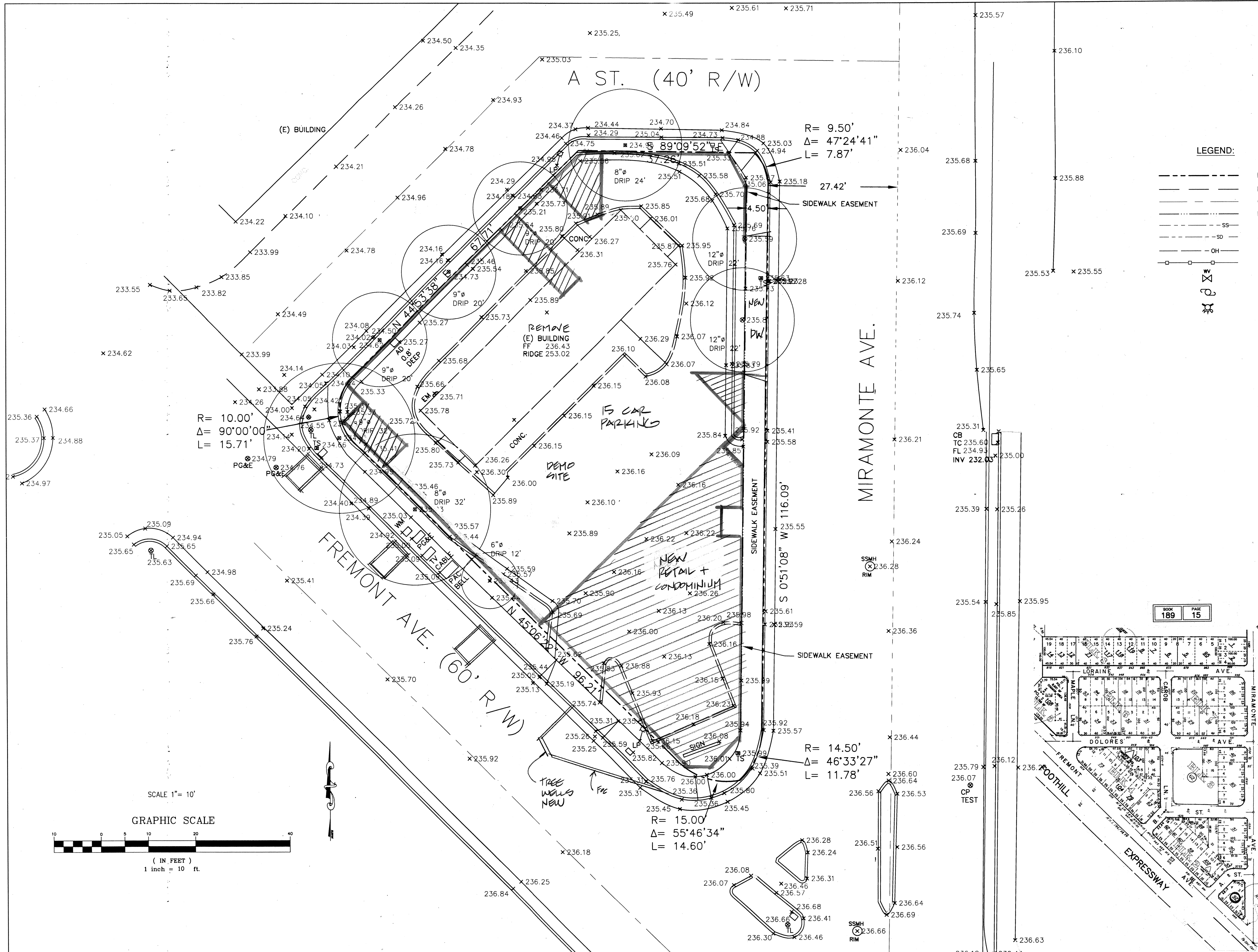


1.7.14



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- WATER VALVE
- POWER POLE
- FIRE HYDRANT

ABBREVIATIONS:

- AC ASPHALT
- AD AREA DRAIN
- ANC ANCHOR
- C&G CURB AND GUTTER
- CB CATCH BASIN
- EM ELECTRIC METER
- DW DRIVEWAY
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- PP POWER POLE
- S.D.E. STORM DRAINAGE EASEMENT
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TL TRAFFIC LIGHT
- TS TRAFFIC SIGN
- CO CLEAN OUT
- VG VALLEY GUTTER
- WM WATER METER

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

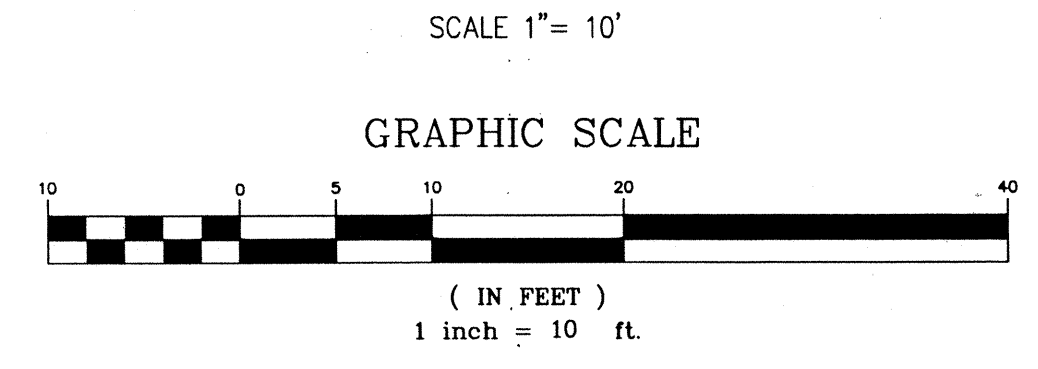
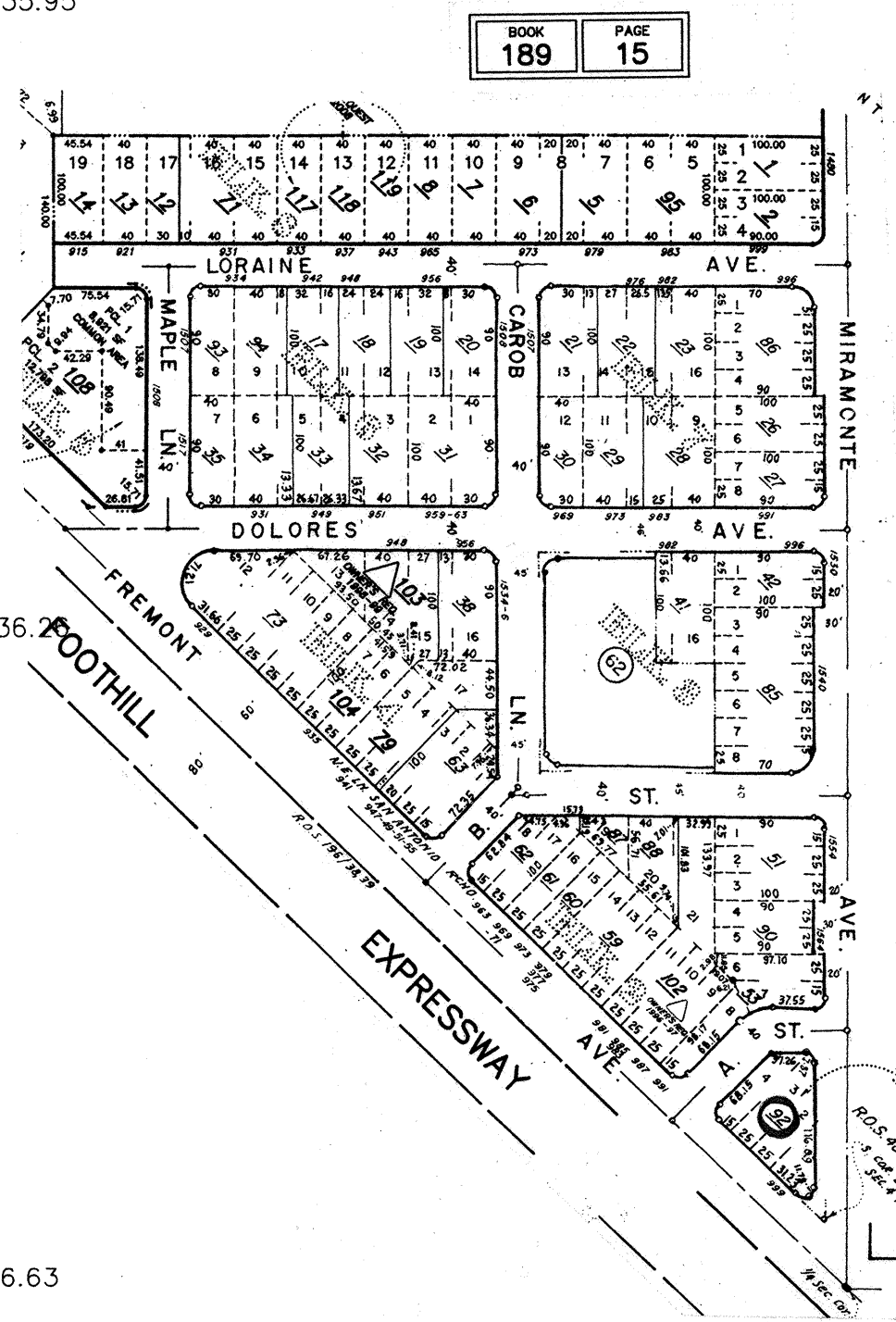
NOTE:
 THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET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

