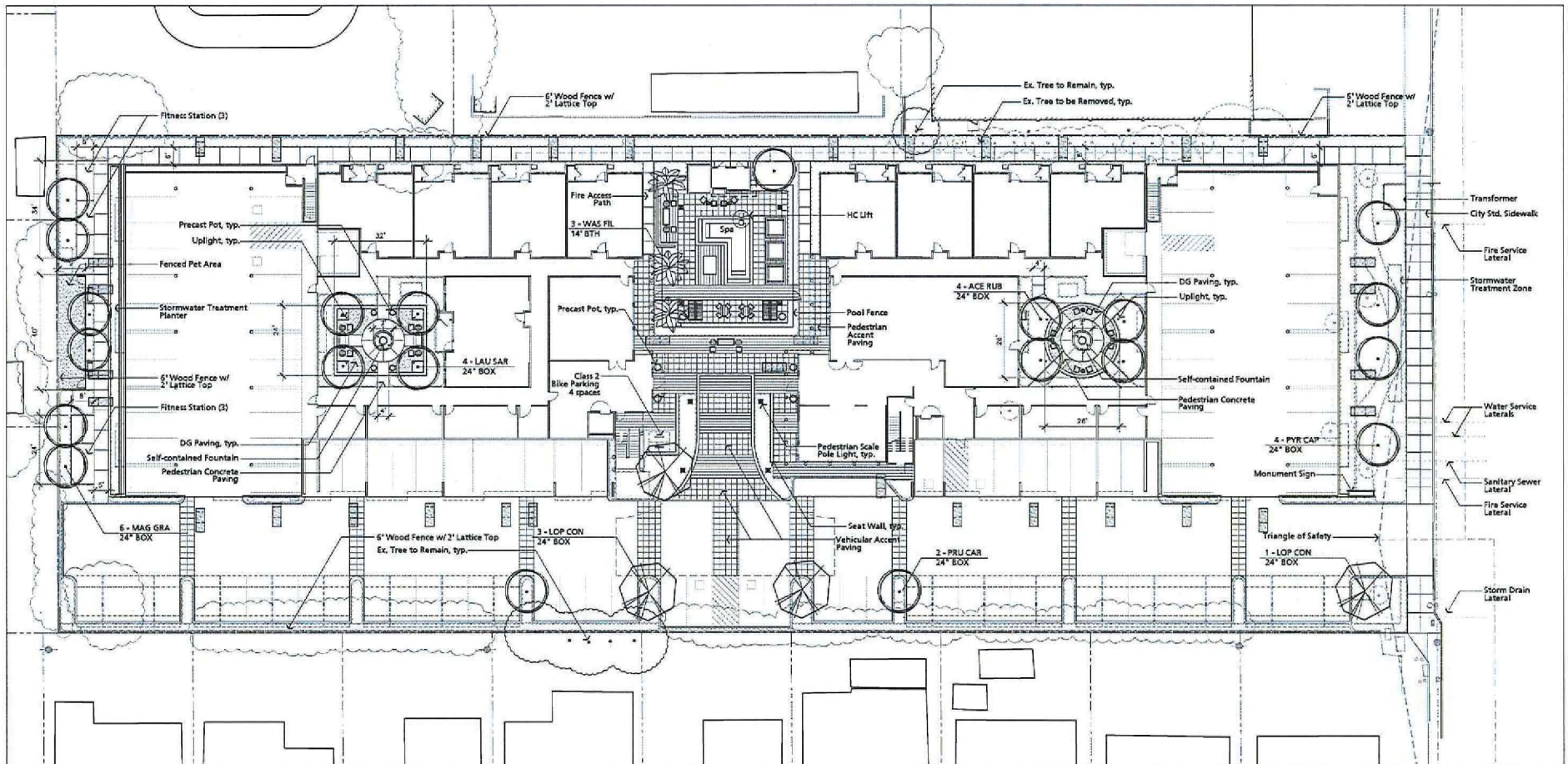


PRELIMINARY UTILITY PLAN



ABBREVIATIONS	
	DOMESTIC WATER SERVICE
	WATER METER
	IRRIGATION METER
	FIRE SPRINKLER SERVICE
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	CHECK VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER SERVICE
	REMOVE & REPLACE PAVEMENT

