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PROJECT DATA:

APN:	189-15-092
OWNER:	LOYOLA CORNERS ESTATES, LLC
ZONING DISTRICT:	CN, COMMERCIAL NEIGHBORHOOD
CODE:	RESOLUTION NO. 2017-41
MAXIMUM ALLOWABLE BUILDING HEIGHT:	30 FEET
MAXIMUM ALLOWABLE STORIES:	2
CONSTRUCTION TYPE:	TYPE VB, FULLY SPRINKLERED
STORIES:	2 STORIES + BASEMENT
SITE AREA	7929 SF
RETAIL / PERSONAL SERVICE SPACE 1:	841 SF
RETAIL / PERSONAL SERVICE SPACE 2:	773 SF
SUBTOTAL:	1614 SF
RETAIL/PERSONAL SERVICE PARKING REQUIRED:	6 STALLS (1/300 SF)
RETAIL/PERSONAL SERVICE PARKING PROVIDED:	6 STALLS INCLUDING 1 ACCESSIBLE STALL AND 1 ON LIFT
BASEMENT GROSS AREA	4250 SF
GROUND FLOOR GROSS AREA	6775 SF
SECOND FLOOR GROSS AREA	5950 SF
TOTAL GROSS AREA	16975 SF
EXISTING FLOOR AREA OF STRUCTURES TO BE REMOVED	1022 SF

THREE RESIDENTIAL UNITS:

UNIT 1:	1,496 SF (3 BEDROOMS, 2.5 BATHS) + 88 SF BALCONY
UNIT 2:	1,440 SF (3 BEDROOMS, 2.5 BATHS) + 107 SF BALCONY
UNIT 3:	1,497 SF (3 BEDROOMS, 2.5 BATHS) + 106 SF BALCONY

RESIDENTIAL VEHICLE PARKING REQUIRED:	6 STALLS (2 PER UNIT)
RESIDENTIAL VEHICLE PARKING PROVIDED:	7 STALLS (ON VEHICLE LIFT) PLUS ONE ACCESSIBLE STALL

GUEST VEHICLE PARKING TO BE SHARED WITH RETAIL/PERSONAL SERVICE:	
RESIDENT BIKE PARKING REQUIRED:	2 SPACES PER UNIT
RESIDENT BIKE PARKING PROVIDED:	3 SPACES PER UNIT IN BASEMENT

RETAIL/PERSONAL SERVICE BIKE PARKING REQUIRED:	1 TWO-BIKE CLASS 2 (SHORT-TERM) RACK IN GARAGE
--	--

RETAIL/PERSONAL SERVICE BIKE PARKING PROVIDED:	2 TWO-BIKE CLASS 2 (SHORT-TERM) RACKS ON FREMONT AVENUE SIDEWALK
--	--

AMENITIES:

RESIDENTIAL ENTRY LOBBY ON FREMONT AVENUE:	163 SF
RESIDENTIAL COMMON AREA SUNDECK:	104 SF
RESIDENTIAL PRIVATE STORAGE AREAS:	UP TO 602 SF



VICINITY MAP

999 FREMONT AVENUE

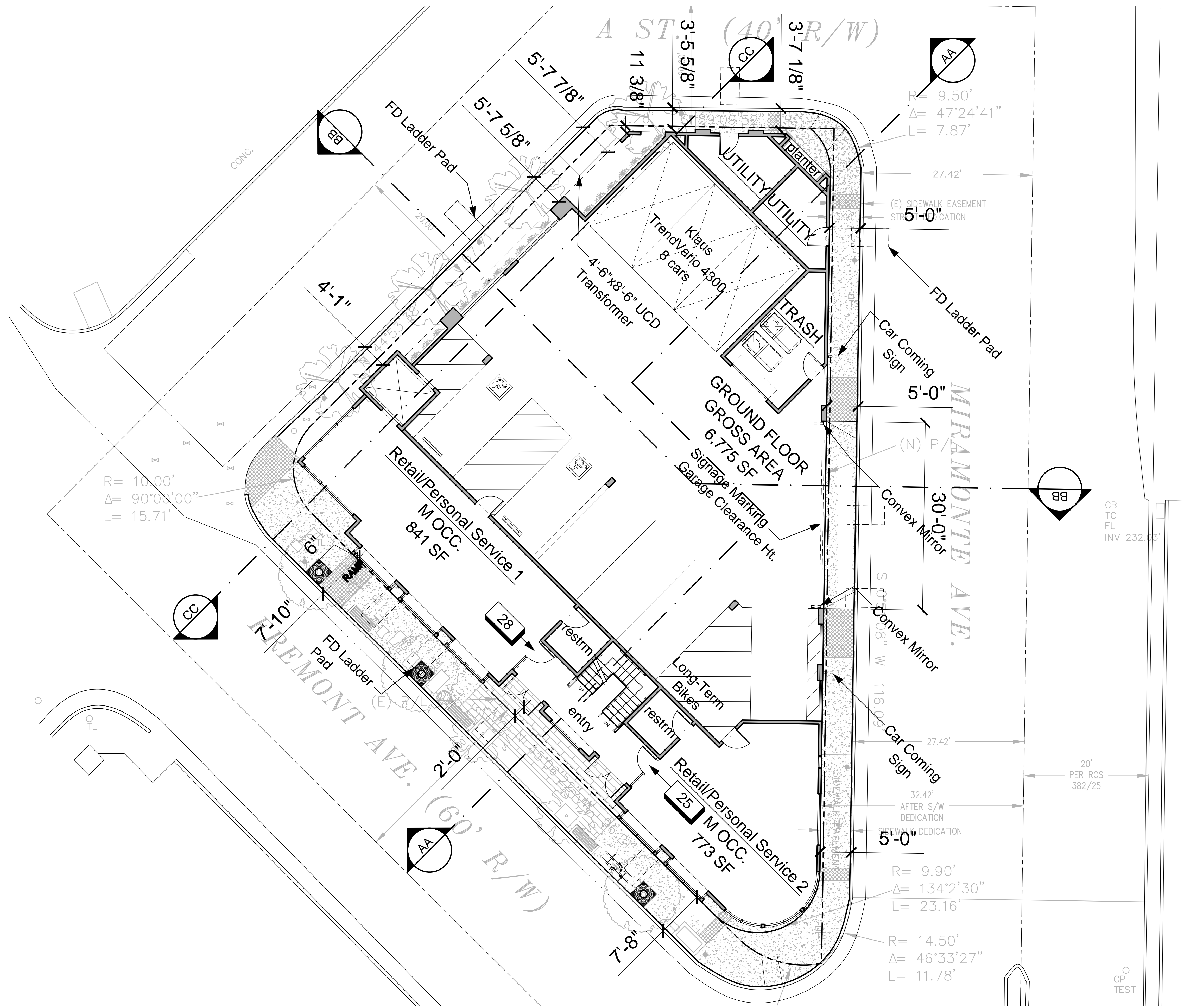
LOYOLA CORNERS ESTATES, LOS ALTOS, CA

PROJECT DATA

DAHLIN

JOB NO. 1451.001
 DATE 12-10-18
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

T.1



999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

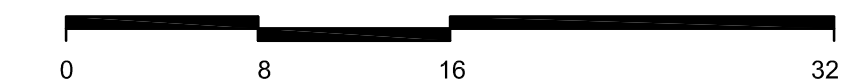
SITE PLAN



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SCALE: 1/8" = 1'-0"





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LOYOLA CORNERS ESTATES, LOS ALTOS, CA

BASEMENT FLOOR PLAN



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LOYOLA CORNERS ESTATES, LOS ALTOS, CA

GROUND FLOOR PLAN



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NOTE:
 SINGLE EXIT SHALL BE PERMITTED FROM THE SECOND STORY AS THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET AND THE NUMBER OF DWELLING UNITS IS THREE AS PER CBC-1006.3.2.

999 FREMONT AVENUE
 LOYOLA CORNERS ESTATES, LOS ALTOS, CA

SECOND FLOOR PLAN



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 925-251-7200





BENJAMIN MOORE - TREE MOSS
508



BENJAMIN MOORE - CAPE MAY
1474



BENJAMIN MOORE - ANTIQUE PEWTER
1560



BENJAMIN MOORE - AEGEAN OLIVE
1491



STANDING SEAM METAL ROOF -
COOL DARK BRONZE



GAF - GLENWOOD ASPHALT SHINGLES -
AUTUMN HARVEST



NATURAL STONE VENEER

999 FREMONT AVENUE
LOYOLA CORNERS ESTATES, LOS ALTOS, CA

FREMONT AVENUE



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Pleasanton, CA 94588
925-251-7200

A.9



WOOD GUARDRAILS



BENJAMIN MOORE - TREE MOSS
508



BENJAMIN MOORE - CAPE MAY
1474



BENJAMIN MOORE - ANTIQUE PEWTER
1560



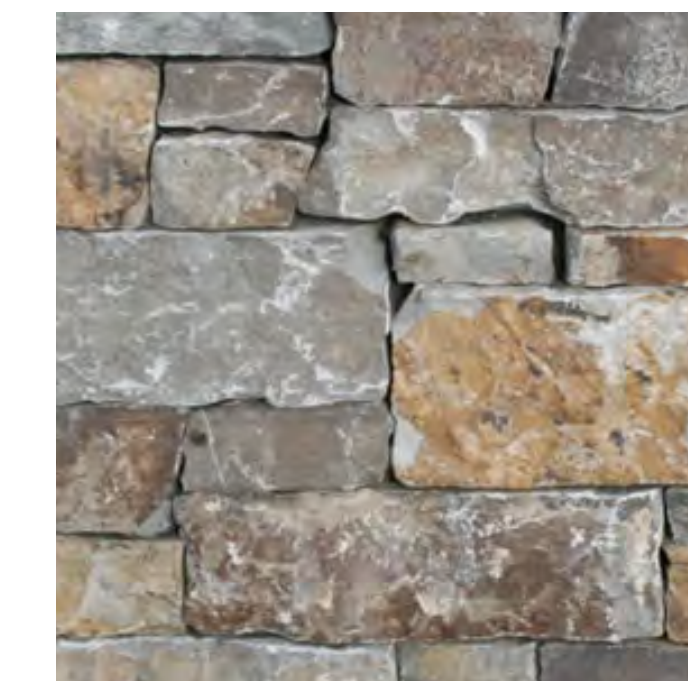
BENJAMIN MOORE - AEGEAN OLIVE
1491



AEP SPAN - COOL DARK BRONZE



GAF - GLENWOOD ASPHALT SHINGLES -
AUTUMN HARVEST



NATURAL STONE VENEER

999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

MIRAMONTE AVE



SCALE: 1/4" = 1'-0"

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DATE 12-10-18
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925-251-7200