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

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 7929 SQ. FT. ±.
3. THE SURVEY WAS BASED ON A GRANT DEED DOC.# 13-501043 BY FIDELITY NATIONAL TITLE CO. DATED 8/15/2013, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. 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, CA
 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: S.P.
 Checked by: S.R.
 Date: 12/23/2013
 Project No: 213176

OWNER
 LOYOLA CORNERS
 DEVELOPMENT LLC

SITE PLAN
TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

LOYOLA CORNERS MIXED USE

999 FREMONT RD 1.7.14

AI

REVISIONS	BY
1.8.14	

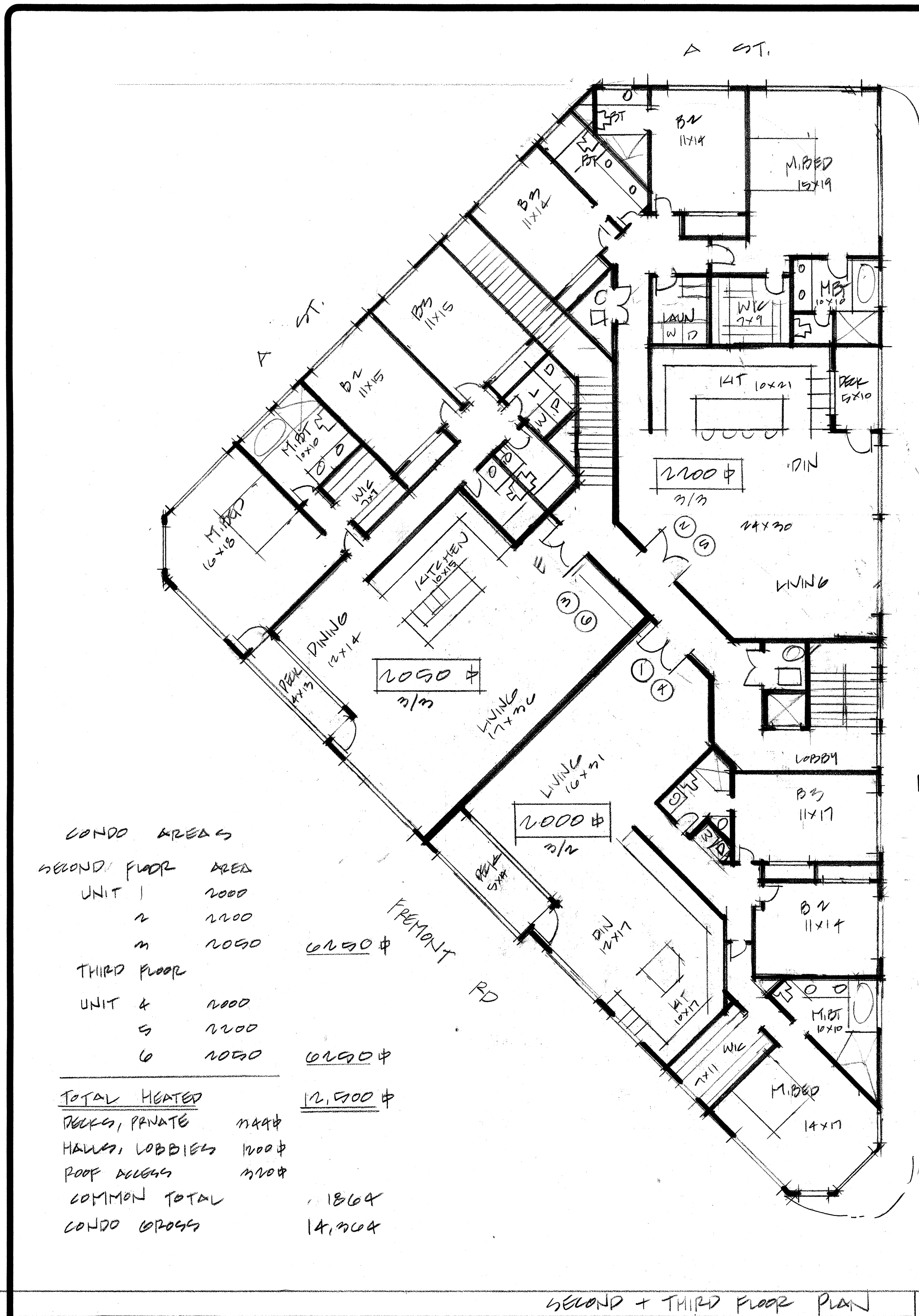
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 DarylFazekas@gmail.com
 408 395 9400

SIX 2-BEDROOM
 CONDOS
 1000 SF RETAIL

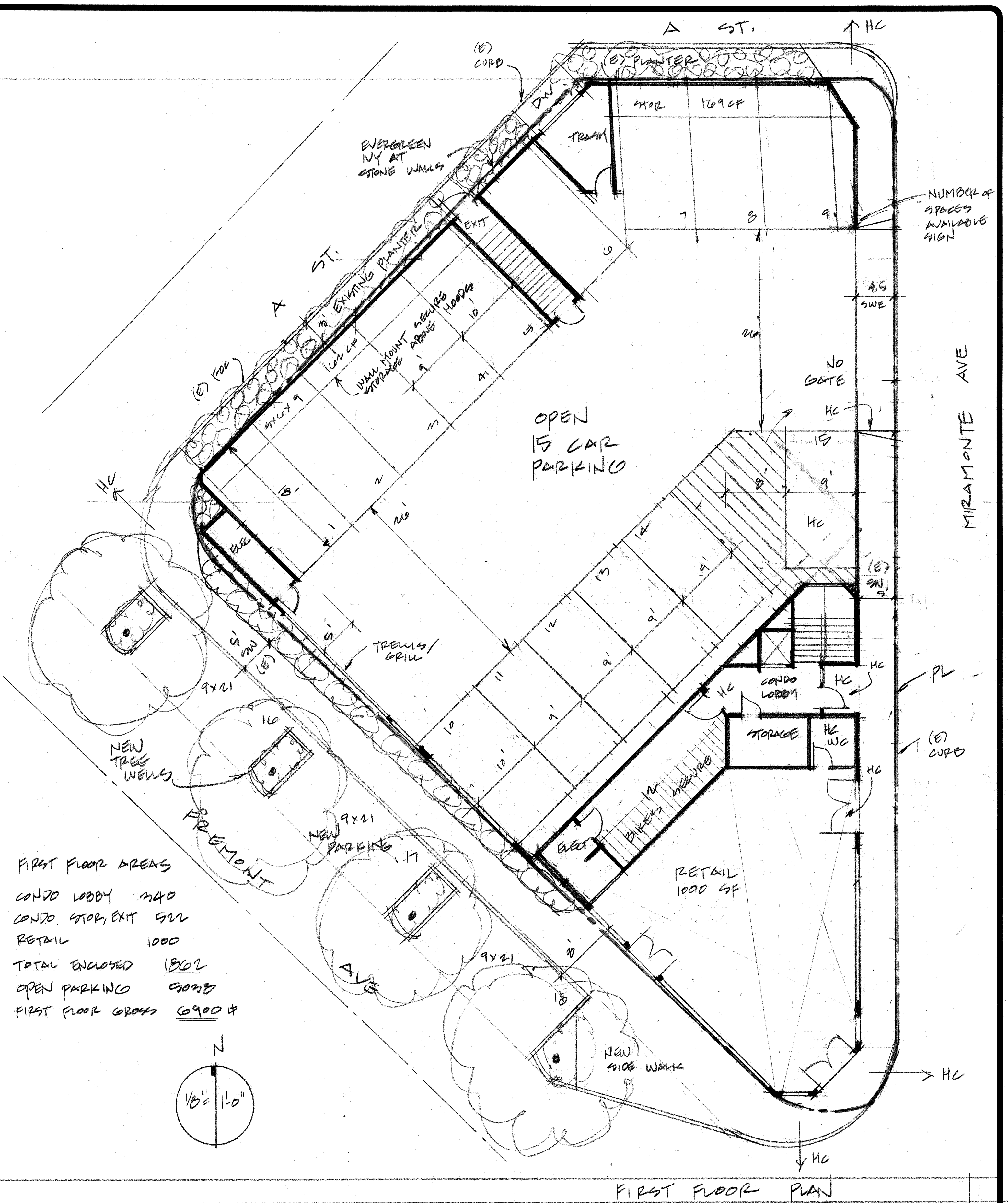
LOYOLA
 CORNERS
 MIXED USE
 999 FREMONT
 ROAD

SITE PLAN
 FIRST FLOOR
 SECOND +
 THIRD FLOOR

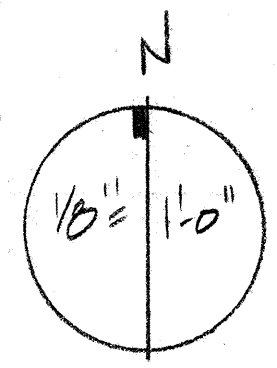
DRAWN
CHECKED
DATE
1.7.14
SCALE
1/8" = 1'-0"
JOB NO.
LOYOLA
SHEET
AZ
OF SHEETS



MIRAMONTE AVE



FIRST FLOOR AREAS
 CONDO LOBBY 340
 CONDO STOR. EXIT 522
 RETAIL 1000
 TOTAL ENCLOSED 1862
 OPEN PARKING 5098
 FIRST FLOOR GROSS 6960

