

OCTANE - 2645 & 2655 FAYETTE DR.

2645 & 2655 FAYETTE DRIVE, MOUNTAIN VIEW, CA

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: 2645 & 2655 FAYETTE DRIVE.
MOUNTAIN VIEW, CA 94041

APN: 148-016-008, 148-016-009
ZONNING CLASSIFICATION: P-40 (SAN ANTONIO PRECISE PLAN)
LOT SIZE (SQ FT): 29,049 SF (0.66687 AC)
PERMITTED FLOOR AREA RATIO: 2.5
MAXIMUM PERMITTED FLOOR AREA (SQ FT): 72,620 SF

TOTAL FLOOR AREA (SQ FT): 153,660 SF
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: N/A
TOTAL FLOOR AREA FOR COVERED PARKING (GARAGE): 40,139
TOTAL COVERED PARKING STALLS: 96
ALL HERITAGE TREES ON SITE INCLUDING SPECIES/ SIZE: 9 TREE, REFER TO ARBORIST REPORT

EXISTING USE:
INDUSTRAL USE: 5,156 SF
RESIDENTIAL USE (SINGLE FAMILY): 5,711 SF



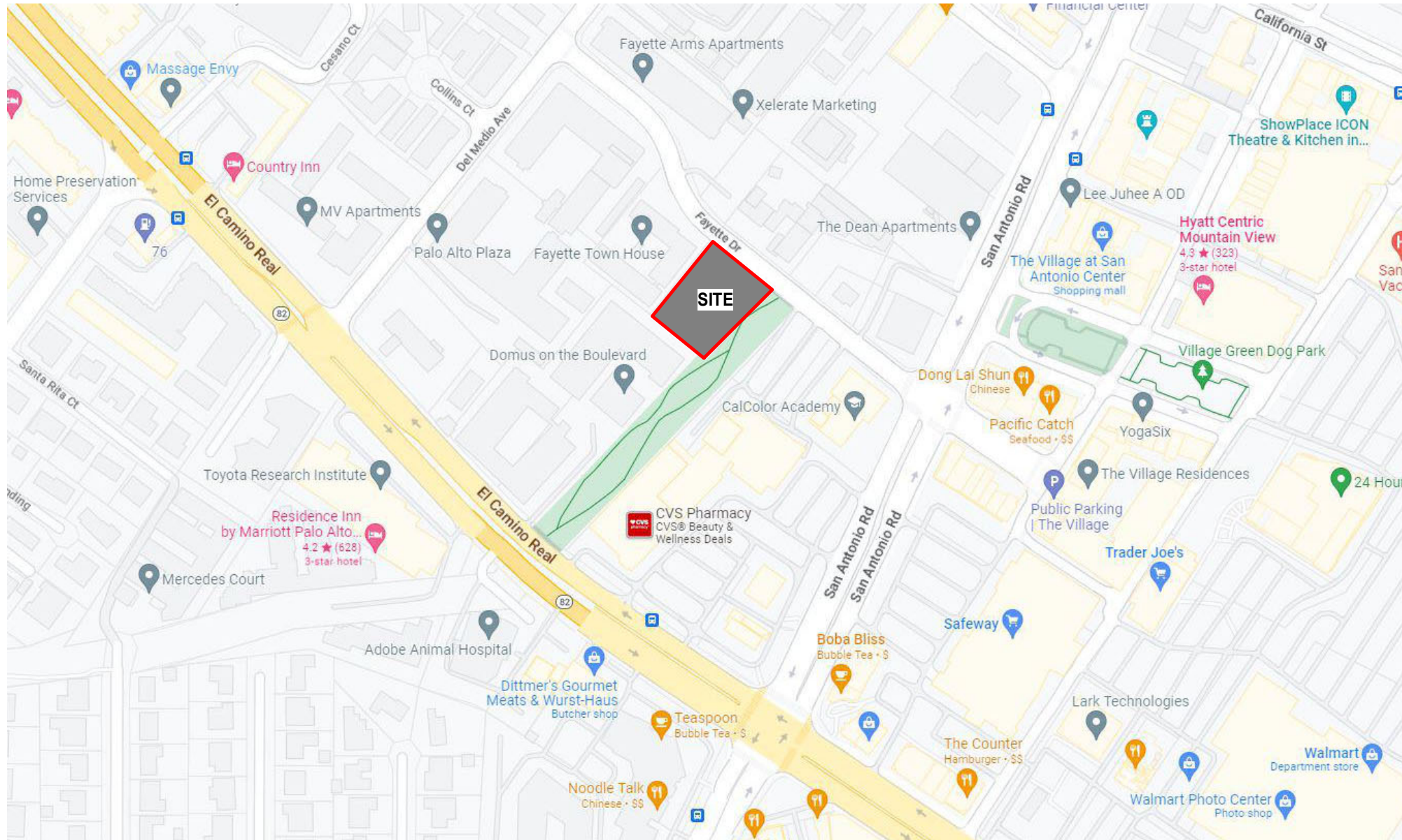
PROJECT DESCRIPTION

- A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH A SUBTERRANEAN PARKING GARAGE. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW.
- A 7-STORY RESIDENTIAL BUILDING OF 5-STORIES OF TYPE III-A WOOD FRAMED RESIDENTIAL AND RELATED AMENITY SPACES OVER 3 LEVEL OF TYPE I-A CONCRETE/METAL FRAMED GARAGE WITH AMENITY SPACES AND RESIDENTIAL UNITS.
 - 1 LEVEL OF TYPE I-A CONCRETE, SUBTERRANEAN PARKING GARAGE.