A.10



BENJAMIN MOORE - TREE MOSS
508



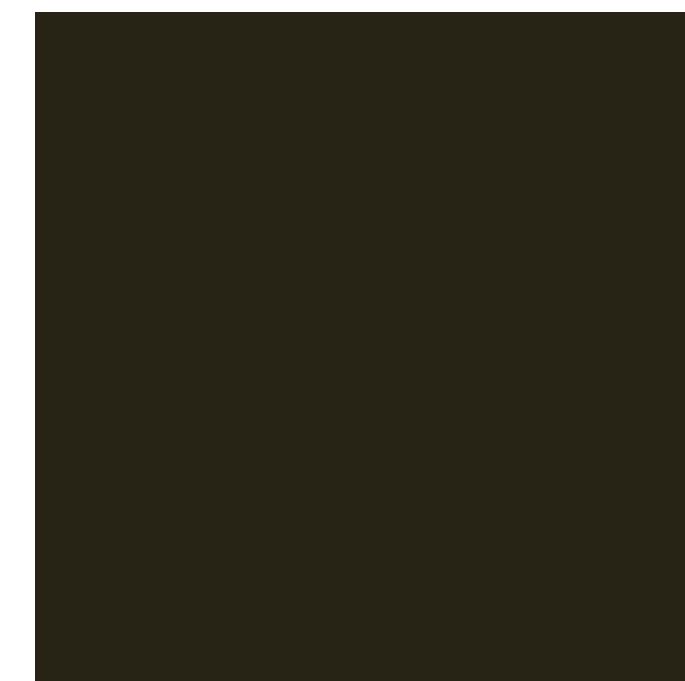
BENJAMIN MOORE - CAPE MAY
1474



BENJAMIN MOORE - ANTIQUE PEWTER
1560



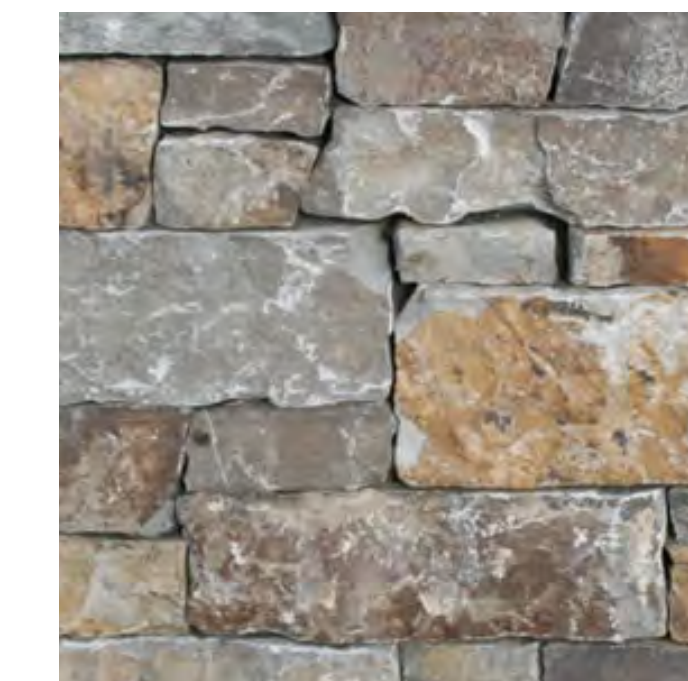
BENJAMIN MOORE - AEGEAN OLIVE
1491



AEP SPAN - COOL DARK BRONZE



GAF - GLENWOOD ASPHALT SHINGLES -
AUTUMN HARVEST



NATURAL STONE VENEER

999 FREMONT AVENUE

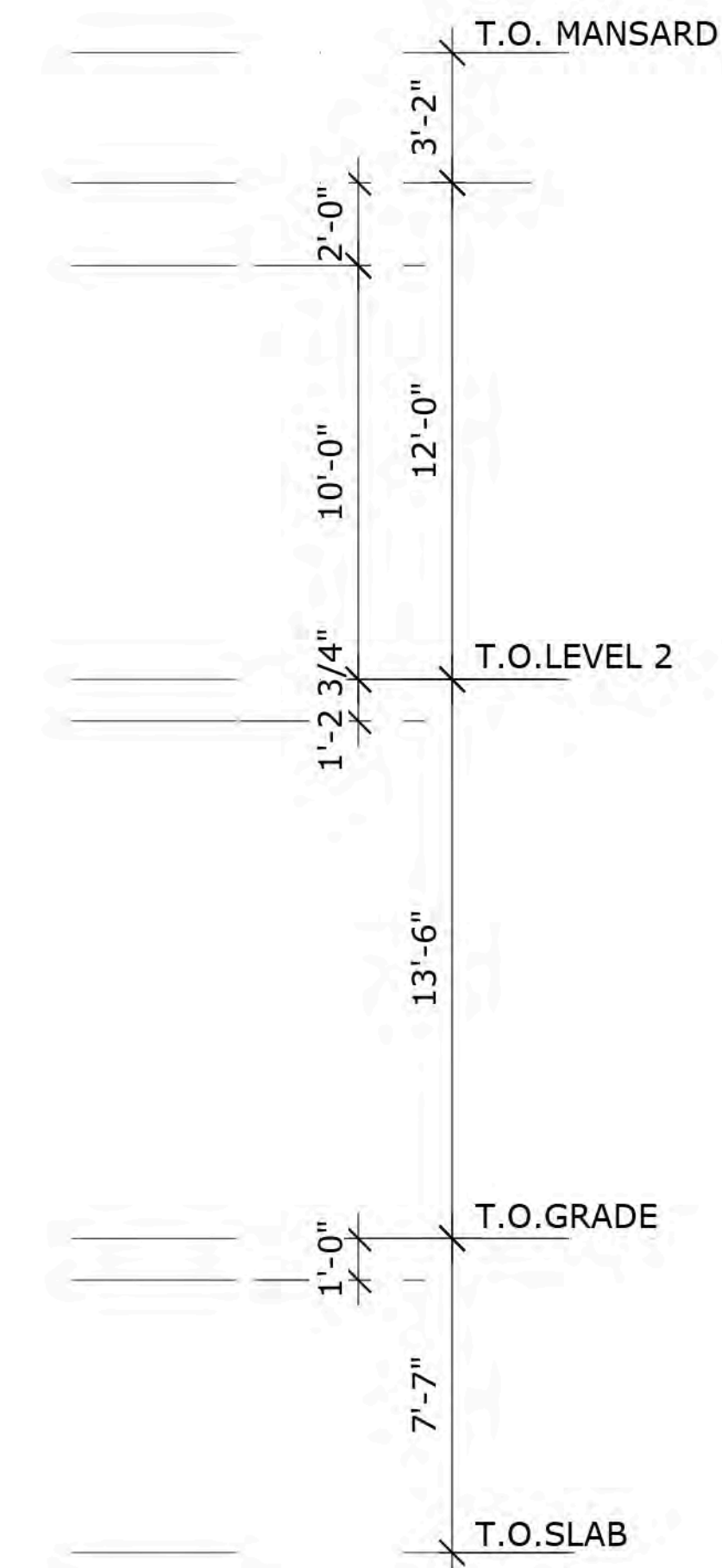
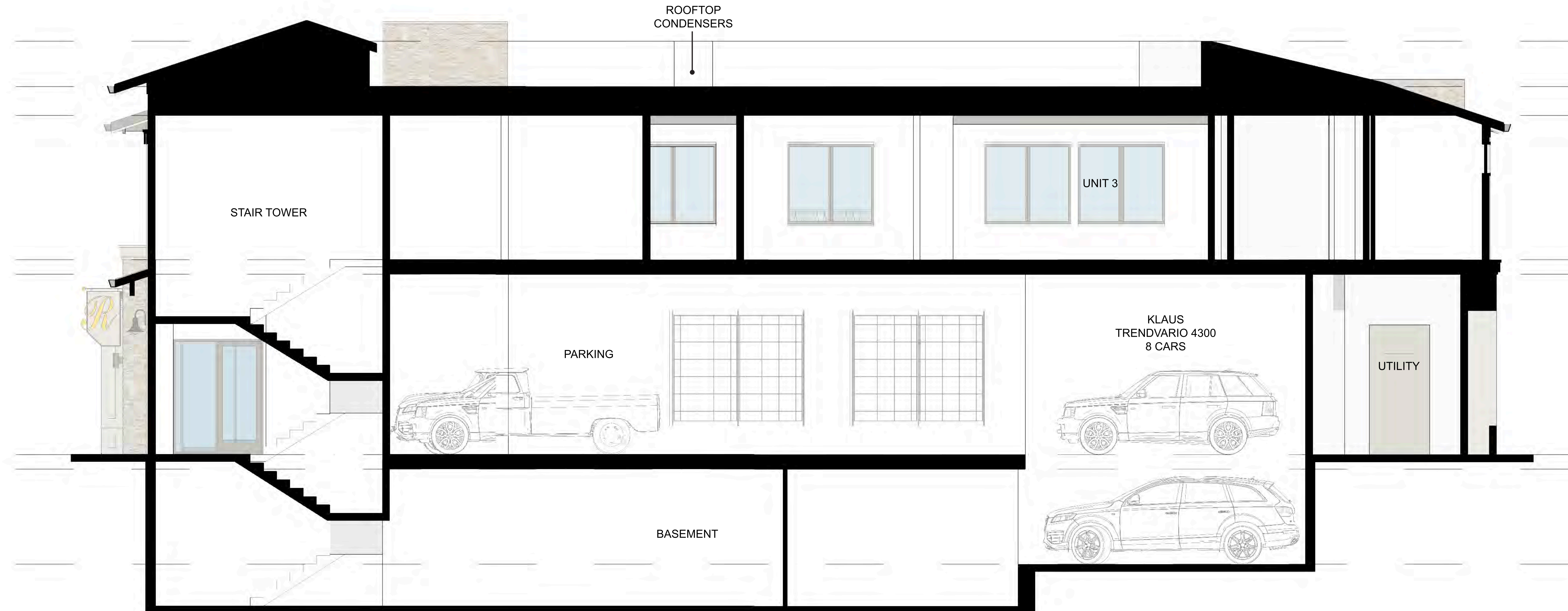
LOYOLA CORNERS ESTATES, LOS ALTOS, CA

A STREET



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925-251-7200

A.11



999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

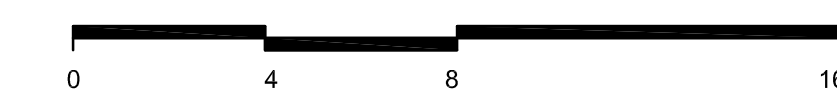
BUILDING SECTION A-A

DAHLIN

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 Pleasanton, CA 94588
 925-251-7200

A.13

SCALE: 1/4" = 1'-0"



RETAIL CORNER
FREMONT AVE AND A STREET.