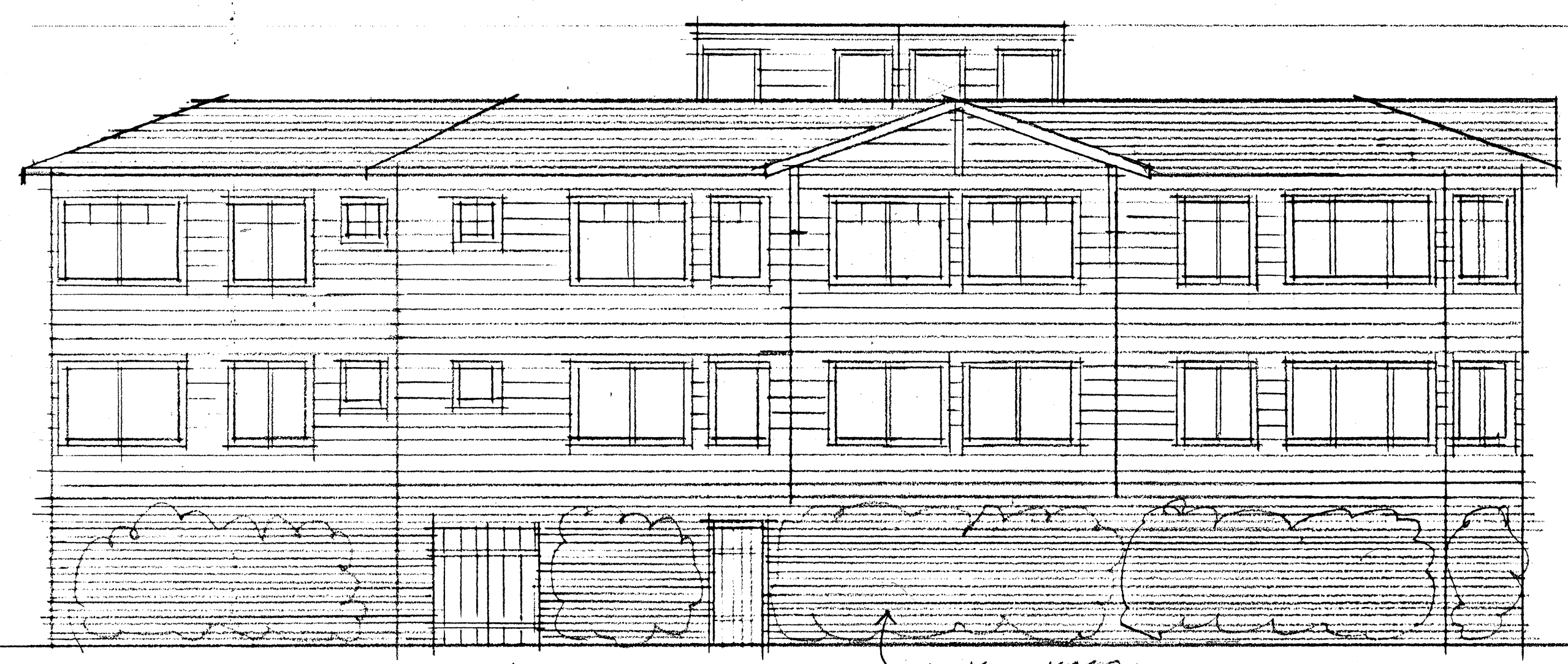


SECOND + THIRD FLOOR PLAN 2

FIRST FLOOR PLAN 1

REVISIONS	BY

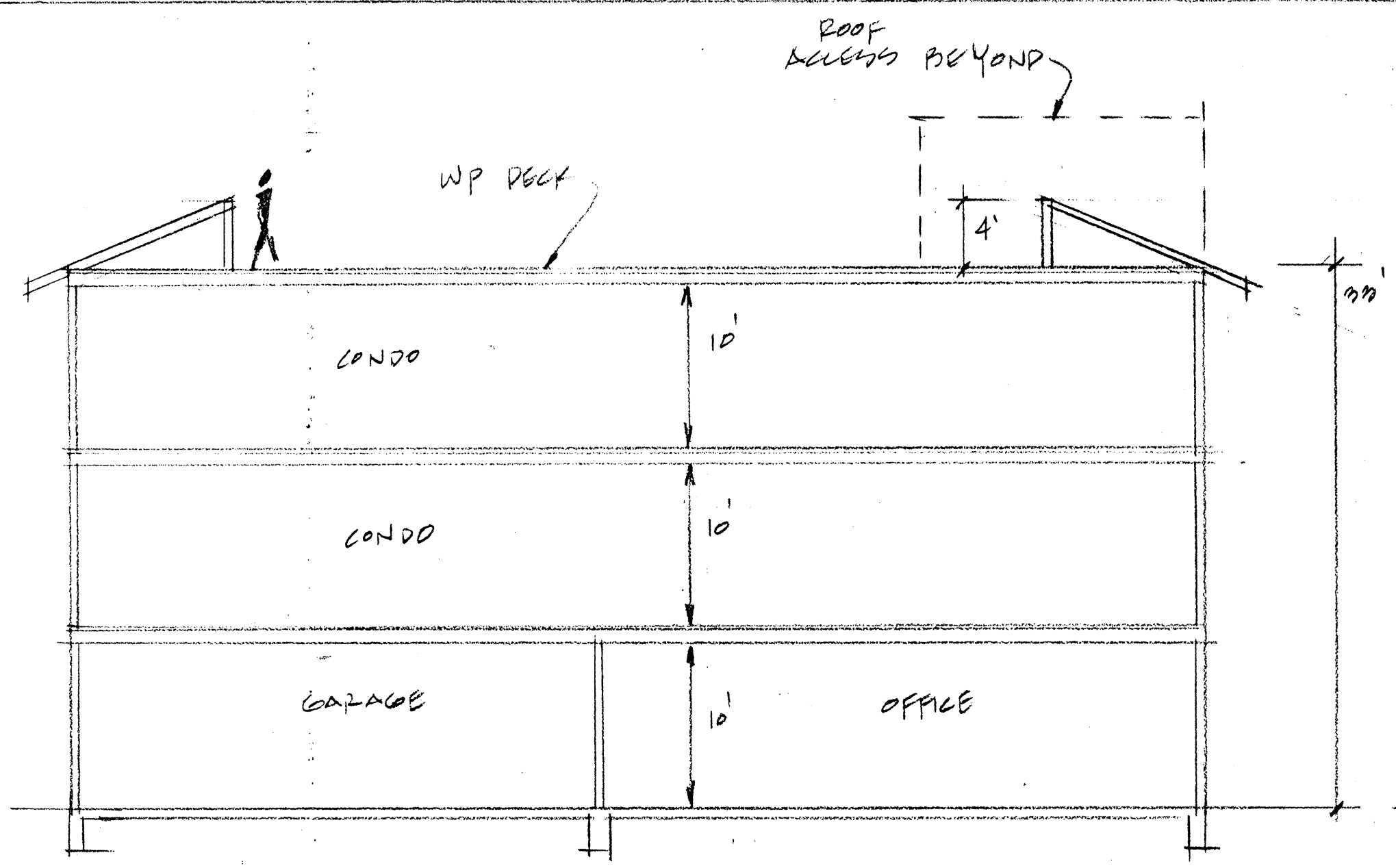
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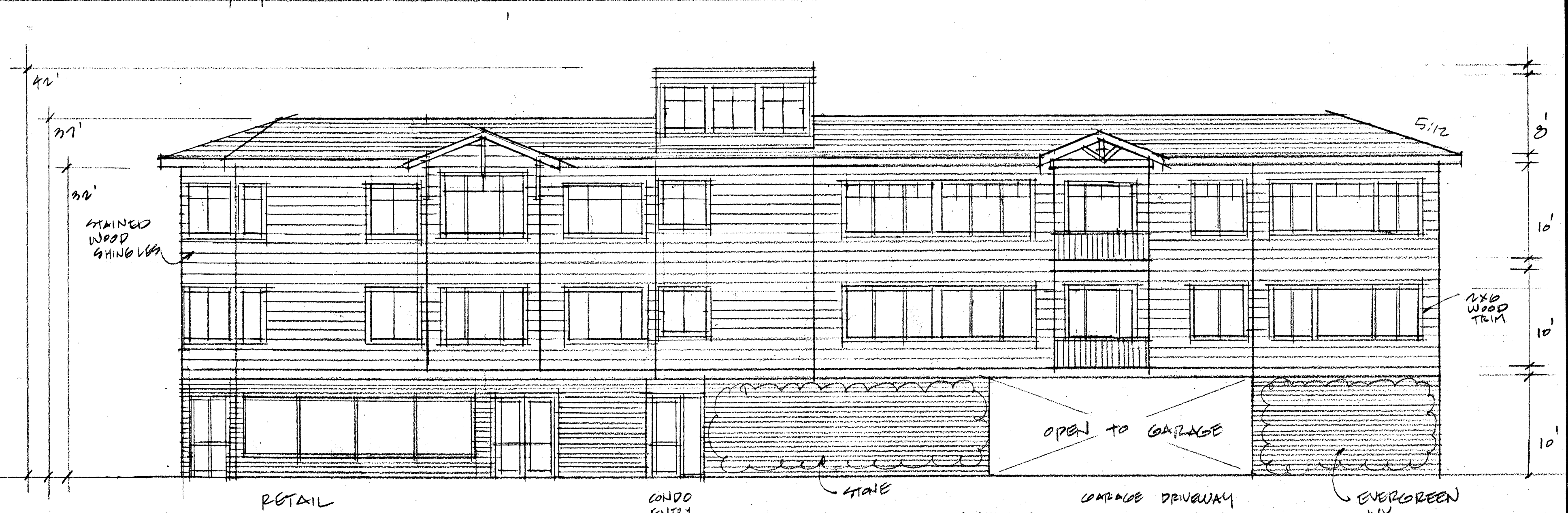
A ST ELEVATION