 - 77 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.
 - TOTAL PARKING CONSISTS OF TOTAL 96 SPACES SERVING THE RESIDENTS, SEE STATISTICS FOR MORE INFORMATION.

SHEET INDEX

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PROJECT SUMMARY



SITE VICINITY MAP

OWNER:
 OCTANE FAYETTE LLC
 800 W. EL CAMINO REAL, SUITE 180
 MOUNTAIN VIEW, CA 94040
 P: 703.629.1901
 CONTACT: EMERIC J. MCDONALD

ARCHITECT:
 BDE ARCHITECTURE
 950 HOWARD STREET
 SAN FRANCISCO, CA 94103
 P: 415.677.0966
 CONTACT: JON ENNIS

PROJECT TEAM

PROJECT INFORMATION

AP0.00



OCTANE - 2645 & 2655 FAYETTE DR.

APRIL 11, 2023

UNIT AND AREA SUMMARY

JOB: Octane - Fayette, Mountain View

Date 4/11/2023

CONSTRUCTION TYPE:

TYPE IIIA OVER TYPE IA

Builder's Remedy Law Bldg

FLOORS:

5 WOOD O/ 2 CONCRETE W/ BASEMENT

Levels	B1	1	2	3	4	5	6	7	Roof	
Net rentable Residential by floor (excl decks)	0	0	13,247	14,313	14,313	14,313	14,313	14,313	0	84,460
Gross area by floor (footprint minus net rentable, excl decks)	1,947	2,084	3,410	3,410	3,410	3,410	3,410	3,410	0	24,002
Residential Amenities										
Lobby	112	1,179								1,066
Utilities	782	1,079								2,132
Garage	20,827	19,312								1,861
Total Gross	23,668	23,654	17,723	17,723	17,723	17,723	17,723	17,723	0	153,660