PRELIMINARY
NOT FOR CONSTRUCTION



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'



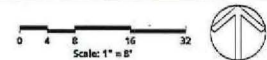
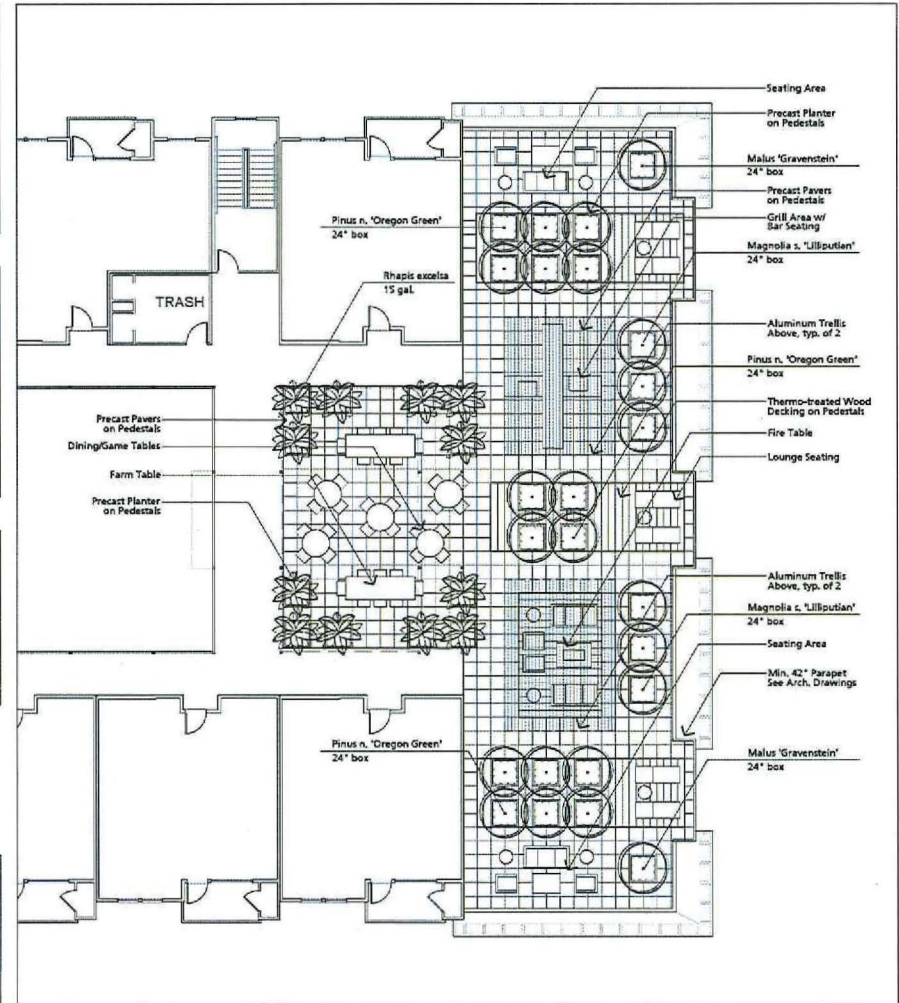
Pinus nigra 'Oregon Green'



Rhaps excelsa



Magnolia soulangiana 'Lilliputian'



SANTANA TERRACE SENIOR APARTMENTS

SANTA CLARA, CA

USA PROPERTIES FUND, INC
ROSEVILLE CA

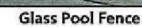
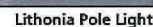
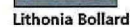
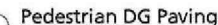
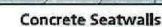
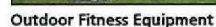
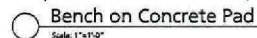
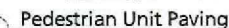
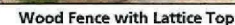
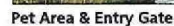
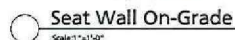
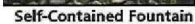
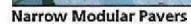
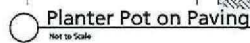