RETAIL ENTRY - FREMONT AVE



999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

PERSPECTIVES

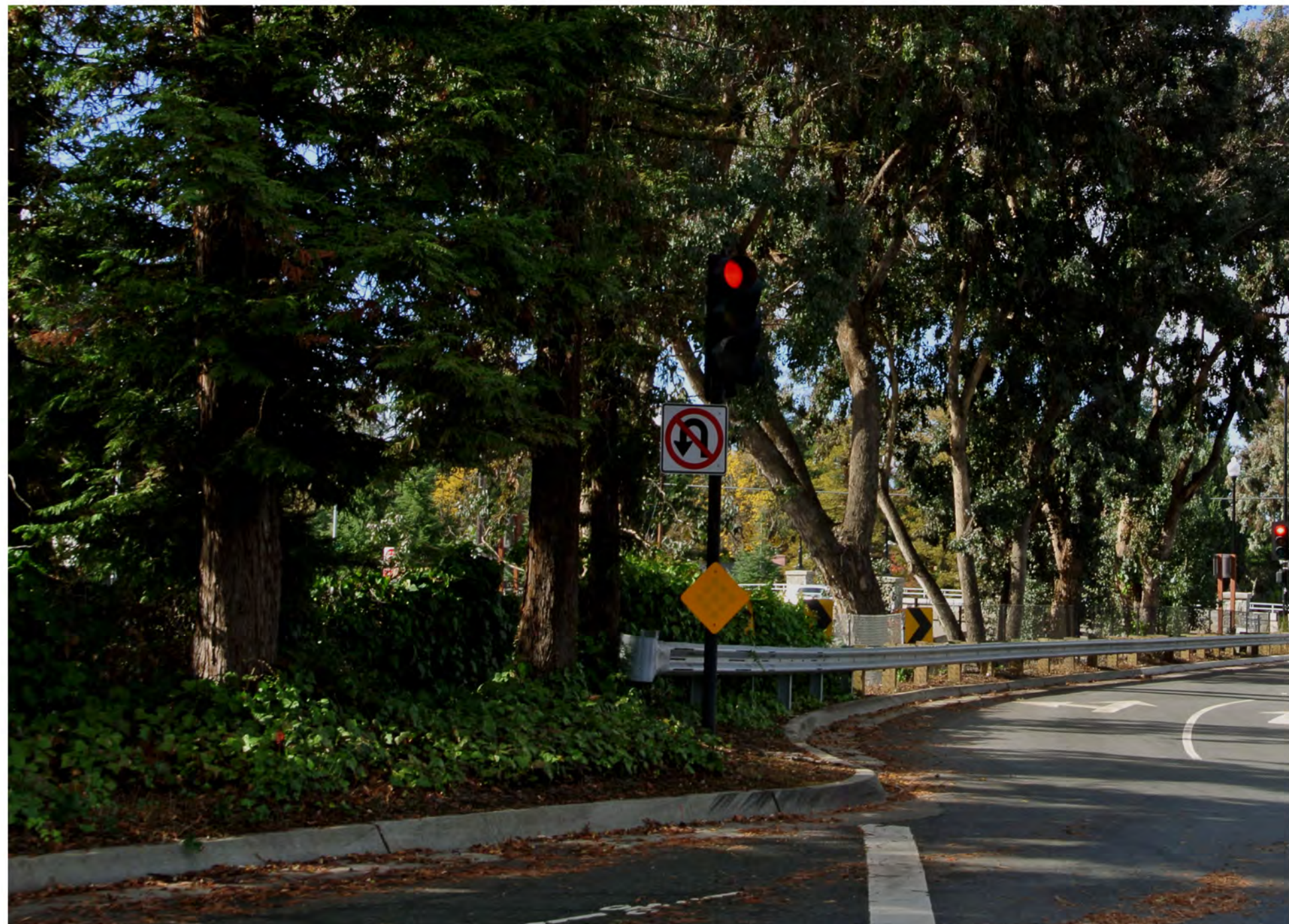
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A.17



FREMONT-MIRAMONTE LOOKING NORTHWARD
EXISTING VIEW



FREMONT-MIRAMONTE LOOKING NORTHWARD
PROPOSED VIEW



999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

PEDESTRIAN VIEWS



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A.18



FROM BRIDGE OVER FOOTHILL EXPRESSWAY
EXISTING VIEW



FROM BRIDGE OVER FOOTHILL EXPRESSWAY
PROPOSED VIEW



999 FREMONT AVENUE

LOYOLA CORNERS ESTATES, LOS ALTOS, CA

PEDESTRIAN VIEWS

DAHLIN

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A.19

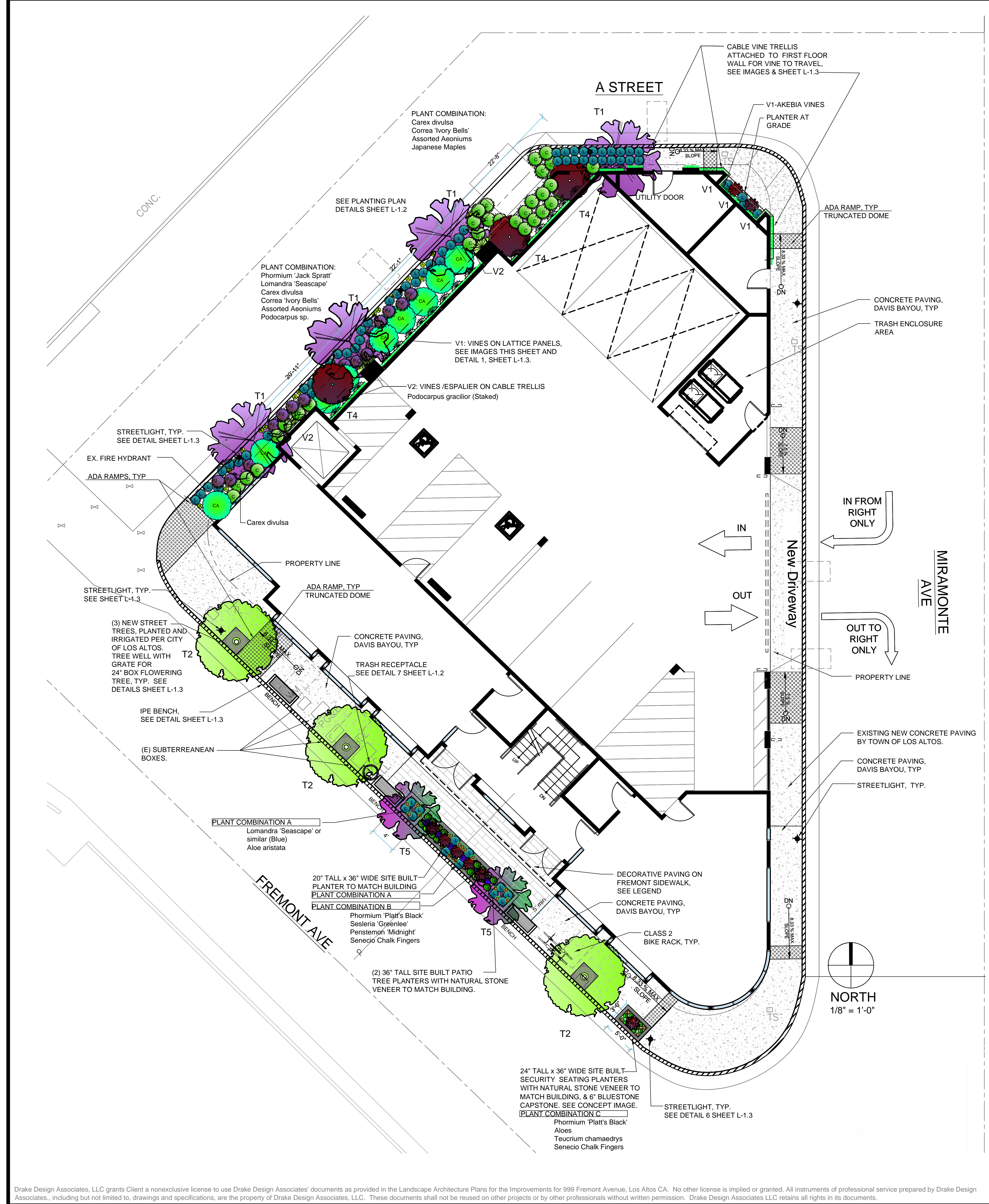


A STREET - MIRAMONTE LOOKING SOUTWARD
EXISTING VIEW



A STREET - MIRAMONTE LOOKING SOUTWARD
PROPOSED VIEW





SHEET INDEX

- L-1.0 LANDSCAPE PLAN- PROPOSED STREETSCAPE & MATERIALS LAYOUT
- L-1.1 PLANTING PLAN AND FIRST & SECOND FLOOR PLANTING BOXES
- L-1.2 PROPOSED PLANTING PALETTE (Enlarged Legend)
- L-1.3 PROPOSED LANDSCAPE DETAILS

PROJECT INFORMATION

TOTAL LANDSCAPE AREA (Including hardscape to curb):	2,508 SQ FT
TOTAL HARDSCAPE AREA:	1,864 SQ FT
TOTAL PLANTING AREA:	644 SQ FT
PLANT MATERIALS: 85% or more drought tolerant climate adaptive plants, 0% Turf	
NOTE: COMPLETE IRRIGATION DESIGN AND LANDSCAPE DETAILS SHALL BE COMPLETED UPON PRELIMINARY DESIGN APPROVAL.	

PAVING SYMBOLS

	DECORATIVE PAVER- BELGARD MELVILLE PLANK or SIMILAR COLOR- VICTORIAN, ALTERNATE SLIM & LARGE PCS AS SHOWN IN CONCEPT IMAGE		ADA RAMP- TRUNCATED DOME
	CONCRETE- DAVIS BAYOU, BROOM FINISH		INVERTED U BIKE RACK SU-20-E-SS BY CREATIVE PIPE, INC. QTY. 2

PRELIMINARY TREE/VINE SYMBOLS- STREETSCAPE CONCEPTS

		Mature H X W	Growth Rate
A STREET Street Tree Options			
T1	A. CERCIS canadensis 'Forest Pansy' or 'Oklahoma' (Purple Leaf or Green Leaf Redbud Tree)	20'-30' x 15'-25'	24"/yr
	B. PRUNUS ceriferus 'Kruter Vesuvius' (Purple Leaf Fruitless Plum- needs sun)	20'-25' x 12'-15'	24"/yr
	C. PRUNUS serotifolia 'Kwanzan' (Kwanzan Flowering Cherry- needs sun, part shade)	30' x 20'- 30'	24"/yr
FREMONT AVE Street Tree Options			
T2	A. ULMUS 'Frontier' (Frontier Elm)	25'-30' x 15'-20'	24"-36"/yr
	B. ULMUS parvifolia (Chinese Elm)	30'-40' x 30'-40'	24"-36"/yr
	C. LOPHOSTEMON confertus (Brisbane Box)	30'-50' x 10'-30'	24"-36"/yr
A STREET Small Accent Trees			
T4	A. ACER palmatum 'Bloodgood' Natural Form (Purple Leaf Japanese Maple)	15'-20' x 15'	12"/yr
	B. ACER palmatum 'Butterfly' & cultivars	12'-15' x 12'-15'	12"/yr
FREMONT AVE Small Accent Trees			
T5	A. FEIJOA sellowiana Patio Tree (Pineapple Guava)	18'-25' x 18'-25'	24"/yr
	B. PRUNUS 'Kwanzan' (Flowering Cherry)	30' x 20'- 30'	24"/yr
	C. RHAPHIOLEPSIS 'Majestic Beauty' Patio Tree (Indian Hawthorne)	15'-25' x 10'	24"/yr
VINES FOR GREEN WALL EFFECTS on Cable Wire or Lattice			
V1	A. AKEBIA quinata (Five Leaf Akebia, Chocolate Vine)	20'-30' x 12'-15'	36"/yr
	V2. PODOCARPUS gracilior Staked (Fern Pine)	15' - 20' x 6'-10'	36"/yr

PROPOSED STREETSCAPE AMENITIES & DETAILS

LATTICE PANELS
Installed on A Street Ground Level
See Details Sheet L-1.3

'ARGO' TREE GRATE
SEE SHEET L-1.3 FOR SPECIFICATIONS

DECORATIVE ENTRY PAVING
SEE SHEET L-1.3 FOR SPECIFICATIONS

CABLE VINE TRELLIS ON WALLS
Installed on Miramonte and A Street Corner
See Details Sheet L-1.3

IPE BENCH (or similar)
SEE SHEET L-1.3 FOR SPECIFICATION

PLANTER BOXES CONCEPT
Stone or Plaster to Match Building Materials per Architect

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LOYOLA CORNERS
999 FREMONT AVE
LOS ALTOS, CA 94024

DESIGN DEVELOPMENT
LANDSCAPE PLAN
Proposed Streetscape
and Materials Layout

REV:
Design Review 4/2/2018
Design Review 12/10/2018

L- 1.0

A STREET

A STREET PLANTERS



C- CAREX divulsa

L- LOMANDRA 'SEASCAPE' AND 'SILVER LACE' or Similar

PJ- PHORMIUM 'JACK SPRATT'

CA- CORREA 'Ivory Bells'

A- AEONIUMS

A STREET PLANTING

Scale: 1/4" = 1'-0"

- Carex divulsa
- Lomandra 'Silver lace'
- Aeoniums
- Correa 'Ivory Bells'
- Phormium 'Jack Spratt'

V1 VINES ON WIRE LATTICE PANELS

- Akebia quinata

V2 VINES ON CABLE TRELLIS

- Podocarpus gracilior Espaliers

PLANTING BED AT GRADE- PLANT COMBINATION A

Scale: 1/4" = 1'-0"

- Phormium 'Platt's Black'
- Lomandra 'Seascape' or similar (Blue)
- Aloe aristata

V1 VINES ON CABLE TRELLIS

- Akebia quinata

MIRAMONTE AVE

SEE SECOND FLOOR PLANTER COMBINATIONS. THIS SHEET, ADD IN 4" NEPETA AND AEONIUMS TO FILL IN BETWEEN SPECIFIED PLANTS AT TIME OF PLANTING.