PARKINGS

PROVIDED

RESIDENTIAL	# STALLS
B1	53
FLOOR 1	43
TOTAL	96
RATIO	1.25

PROVIDED

	STANDARD	STD ADA	EV	EV ADA
RESIDENTIAL	79	2	13	2

STATISTICS

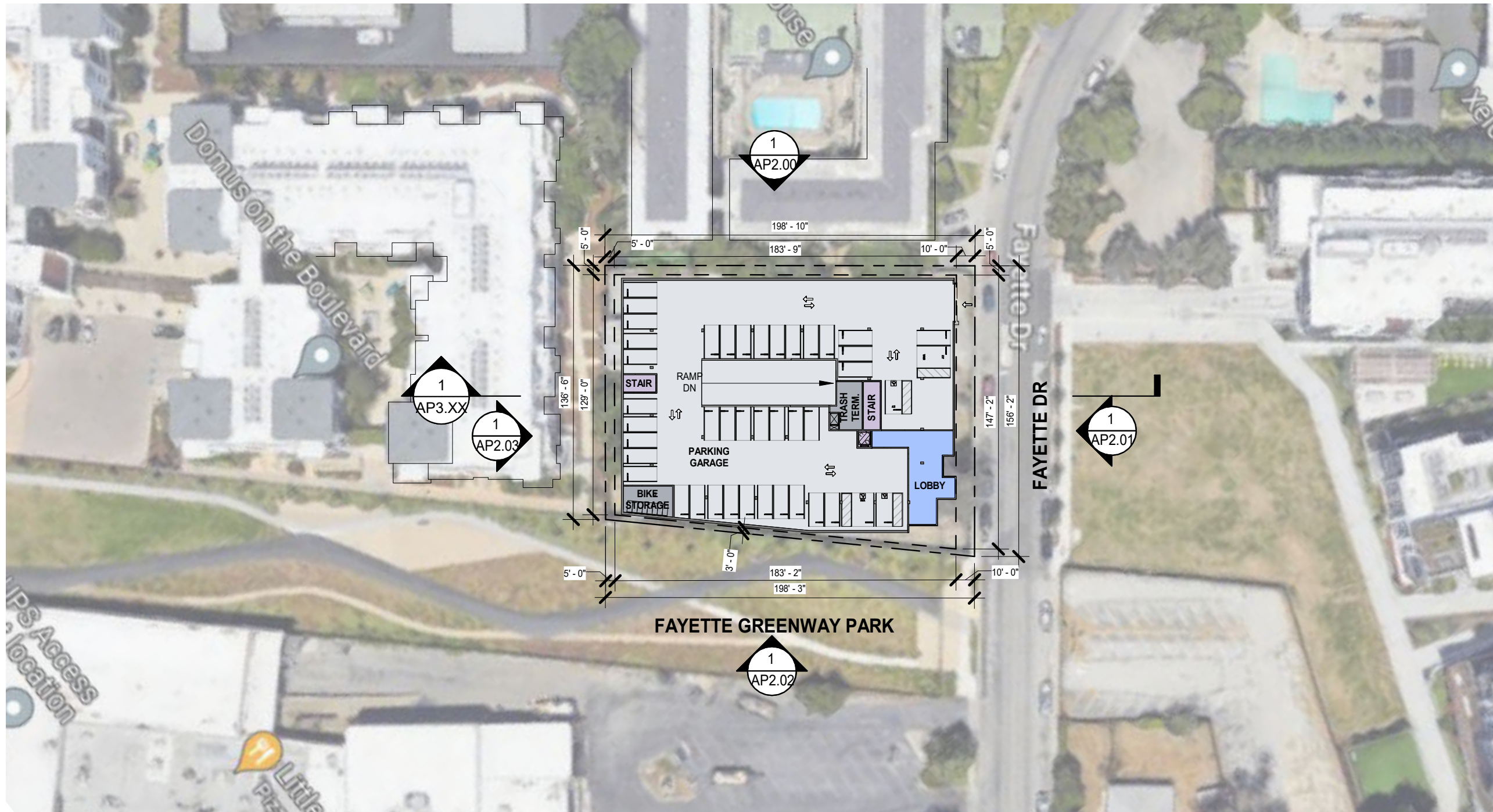
AP0.01



OCTANE - 2645 & 2655 FAYETTE DR.

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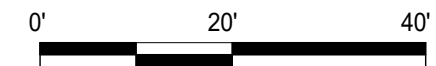
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MATERIAL SHEET NOTES

- | | | | |
|--------------------------------|--------------------------------------|-----------------------------------|---------------------|
| ① BRICK VENEER (BELDEN 8530) | ⑤ LAP SIDING (SW6096 JUTE BROWN) | ⑨ GLASS RAILING | ⑬ STOREFRONT WINDOW |
| ② STUCCO (SW7100 ARCADE WHITE) | ⑥ LAP SIDING (SW9083 DUSTED TRUFFLE) | ⑩ BLACK AWNING (MTL/ WOOD ACCENT) | |
| ③ STUCCO (SW7635 PALISADE) | ⑦ BREAK METAL (DARK GREY) | ⑪ METAL COPING | |
| ④ STUCCO DARK | ⑧ METAL RAILING | ⑫ VINYL WINDOW | |



PLANNING ELEVATIONS - NORTH

1" = 20' - 0"

AP2.00



OCTANE - 2645 & 2655 FAYETTE DR.