Schematic Landscape Plan - Roof Deck

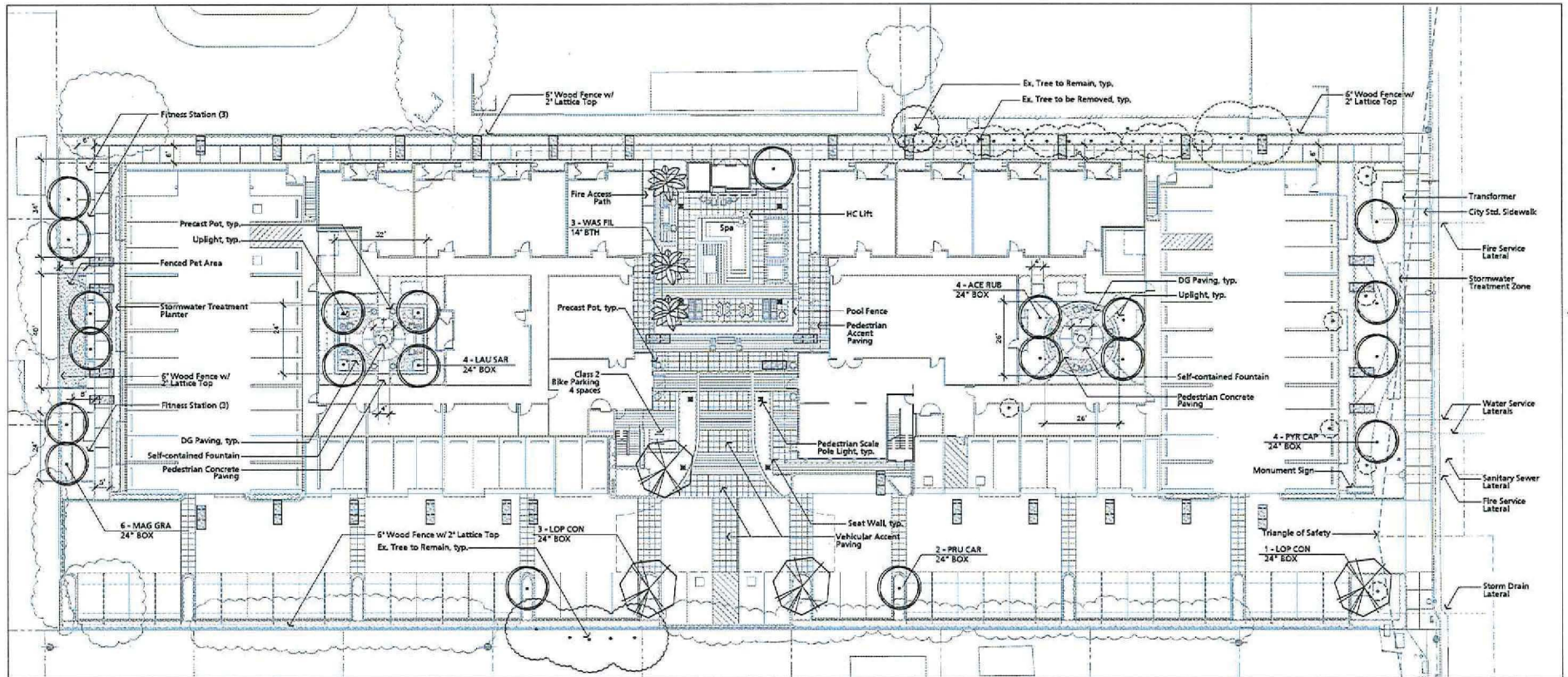
10.01.15

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

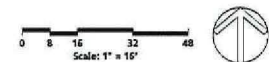


181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



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

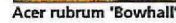
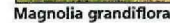
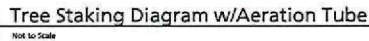
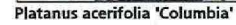
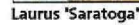
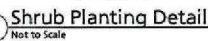
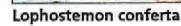
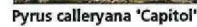