SECOND FLOOR COMMON AREA PLANTER BOX(ES), OUTSIDES TO BE BOARD & BATTEN PER ARCHITECT. DETAILS, IRRIGATION AND DRAINAGE SHALL BE SPECIFIED IN BUILDING PLAN SET. SEE ARCHITECT'S ELEVATIONS

SECOND LEVEL PLAN VIEW

SCALE: 1/4" = 1'-0"

PLANTER COMBINATIONS A & B

Scale: 1/4" = 1'-0"

PLANTER BOX COMBINATION A

- Phormium 'Platt's Black'
- Lomandra 'Seascape' or similar (Blue)
- Aloe aristata

PLANTER BOX COMBINATION B

- Phormium 'Platt's Black'
- Sesleria 'Greenlee'
- Penstemon 'Midnight'
- Senecio Chalk Fingers

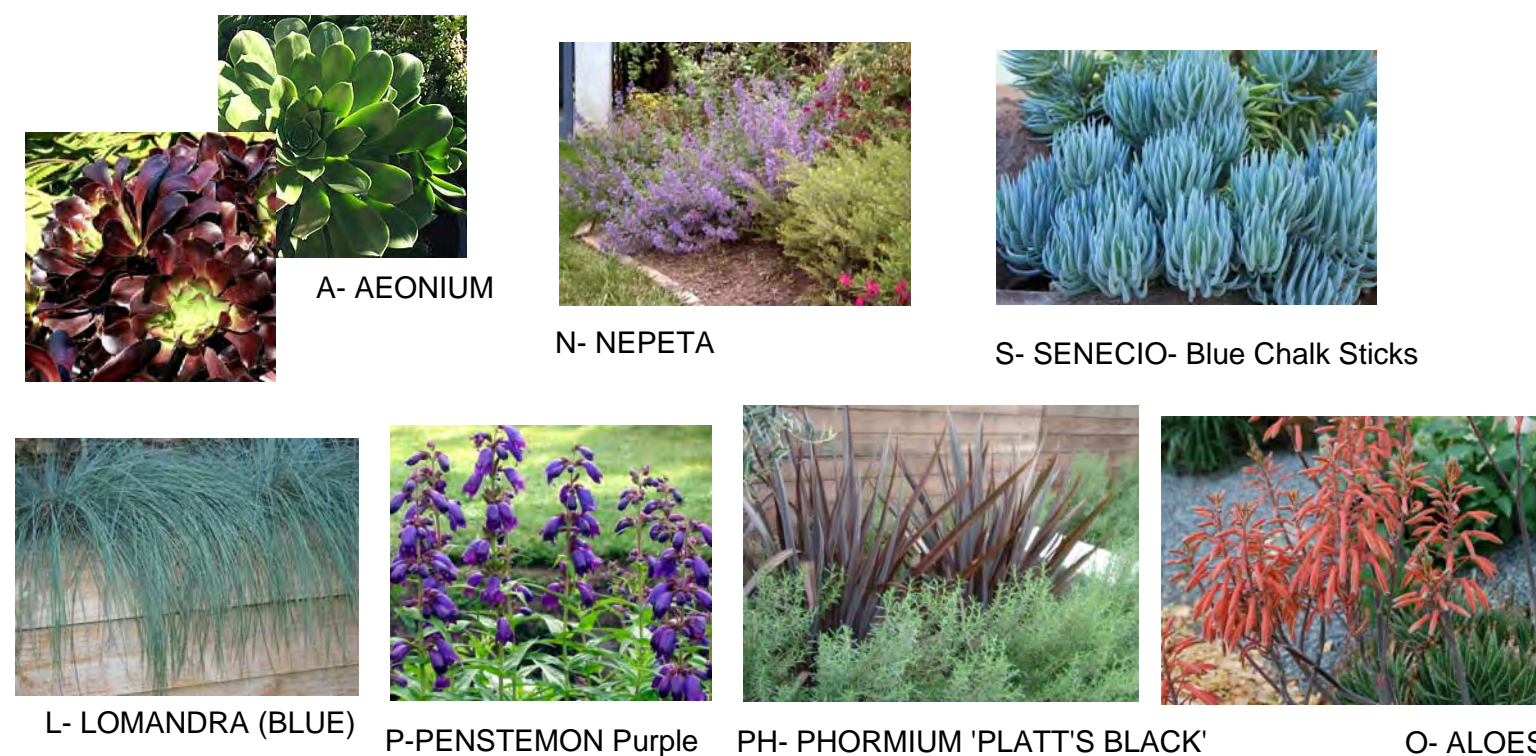
PLANT COMBINATION C

Scale: 1/4" = 1'-0"

- Phormium 'Platt's Black'
- Aloes
- Teucrium chamaedrys
- Senecio Chalk Fingers

GROUND LEVEL PLAN VIEW

SCALE: As Noted



A- AEONIUM

N- NEPETA

S- SENECIO- Blue Chalk Sticks

L- LOMANDRA (BLUE)

P- PENSTEMON Purple

PH- PHORMIUM 'PLATT'S BLACK'

O- ALOES

SECOND LEVEL PLANTER COMBINATION

COMBO A



O- ALOES

L- LOMANDRA (BLUE)

COMBO B



P- PENSTEMON Purple

G- S. 'GREENLEE' GRASS

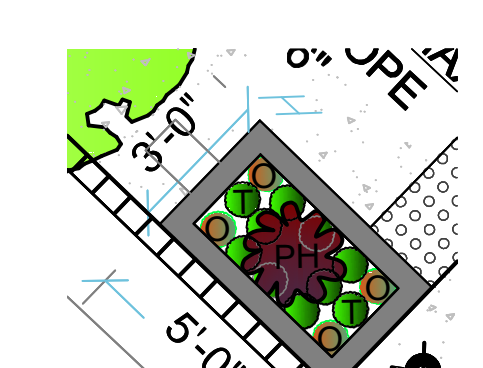
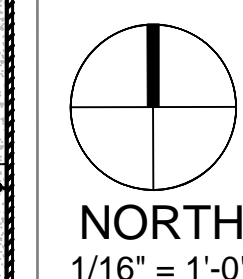
COMBO C



PH- PHORMIUM 'PLATT'S BLACK'

O- ALOES

GROUND LEVEL PLANTER COMBINATIONS



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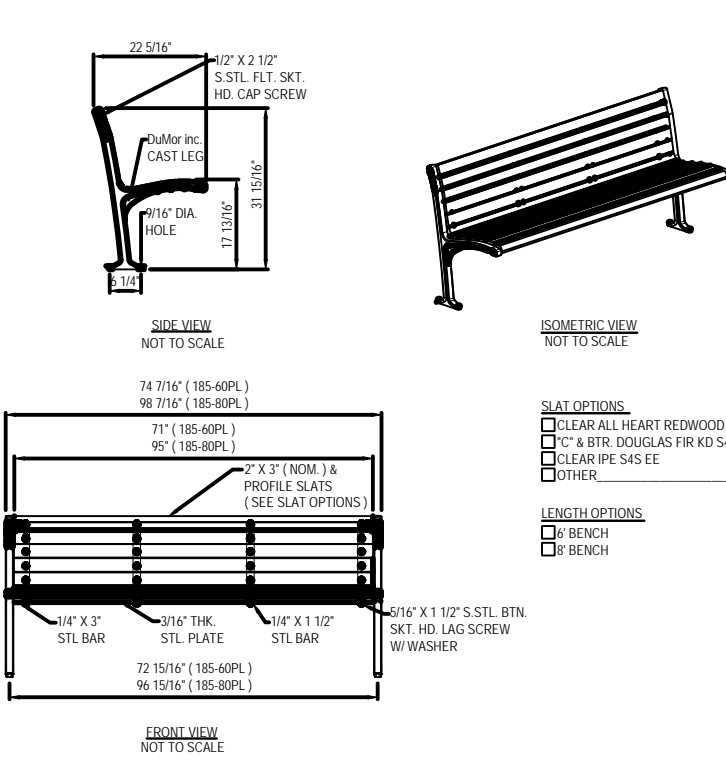
DESIGN DEVELOPMENT
 PLANTING PLAN
 and First & Second Floor
 Planter Boxes

REV:
 Design Review 4/2/2018
 Design Review 12/10/2018

L- 1.1

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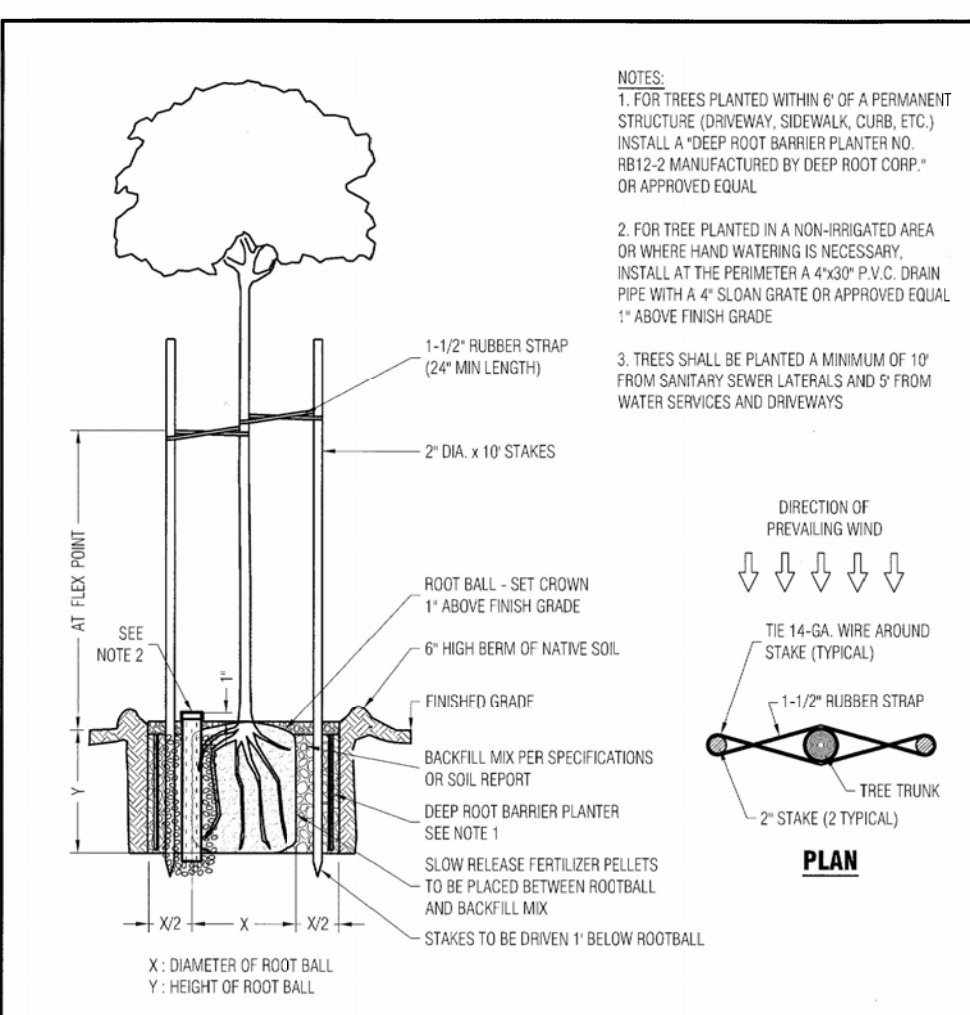