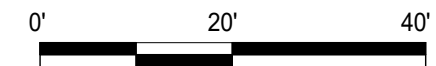
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PLANNING ELEVATIONS - EAST

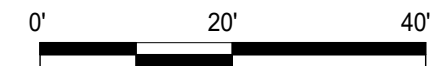
1" = 20' - 0"

AP2.01



MATERIAL SHEET NOTES

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- ⑨ GLASS RAILING
- ⑩ BLACK AWNING (MTL/ WOOD ACCENT)
- ⑪ METAL COPING
- ⑫ VINYL WINDOW
- ⑬ STOREFRONT WINDOW



PLANNING ELEVATIONS - SOUTH

1" = 20' - 0"

AP2.02



OCTANE - 2645 & 2655 FAYETTE DR.

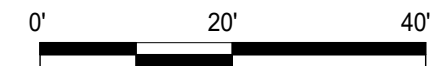
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PLANNING ELEVATIONS - WEST

1" = 20' - 0"

AP2.03



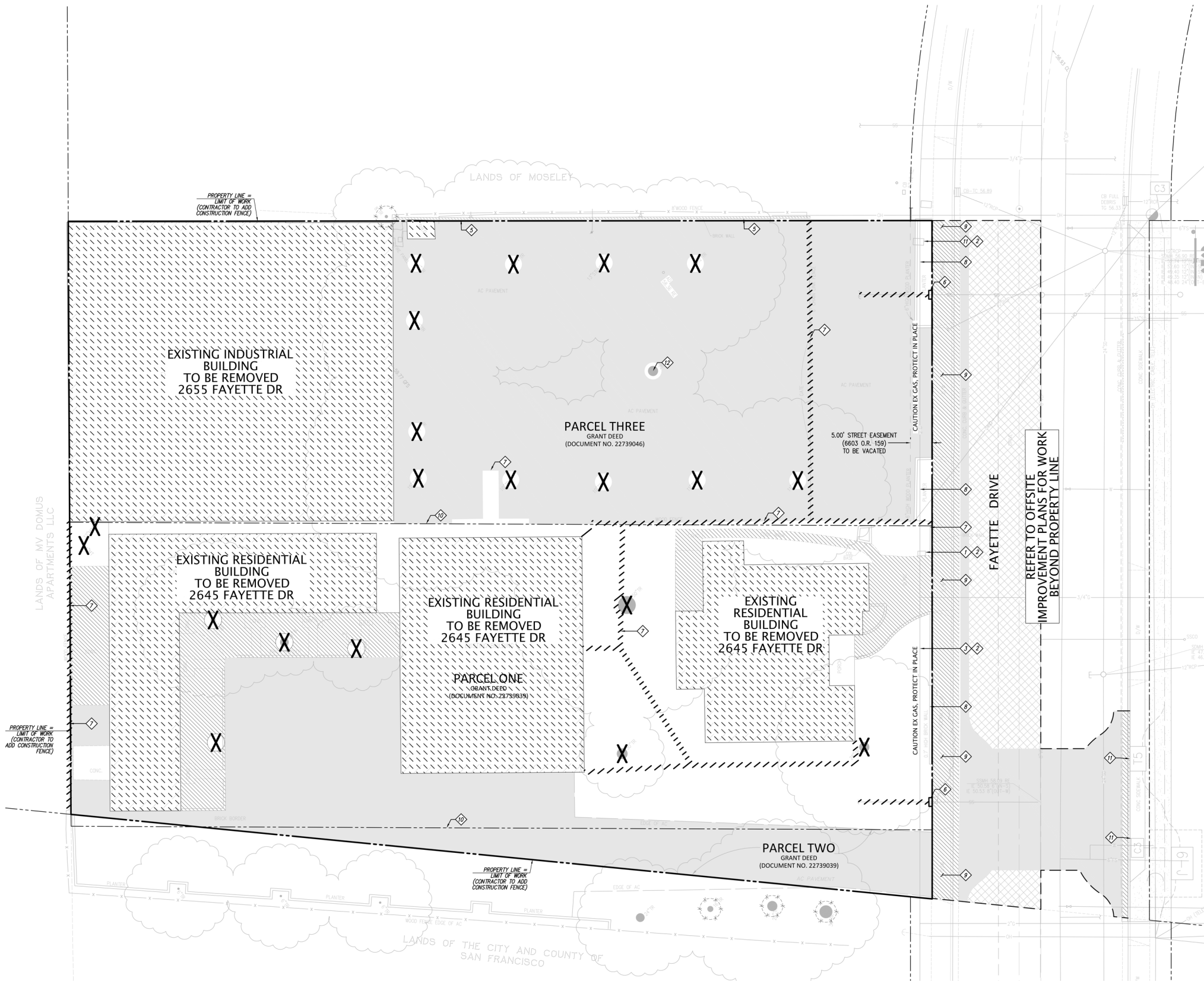
PERSPECTIVE VIEW

AP2.20



PERSPECTIVE VIEW

AP2.21



DEMOLITION NOTES

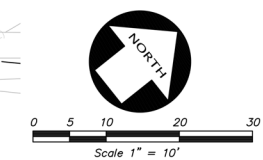
1. ALL BACKFILLING OF THE FOOTING, EXCAVATION, TRENCHING, HOLES, OVER EXCAVATION, ETC. DURING CONSTRUCTION SHALL BE BACKFILLED AND RECOMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557, LATEST EDITION, AND SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND APPROVAL. THE COMPACTION OF ALL EXCAVATIONS GREATER THAN 5 FEET IN DEPTH SHALL BE 95% RELATIVE COMPACTION OR PER THE GEOTECHNICAL ENGINEER'S REQUIREMENTS.
2. ANY UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY AND AS APPROVED BY THE CITY OF MOUNTAIN VIEW STANDARDS AND REQUIREMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GEOTECHNICAL ENGINEER 48 HOURS IN ADVANCE OF ANY GRADING AND FILLING OF THE SITE RELATING TO ANY DEMOLITION OR REMOVAL OF SITE FEATURES. ALL A.C. PAVEMENT, CONCRETE AND BASE ROCK SHALL BE CRUSHED, SALVAGED AND STOCKPILED FOR USE ON-SITE AS FILL MATERIAL. ALL REMOVAL, CRUSHING AND STOCKPIILING SHALL BE INSPECTED, TESTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
4. IN GENERAL, FILL MATERIAL SHALL NOT CONTAIN CLUMPS LARGER THAN 6 INCHES IN ITS GREATEST DIMENSION WITH NO MORE THAN 15% LARGER THAN 2.5 INCHES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION OF ALL BUILDINGS AND SITE FEATURES ITEMS SUCH AS, BUT NOT LIMITED TO CATCH BASINS, CONDUIT, TELEPHONE AND POWER POLES, FENCING, RETAINING WALLS, GAS LINES, OIL LINES, GASOLINE LINES, FIRE AND WATER SERVICE ASSEMBLIES, CONCRETE CURB, GUTTER AND SIDEWALK, TREES, BUSHES AND PLANT MATERIAL, ETC. BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL PROVIDE ALL REPAIRS, MAINTENANCE, SHORING, SUPPORT, ETC. TO MAINTAIN ALL FEATURES DESIGNATED TO REMAIN IF DAMAGED. NOTIFY ARCHITECT/ENGINEER IF ANY DISCREPANCIES EXIST OR IF CLARIFICATIONS ARE REQUIRED.
6. NO BURNING SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE AIR POLLUTION CONTROL DISTRICT. DISPOSE OF ALL MATERIAL IN ACCORDANCE WITH ACCEPTED SAFETY STANDARDS DESCRIBED BY AUTHORITIES HAVING JURISDICTION. NO PILING OR BURNING OF ANY MATERIAL WILL BE PERMITTED WITHIN AREAS OF 90% COMPACTION.
7. COMPLY WITH ALL APPLICABLE REGULATIONS AND SAFETY ORDERS IN EFFECT AT THE CONSTRUCTION SITE. PROTECT OPEN EXCAVATION, TRENCHES, ETC. WITH FENCES, COVERS, OR RAILINGS AS REQUIRED TO MAINTAIN SAFE PEDESTRIAN AND VEHICLE TRAFFIC. MAINTAIN DESIGNATED SITE ACCESS FOR VEHICLE AND PEDESTRIAN TRAFFIC.
8. WHEN DUST CONDITIONS EXIST, DAMPEN THE AREAS TO PREVENT THE TRANSPORTATION OF DEBRIS INTO THE BUILDINGS AND ONTO ADJACENT PROPERTY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED CONDITION OF HIS WORK. BEFORE WORKING OVER BACKFILL OR SIMILAR WORK COMPLETED BY OTHER CONTRACTORS, VERIFY THAT SUCH WORK HAS BEEN PROPERLY BACKFILLED AND COMPACTED. NOTIFY THE ARCHITECT PROMPTLY IN WRITING IF ANY CONDITIONS DO NOT MEET THE PROPER STANDARDS. WITHOUT EXTRA COST TO THE OWNER, ALL FEATURES DAMAGED IN THE PERFORMANCE OF ALL WORK SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
10. THE GEOTECHNICAL INVESTIGATION FOR THIS SITE HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING, PROJECT NO. SV1368A, DATED APRIL 11, 2022. THIS REPORT REMAINS THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER AND IS INCLUDED IN THE BID DOCUMENTS FOR THIS PROJECT. THE GEOTECHNICAL REPORT SHALL BE READ BY THE CONTRACTOR BEFORE SUBMISSION OF HIS BID. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. THE OWNER WILL RETAIN THE GEOTECHNICAL ENGINEER TO INSURE CONFORMANCE WITH THE GEOTECHNICAL REPORT.
11. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY INFORMED HIMSELF REGARDING REQUIREMENTS OF DRAWINGS, DOCUMENTS, AND APPLICABLE REGULATIONS PERTAINING TO THE PROJECT. DOCUMENTS, APPLICABLE REGULATIONS, AND DRAWINGS ARE COMPLEMENTARY. WHAT IS CALLED BY ONE IS AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE SITE AND COMPARE REQUIREMENTS OF THE DRAWINGS, DOCUMENTS, AND APPLICABLE REGULATIONS, WITH WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING TOPOGRAPHY, APPROACHES AND IMPROVEMENTS ON OR ABOUT THE SITE.
12. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF DEMOLITION WORK, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK OR TO MEET THEIR SCHEDULE WILL BE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR TO PROVIDE ALL CONSTRUCTION BARRICADES REQUIRED BY GOVERNING AGENCIES AND APPLICABLE REGULATIONS.
14. NO TRENCHING DEEPER THAN 5 FEET SHALL BE ALLOWED WITHOUT THE CONTRACTOR OBTAINING A PERMIT FROM OSHA.

DEMOLITION LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- UNDERGROUND UTILITIES OR EXISTING FENCE TO BE REMOVED
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- 2" AC HALF STREET GRIND AND OVERLAY
- SAWCUT
- PLUG AND CAP END
- TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED IN PLACE

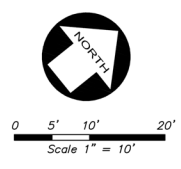
DEMOLITION KEYNOTES

- ALL EXISTING ON-SITE UTILITIES WITHIN THE DEVELOPED AREA INCLUDING WATERLINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION UTILITIES TO BE REMOVED FROM SITE AND CAPPED AT PROJECT BOUNDARY IN CONFORMANCE WITH THE RESPECTIVE UTILITY PURVEYOR REQUIREMENTS UNLESS SPECIFICALLY STATED OTHERWISE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE RESPECTIVE UTILITY PURVEYORS AND ARRANGE FOR THE TERMINATION OF ALL REQUIRED UTILITIES THAT SERVICE THE SITE.
- CONTRACTOR TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY UNLESS NOTED OTHERWISE. DEMOLITION OF EXISTING IMPROVEMENT WITHIN PUBLIC RIGHT OF WAY TO BE DONE UNDER SEPARATE ENCROACHMENT PERMIT.
- EXISTING JOINT TRENCH/FIBER OPTIC (CABLE TV, ELECTRIC, GAS TELEPHONE, ETC...) TO REMAIN. CONTRACTOR TO PROTECT IN PLACE AT ALL TIMES DURING DEMOLITION PROCESS. SEE JOINT TRENCH PLANS FOR DISPOSITION.
- EXISTING NEIGHBORING PROPERTIES UTILITIES TO BE PROTECT IN PLACE.
- PROTECT STRUCTURE/UTILITY IN PLACE
- CUP, CAP, & INSTALL WITNESS MARKER SEE DETAIL 1 ON SHEET C1.2
- REMOVE STRUCTURE OR UTILITY
- REMOVE PLANTER BOXES
- SIDEWALK & DRIVEWAY IN THE PUBLIC RIGHT OF WAY TO BE REMOVED
- REMOVE PROPERTY LINE
- EXISTING UTILITY BOX (CABLE TV, ELECTRIC, GAS TELEPHONE, ETC...) TO BE RELOCATED IF LOCATED IN PROPOSED SIDEWALK & ADJUSTED TO GRADE.
- TREE TO BE RELOCATED. REFER TO LANDSCAPE PLANS.