Tree Disposition Plan

10.01.15

L-4

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

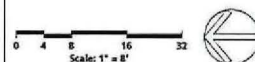
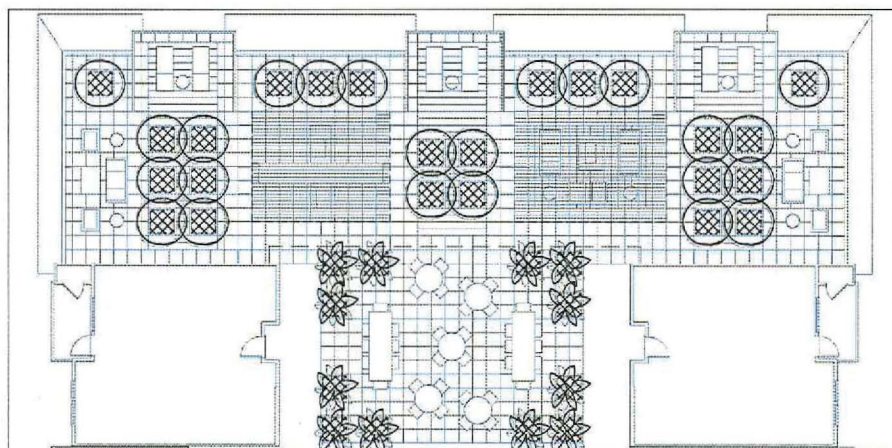


TRADES	24"	Box	Standards	Unions	Noted	Others	on	Phone
KEY	SUZL	NOTHING	NAME	COMMON NAME				COMMON
ACE PL	+	Aear	petroleum	Japanese maple				
ACE RUB	+	Aear	rubrum "Bonsai"	Red Maple "Bonsai"				
AMB BAR	+	Aristea	"Marina"	Strawberry Tree "Marina"				
CHA RM	+	Chamaecyp	horizontal	Mediterranean Fan Palm				
CH BCT	+	Chamaecyp	horizontal	Chinese Fingee Tree				
CLIP RM	+	Corymbus	campanulatus	Madon Cypress "Starke"				
LAG TBS	+	Lagerstromia	"Tussock"	Crope Myrtle				
LAG SAR	+	Laurea	"Savoyage"	Swamp Day				
LIN TAL	+	Umbellifera	"Cyclotus" "Vestigial"	Colombian Tulip Tree				
LUP CH	+	Lupatatum	erectum	Broomlike Elm				
LAG GSA	+	Magnolia	grandiflora "Key Palm"	Key Palm Magnolia				multi
LAG SDH	+	Magnolia	soulangiana "Liliputian"	Smaller Magnolia				multi
MAL DM	+	Melaleuca	derrmacea "Droevale"	Crotonlike Apple				
OLE EUR	+	Olea	s. "Sweet Olive"	Swan Hill Olive				
PAC MG	+	Pinus	algebra "Green Green"	Green Green Australian Pine				
PG CH	+	Pteleis	colubulina	Chinese Pteleis				
PLA ACE	+	Platanus	s. "Albida"	London Plane Tree				
POD GSA	+	Podocarpus	gracilar	Fern Pine				
PRU GAR	+	Prunus	serotina	Caroline Laurel Cherry				standard
PRU GAR	+	Prunus	cayana "Capital"	Flowering Pear "Capital"				
MAC PL		Washingtonia	filifera	California Fan Palm				14' BTH
SIL SDH	+	Salix	serotina "Green Vase"	Silvered Salix				