185 SERIES WOOD BENCH
 NOT TO SCALE

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 1. DO NOT SCALE DIMENSIONS.
 2. ALL STL. MEMBERS COATED BY INC. RECYCLED EPOXY THEN FINISHED W/ POLYURETHANE POWDER COATING.
 3. ALL WOOD MEMBERS TREATED WITH CLEAR PENETRATING OIL.
 4. ALL WOOD MEMBERS TREATED WITH CLEAR PENETRATING OIL.
 5. 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 6. CONTACT US FOR PRODUCT AND INSTALLATION INFORMATION VISIT www.CADetails.com
 REFERENCE NUMBER 017-600

185 SERIES WOOD BENCH
 NOT TO SCALE

DET9 IPE BENCH (or similar)
 L-1.3

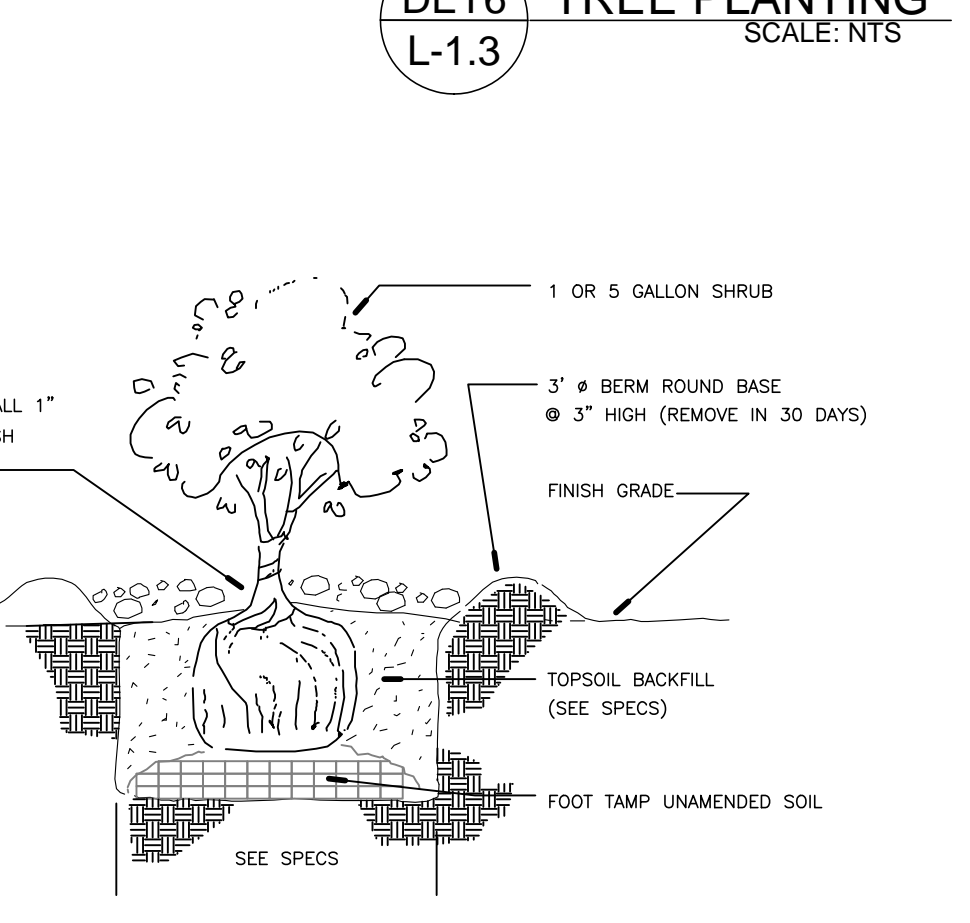


NOTES:
 1. FOR TREES PLANTED WITHIN 6' OF A PERMANENT STRUCTURE (CONCRETE, SBR/MASK, CURB, ETC.) INSTALL A "DEEP ROOT BARRIER PLANTER NO. 1" OR APPROVED EQUAL.
 2. FOR TREES PLANTED IN A NON-IRRIGATED AREA OR WHERE HAND WATERING IS NECESSARY, INSTALL AT THE PERIMETER A 4"x20" P.V.C. DRAIN PIPE WITH 4" SLOAN GRADE OR APPROVED EQUAL, 1" ABOVE FINISH GRADE.
 3. TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER, LATERALS AND 5' FROM WATER SERVICES AND DRIVEWAYS.

1-1/2" RUBBER STRAP (24" MIN. LENGTH)
 2" DIA. x 10' STAKES
 ROOT BALL - SET CROWN 1" ABOVE FINISH GRADE
 6" HIGH BERM OF NATIVE SOIL
 FINISHED GRADE
 BACKFILL MAX PER SPECIFICATIONS OR SOIL REPORT
 DEEP ROOT BARRIER PLANTER (SEE NOTE)
 SLOW RELEASE FERTILIZER PELLETS TO BE PLACED BETWEEN ROOTBALL AND BACKFILL
 STAKES TO BE DRIVEN 1" BELOW ROOTBALL
 X: DIAMETER OF ROOT BALL
 Y: HEIGHT OF ROOT BALL

PLAN
 DIRECTION OF PREVAILING WIND
 TIE 14-GA. WIRE AROUND STAKE (TYPICAL)
 1-1/2" RUBBER STRAP
 2" STAKE (2 TYPICAL)

DET6 TREE PLANTING
 SCALE: NTS

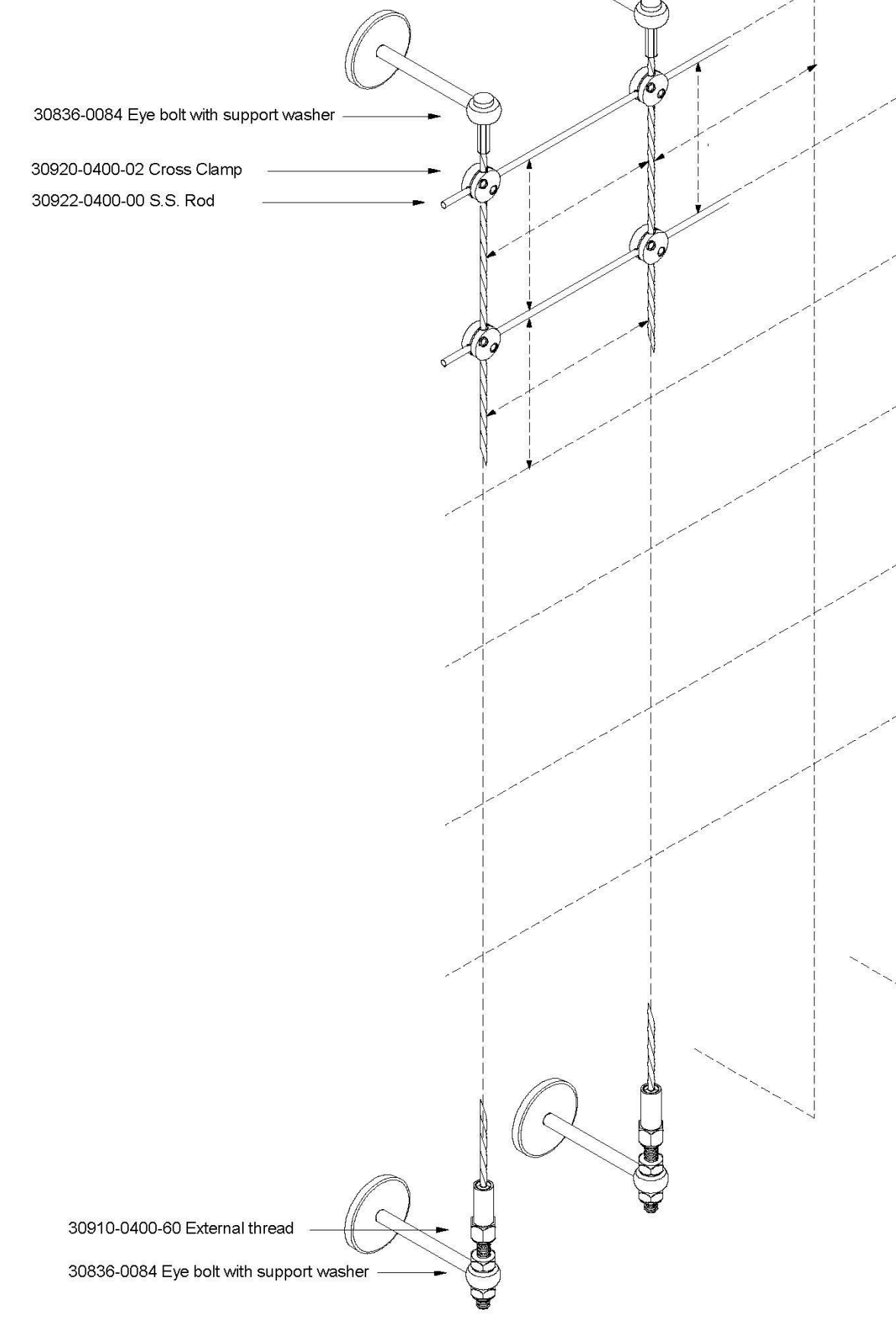


NOTES:
 1. SET ROOTBALL 1" ABOVE FINISH GRADE
 2. 3" BERM ROUND BASE @ 3" HIGH (REMOVE IN 30 DAYS)
 3. FINISH GRADE
 4. TOPSOIL BACKFILL (SEE SPECS)
 5. FOOT TAMP UNAMENDED SOIL

1 OR 5 GALLON SHRUB
 SET ROOTBALL 1" ABOVE FINISH GRADE
 3" BERM ROUND BASE @ 3" HIGH (REMOVE IN 30 DAYS)
 FINISH GRADE
 TOPSOIL BACKFILL (SEE SPECS)
 FOOT TAMP UNAMENDED SOIL

DET5 SHRUB PLANTING
 SCALE: NTS

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 950-187 17th Avenue
 Suite B
 Delray Beach, FL 33445
 Telephone: 561-333-6502