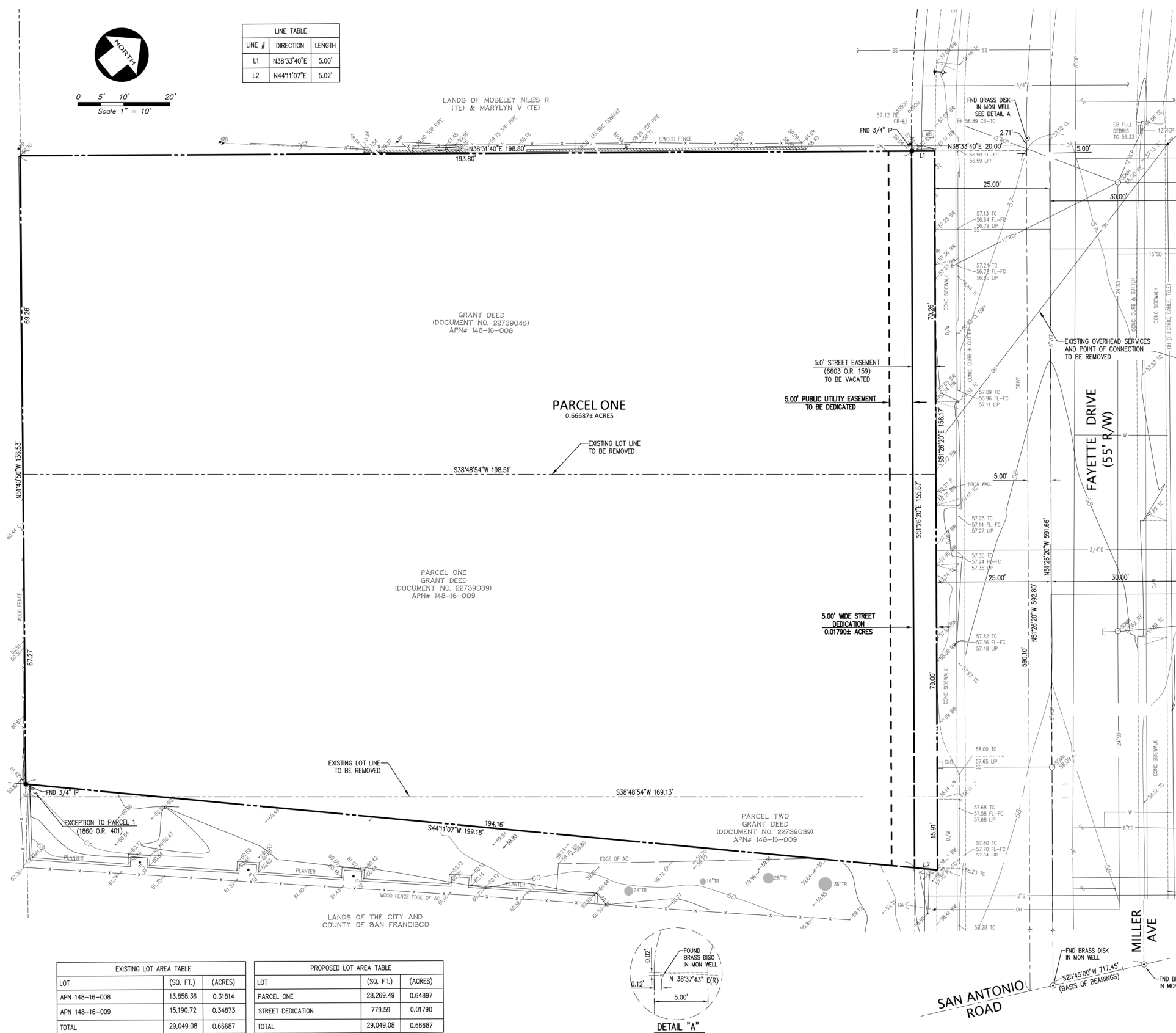


EXISTING CONDITIONS

C1.01



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N38°33'40"E	5.00'
L2	N44°11'07"E	5.02'