TRADES	24"	Box	Standards	Unions	Noted	Others	on	Phone
KEY	SUZL	NOTHING	NAME	COMMON NAME				COMMON
1	pat	Araucaria	aropora "Coastal Pine"	Crook's B Araucaria				30' etc.
2	pat	Arbutus	media	Star's Starling				30' etc.
3	pat	Arbutus	unedo "Gato King"	Dwarf Strawberry Bush				30' etc.
4	pat	Azadirachta	j. "Fynite Alb"	Flowering Maple				
5	pat	Bambusa	"Alphaca Bark"	Alphaca Bark Bamboo				
6	pat	Bassia	ru. j. "Green Beauty"	Japanese Basswood				18' etc.
7	pat	Bursera	p. "Vierhande amomum"	Yesterday Yellow and Tomorrow				
8	pat	Celastrus	speciosus	Pink persimmon				20' etc.
9	pat	Callitriche	"LINA Olive"	Dwarf Callitriche				30' etc.
10	pat	Ceanothus	s. "Shady Seaside"	Ceanothus				30' etc.
11	pat	Cercocarpus	occidentalis	Starwing Ceanothus				
12	pat	Chamaecyp	horizontal	Mediterranean Fan Palm				42' etc.
13	pat	Chamaecyp	p. "Droevale"	Compost Branch of Heaven				30' etc.
14	pat	Chamaecyp	p. "Droevale"	Branch of Heaven				24' etc.
15	pat	Ficus	ventricosa	Pineapple Gum				
16	pat	Juniperus	occidentalis "Cologan"	Juniper "Cologan"				
17	pat	Larix	s. "Bass"	Tree molter				
18	pat	Quercus	s. "Little Olive"	Dwarf Olive				36' etc.
19	pat	Phoradendron	"Indian Persimmon"	Chinese Proteas				42' etc.
20	pat	Pittosporum	laetifolium	Talies				
21	pat	Pittosporum	laetifolium "Variegata"	Variegated Talies				
22	pat	Podocarpus	s. "Maconi"	Ice Wax Pine				colub
23	pat	Prunus	serotina "Bright & Tight"	Caroline Laurel Cherry				colub
24	pat	Prunus	laurocerasus	Portuguese Laurel				
25	pat	Rhamnus	laetifolia "Clara"	Indie Hawthorn				24' etc.
26	pat	Rhamnus	"Blue Salvia"	Purple Hawthorn				
27	pat	Myrica	s. "Compota"	Dwarf Myrica				24' etc.
28	pat	Polypodium	frutescens	Swamp Fern				20' etc.

[illegible][illegible]

L-5



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.

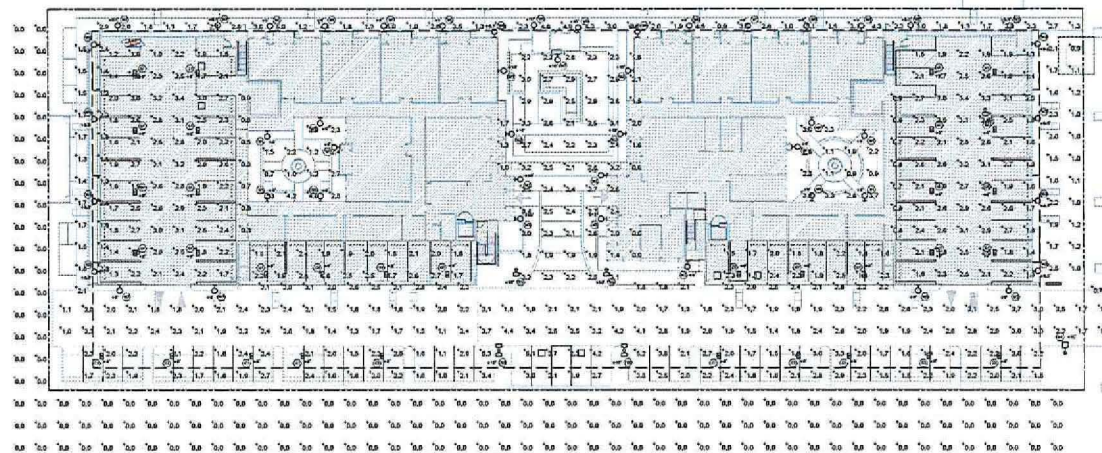
* Based upon total landscape area of 12,048 sf

* Based upon total landscape area of 441 sf



USA
PROPERTIES
FUND

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
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1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"



TYPE W1
RECESSED CEILING MOUNTED 8' x 7'



TYPE W3
RECESSED CEILING MOUNTED 8' x 7'



