

GENERAL NOTES:

1. OWNER:

SAN FRANCISCO NO. 69, LLC
26 NORTH EUCLID AVENUE
PASADENA, CA 91101
2. APPLICANT:

STRADA PA MANAGER, LLC
201 SPEAR STREET, SUITE 1650
SAN FRANCISCO, CA 94105
MICHAEL COHEN
3. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JNER@CBANDG.COM
JASON NERI, P.E.
4. GEOTECHNICAL ENGINEER:

ENGEO INCORPORATED
2350 MISSION COLLEGE BLVD, SUITE 800
SANTA CLARA, CA 95054
(510) 717-7100
LEROY CHAN
5. ARCHITECT:

DAHLIN ARCHITECTURE
5865 OWENS DRIVE
PLEASANTON, CA 94588
(925) 251-7297
RITU RAJ SHARMA
6. CONTOUR INTERVAL:

1 FOOT
7. ADDRESS:

2100-2400 GENG ROAD
PALO ALTO, CA 94303
8. ASSESSORS PARCEL NO.:

008-02-035 & 008-02-036
9. GENERAL PLAN:

RO (RESEARCH/OFFICE PARK)
10. EXISTING ZONING:

ROLM(E)(D)(AD)
11. PROPOSED ZONING:

ROLM(E)(D)(AD)
12. EXISTING USE:

COMMERCIAL OFFICE
13. PROPOSED USE:

RESIDENTIAL
14. SITE AREA:

11.01± AC (GROSS)
15. NUMBER OF UNITS:

137
16. DENSITY:

12.44± DU/AC (GROSS)
17. EXISTING LOTS:

2 LOTS
18. PROPOSED LOTS:

RESIDENTIAL LOTS – 24 (LOTS 1-24)
PRIVATE ROAD/ALLEYS/OPEN SPACE – 17 (PARCELS A-Q)
19. UTILITIES

CITY OF PALO ALTO
- WATER:

CITY OF PALO ALTO
- SEWER:

CITY OF PALO ALTO
- STORM DRAIN:

CITY OF PALO ALTO
- GAS & ELECTRIC:

CITY OF PALO ALTO
19. WATER SYSTEM:

ALL BUILDINGS TO BE SERVED BY NFPA 13/13R
WATER SYSTEM WHICH UTILIZES SEPARATE FIRE/DOMESTIC WATER SERVICES.
20. FLOOD ZONE DESIGNATION:

ZONE: AE
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 06085C0030H (MAY 18, 2009)
21. TRASH:

GREEN WASTE OF PALO ALTO
22. RECYCLE:

GREEN WASTE OF PALO ALTO
23. STREETS:

ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE
24. GRADING:

PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISHED GRADING IS SUBJECT
TO FINAL DESIGN
25. DIMENSIONS:

ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE
DURING FINAL DESIGN
26. PHASING:

THIS PROJECT MAY BE PHASED. PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION
66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO
FILE MULTIPLE FINAL MAPS.
27. EROSION CONTROL:

EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG
RECOMMENDATIONS
28. COMMON AREAS:

COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
29. ACCESSIBILITY:

ALL REQUIRED ADA ACCESSIBLE UNITS WILL BE DESIGNED PER CALIFORNIA
BUILDING CODE REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY.
30. LIGHTING:

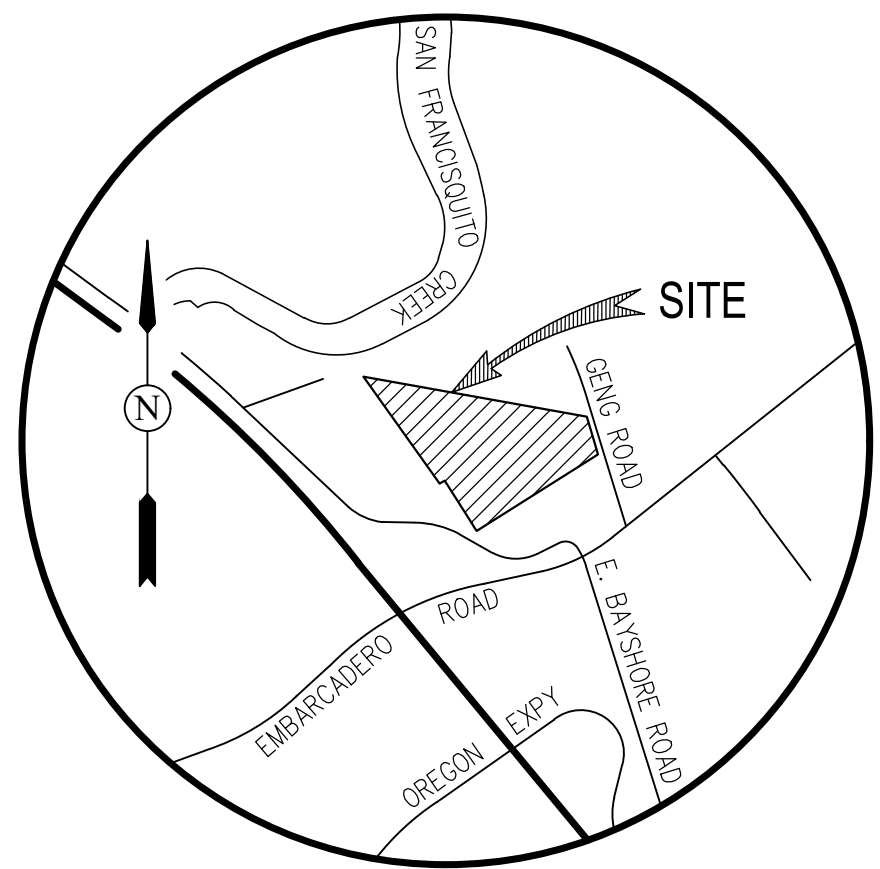
ALL ONSITE LIGHTING WILL BE PRIVATE AND HOA MAINTAINED
31. TREES:

EXISTING TREES ONSITE TO BE REMOVED.
PROPOSED ON-SITE TREES SHALL BE PRIVATELY MAINTAINED.
32. BENCHMARK:

THE BENCHMARK IS AN NGS MONUMENT, DESIGNATION 941 4537 TIDAL 4 RESET,
PID 1H7271, BEING A BRASS DISK SET IN THE PUMP HOUSE ROOF STRUCTURE
WITHIN THE CITY OF PALO ALTO SEWAGE TREATMENT PLANT, HAVING A PUBLISHED
ELEVATION OF 7.3 FEET (NAVD88).
33. BASIS OF BEARING:

THE BASIS OR BEARING IS THE CENTERLINE OF EMBARCADERO ROAD, THE BEARING
BEING N52°42'10"E PER RECORD OF SURVEY 838 M 11.
34. CONDOMINIUM MAP:

A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-24 AND THE SUBDIVISION IS
A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF
THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE
SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS
SHALL BE NO MORE THAN 137 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1-24.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

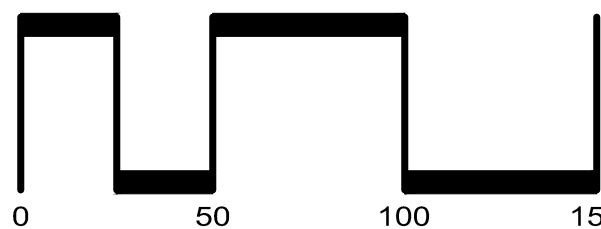
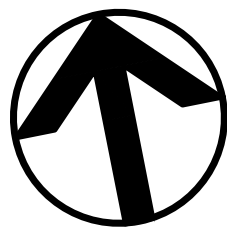
AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASEMENT
PIE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
SF	SQUARE FEET

SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY PARKING PLAN
C4.0	PRELIMINARY GRADING PLAN
C4.1	PRELIMINARY GRADING SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORM WATER MANAGEMENT PLAN
C7.0	PRELIMINARY FIRE SERVICE PLAN
C8.0	PRELIMINARY SOLID WASTE PLAN

VESTING TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: DECEMBER 16, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM1.0
OF 10 SHEETS

JOB NO.: 3860-000

EXISTING EASEMENTS:

- 1 EX 5' WIDE PUBLIC UTILITY EASEMENT (PUE) IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK G729, PAGE 488 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- 2 EX 10' WIDE PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 4969, PAGE 374 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- 3 EX 10' WIDE EASEMENT FOR A SINGLE LINE OF POLES AND ALL WRES AND APPURTENANCES THERETO FOR TRANSMITTING AND DISTRIBUTING ELECTRICAL ENERGY AND FOR TELEPHONE AND TELEGRAPH SERVICE AND RIGHTS INCIDENTAL IN FAVOR OF PACIFIC GAS & ELECTRIC AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY (PER BOOK 1465, PAGE 198 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- 4 EX 20' EASEMENT FOR INGRESS AND EGRESS IN FAGOR OF TOSHIO TAKAMOTO (PER BOOK 4038, PAGE 155 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- 5 EX 20' WIDE PUBLIC UTILITY EASEMENT (PUE) IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK G817, PAGE 378 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- 6 EX EASEMENT FOR INGRESS AND EGRESS AND STORM DRAINAGE IN FAVOR OF EMBARCADERO ROAD DEVELOPMENT (PER BOOK G709, PAGE 552 OF OFFICIAL RECORDS) TO BE REMOVED AND REPLACED OR MODIFIED.
- 7 EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK G729, PAGE 488 OF OFFICIAL RECORDS) TO REMAIN.
- 8 EX 25' WIDE TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 6144, PAGE 381 OF OFFICIAL RECORDS) TO REMAIN.
- 9 EX 35' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 6144, PAGE 381 OF OFFICIAL RECORDS) TO REMAIN.
- 10 EX 35' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 6165, PAGE 420, OF OFFICIAL RECORDS) TO REMAIN.
- 11 EX 30' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.

LEGEND

	EXISTING BOUNDARY
	EXISTING LOT LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FIBER OPTIC
	EXISTING GAS LINE
	EXISTING MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING UTILITY BOX/VAULT
	EXISTING BUILDING TO BE REMOVED
	EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE RELOCATED

DEMOLITION NOTES

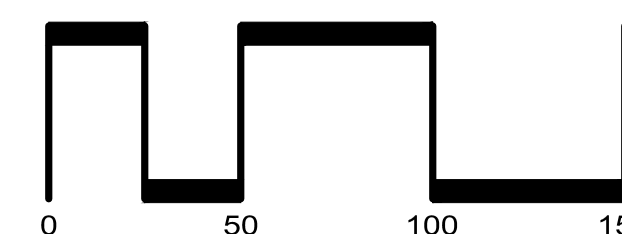
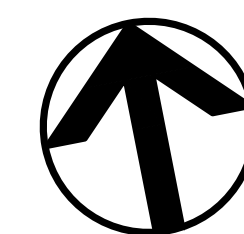
NOTE	DESCRIPTION
1	EXISTING BUILDING STRUCTURE AND FOUNDATION (TO BE REMOVED)
2	EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER (TO BE REMOVED)
3	EXISTING FIRE HYDRANT (TO BE REMOVED)
4	EXISTING WATER METER (TO BE REMOVED)

PRESERVATION MEASURES

NOTE	DESCRIPTION
A	EXISTING SANITARY SEWER PIPE AND STRUCTURES (TO REMAIN)
B	EXISTING GAS LINE (TO REMAIN)
C	EXISTING OVERHEAD WIRE (TO REMAIN)

EXISTING CONDITIONS
2100-2400 GENG ROAD

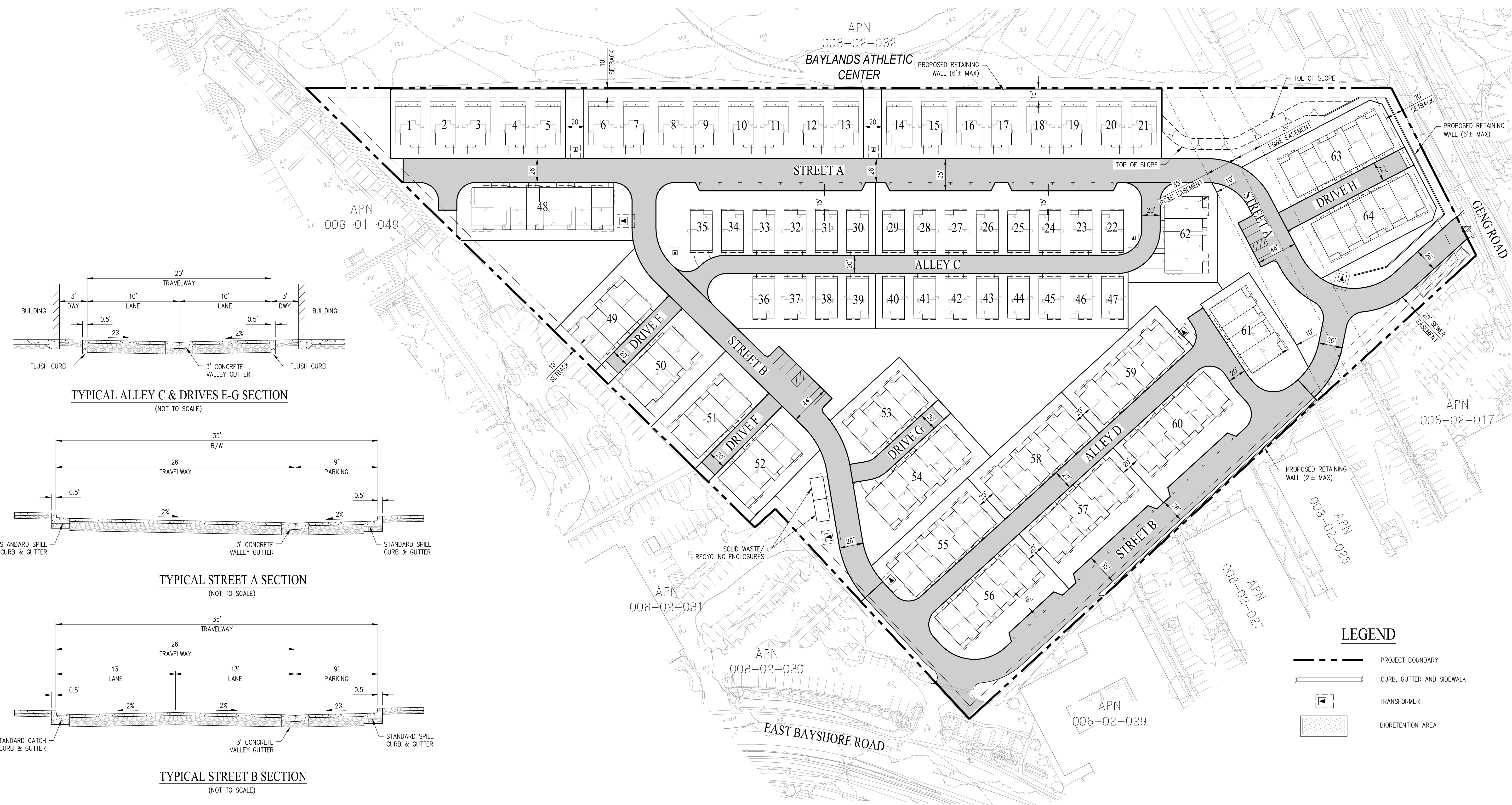
CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: DECEMBER 16, 2024



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.0
OF 10 SHEETS

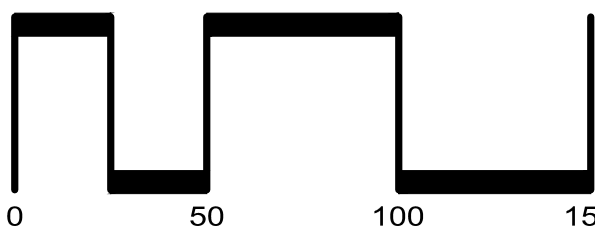
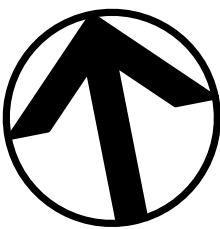
JOB NO.: 3860-000



PRELIMINARY SITE PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: DECEMBER 16, 2024



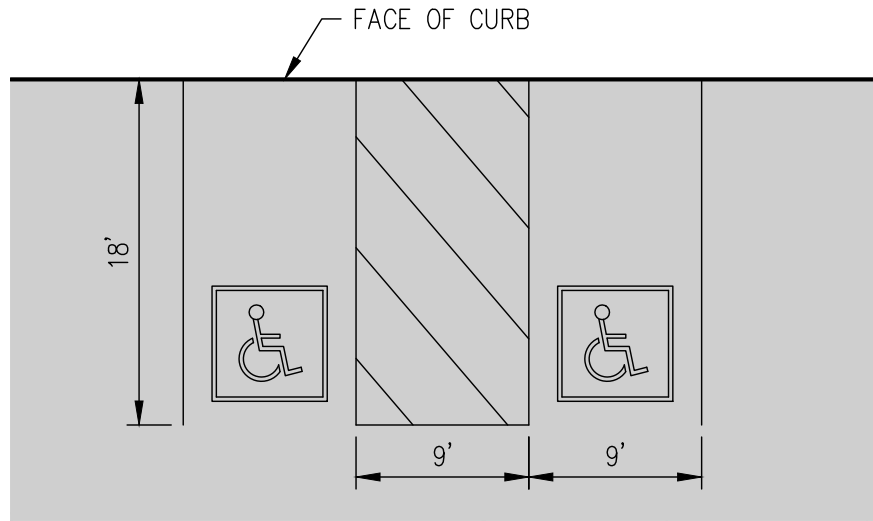
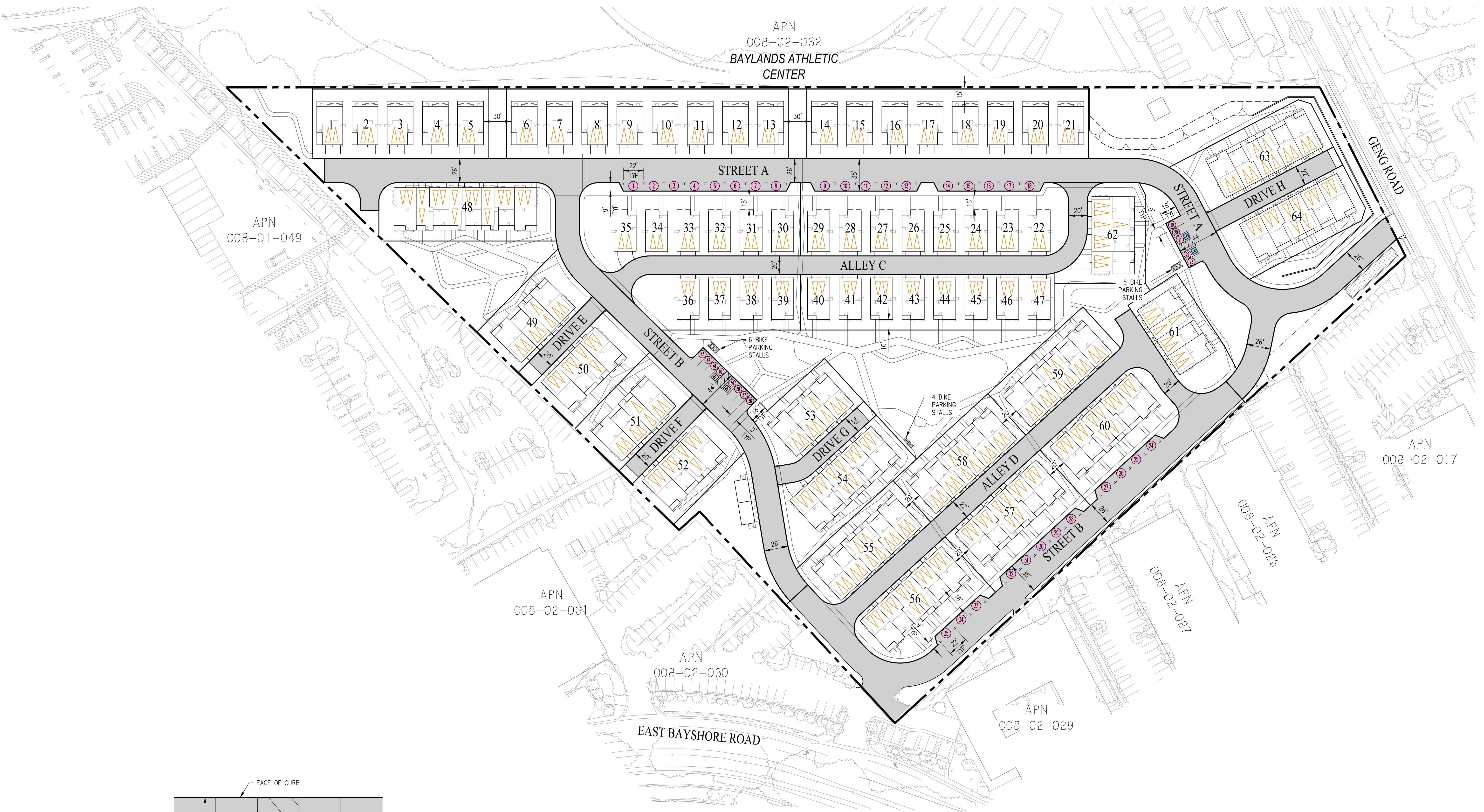
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C2.0
OF 10 SHEETS



TYPICAL ADA PARKING CONFIGURATION DETAIL
NOT TO SCALE

PARKING SUMMARY	
DESCRIPTION	PROVIDED
GARAGE	274 SPACES
ONSITE GUEST PARKING	43 SPACES
TOTAL PARKING	317 SPACES

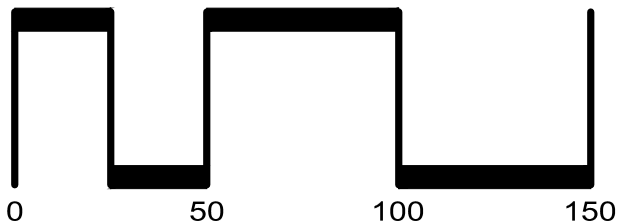
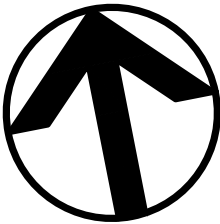
- NOTES:
1. TYPICAL PERPENDICULAR ONSITE GUEST PARKING SHALL BE 9'X18'
 2. PARALLEL PARKING SPOTS SHALL BE 9'X22' TYPICAL.

LEGEND

- PROJECT BOUNDARY
- CURB, GUTTER AND SIDEWALK
- GARAGE PARKING SPACE
- ACCESSIBLE SPACE (4 TOTAL)
- BICYCLE PARKING SPACE (16 TOTAL)

PRELIMINARY PARKING PLAN
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
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JOB NO.: 3860-000



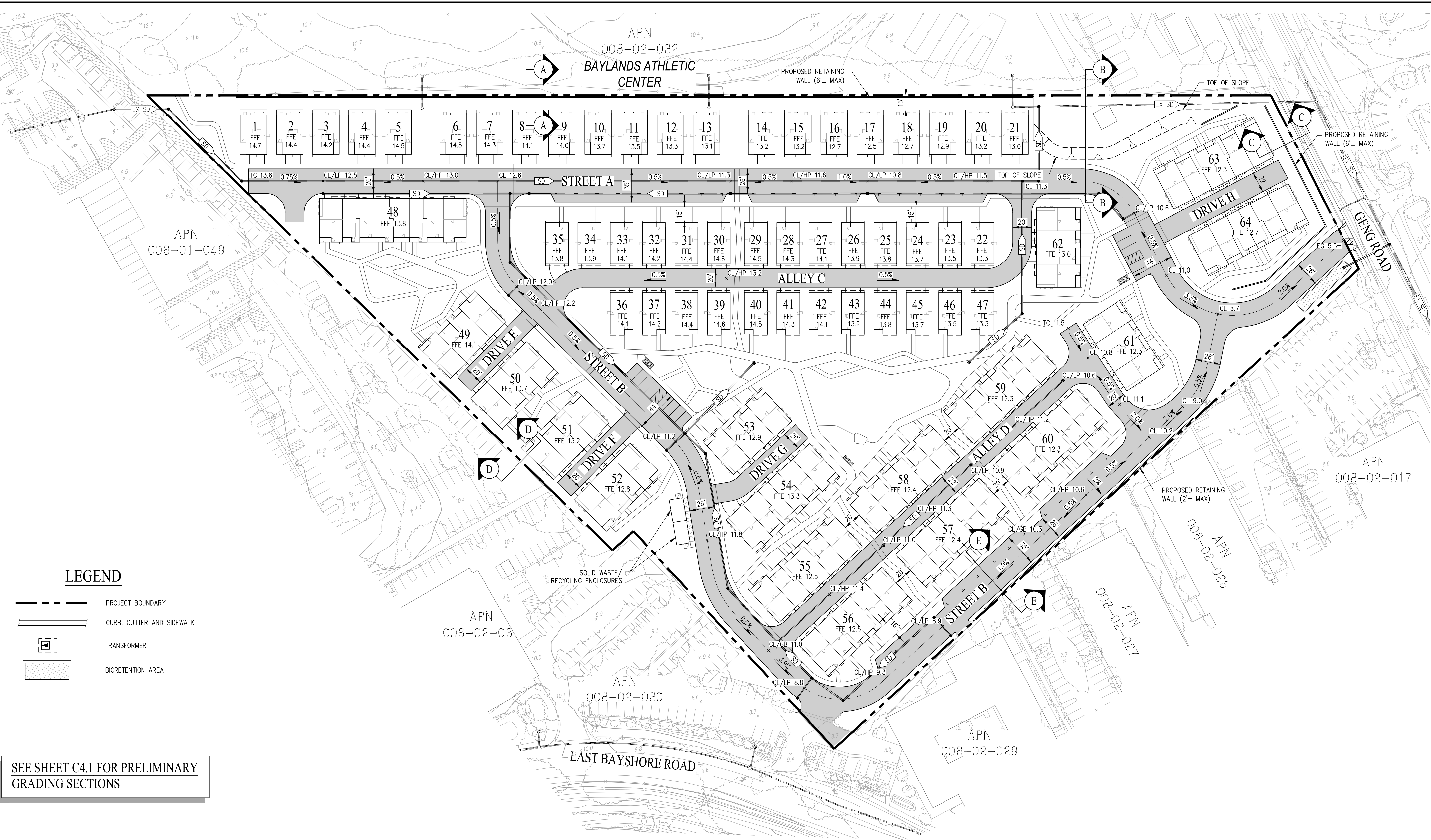
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.0
OF 10 SHEETS

LEGEND

- PROJECT BOUNDARY
- CURB, GUTTER AND SIDEWALK
- TRANSFORMER
- BIORETENTION AREA

SEE SHEET C4.1 FOR PRELIMINARY GRADING SECTIONS



PRELIMINARY GRADING PLAN

2100-2400 GENG ROAD

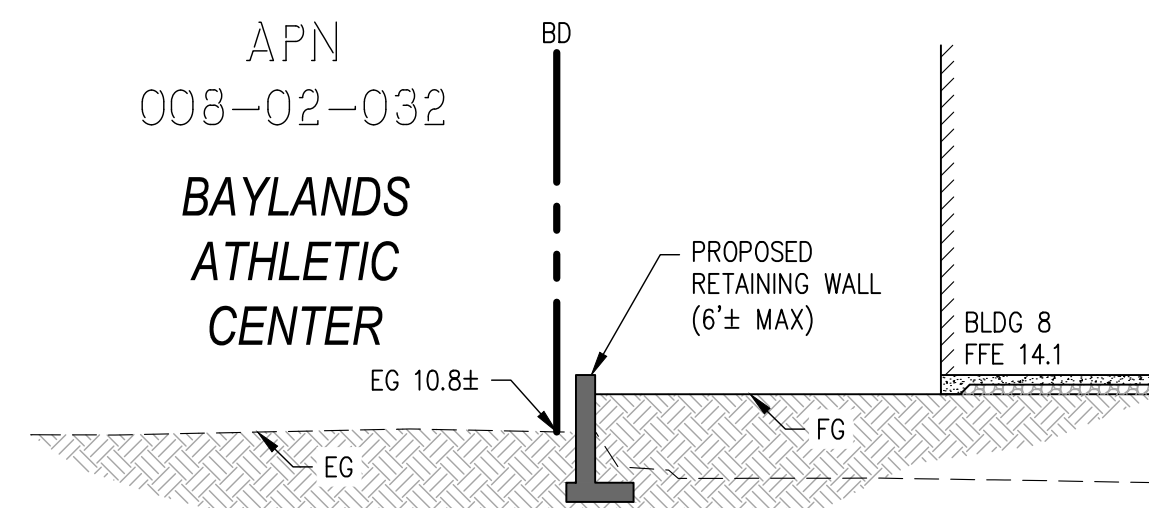
CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: DECEMBER 16, 2024

CIVIL ENGINEERS SURVEYORS PLANNERS

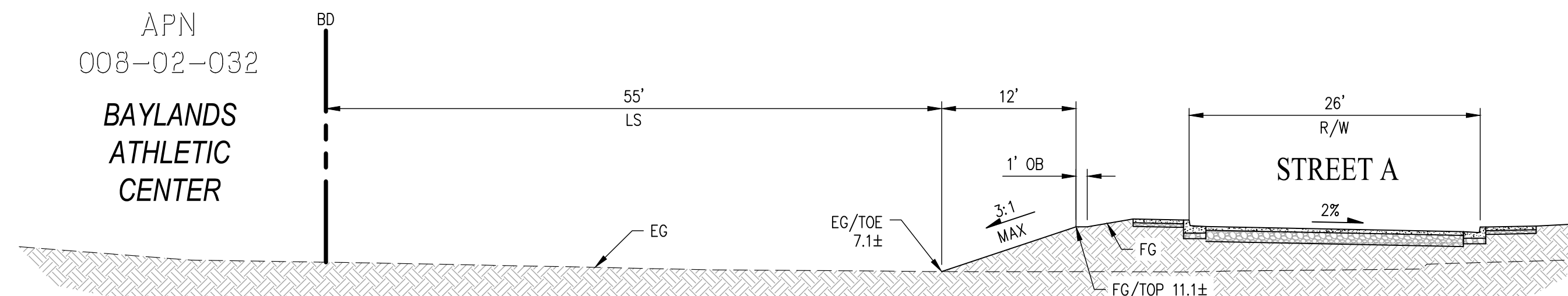
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SHEET NO.
C4.0
OF 10 SHEETS

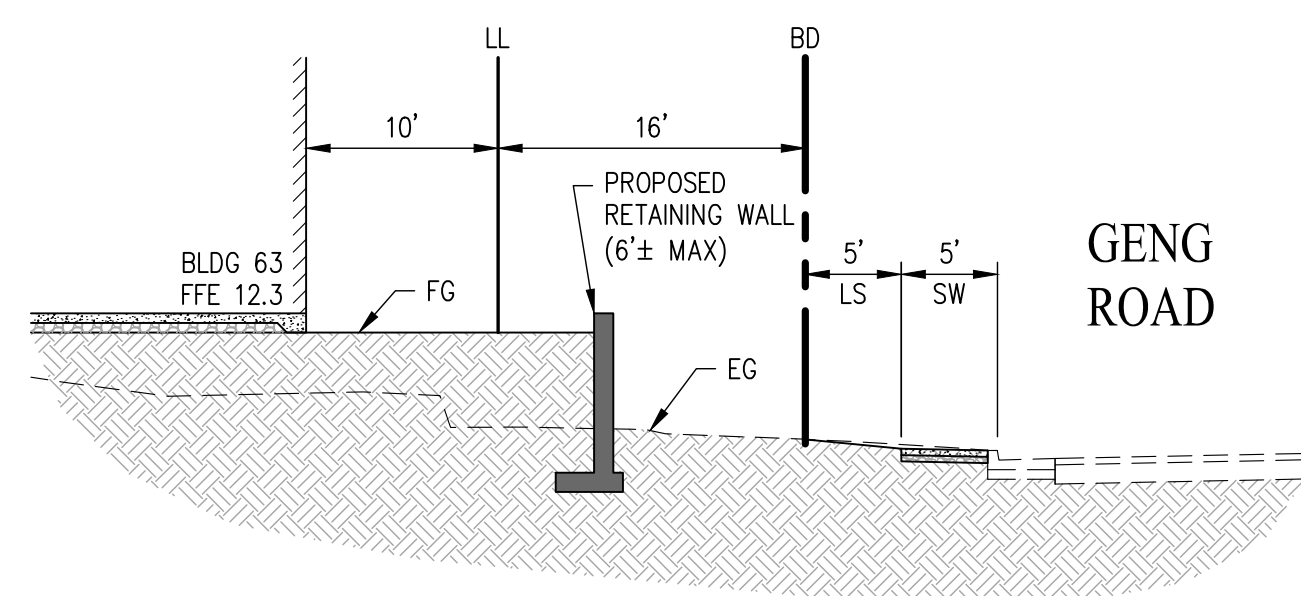
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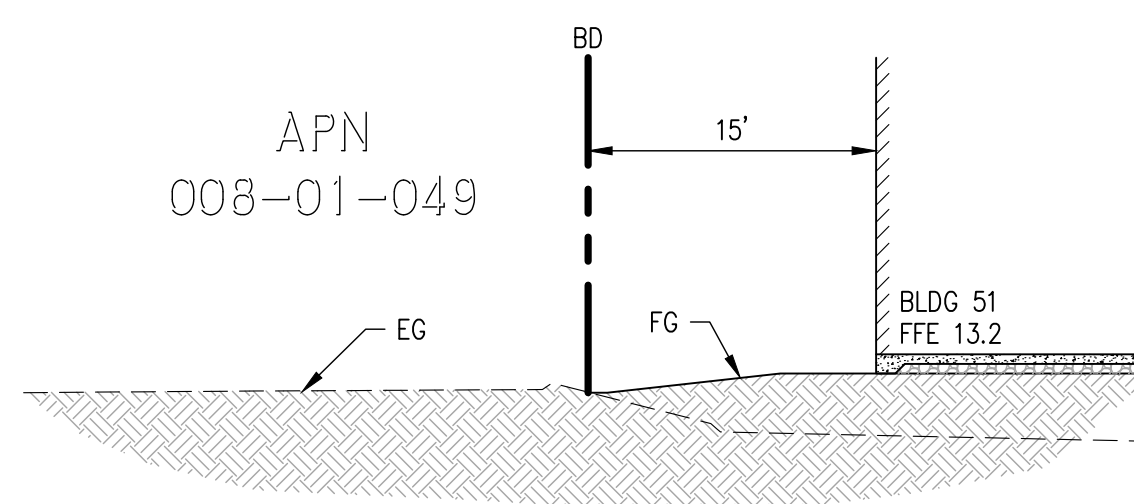
SECTION A-A
SCALE: 1"=10'



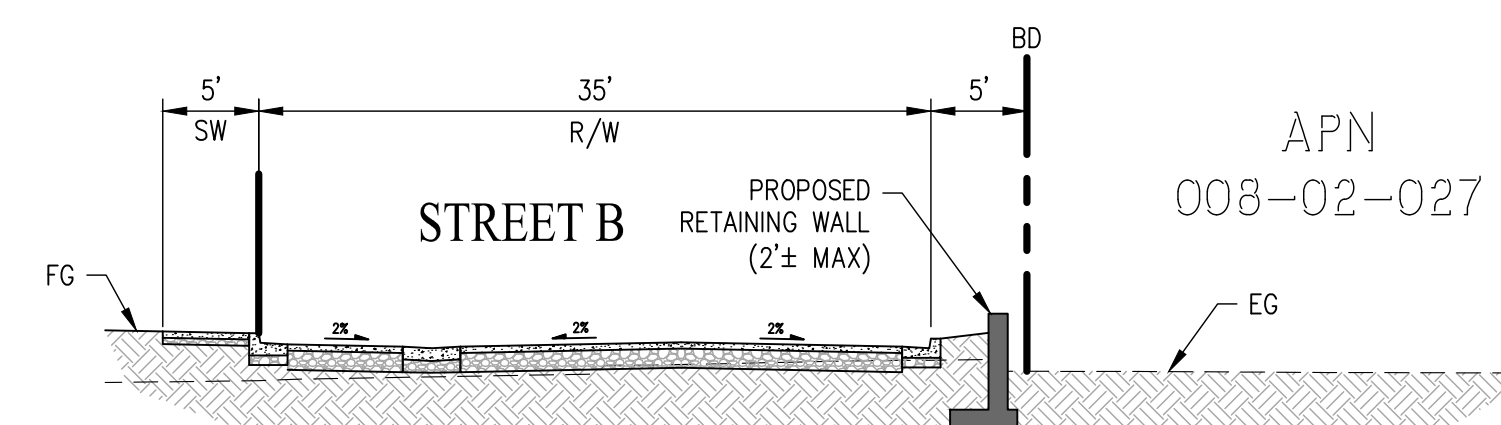
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'

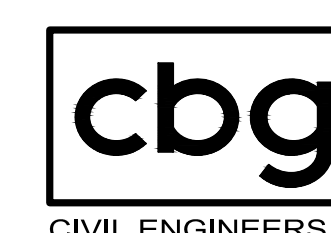
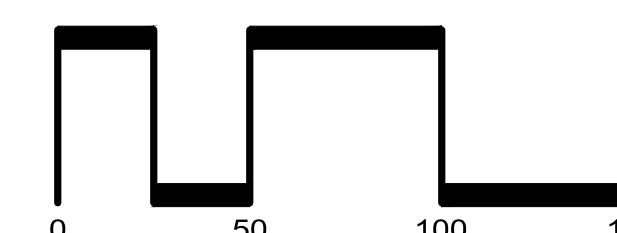
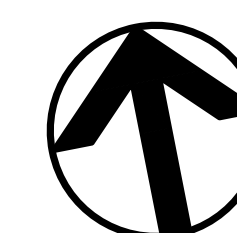


SECTION E-E
SCALE: 1"=10'

PRELIMINARY GRADING SECTIONS

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
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SHEET NO.
C4.1
OF 10 SHEETS

JOB NO.: 3860-000



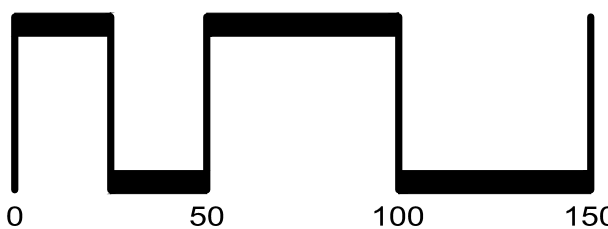
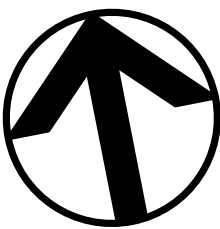
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		STORM DRAIN PIPE
		SANITARY SEWER PIPE
		WATER PIPE
		FIRE SERVICE
		FIRE HYDRANT
		MANHOLE
		CATCH BASIN
		FIELD INLET
		STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)

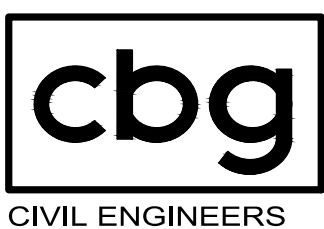
NOTE:
1. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. PROPOSED UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

PRELIMINARY UTILITY PLAN
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
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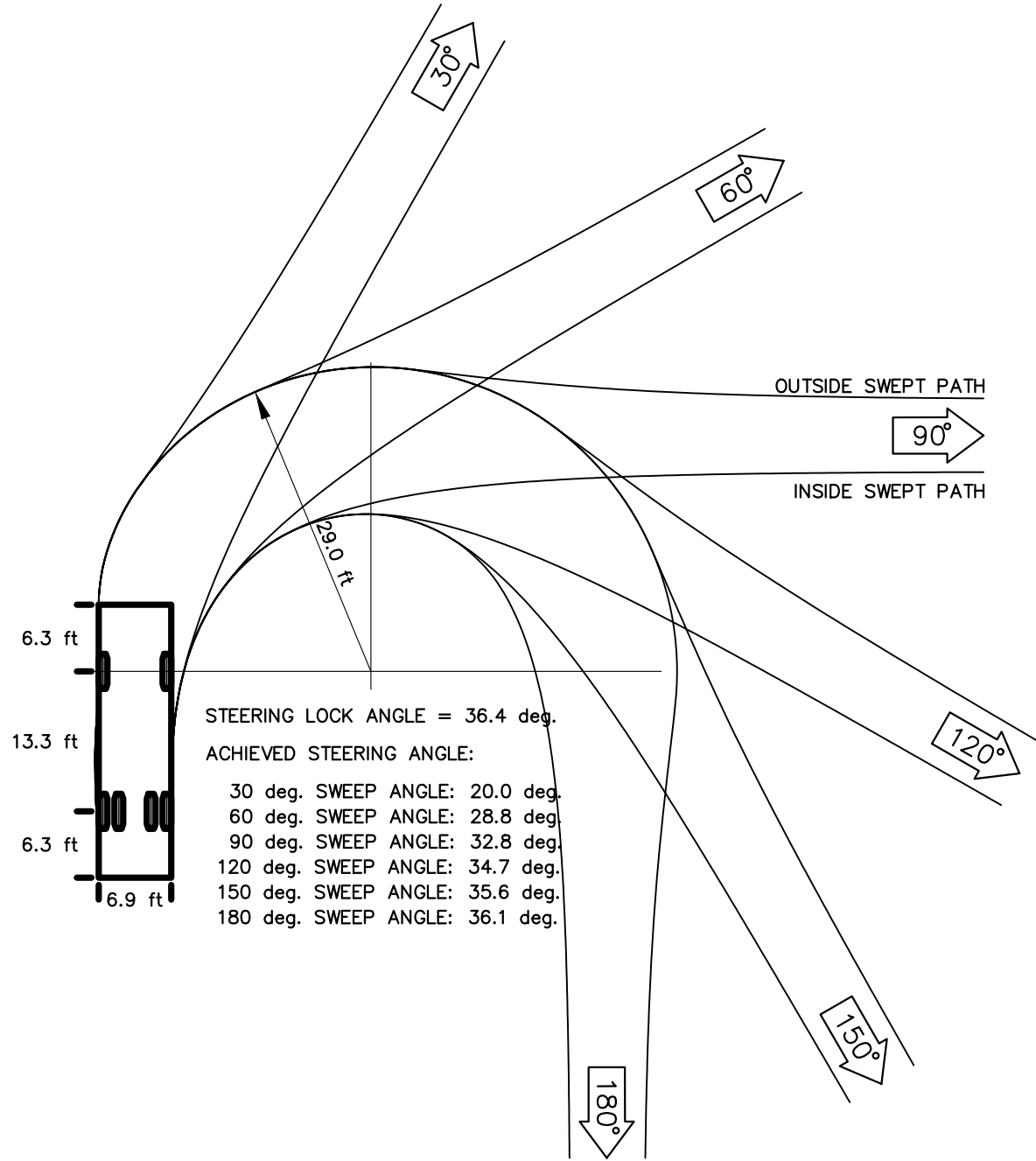
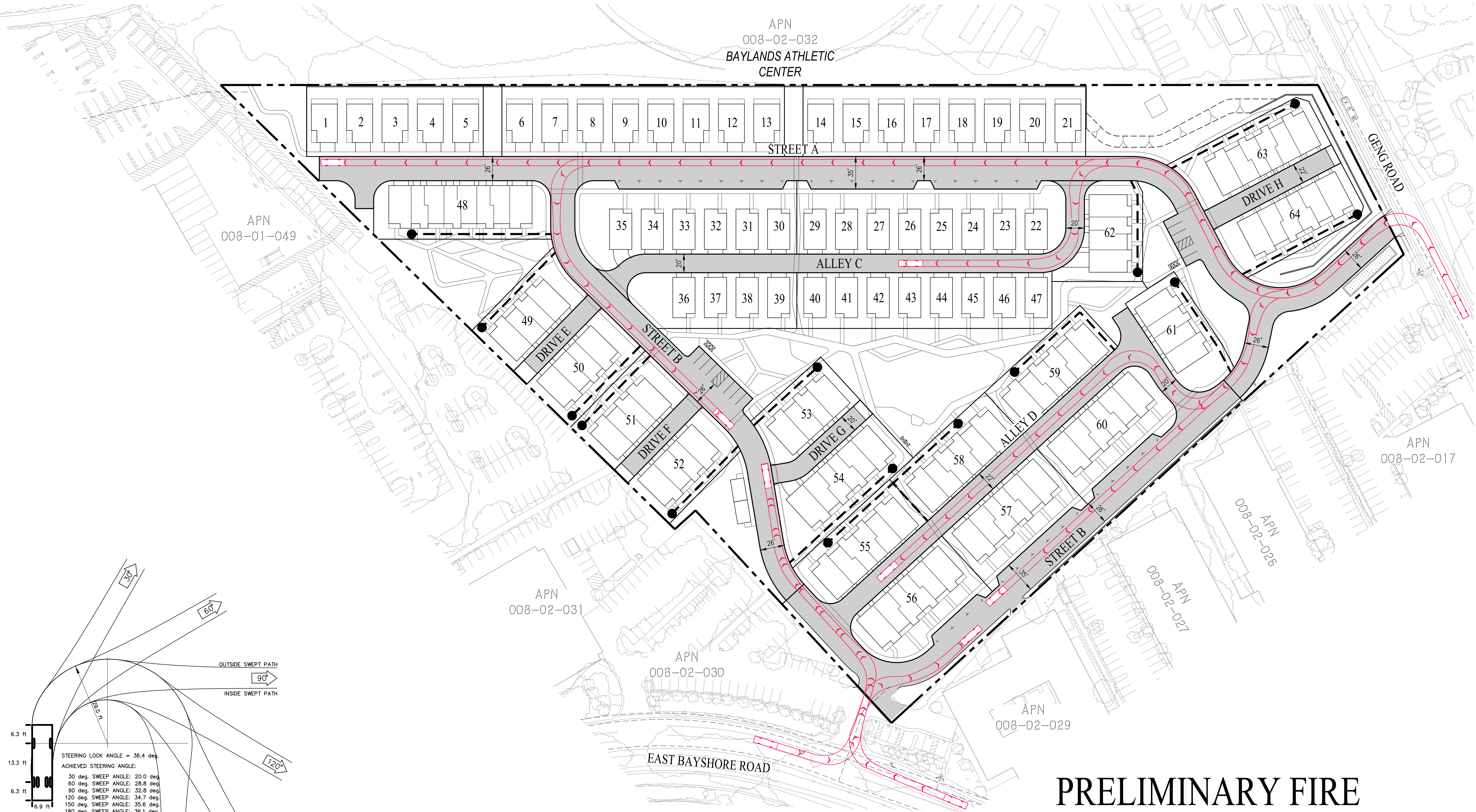


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C5.0
OF 10 SHEETS



PALO ALTO FIRE TRUCK
TURNING TEMPLATE

NOT TO SCALE

NOTE:
FIRE TRUCK TURNING MOVEMENTS REFLECT MOST RESTRICTIVE TURNING MOVEMENTS.

ABBREVIATIONS

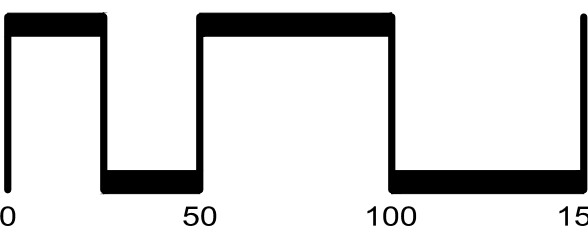
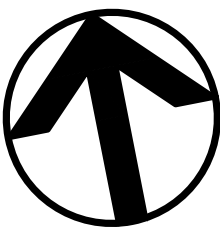
BLDG	BUILDING
EX	EXISTING
FS	FIRE SERVICE
RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

LEGEND

	PROJECT BOUNDARY
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER PIPE
	FIRE HOSE PULL (150' MAX)
	FIRE TRUCK BODY
	DIRECTION OF TRAVEL

PRELIMINARY FIRE
SERVICE PLAN
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
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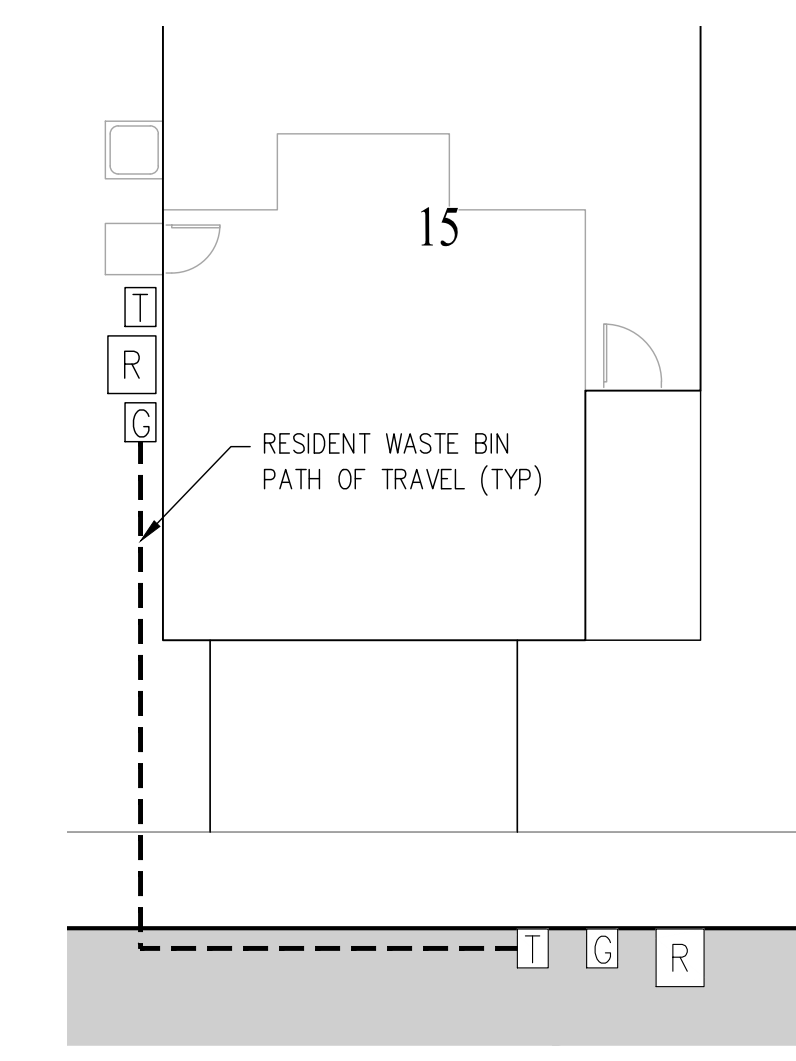
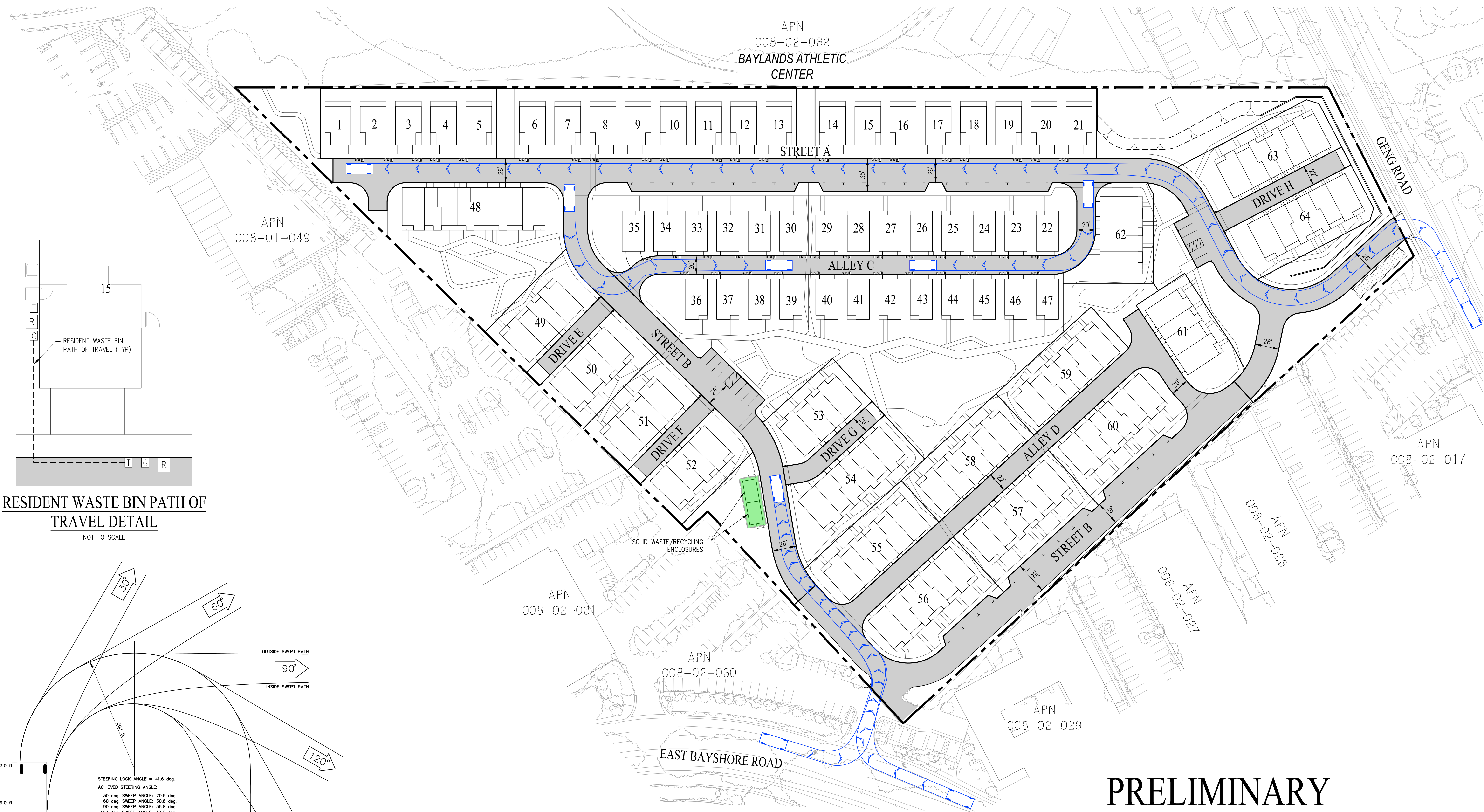
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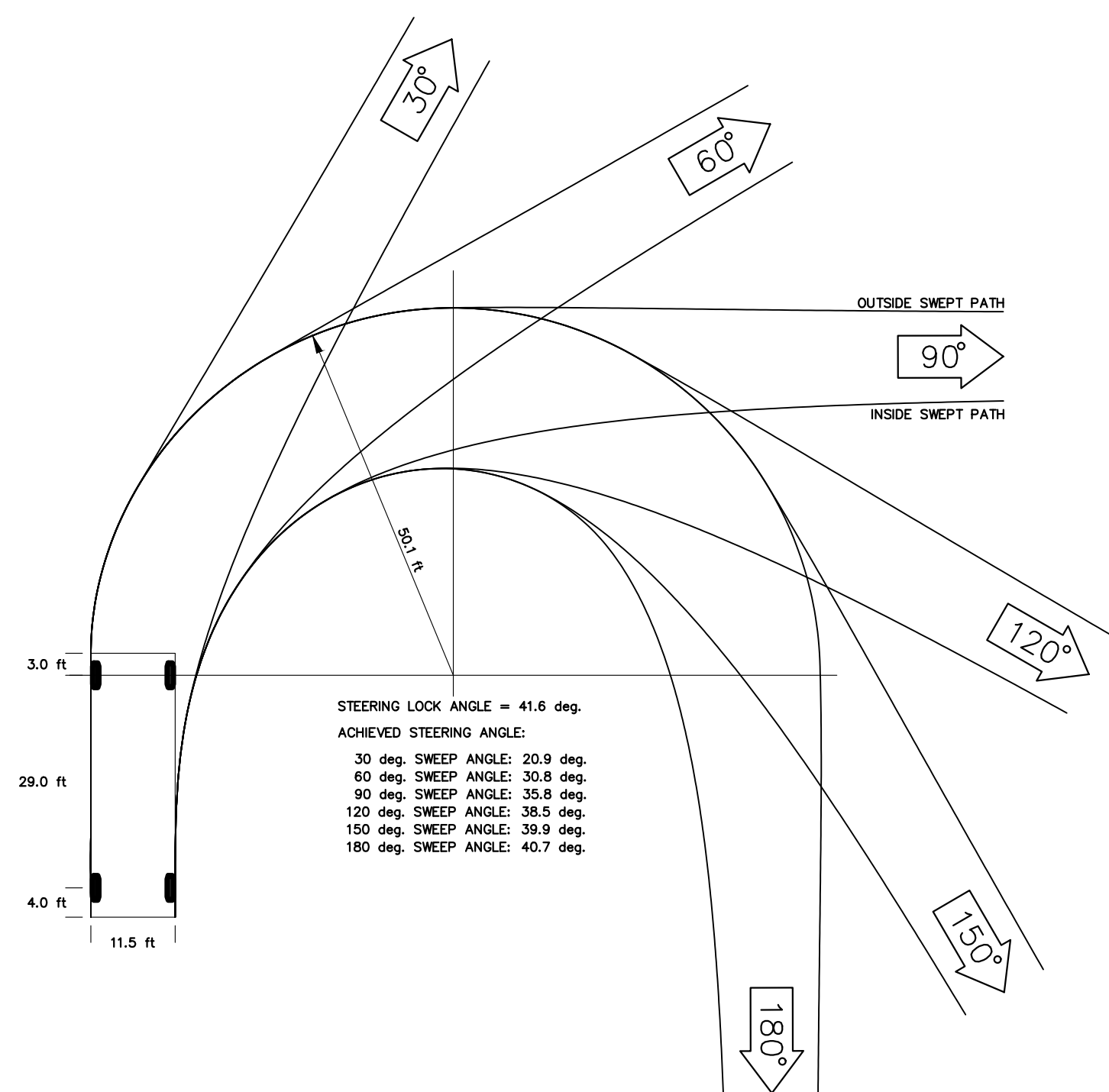
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C7.0
OF 10 SHEETS



RESIDENT WASTE BIN PATH OF TRAVEL DETAIL
NOT TO SCALE



PALO ALTO GREEN WASTE TRUCK TEMPLATE
NOT TO SCALE

- NOTE:
1. TRUCK TURNING TEMPLATES DEPICT THE MOST RESTRICTIVE MOVEMENTS IN AND OUT OF THE PROPERTY.
 2. PRIVATE STREET WILL BE DESIGNED TO ALLOW A MINIMUM 60,000 LB COLLECTOR VEHICLE.

- SOLID WASTE COLLECTION PROCESS:**
1. HOMEOWNERS TO STORE BINS ON SIDE OF HOUSE UNTIL COLLECTION DAY. ON COLLECTION DAY (WEEKLY), HOMEOWNERS TO STAGE BINS NEXT TO DRIVEWAYS OR IN DESIGNATED AREA SHOWN ON THIS PLAN.
 2. SOLID WASTE COLLECTION TO BE DONE BY THE CITY OF PALO ALTO. PER CITY OF PALO ALTO REQUIREMENTS, RESIDENTS ARE EXPECTED TO BRING THEIR CONTAINERS TO THE CURB FOR SERVICE AND IMMEDIATELY BRING IT BACK IN PLACE AFTER SERVICE.

LEGEND

---	PROJECT BOUNDARY
T G R	TRASH, RECYCLING AND GREENWASTE BINS (ASSUMED 2' SPACING)
T	TRASH (SIZE-32 GALLON - 24" DEPTH X 19.75" WIDTH)
R	RECYCLING (SIZE-96 GALLON - 34.5" DEPTH X 29.25" WIDTH)
G	GREENWASTE (SIZE-64 GALLON - 31.5" DEPTH X 24.25" WIDTH)
	GREEN WASTE TRUCK BODY
	DIRECTION OF TRAVEL

PRELIMINARY SOLID WASTE PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C8.0
OF 10 SHEETS

JOB NO.: 3860-000