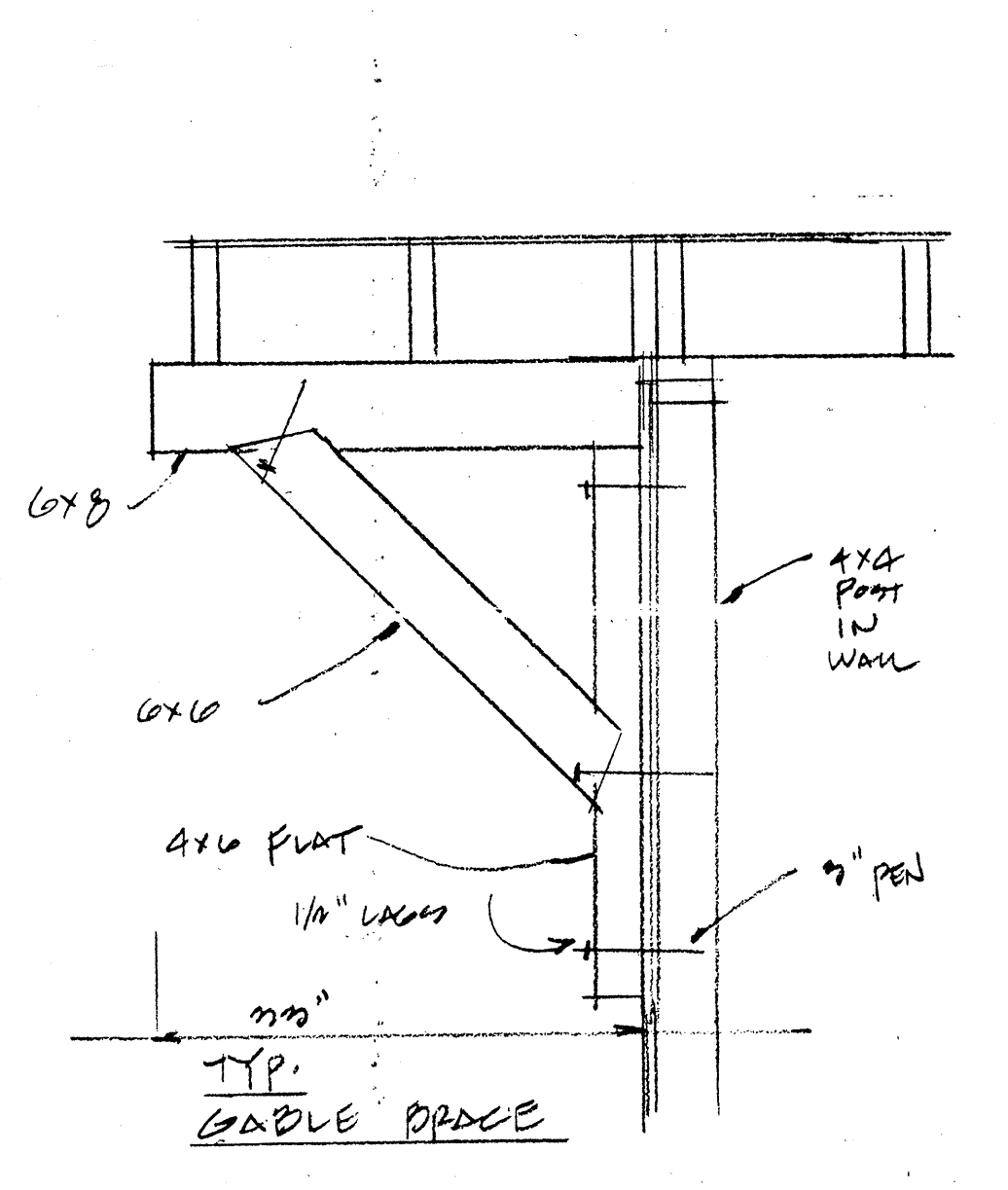
FREMONT RD ELEVATION



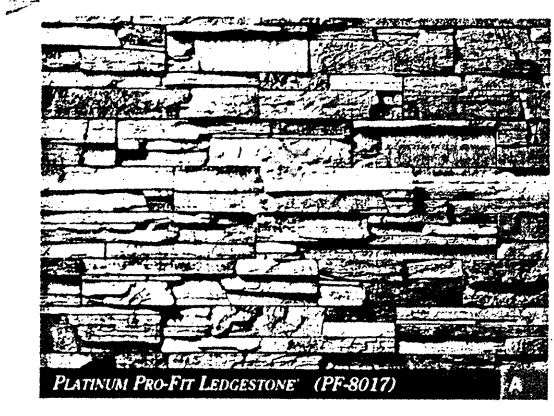
SECTION



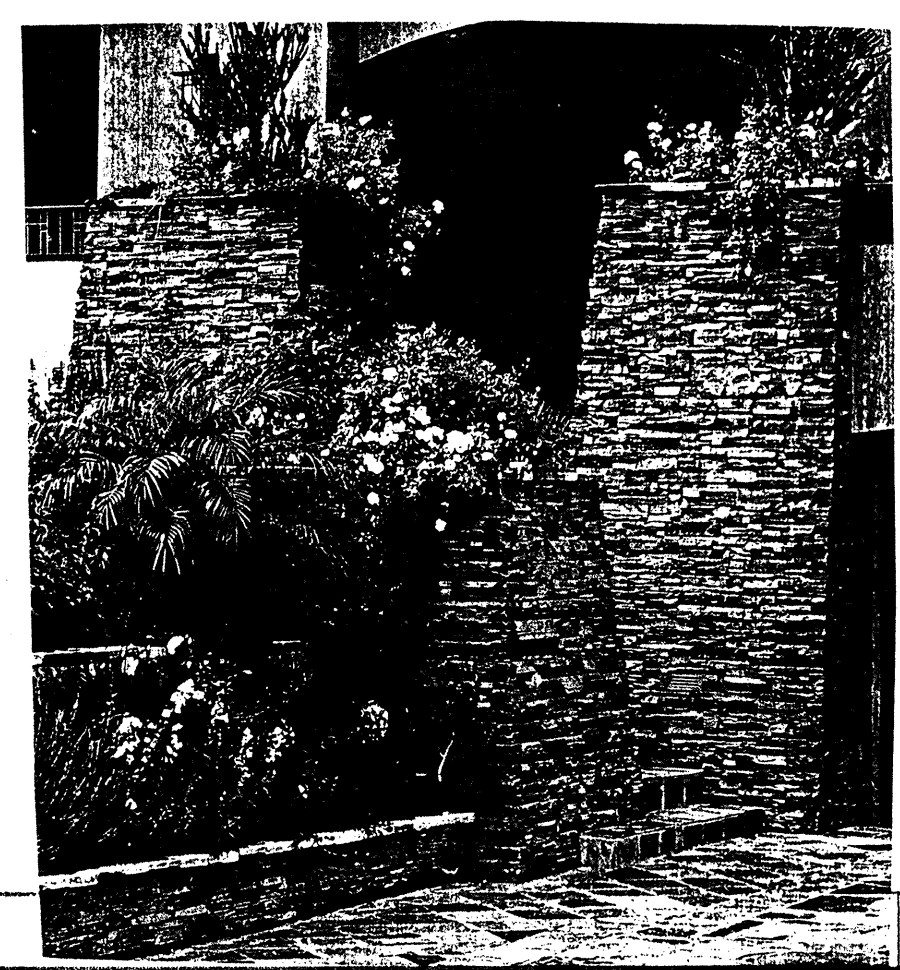
EAST / MIRAMONTE ELEVATION



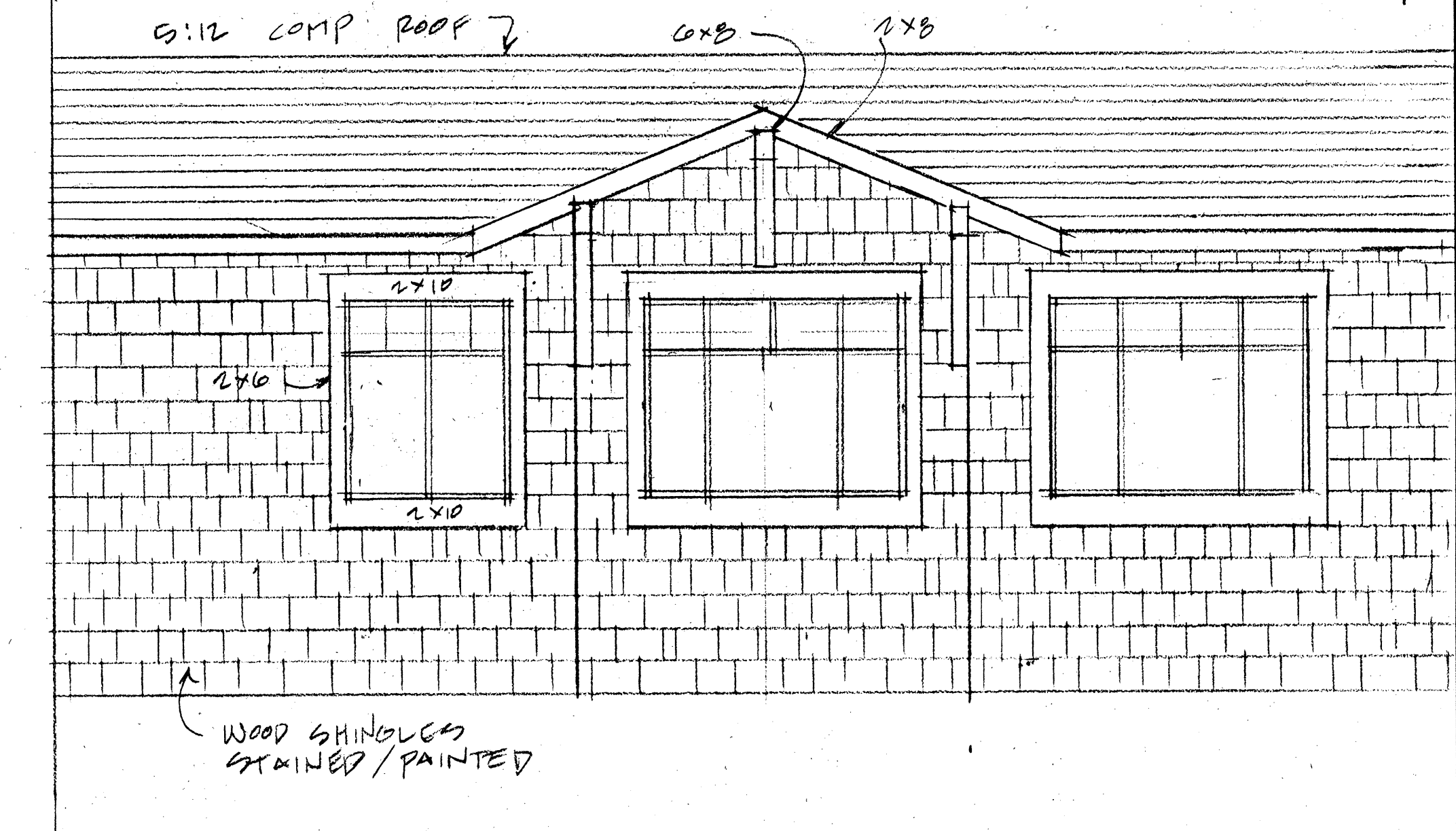
TYP GABLE BRACE



STONE



7



TYPICAL GABLE TRIM

LOYOLA
 CORNERS
 MIXED USE
 999 FREMONT