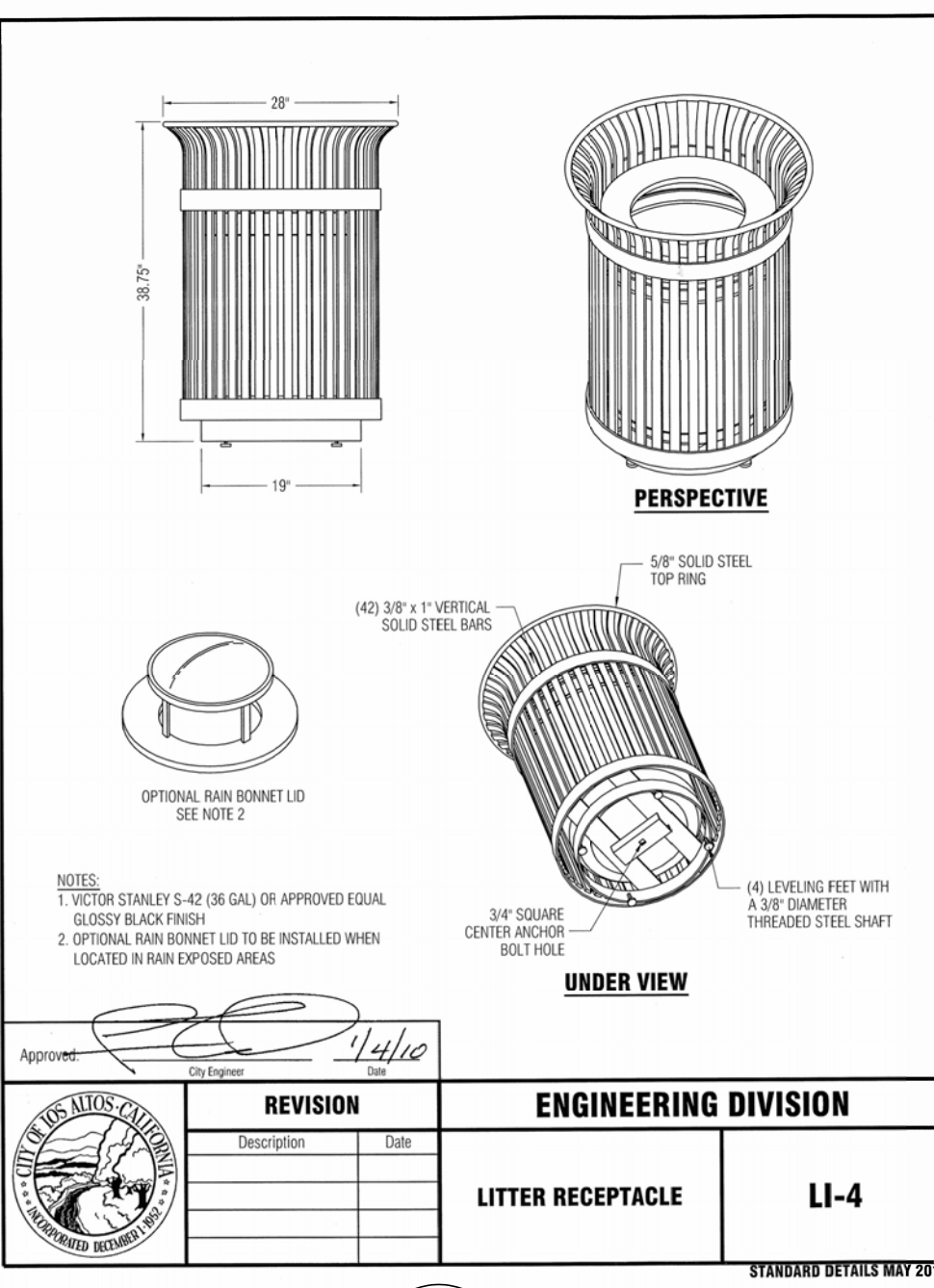


DET2 CABLE TENSION VINE TRELLIS SYSTEM
 L-1.3
 Jakob or Equal, Install on A Street & Miramonte Wall



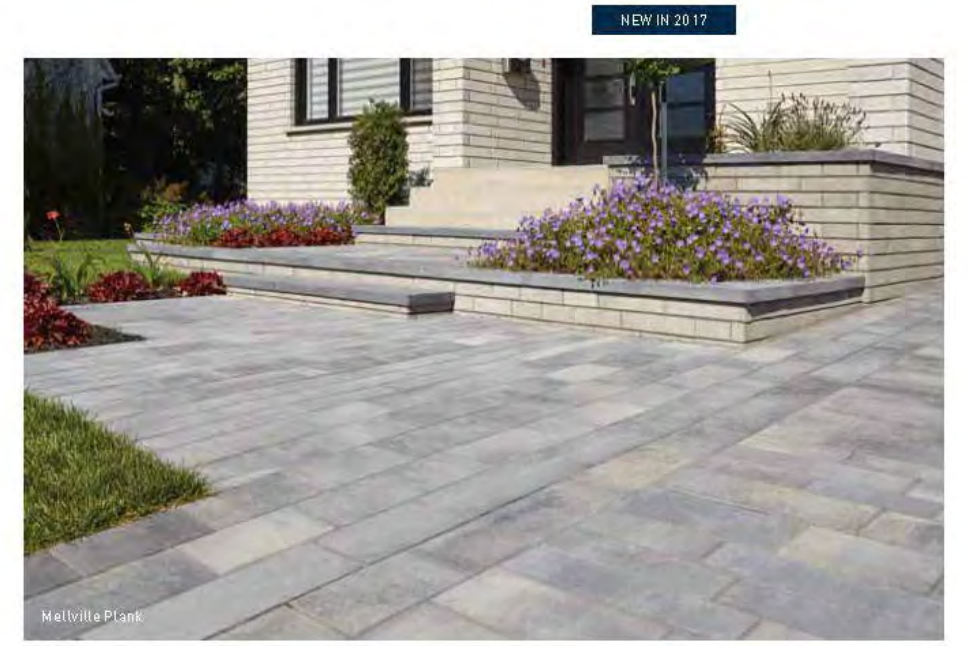
- 30899-0400 Swaged Radius Head
 - 30803-0800-02 Wall anchor
IF Wall is Hollow, use threaded anchors See Structural Plans
 - 30836-0084 Eye bolt with support washer
 - 30820-0400-02 Cross Clamp
 - 30922-0400-00 S.S. Rod
 - 30910-0400-60 External thread
 - 30803-0800-02 Wall anchor
IF Wall is Hollow, use threaded anchors See Structural Plans
 - 30836-0084 Eye bolt with support washer
- 1-Install the anchors into the wall For concrete-masonry-bricks-use the part number: 30803-0800-02 IF Wall is Hollow, use threaded anchors See Structural Plans
 - 2-Thread the eye bolt with cover disc into the anchors
 - 3-Repeat step 1 and 2 for the bottom.
 - 4-Side the cable from the top through the top eye bolt
 - 5-At the bottom thread the nuts as the drawing shows.
 - 6-Tension the cable by tightening the nuts
 - 8-Attach rods using the cross clamps
 - 9-To attach the cross clamp, position the rope and rod as shown and secure using the set screw.

- 1-Disassemble the cable tensioner
- 2-Insert the rope into the sleeve
- 3-Then insert the sleeve into the tensioner body.
- 4-Thread 1 nut onto the cable tensioner.