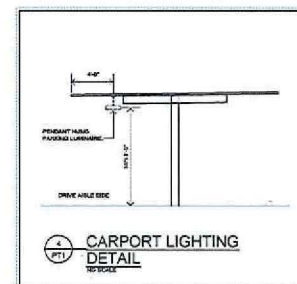
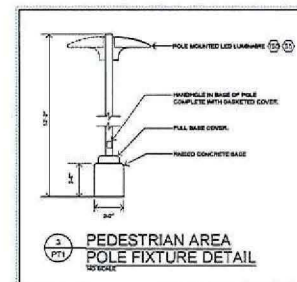
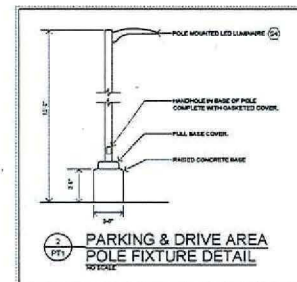
TYPE S5 & TS5
POLE MOUNTED 8' x 7'



TYPE S4
POLE MOUNTED 8' x 7'



TYPES C1 & G1
POLE MOUNTED 8' x 7'



REVISIONS	DATE



SANTANA TERRACE SENIOR APARTMENTS
PHOTOMETRICS
SANTA CLARA, CA

PROJECT

SITE PHOTOMETRIC PLAN

DATE



Date	05-09-11
Scale	AS NOTED
Drawn	JAP
Job	1003
Sheet	PT-1.0
Of	Sheets

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View #1



View #2



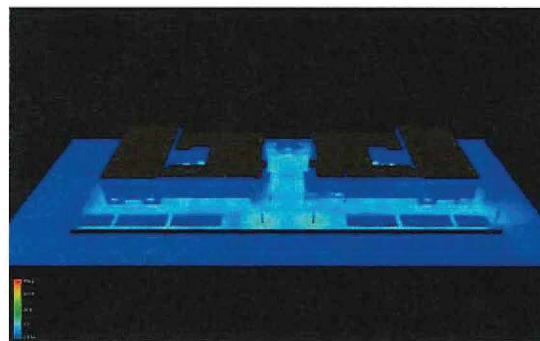
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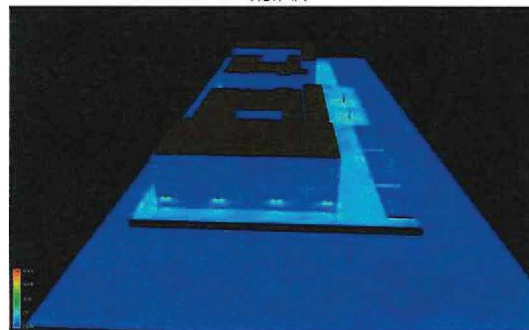
View #4



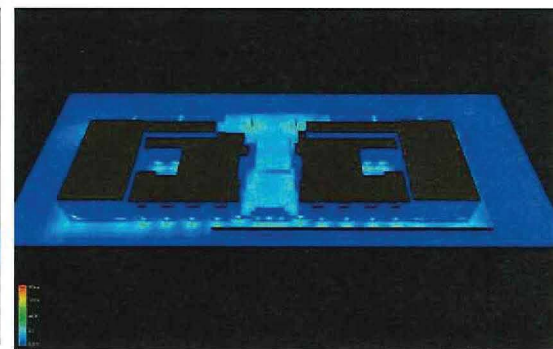
View #5



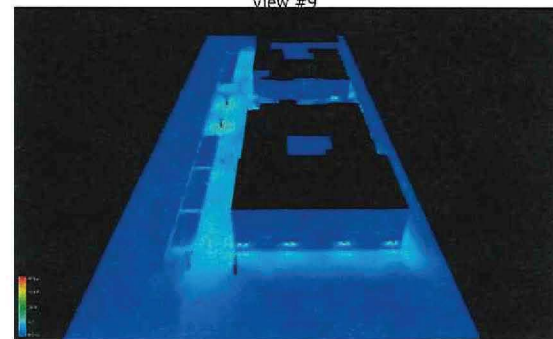
View #7



View #8



View #9



Current View



...

Designer

Date

6/6/2015

Scale

Not to Scale

Drawing No.

Summary