GENERAL INFORMATION

- OWNERS:
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC MCDONALD
- SUBDIVIDER:
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC MCDONALD
- ENGINEER:
KER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING # 22
SANTA CLARA, CA 95054
CONTACT: RYAN M. AMAYA
(408) 727-6665
- A.P.N.: 148-16-008,-009
- EXISTING USE: R3D MULTI FAMILY (SPECIAL DESIGN COMBINING)
PROPOSED USE: MIXED-USE CORRIDOR(SAN ANTONIO PRECISE PLAN)
- ZONING:
EXISTING - R3-D MULTIPLE-FAMILY ZONING DISTRICT
PROPOSED - MIXED-USE CORRIDOR (SAN ANTONIO PRECISE PLAN)
- GENERAL PLAN:
EXISTING - HIGH DENSITY RESIDENTIAL
PROPOSED - HIGH DENSITY RESIDENTIAL (NO CHANGE)
- WATER SUPPLY: CITY OF MOUNTAIN VIEW
- SANITARY SEWER: CITY OF MOUNTAIN VIEW
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- EXISTING NUMBER OF LOTS: 3
- PROPOSED NUMBER OF LOTS: 1 (44 CONDOMINIUMS)
- EXISTING ACREAGE: 0.66687 ± ACRES
- PROPOSED ACREAGE: 0.64897 ± ACRES
- NO NEW STREET NAMES ARE INVOLVED

NOTES

- BASIS OF BEARINGS:
THE BEARING OF SOUTH 25° 45' WEST TAKEN ON THE WEST LINE OF SAN ANTONIO AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD ON SEPTEMBER 20, 1956 IN BOOK 74 OF MAPS AT PAGE 49, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- HETCH HETCHY NOTE:
THE SURVEYED PROPERTY LIES ADJACENT TO HETCH HETCHY RIGHT OF WAY AND IS SUBJECT TO SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. ANY DESIGN OR CONSTRUCTION WITHIN THE RIGHT OF WAY IS SUBJECT TO PROJECT REVIEW AND APPROVAL. FURTHER INFORMATION CAN BE FOUND AT SF.WATER.ORG.
- BENCHMARK:
BM-1, IV-11
CITY OF MOUNTAIN VIEW BRONZE DISK SET IN TOP OF CURB, CENTER OF RETURN OF SOUTHEAST CORNER OF CALIFORNIA STREET AND SAN ANTONIO ROAD.
ELEVATION: 49.659 (NAVD 88)

LEGEND

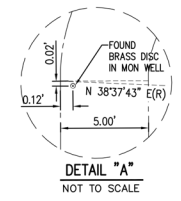
- CENTERLINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED STREET DEDICATION LINE
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE & VALVE
- GAS LINE-VALVE & METER
- JOINT TRENCH
- LOT LINE
- MONUMENT/ALIGNMENT LINE
- OVERHEAD POWER LINE
- DISTINCTIVE PROPERTY LINE
- ADJACENT PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SANITARY SEWER FORCE MAIN
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- TELEPHONE LINE
- WATER LINE & VALVE
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- ELECTROLES
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY ANCHOR
- GAS METER
- POWER POLE/JOINT POLE
- TIE/RADIAL LINE
- TRANSFORMER
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WATER VALVE
- FOUND IRON PIPE OR AS NOTED

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- AD AREA DRAIN
- APN ASSESSORS PARCEL NUMBER
- BC BEGINNING OF CURVE
- BEG BEGINNING
- BOW BACK OF WALK
- CB CATCH BASIN
- CL CENTERLINE
- COL COLUMN
- CONC CONCRETE
- CP CONCRETE PIPE
- D/W DRIVEWAY
- DI DROP INLET
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- FF FOUND
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FNC FENCE
- FW FACE OF WALL
- GND GROUND
- GUY GUY WIRE
- IP IRON PIPE
- JP JOINT POLE
- MON MONUMENT
- MTR METER
- O.R. OFFICIAL RECORD
- RCE REGISTERED CIVIL ENGINEER
- SD STORM DRAIN
- SDM STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- ST STREET
- TC TOP OF CURB
- UTIL UTILITY
- WALK WALK
- WM WATER METER
- WV WATER VALVE

EXISTING LOT AREA TABLE		
LOT	(SQ. FT.)	(ACRES)
APN 148-16-008	13,858.36	0.31814
APN 148-16-009	15,190.72	0.34873
TOTAL	29,049.08	0.66687

PROPOSED LOT AREA TABLE		
LOT	(SQ. FT.)	(ACRES)
PARCEL ONE	28,269.49	0.64897
STREET DEDICATION	779.59	0.01790
TOTAL	29,049.08	0.66687



VESTING TENTATIVE PARCEL MAP

C1.02



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