 RD

OPTION 1'
 33' HEIGHT
 TO DECK.
 10' CEILING

ELEVATIONS
 SECTION

DRAWN
CHECKED
DATE
1.7.14
SCALE
1/8" = 1'-0"
JOB NO.
LOYOLA
SHEET
A3
OF SHEETS

REVISIONS	BY
1.8.14	

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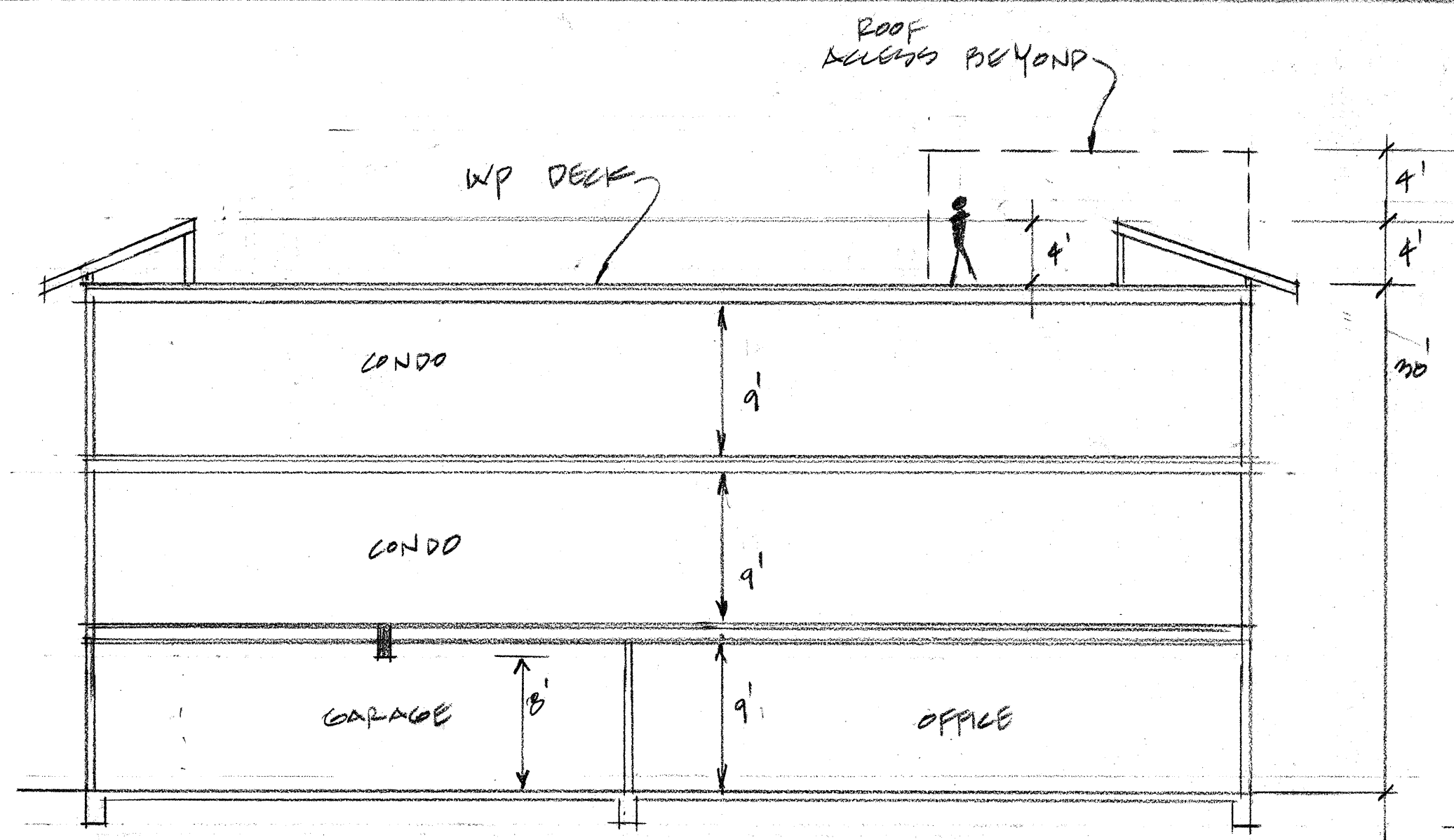
TRASH
 CONDO EXIT ONLY
 STONE COVERED WITH EVERGREEN NY

A WEST ELEVATION



WOOD TRIM
 SHINGLES
 WOOD TRIMMED
 STONE
 RETAIL

FREMONT RD ELEVATION

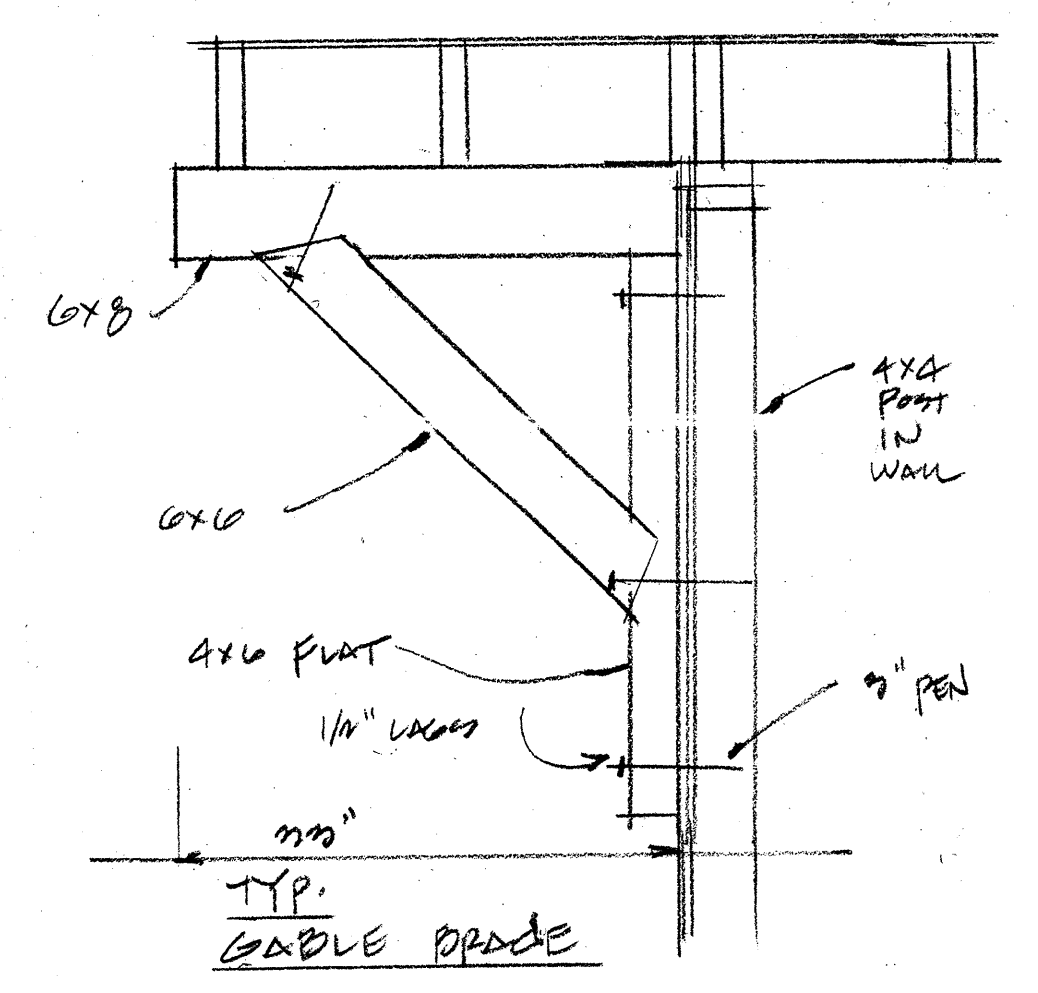


SECTION A

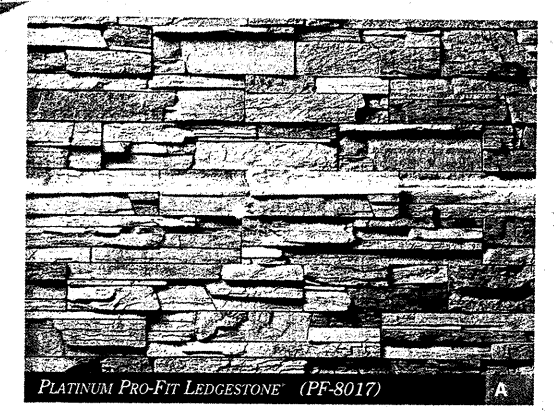


STAINED WOOD SHINGLES
 STONE
 OPEN TO GARAGE
 WROUGHT IRON RAILING
 EVERGREEN NY

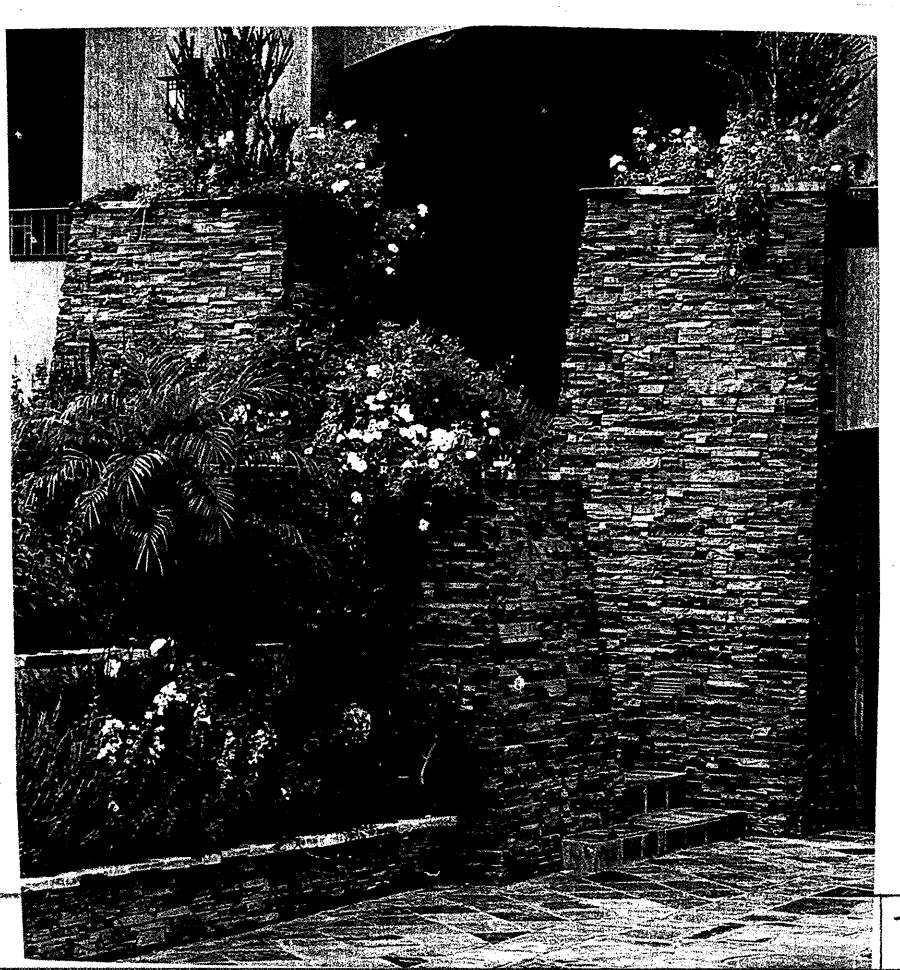
EAST / MIRAMONTE ELEVATION



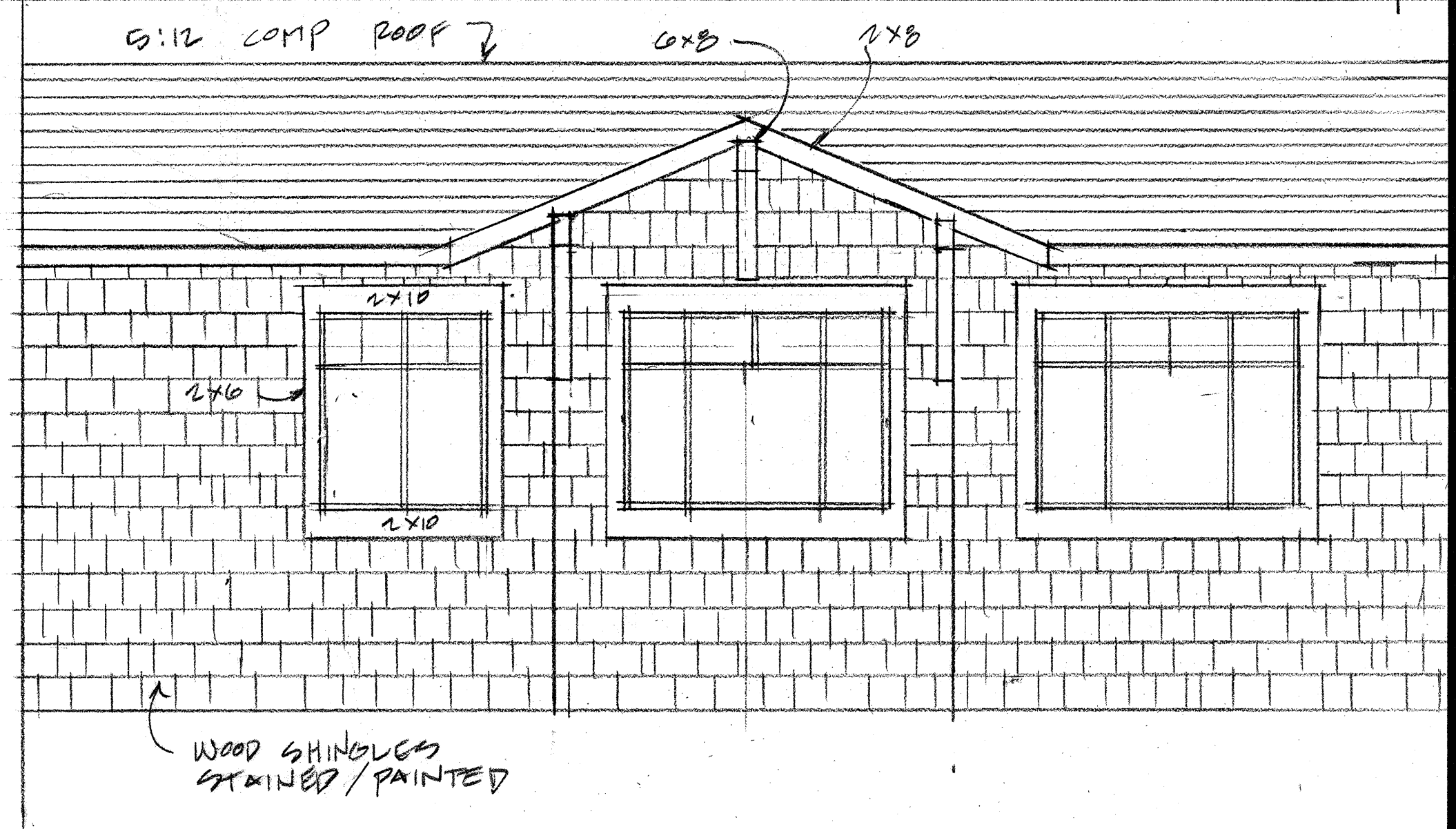
TYP CABLE BRACE



STONE



7

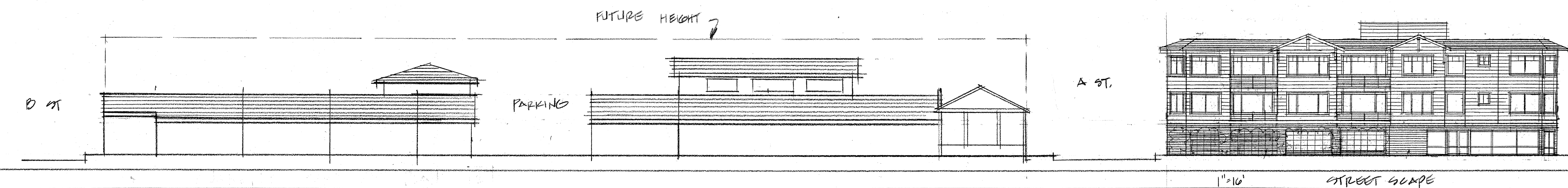
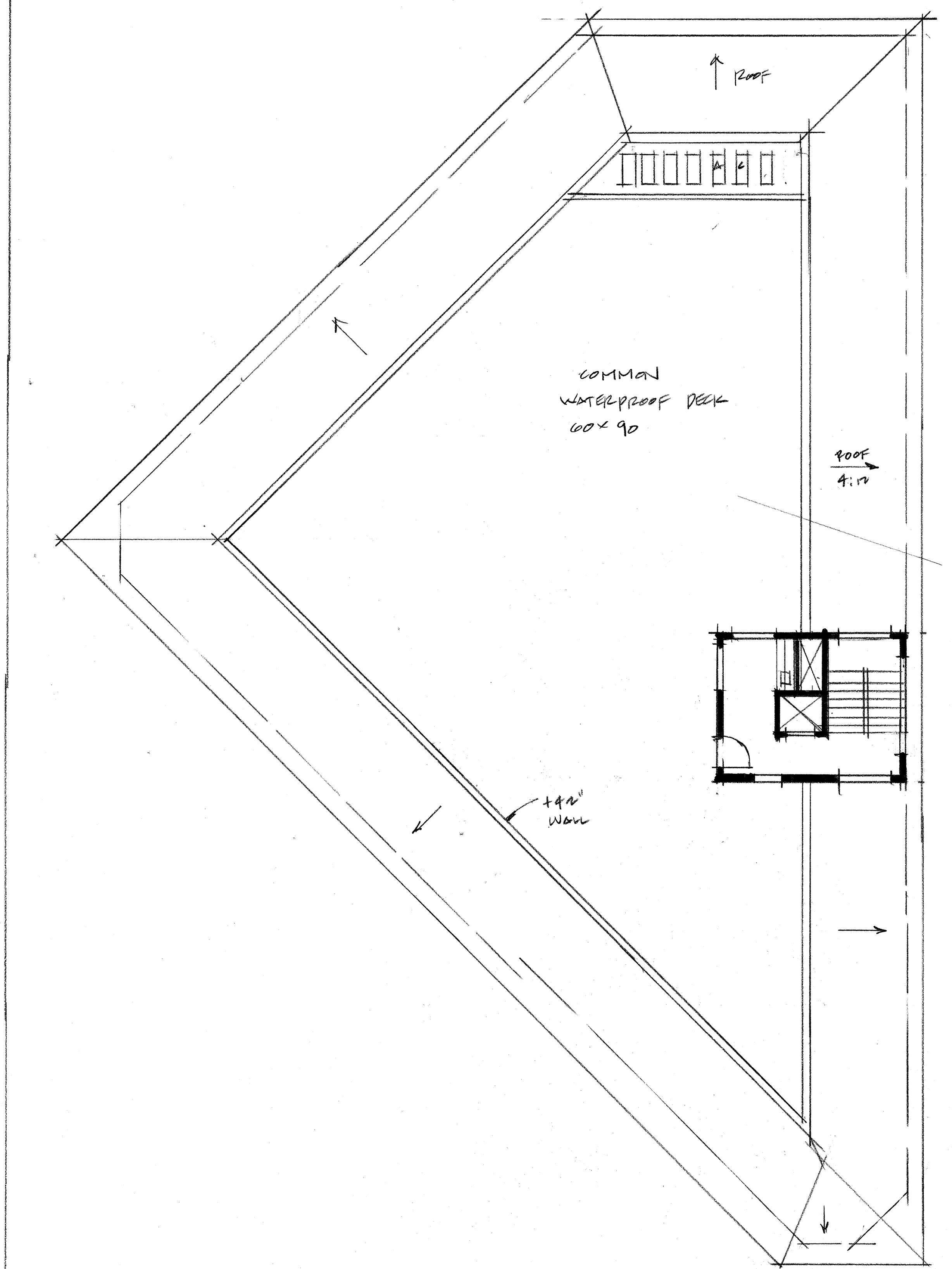
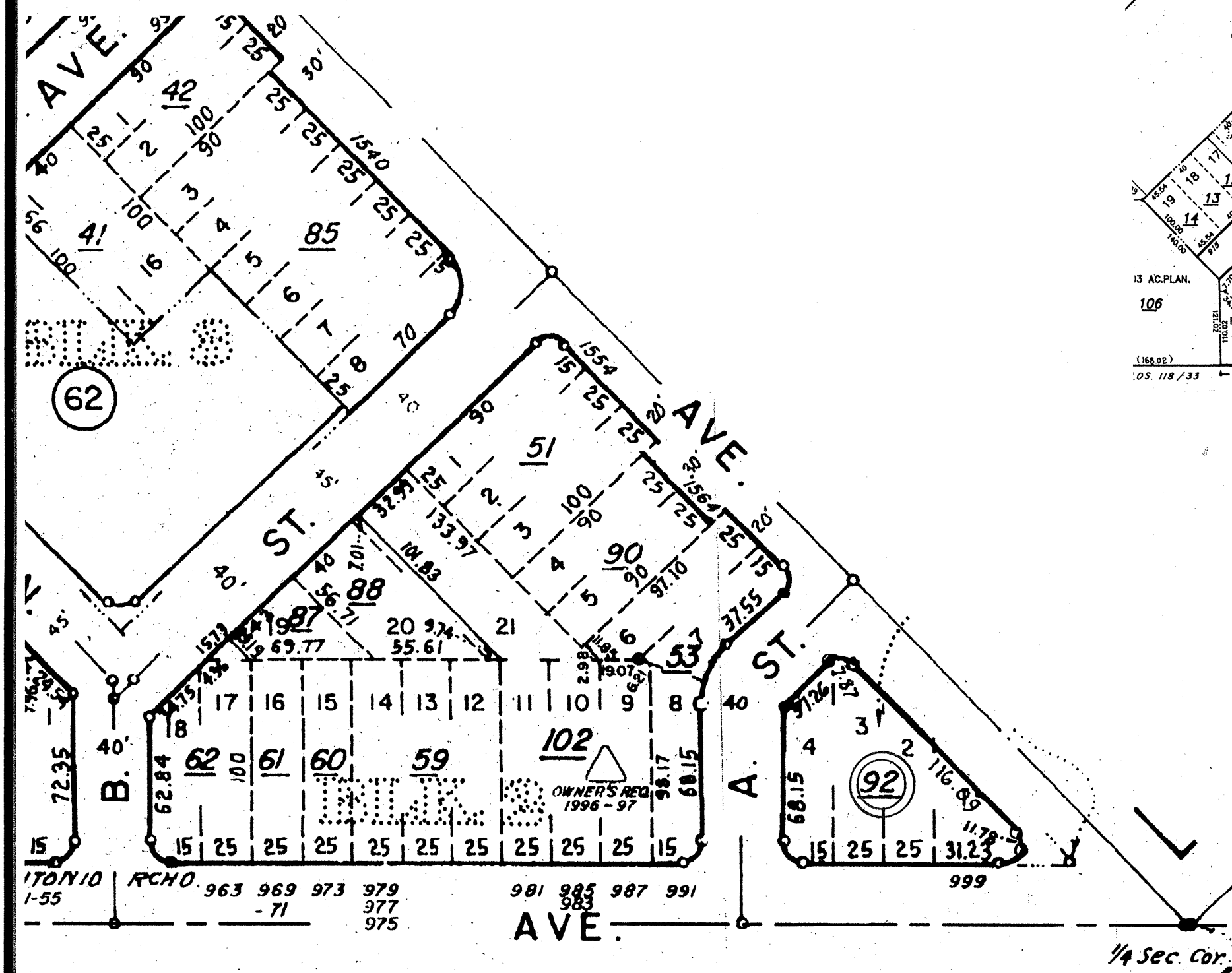
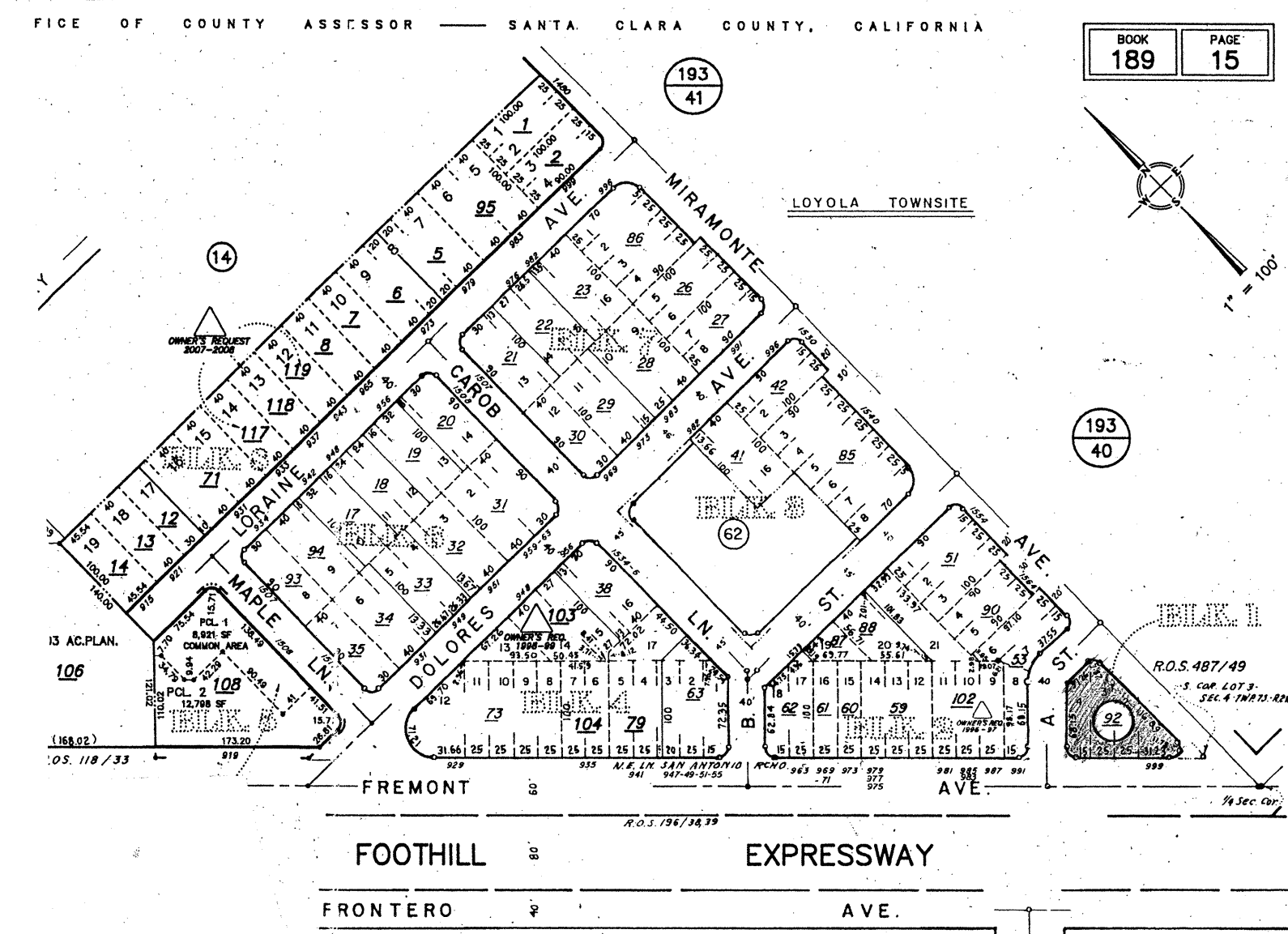
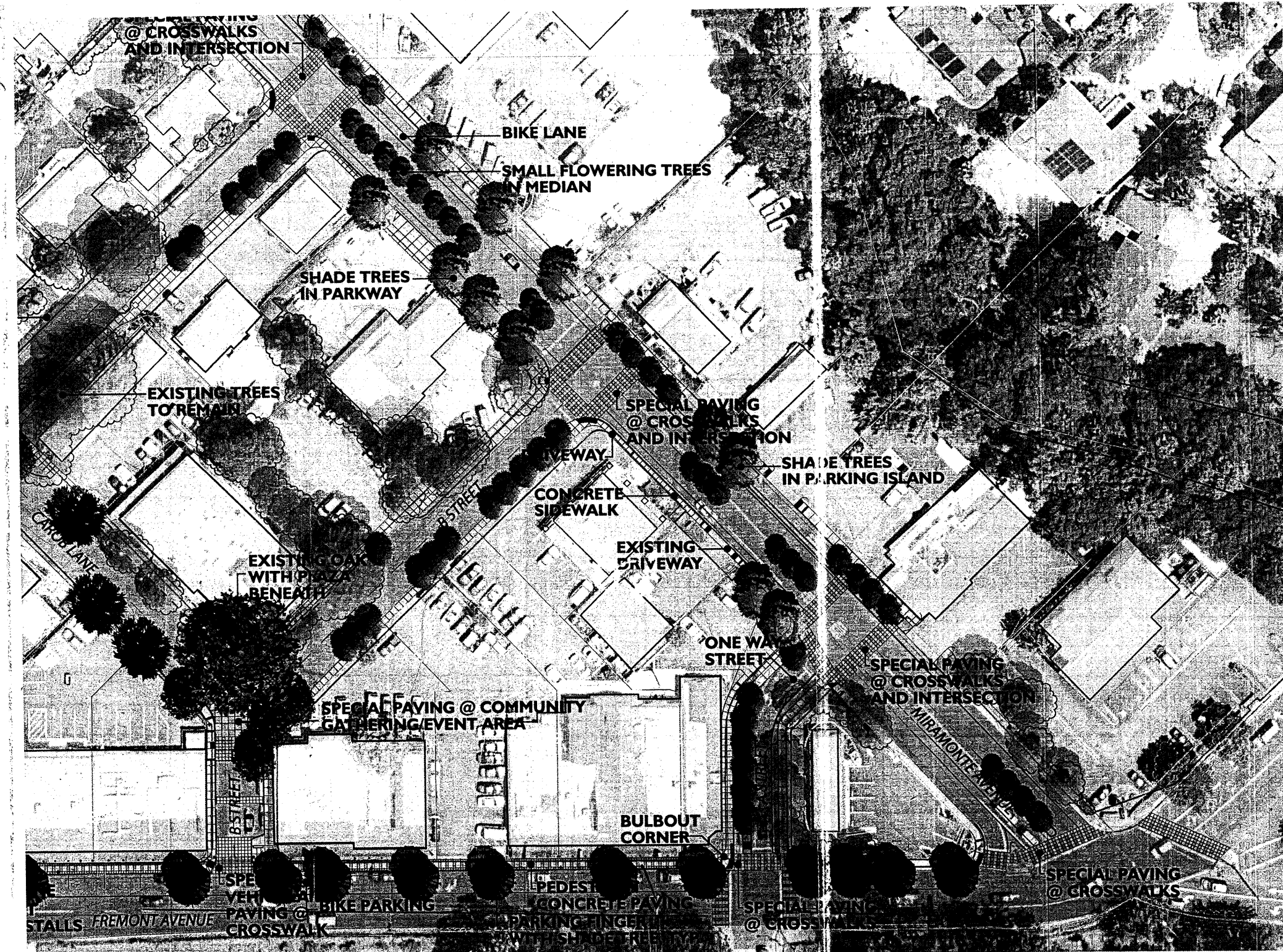


1/4" x 1'-0" TYPICAL CABLE TRIM

LOYOLA CORNERS
 MIXED USE
 999 FREMONT RD

OPTION 2
 30' HIGH TO ROOF DECK,
 9' CEILING.
 ELEVATIONS SECTION

DRAWN
CHECKED
DATE 1.7.14
SCALE 1/8" = 1'-0"
JOB NO. LOYOLA
SHEET A4
OF SHEETS



REVISIONS	BY
1.8.14	

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LOYOOLA
 CORNERS
 MIXED USE

ROOF PLAN

DRAWN
CHECKED
DATE 1.1.14
SCALE 1/8" = 1'-0"
JOB NO. LOYOLA
SHEET A5
OF SHEETS