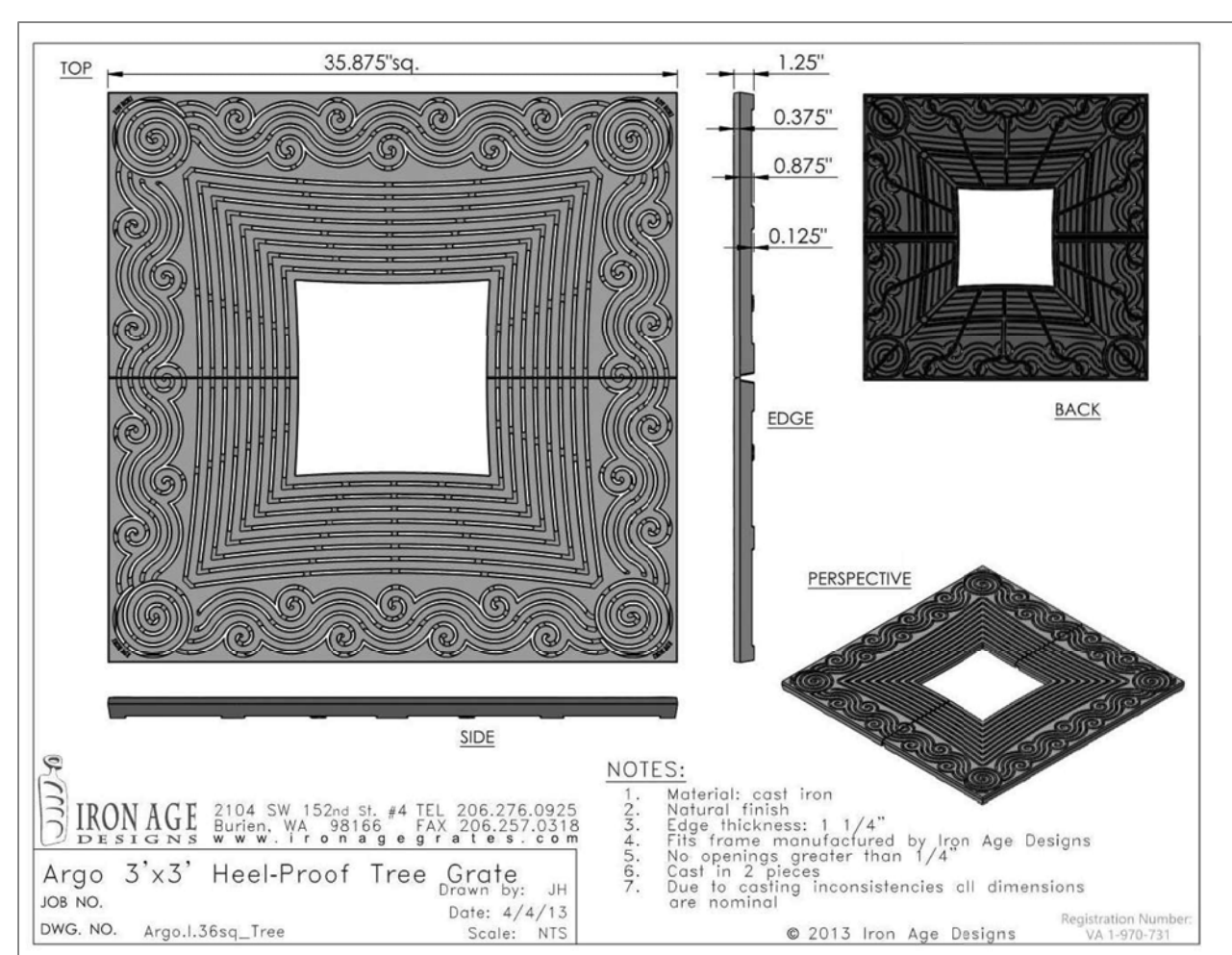


DET8 TRASH RECEPTACLE
 L-1.3

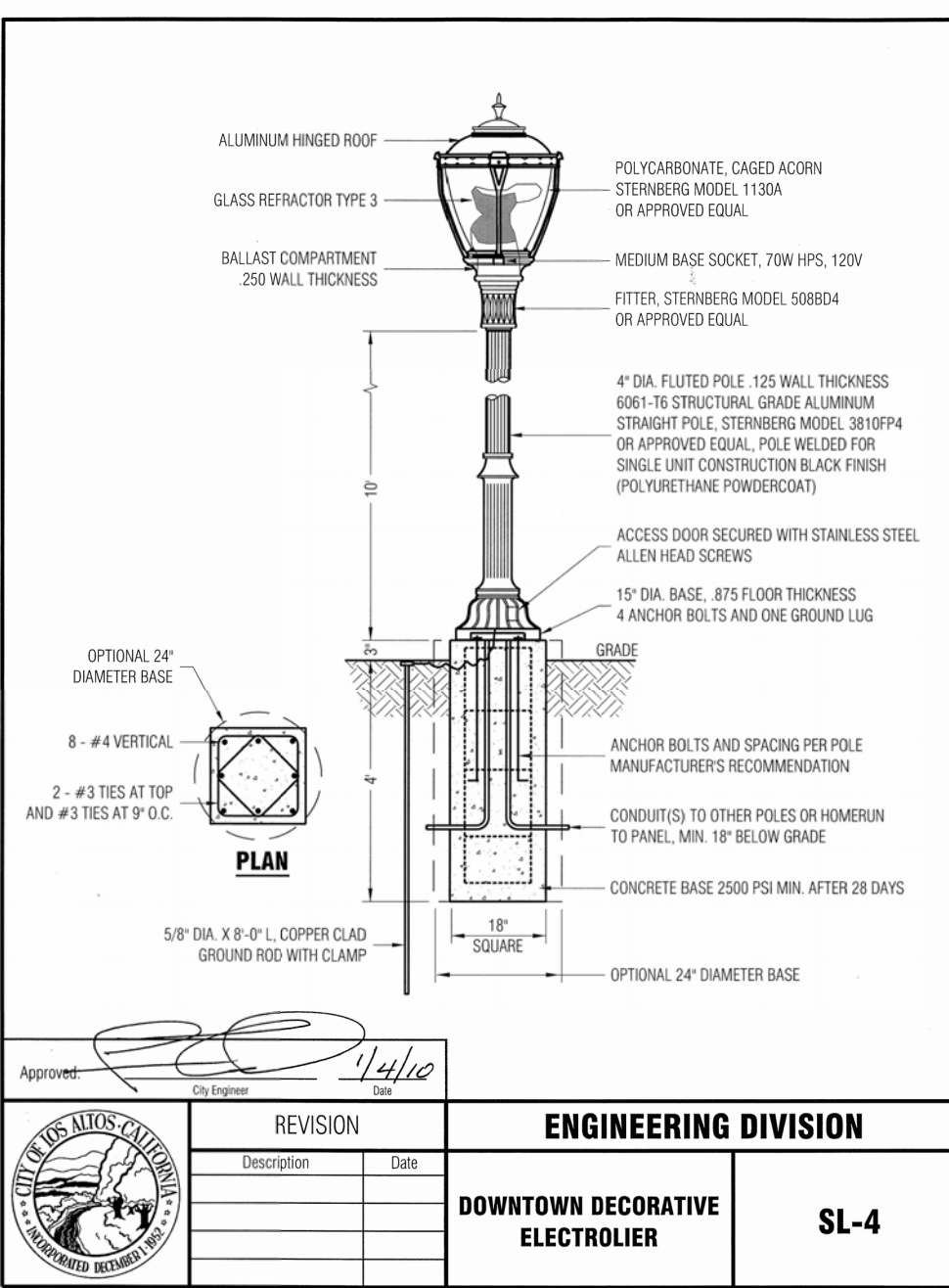
MELVILLE™ PLANK PAVER
 APPLICATIONS
 NEW IN 2017



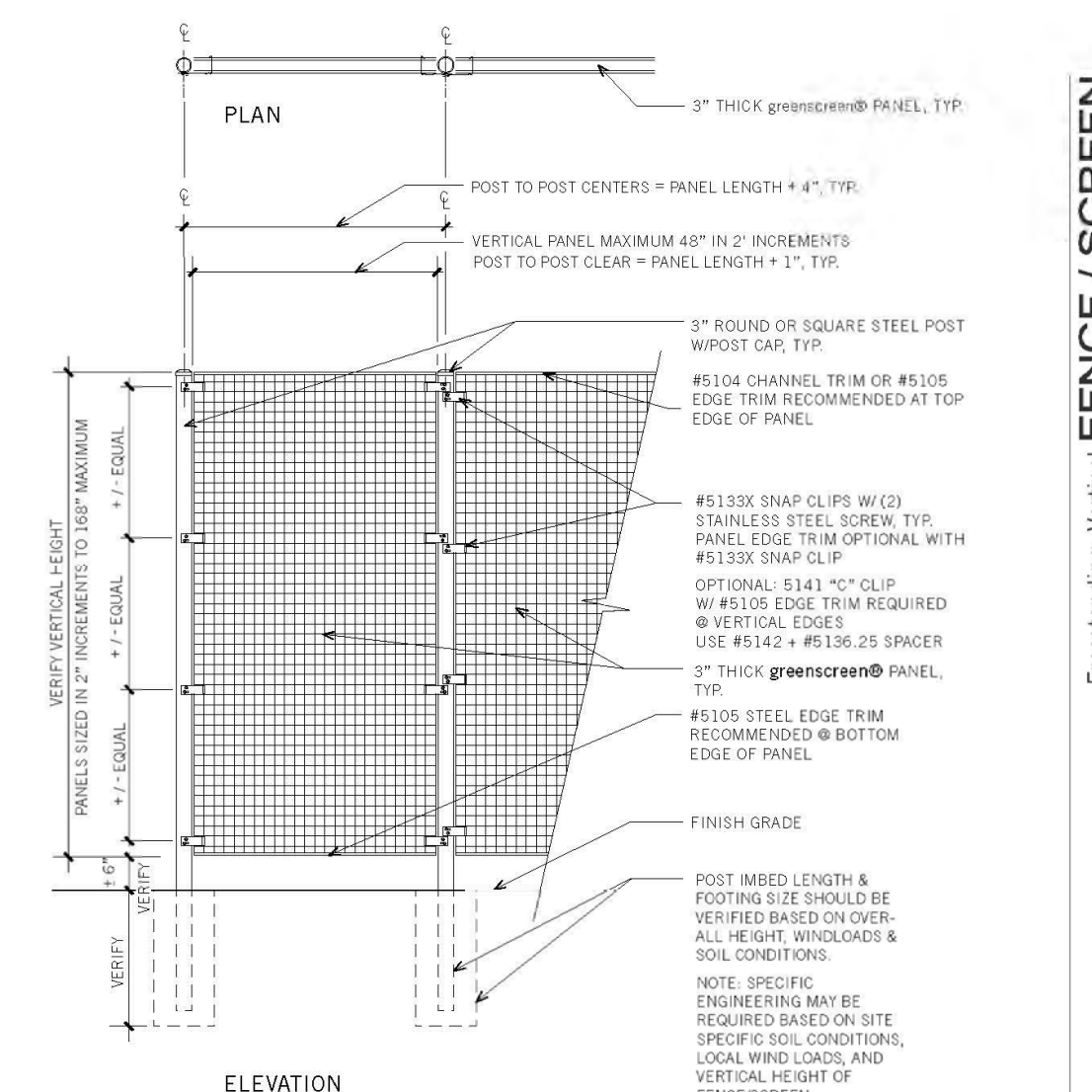
DET4 FREMONT AVENUE ENTRY PAVING
 L-1.3
 BELGARD - MELVILLE PLANK, COLOR: VICTORIAN



DET3 'ARGO' TREE GRATE
 L-1.3
 OR SIMILAR



DET7 ACORN STREET LIGHT
 L-1.3
 TO MATCH EXISTING PER CONCEPT PLAN



DET1 LATTICE PANELS ON A STREET
 L-1.3
 GREENSCREEN, OR SIMILAR, Install to Screen Parking Area



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 51 UNIVERSITY AVENUE, SUITE 1, LOS ALTOS, CA. 95030
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LOYOLA CORNERS
 999 FREMONT AVE
 LOS ALTOS, CA 94024

DESIGN DEVELOPMENT
 PROPOSED
 LANDSCAPE DETAILS

REV:
 Design Review 4/2/2018
 Design Review 12/10/2018

L-1.3



APPLICANT:

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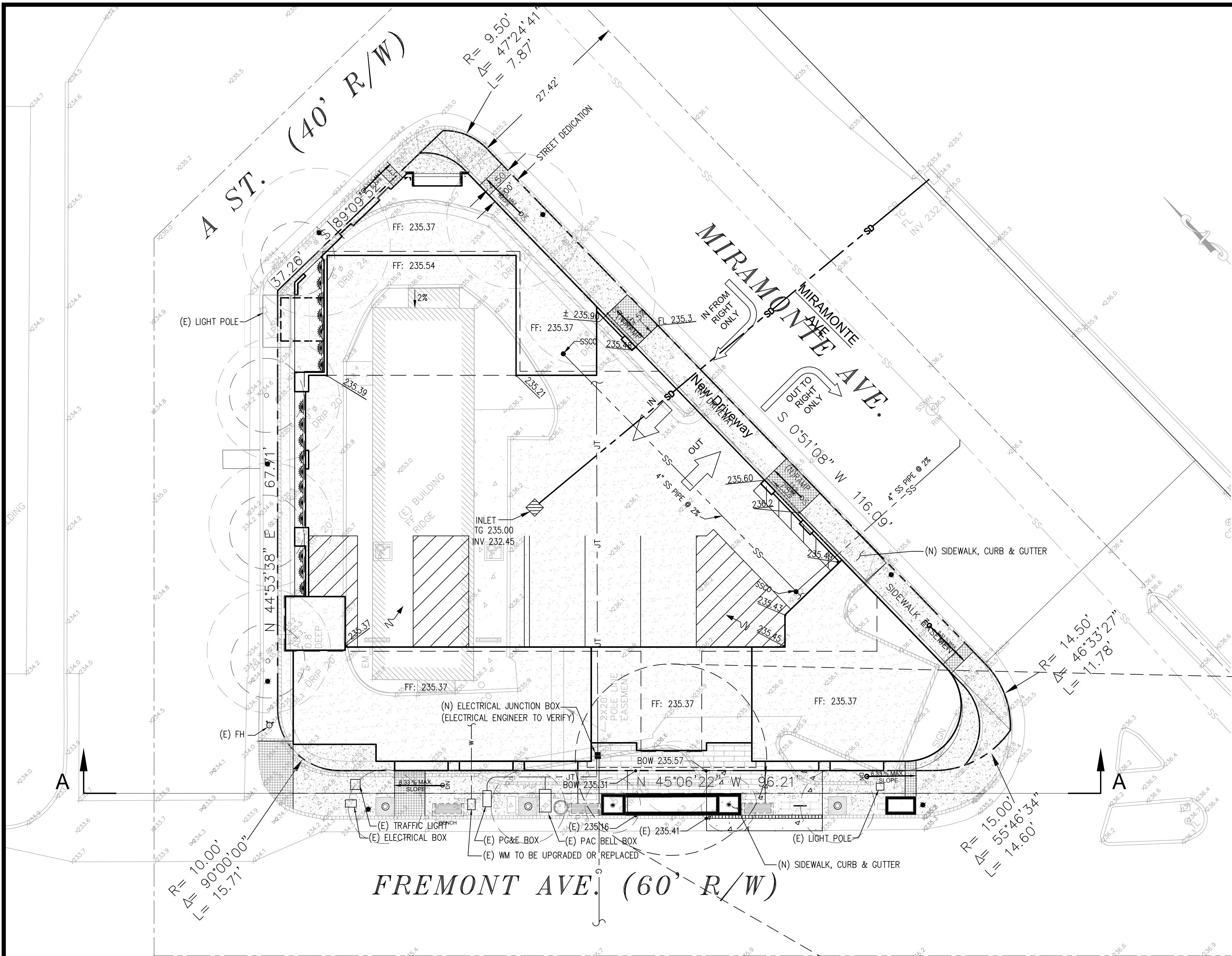
GRADING AND DRAINAGE PLAN
999 FREMONT AVE
LOS ALTOS, CA
IMPROVEMENT PLANS

Revisions:



Date: 12/11/2018
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 218007

Sheet: 2 OF 3
C-2



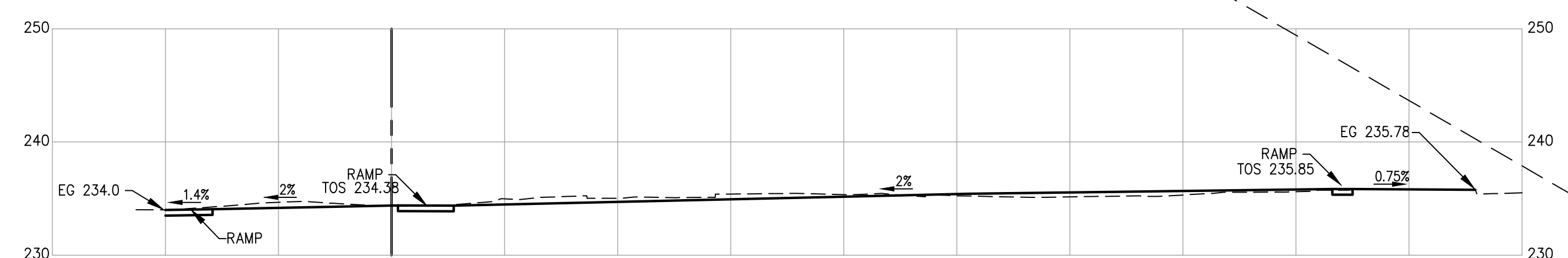
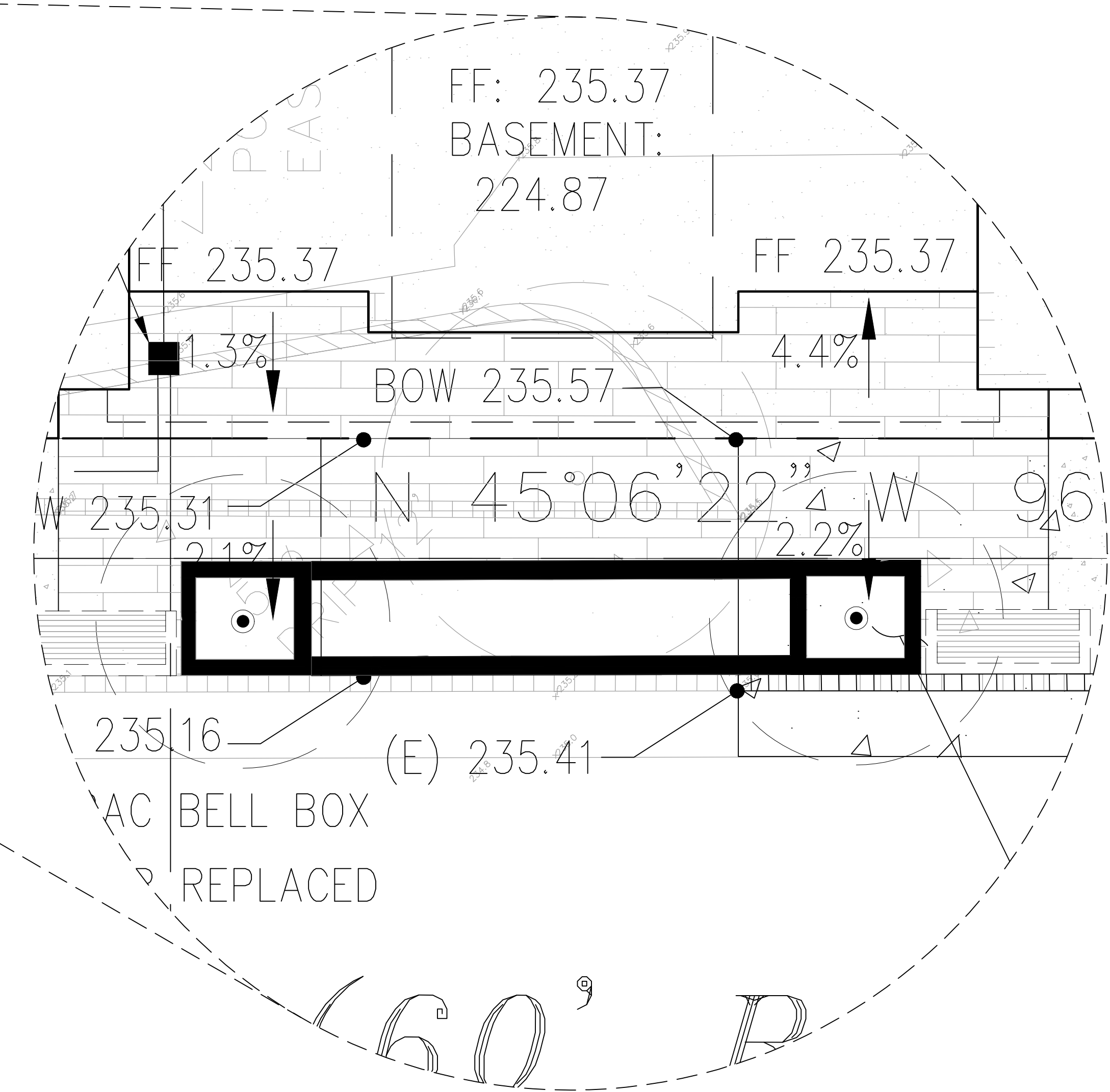
STREET IMPROVEMENT NOTE:

REMOVE AND REPLACE ENTIRE CITY SIDEWALK, CURB AND GUTTER ALONG MIRAMONTE AVE., FREMONT AVE. AND A STREET PER CITY STANDARD DETAILS. THE MINIMUM WIDTH OF ALL SIDEWALKS SHALL BE FIVE FEET.

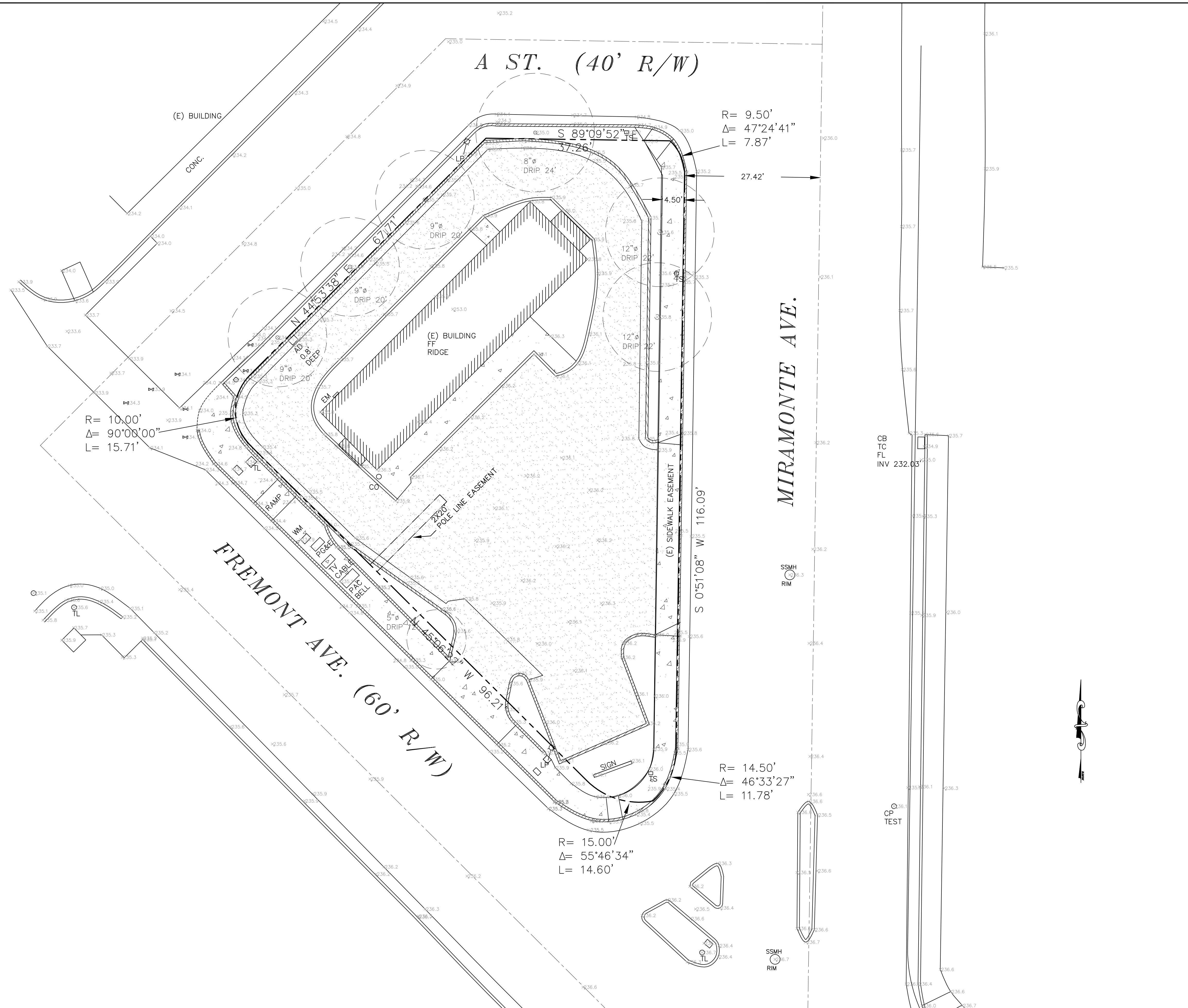
ANY A STREET IMPROVEMENTS TO BE DONE PER ENGINEERING DIVISION. RELOCATE THE CROSSWALK AT ALL CORNERS TO CONFORM TO THE NEW ADA RAMPS. SEE DETAIL ON C-1.

ALL DRIVEWAY APPROACH PER CITY'S COMMERCIAL DRIVEWAY STANDARDS WITH TRUNCATED DOMES. SEE DETAIL ON SHEET C-1.

DEVELOPER TO BE RESPONSIBLE FOR A STREET IMPROVEMENTS REQUIRED BY ENGINEERING DIVISION.



SECTION A-A
SCALE H/V: 1"=10'



---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSSL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---	POWER POLE	EB	ELECTRIC BOX
---	FIRE HYDRANT	EM	ELECTRIC METER
---	JOINT POLE	EP	EDGE OF PAVEMENT
---	SURVEY MONUMENT FOUND	FH	FIRE HYDRANT
---	TBM (ELEVATION)	GA	GUY ANCHOR
---	WATER VALVE	GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

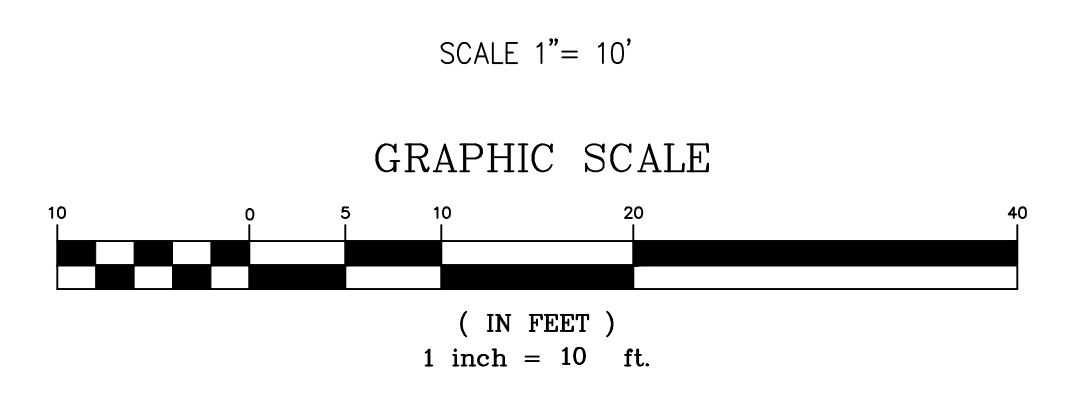
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING S 0°51'08" W OF THE CENTERLINE OF MIRAMONTE AVE., AS SHOWN UPON CERTAIN RECORD OF SURVEY MAP, RECORDED IN BOOK 487 OF MAPS, AT PAGE 49, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
REFERENCED SANTA CLARA VALLEY WATER DISTRICT B.M.:
B.M. 1016 EL: 237.34'(NAVD88)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 7,929 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 13-501043 BY FIDELITY NATIONAL CO. DATED 8/15/2013, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



999 Fremont Avenue
Los Altos
APN: 189-15-092



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by:
Checked by:
Date: 12/27/2017
Project No: 218003

TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS