2100 - 2400 GENG ROAD

PALO ALTO CA



COVER SHEET

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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TGP

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

14.009 | 26 SEPTEMBER 2025

A.1

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

2100 - 2400 GENG ROAD

PALO ALTO CA

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VICINITY MAP: **PROJECT SITE**



PROJECT TEAM INFO:

APPLICANT:
STRADA INVESTMENT GROUP
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CONTACT : THEODORE CONRAD
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SAN FRANCISCO, CA 94111
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DRAYMOND@TGP-INC.COM

SITE	
Address	2100-2200 and 2300-2400 Geng Road
APN	008-02-035, 008-02-036
Zoning	ROLM (E)(D)(AD
Existing Use	Office

SITE		
Gross Site Area	480,230.0	sf
Roads/Parking and Easements	128,937.6	sf
Net Site Area	351,292.4	sf
Total Units	145	
Gross Density (du/ac)	13.15	du/ac
Net Density (du/ac)	17.98	du/ac

FAR Calculations		
Net Site Area	351,292.4	sf
Existing Building Area	193,000.0	sf
Proposed Total Building Area	341,957.0	sf
Proposed FAR	0.97	

(Max. Allowable in RM-20= 0.5, Max. allowable in ROLM HIS site: 1.5)

Development Regulations

Minimum Setbacks	Required	Proposed	Notes
Front	20'	16.5'	Along Geng road
Side	10'	10'	Northern and Southern Boundaries
Rear	10'	10'	Western Property Boundary

Maximum Height	Maximum	Proposed	Notes
	30' for RM-20, 45' for ROLM HIS sites	42'-2"	

Site Coverage %	Maximum	Proposed	Notes
	35% for RM-20, 70% for ROLM HIS sites	29.0	

Landscape/Open Space Coverage %	Minimum	Proposed	Notes
	35% for RM-20, 20% for ROLM HIS sites,	44.5	

Minimum Usable Open Space	Required	Proposed	Notes
	21,750		@ 150 sf per unit
		91,672	Sum of common and private open space

Minimum common open space	Required	Proposed	Notes
	10,875		@ 75 sf per unit
		28,292	

Minimum private open space	Required	Proposed	Notes
	7,250.0		@ 50 sf per unit
		63,380	

BMR Units	Required	Proposed	Notes
	18.85		@ 13% of the unit count
		19	13.1% of the total count

UNIT PLAN ANALYSIS:

FLOOR AREA TABLE - PLAN 1 (ALLEY LOAD)

3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	404	SQ. FT.
SECOND FLOOR PLAN	928	SQ. FT.
THIRD FLOOR PLAN	1010	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	112	SQ. FT.
TOTAL	2454	SQ. FT.
2-CAR GARAGE	584	SQ. FT.
FRONT PORCH	71	SQ. FT.
2ND FLOOR DECK	182	SQ. FT.
USABLE ROOF DECK	464	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

FLOOR AREA TABLE - PLAN 2 (ALLEY LOAD)

3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	448	SQ. FT.
SECOND FLOOR PLAN	1000	SQ. FT.
THIRD FLOOR PLAN	1003	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	128	SQ. FT.
TOTAL	2579	SQ. FT.
2-CAR GARAGE	571	SQ. FT.
FRONT PORCH	40	SQ. FT.
2ND FLOOR DECK	90	SQ. FT.
USABLE ROOF DECK	344	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

FLOOR AREA TABLE - PLAN 3 (FRONT LOAD)

3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	582	SQ. FT.
SECOND FLOOR PLAN	1076	SQ. FT.
THIRD FLOOR PLAN	1045	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	139	SQ. FT.
TOTAL	2842	SQ. FT.
2-CAR GARAGE	520	SQ. FT.
FRONT PORCH	80	SQ. FT.
2ND FLOOR DECK	120	SQ. FT.
USABLE ROOF DECK	440	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

FLOOR AREA TABLE - PLAN 4 (FRONT LOAD)

3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	688	SQ. FT.
SECOND FLOOR PLAN	1088	SQ. FT.
THIRD FLOOR PLAN	1128	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	146	SQ. FT.
TOTAL	3050	SQ. FT.
2-CAR GARAGE	483	SQ. FT.
FRONT PORCH	63	SQ. FT.
2ND FLOOR DECK	111	SQ. FT.
USABLE ROOF DECK	478	SQ. FT.
4 BEDROOM / 4.5 BATHROOM		

FLOOR AREA TABLE - UNIT 11

3 STORY - VB - R2 - CONDOS - 2022 CBC	NFPA-13 SPRINKLERS - MONITORED	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	103	SQ.FT.
SECOND FLOOR PLAN	758	SQ. FT.
THIRD FLOOR PLAN	682	SQ. FT
ROOF DECK STAIRS/VESTIBULE	117	SQ. FT.
TOTAL	1660	SQ. FT.
2 CAR TANDEM GARAGE	555	SQ. FT.
PORCH	56	SQ. FT.
USABLE ROOF DECK	419	SQ. FT.
*NET SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	83	SQ.FT.
SECOND FLOOR PLAN	691	SQ. FT.
THIRD FLOOR PLAN	628	SQ. FT
ROOF DECK STAIRS/VESTIBULE	88	SQ. FT.
TOTAL	1490	SQ. FT
2 CAR TANDEM GARAGE	551	SQ. FT.
PORCH	56	SQ. FT.
USABLE ROOF DECK	383	SQ. FT.
3 BEDROOM / 3 BATH		

FLOOR AREA TABLE - UNIT 21

3 STORY - VB - R2 - CONDOS - 2022 CBC	NFPA-13 SPRINKLERS - MONITORED	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	223	SQ. FT.
SECOND FLOOR PLAN	788	SQ. FT.
THIRD FLOOR PLAN	716	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	119	SQ. FT.
TOTAL	1846	SQ. FT.
2 CAR GARAGE	491	SQ. FT.
PORCH	47	SQ. FT.
USABLE ROOF DECK	442	SQ. FT.
*NET SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	194	SQ. FT.
SECOND FLOOR PLAN	721	SQ. FT.
THIRD FLOOR PLAN	655	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	92	SQ. FT.
TOTAL	1662	SQ. FT
2 CAR GARAGE	452	SQ. FT.
PORCH	47	SQ. FT.
USABLE ROOF DECK	401	SQ. FT.
3 BEDROOM / 3 BATH / OPT. ACC BATH @ 1ST FLOOR		

FLOOR AREA TABLE - UNIT 31

3 STORY - VB - R2 - CONDOS - 2022 CBC	NFPA-13 SPRINKLERS - MONITORED	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	366	SQ.FT.
SECOND FLOOR PLAN	902	SQ. FT.
THIRD FLOOR PLAN	827	SQ. FT
ROOF DECK STAIRS/VESTIBULE	160	SQ. FT.
TOTAL	2255	SQ. FT.
2 CAR GARAGE	505	SQ. FT.
UTILITY CLOSET	55	SQ. FT.
PORCH	90	SQ. FT.
2ND FLOOR DECK	61	SQ. FT.
USABLE ROOF DECK	377	SQ. FT.
*NET SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	325	SQ.FT.
SECOND FLOOR PLAN	833	SQ. FT.
THIRD FLOOR PLAN	766	SQ. FT
ROOF DECK STAIRS/VESTIBULE	129	SQ. FT.
TOTAL	2053	SQ. FT
2 CAR GARAGE	471	SQ. FT.
UTILITY CLOSET	40	SQ. FT.
PORCH	90	SQ. FT.
2ND FLOOR DECK	53	SQ. FT.
USABLE ROOF DECK	343	SQ. FT.
4 BEDROOM / 3.5 BATH		

TITLE SHEET

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

PARKING CALCULATIONS

Vehicular Parking Summary		
Parking Required		
(@2 per 2-bedroom or larger unit. Min 1 space shall be covered)	**290**	
Parking Provided	**333**	
Garages	**290**	(All units have 2 car garages, parking provided @ rate of 2 per unit)
On-street (Unassigned & uncovered)	**43**	(Includes 4 Accessible Spaces)
Tandem Parking	**70**	(21% of total parking on the site. All tandem parking provided in garages)

Bike Parking Summary		
Long term Parking Required		
(@1 per unit)	**145**	
Short term Parking Required		
(@1 per 10 units)	**14.5**	
Parking Provided		
Long term Parking Provided		
(@1 per unit)	**145**	(Provided in garages)
Short term Parking Provided		
(@1 per 10 units)	**16**	

EV Parking Summary		
Parking Required	145	
One (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) EV ready space (Low Power Level 2 EV Charging Receptacle is acceptable provided that the infrastructure comply with section 4.106.4.1) for each residence (except for accessory dwelling unit (ADU)).		
Parking Provided		
EV Spaces	145	(provided in garages)
One (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) EV ready space (Low Power Level 2 EV Charging Receptacle) provided in garages for each unit		

DETAILED FAR CALCULATIONS

Net Site Area	**351,292.4**
Total Building Area	**341,957**
FAR	**0.97**

FAR Calculations

Building Type	SF/per building	# of buildings	Total SF
Alley Loaded Detached Townhomes (Plan 1)	2,738	13	35,594
Alley Loaded Detached Townhomes (Plan 2)	2,823	13	36,699
Front Loaded Detached Townhomes (Plan 3)	3,086	11	33,946
Front Loaded Detached Townhomes (Plan 4)	3,348	11	36,828
Row Townhomes (5 plex)	9,988	7	69,916
Row Townhomes (6 plex)	12,524	9	112,716
Row Townhomes (8 plex)	16,258	1	16,258
		65	**341,957**

FOR FAR DIAGRAMS REFER TO SHEETS A.44-A.52

RESIDENTIAL SUMMARY

Residential Summary

Unit Types	Number of Units
Alley Loaded Detached Townhomes	26
Front Loaded Detached Townhomes	22
Row Townhomes	97
	145

Unit Detailed Breakdown Summary

Alley Loaded Detached Townhomes	Description	# of DU	Private open space	Total Private Open space (sf)
Plan 1	4 bed, 3.5 bath, 2 car standard garage	13	646	8398
Plan 2	4 bed, 3.5 bath, 2 car standard garage	13	434	5642
		26		**14040**

Front Loaded Detached Townhomes	Description	# of DU	Private open space	Total Private Open space (sf)
Plan 3	4 bed, 3.5 bath, 2 car standard garage	11	560	6160
Plan 4	4 bed, 3.5 bath, 2 car standard garage	11	589	6479
		22		**12639**

Row Townhomes	Description	# of DU	Private open space	Total Private Open space (sf)
Plan 5	Interlock-3 bed, 3 bath, tandem garage	35	383	13405
Plan 6	Interlock-3 bed, 3 bath, 2 car standard garage	35	401	14035
Plan 7	4 bed, 3.5 bath, 2 car standard garage	27	343	9261
		97		**36701**

Parking Summary

Alley Loaded Detached Townhomes	Parking Required	Parking Provided	# of DU	Total Spaces Reqd.	Total Spaces Provided
Plan 1	2 per unit	2 garages spaces	13	26	26
Plan 2	2 per unit	2 garages spaces	13	26	26
			26		**52**

Front Loaded Detached Townhomes	Parking Required	Parking Provided	# of DU	Total Spaces Reqd.	Total Spaces Provided
Plan 3	2 per unit	2 garages spaces	11	22	22
Plan 4	2 per unit	2 garages spaces	11	22	22
			22		**44**

Row Townhomes	Parking Required	Parking Provided	# of DU	Total Spaces Reqd.	Total Spaces Provided
Plan 5	2 per unit	2 garage spaces	35	70	70
Plan 6	2 per unit	2 garage spaces	35	70	70
Plan 7	2 per unit	2 garage spaces	27	54	54
			97		**194**

DAHLIN GROUP
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Pleasanton, California 94588
925-251-7200

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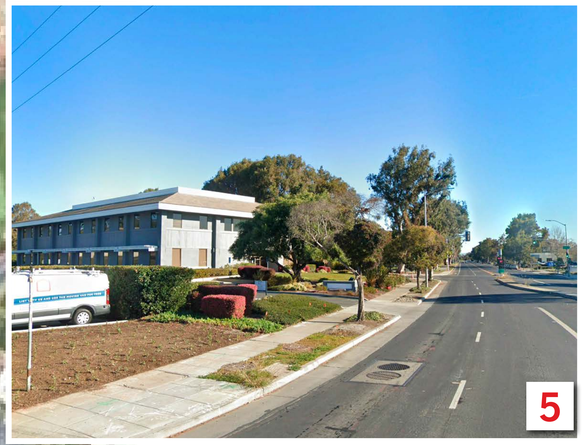


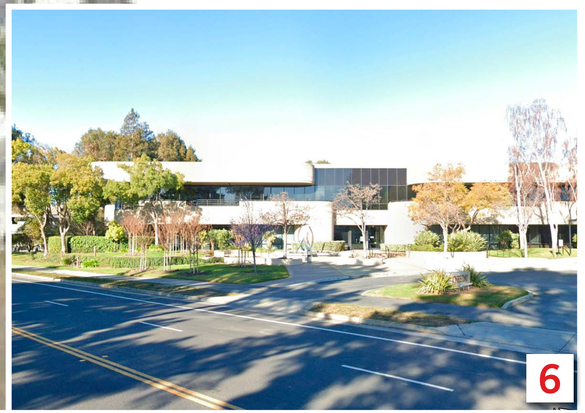












NEIGHBORHOOD CONTEXT

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



EXISTING EASEMENTS:

(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 REMAIN.

(7) EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 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 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.

(12) EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.

(13) EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
EX SD	SD	STORM DRAIN PIPE
	SD-T	TREATED STORM DRAIN PIPE
EX SS	8" SS	SANITARY SEWER PIPE
EX W	8" W	WATER PIPE
	8" FW	FIRE SERVICE
		FIRE HYDRANT
		REDUCED PRESSURE PRINCIPAL ASSEMBLY
		REDUCED PRESSURE DETECTOR ASSEMBLY
		MASTER WATER METER
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN (WITH TRASH CAPTURE DEVICE)
		FIELD INLET
		STORM DRAIN PUMP
		STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)
		BIORETENTION AREA
		TRANSFORMER
		PASEO LIGHT POLE
		STREETLIGHT

NOTE:
1. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. PROPOSED UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ALL WATER MAINS AND SERVICES ARE TO BE PROTECTED IN PLACE UNTIL DISCONNECTED AND ABANDONED BY CPAU.

REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.

REFER TO PROJECT DATA SHEET (A.2) FOR ALL SITE SUMMARY INFORMATION.

REFER TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.

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0 50 100 150

JOB NO.: 3860-000

COMPOSITE SITE PLAN

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

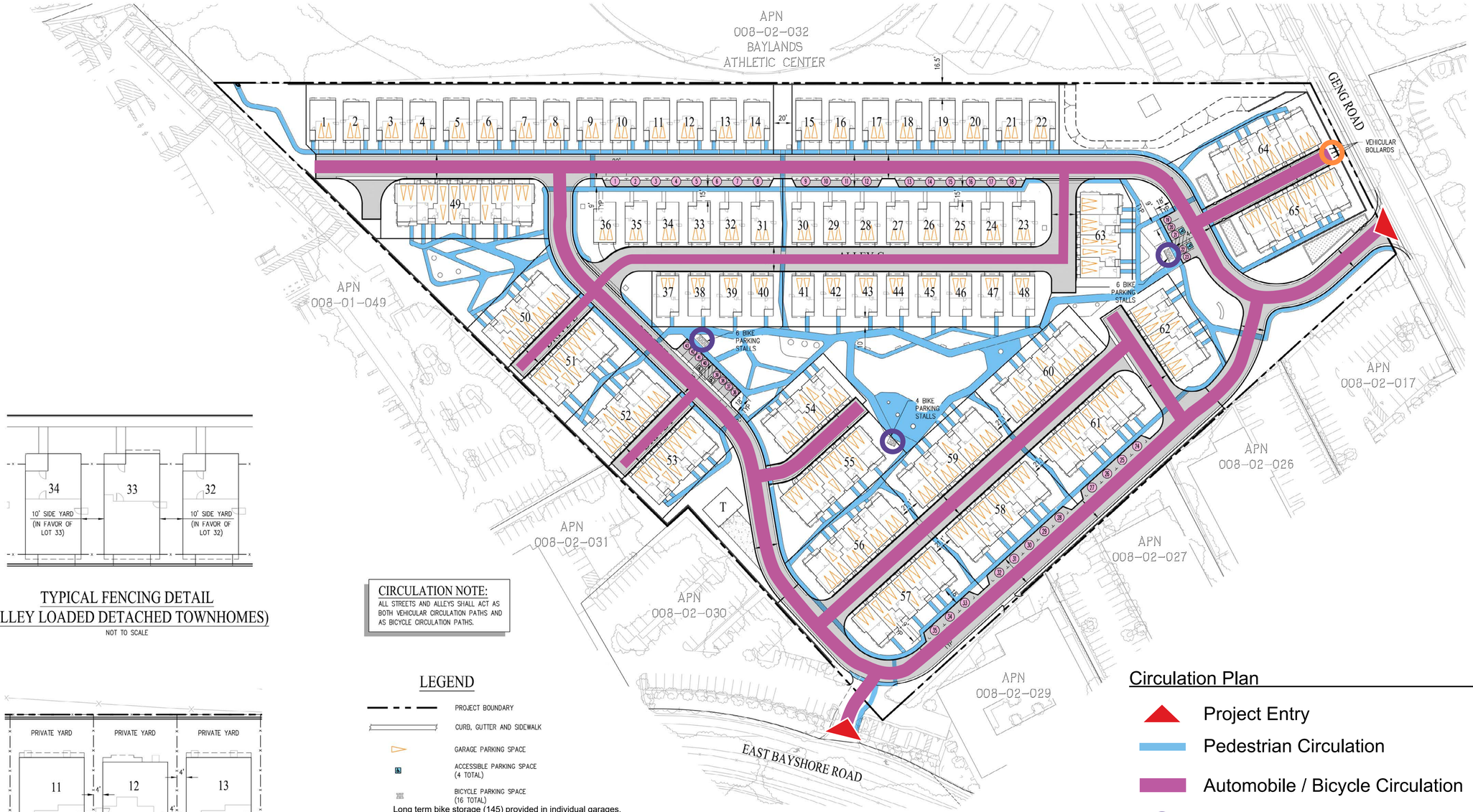
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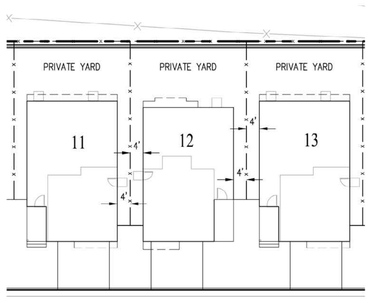
A.5.1

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



TYPICAL FENCING DETAIL
(ALLEY LOADED DETACHED TOWNHOMES)
NOT TO SCALE



TYPICAL FENCING DETAIL
(FRONT LOADED DETACHED TOWNHOMES)
NOT TO SCALE

CIRCULATION NOTE:
ALL STREETS AND ALLEYS SHALL ACT AS BOTH VEHICULAR CIRCULATION PATHS AND AS BICYCLE CIRCULATION PATHS.

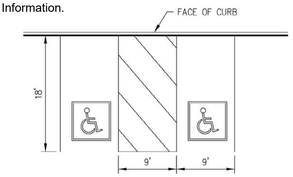
LEGEND

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

Long term bike storage (145) provided in individual garages.
Refer to Sheet A.35 to A.43 for locations and Sheet A.57 for Product Information.
Refer to Sheet L1.2 for Bike Rack Product information.

PARKING SUMMARY	
DESCRIPTION	PROVIDED
GARAGE	290 SPACES
ONSITE GUEST PARKING	43 SPACES
TOTAL PARKING	333 SPACES

PARKING SUMMARY NOTES:
1. TYPICAL PERPENDICULAR ONSITE GUEST PARKING SHALL BE 9'X18'.
2. PARALLEL PARKING SPOTS SHALL BE 9'X22' TYPICAL.
3. ALL STREETS, DRIVES AND ALLEYS THAT DO NOT HAVE DESIGNATED PARKING SHALL BE POSTED "NO PARKING – FIRE LANE"
4. THERE SHALL BE A TOTAL OF 145 EV PARKING SPACES PROVIDED AS ONE (1) LEVEL 2 ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) OR ONE (1) EV READY SPACE (LOW POWER LEVEL 2 EV CHARGING RECEPTACLE) IN EACH GARAGE.



TYPICAL ACCESSIBLE PARKING CONFIGURATION DETAIL
NOT TO SCALE

Circulation Plan

- Project Entry
- Pedestrian Circulation
- Automobile / Bicycle Circulation
- Bike Racks (for 16 bikes)
- Vehicular Bollards

Long term bike storage (145) provided in individual garages.
Refer to Sheet A.31 to A.39 for locations and Sheet A.53 for Product Information

0 50 100 150

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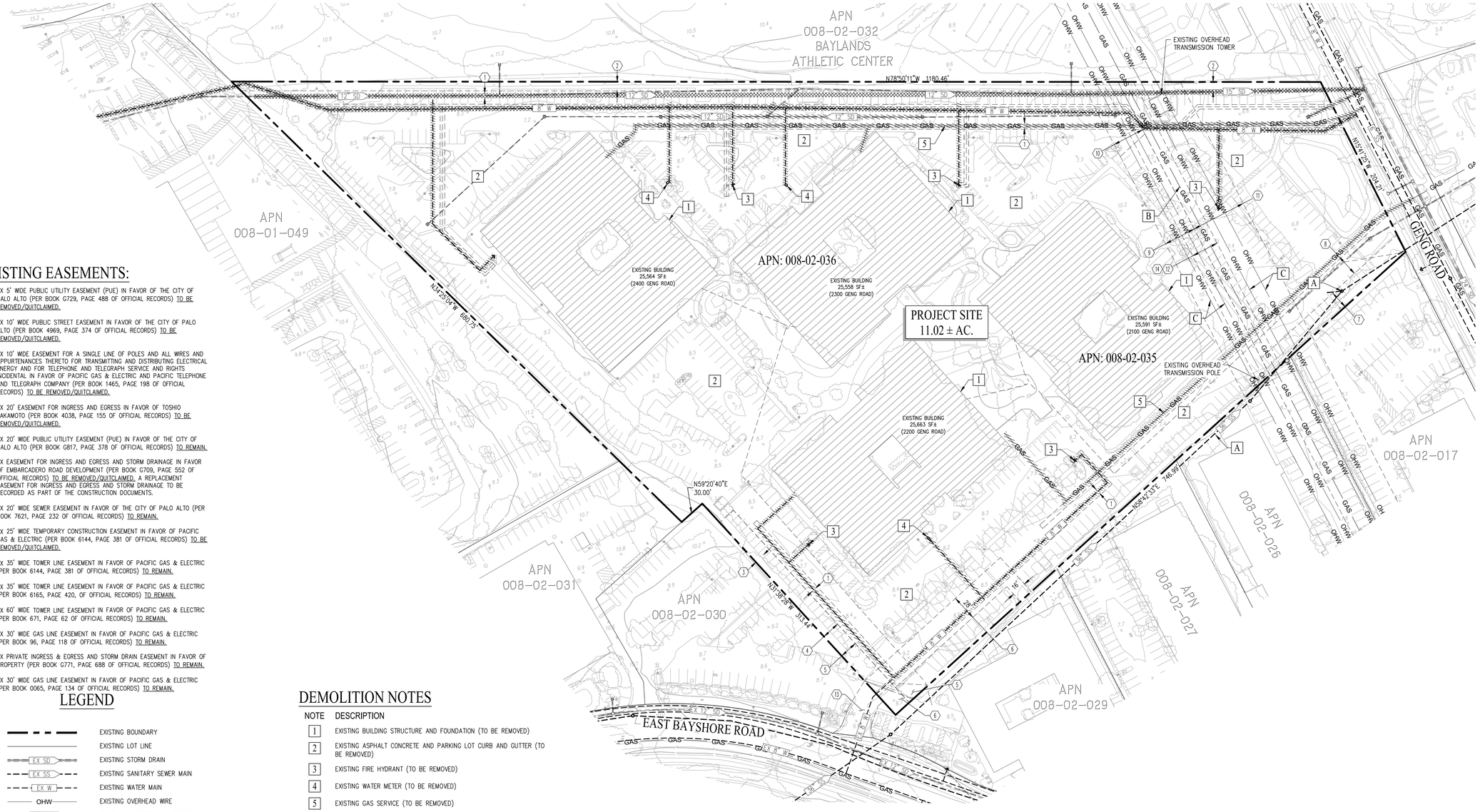
JOB NO.: 3860-000

PRELIMINARY PARKING AND AUTOMOBILE CIRCULATION PLAN

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



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 WIRES 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 FAVOR 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 REMAIN.
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/QUITCLAIMED. A REPLACEMENT EASEMENT FOR INGRESS AND EGRESS AND STORM DRAINAGE TO BE RECORDED AS PART OF THE CONSTRUCTION DOCUMENTS.
7. EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 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 BE REMOVED/QUITCLAIMED.
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 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.
12. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.
13. EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.
14. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 0065, PAGE 134 OF OFFICIAL RECORDS) TO REMAIN.

LEGEND

- EXISTING BOUNDARY
- EXISTING LOT LINE
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER MAIN
- EX W — EXISTING WATER MAIN
- OHW — EXISTING OVERHEAD WIRE
- EX UG — EXISTING UNDERGROUND ELECTRIC
- EX FO — EXISTING FIBER OPTIC
- GAS — 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)
5	EXISTING GAS SERVICE (TO BE REMOVED)

NOTES:
1. ALL EXISTING WATER, GAS AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE ABANDONED AT THE MAIN PER WGW UTILITIES PROCEDURES.
2. ALL WATER MAINS AND SERVICES ARE TO BE PROTECTED IN PLACE UNTIL DISCONNECTED AND ABANDONED BY CPAU.

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)

0 50 100 150

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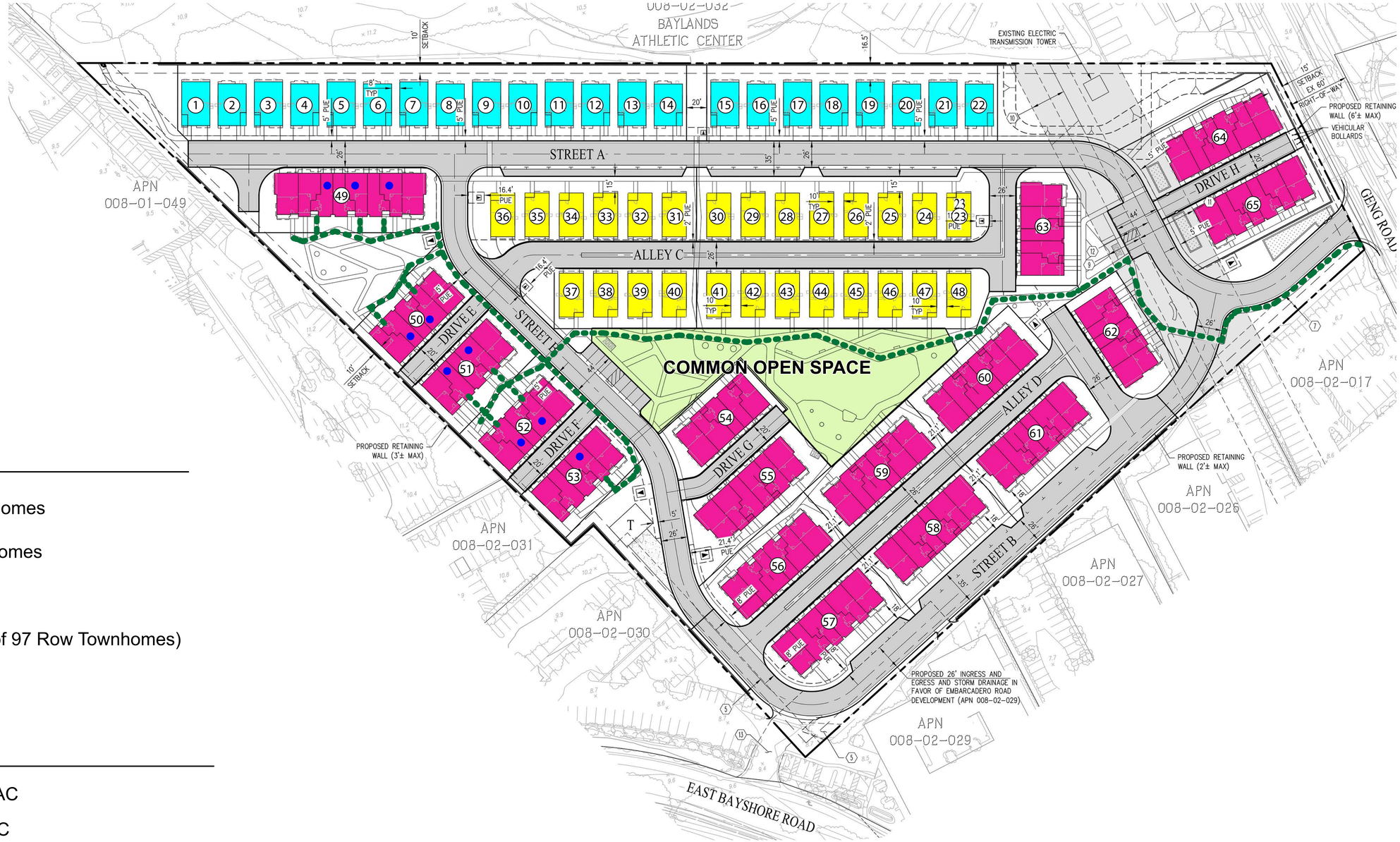
JOB NO.: 3860-000

EXISTING CONDITIONS & DEMOLITION NOTES

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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Unit Types

- Front Loaded Detached Townhomes
- Alley Loaded Detached Townhomes
- Row Townhomes
- Adaptable Units (10 units out of 97 Row Townhomes)
- Accessible path of travel

Site Common Open Space

Site Boundary	= +/- 11.02 AC
Excluded Areas	= +/- 2.96 AC
Net Site Area	= +/- 8.06 AC
Common Open Space	= +/- 28,292 SF

UNIT ALLOCATION & COMMON OPEN SPACE

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.6

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Pleasanton, California 94588
925-251-7200

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Bedroom Types & BMR Allocation

- 4 bedroom units (75 units, 51.8%)
- 3 bedroom units (70 units, 48.2%)
- 3 bedroom BMR units (19 units, 100.0%)

BEDROOM TYPES, BMR ALLOCATION PLAN

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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EXISTING BUILDINGS

PROPOSED GENG ROAD PROJECT





GENG ROAD STREETSCAPE

STREETSCAPE ELEVATION

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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A.8

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



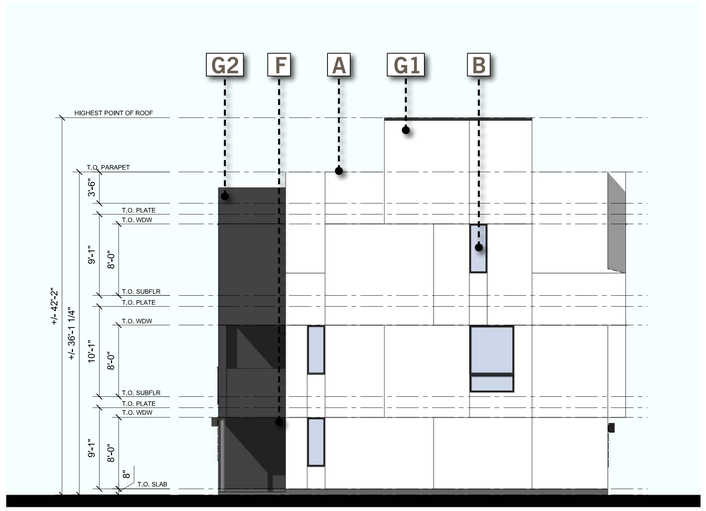
F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



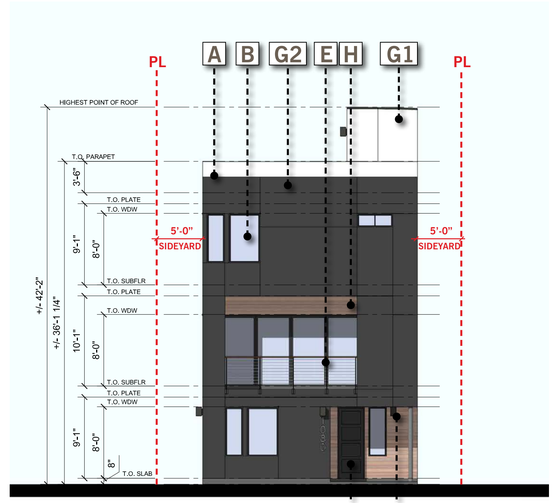
G **STUCCO**
SMOOTH STUCCO
FINISH

H **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL

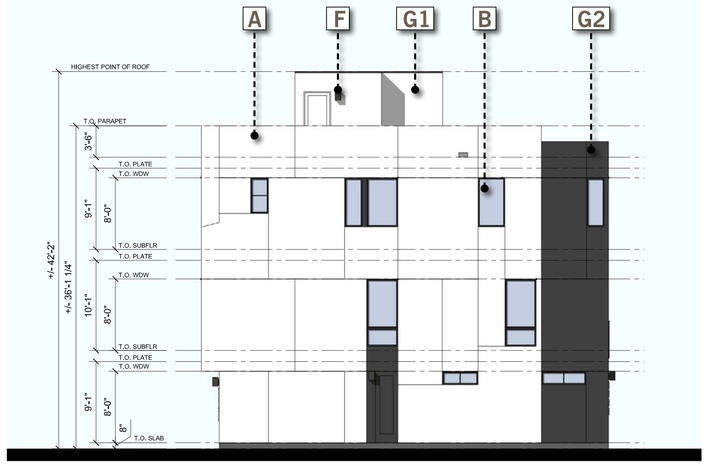




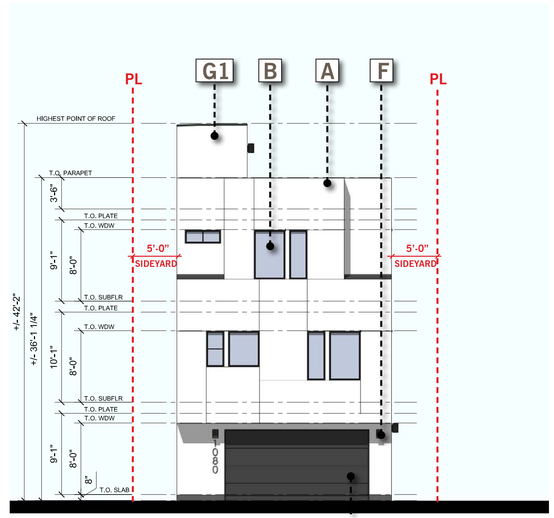
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
23	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
24	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
25	Pull Apart Townhomes (alley loaded)	8.6	11.5	12.5	41.5	45.4
26	Pull Apart Townhomes (alley loaded)	9.5	11.4	12.4	41.5	44.4
27	Pull Apart Townhomes (alley loaded)	10.2	11.5	12.5	41.5	43.8
28	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
29	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
30	Pull Apart Townhomes (alley loaded)	9.1	11.7	12.7	41.5	45.1
31	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
32	Pull Apart Townhomes (alley loaded)	8.2	11.7	12.7	41.5	46
33	Pull Apart Townhomes (alley loaded)	8.4	11.8	12.8	41.5	45.9
34	Pull Apart Townhomes (alley loaded)	8.9	11.9	12.9	41.5	45.5
35	Pull Apart Townhomes (alley loaded)	9.8	11.8	12.8	41.5	44.5
36	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
37	Pull Apart Townhomes (alley loaded)	9.7	11.9	12.9	41.5	44.7
38	Pull Apart Townhomes (alley loaded)	9.9	11.8	12.8	41.5	44.4
39	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
40	Pull Apart Townhomes (alley loaded)	9.8	11.5	12.5	41.5	44.2
41	Pull Apart Townhomes (alley loaded)	10.0	11.7	12.7	41.5	44.2
42	Pull Apart Townhomes (alley loaded)	10.2	11.8	12.8	41.5	44.1
43	Pull Apart Townhomes (alley loaded)	10.4	11.7	12.7	41.5	43.8
44	Pull Apart Townhomes (alley loaded)	10.6	11.5	12.5	41.5	43.4
45	Pull Apart Townhomes (alley loaded)	8.8	11.4	12.4	41.5	45.1
46	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
47	Pull Apart Townhomes (alley loaded)	9.7	11.6	12.6	41.5	44.4
48	Pull Apart Townhomes (alley loaded)	10.6	11.6	12.6	41.5	43.5

1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL



ALLEY LOADED DETACHED TOWNS - PLAN 1 - ELEVATION A

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.9

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



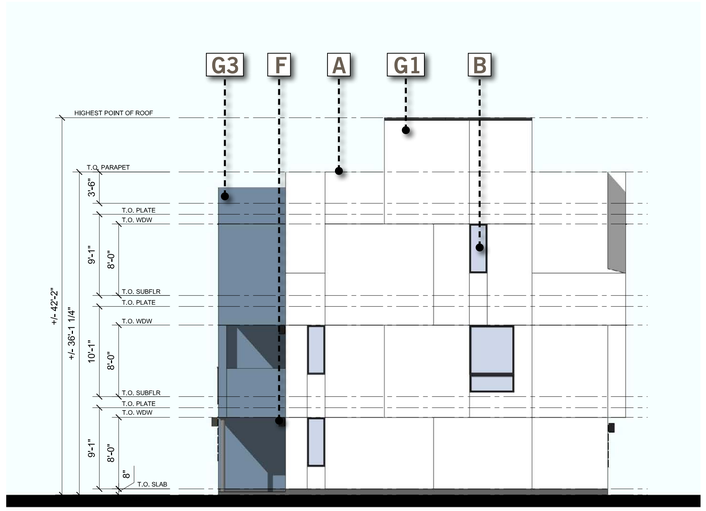
F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



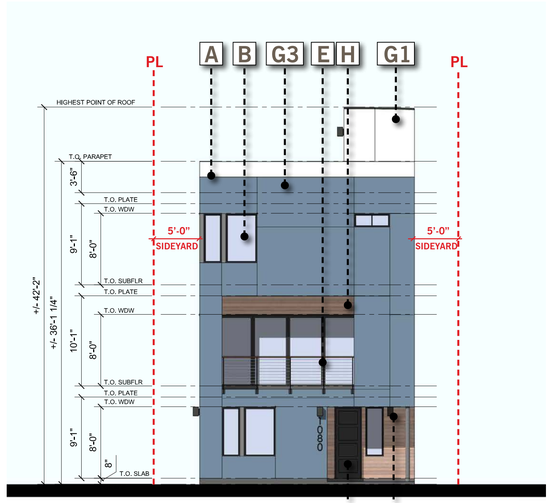
G **STUCCO**
SMOOTH STUCCO
FINISH

H **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





RIGHT ELEVATION



FRONT ELEVATION

1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

LEFT ELEVATION

REAR ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
23	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
24	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
25	Pull Apart Townhomes (alley loaded)	8.6	11.5	12.5	41.5	45.4
26	Pull Apart Townhomes (alley loaded)	9.5	11.4	12.4	41.5	44.4
27	Pull Apart Townhomes (alley loaded)	10.2	11.5	12.5	41.5	43.8
28	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
29	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
30	Pull Apart Townhomes (alley loaded)	9.1	11.7	12.7	41.5	45.1
31	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
32	Pull Apart Townhomes (alley loaded)	8.2	11.7	12.7	41.5	46
33	Pull Apart Townhomes (alley loaded)	8.4	11.8	12.8	41.5	45.9
34	Pull Apart Townhomes (alley loaded)	8.9	11.9	12.9	41.5	45.5
35	Pull Apart Townhomes (alley loaded)	9.8	11.8	12.8	41.5	44.5
36	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
37	Pull Apart Townhomes (alley loaded)	9.7	11.9	12.9	41.5	44.7
38	Pull Apart Townhomes (alley loaded)	9.9	11.8	12.8	41.5	44.4
39	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
40	Pull Apart Townhomes (alley loaded)	9.8	11.5	12.5	41.5	44.2
41	Pull Apart Townhomes (alley loaded)	10.0	11.7	12.7	41.5	44.2
42	Pull Apart Townhomes (alley loaded)	10.2	11.8	12.8	41.5	44.1
43	Pull Apart Townhomes (alley loaded)	10.4	11.7	12.7	41.5	43.8
44	Pull Apart Townhomes (alley loaded)	10.6	11.5	12.5	41.5	43.4
45	Pull Apart Townhomes (alley loaded)	8.8	11.4	12.4	41.5	45.1
46	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
47	Pull Apart Townhomes (alley loaded)	9.7	11.6	12.6	41.5	44.4
48	Pull Apart Townhomes (alley loaded)	10.6	11.6	12.6	41.5	43.5



ALLEY LOADED DETACHED TOWNS - PLAN 1 - ELEVATION B

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

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N

A.10

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



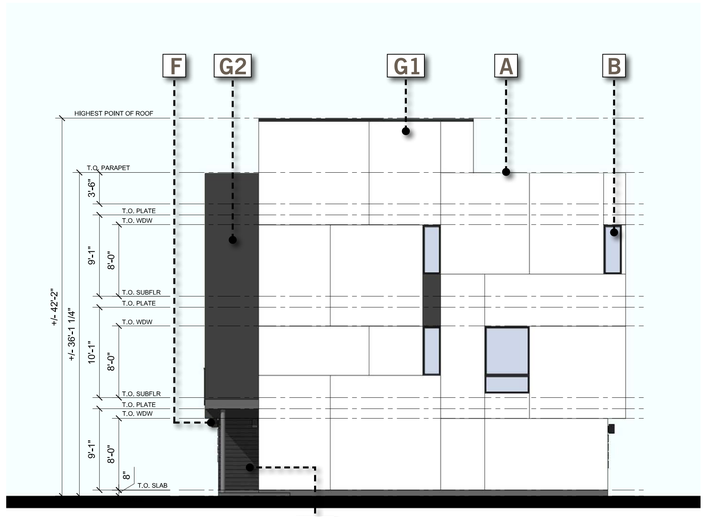
G **STUCCO**
SMOOTH STUCCO
FINISH

H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL

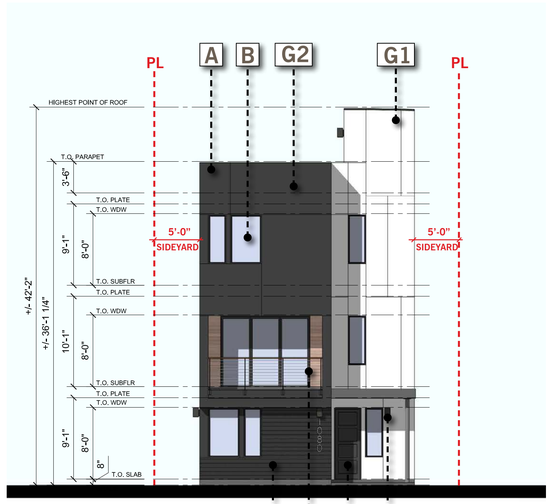


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL

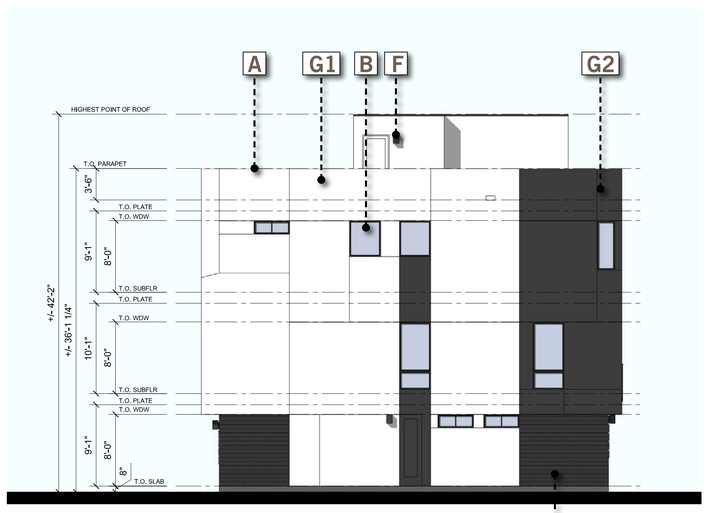




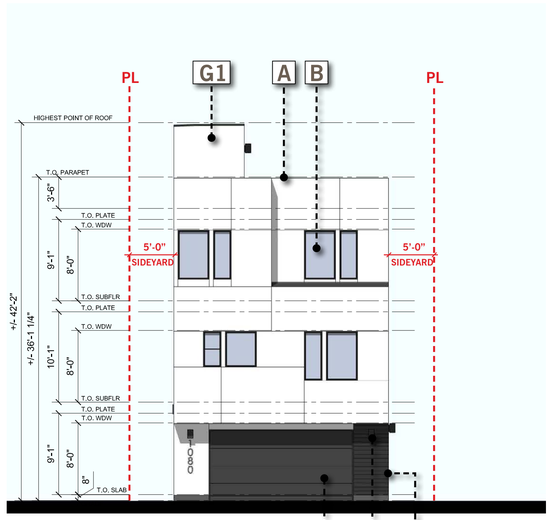
RIGHT ELEVATION H2



FRONT ELEVATION H2 I C7 F



LEFT ELEVATION H2



REAR ELEVATION D F H2

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
23	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
24	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
25	Pull Apart Townhomes (alley loaded)	8.6	11.5	12.5	41.5	45.4
26	Pull Apart Townhomes (alley loaded)	9.5	11.4	12.4	41.5	44.4
27	Pull Apart Townhomes (alley loaded)	10.2	11.5	12.5	41.5	43.8
28	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
29	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
30	Pull Apart Townhomes (alley loaded)	9.1	11.7	12.7	41.5	45.1
31	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
32	Pull Apart Townhomes (alley loaded)	8.2	11.7	12.7	41.5	46
33	Pull Apart Townhomes (alley loaded)	8.4	11.8	12.8	41.5	45.9
34	Pull Apart Townhomes (alley loaded)	8.9	11.9	12.9	41.5	45.5
35	Pull Apart Townhomes (alley loaded)	9.8	11.8	12.8	41.5	44.5
36	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
37	Pull Apart Townhomes (alley loaded)	9.7	11.9	12.9	41.5	44.7
38	Pull Apart Townhomes (alley loaded)	9.9	11.8	12.8	41.5	44.4
39	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
40	Pull Apart Townhomes (alley loaded)	9.8	11.5	12.5	41.5	44.2
41	Pull Apart Townhomes (alley loaded)	10.0	11.7	12.7	41.5	44.2
42	Pull Apart Townhomes (alley loaded)	10.2	11.8	12.8	41.5	44.1
43	Pull Apart Townhomes (alley loaded)	10.4	11.7	12.7	41.5	43.8
44	Pull Apart Townhomes (alley loaded)	10.6	11.5	12.5	41.5	43.4
45	Pull Apart Townhomes (alley loaded)	8.8	11.4	12.4	41.5	45.1
46	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
47	Pull Apart Townhomes (alley loaded)	9.7	11.6	12.6	41.5	44.4
48	Pull Apart Townhomes (alley loaded)	10.6	11.6	12.6	41.5	43.5

1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

LOTS 23-48



ALLEY LOADED DETACHED TOWNS - PLAN 2 - ELEVATION A

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.11

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



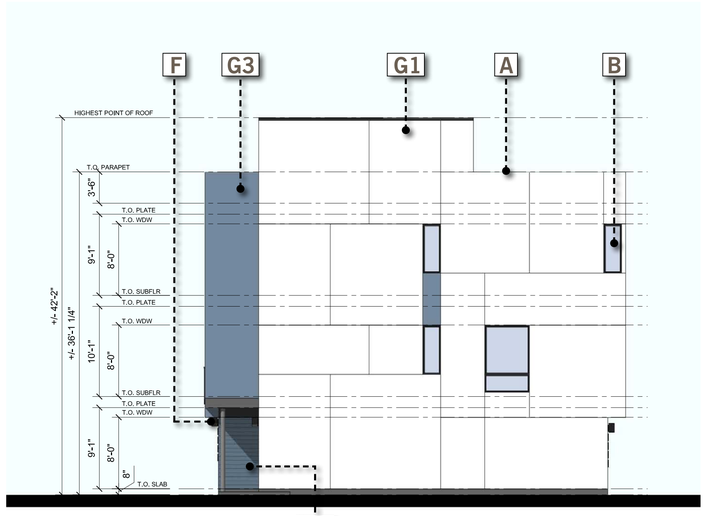
G **STUCCO**
SMOOTH STUCCO
FINISH

H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL

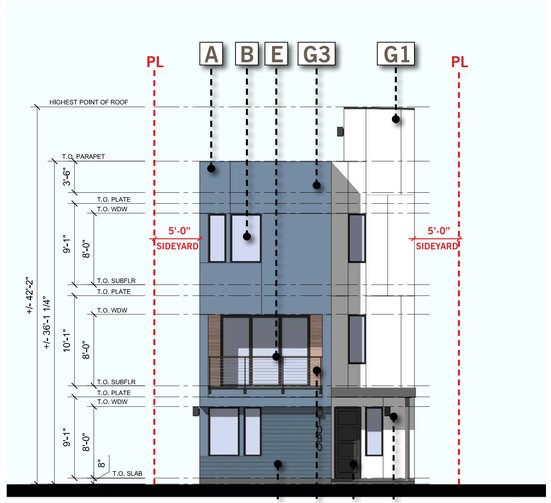


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL

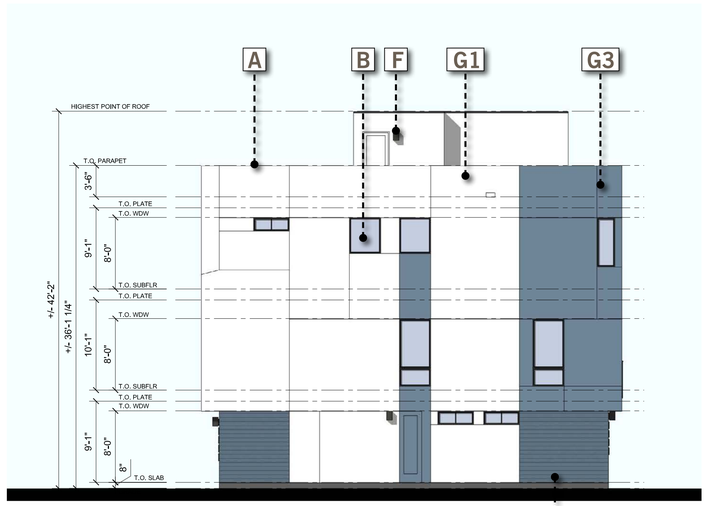




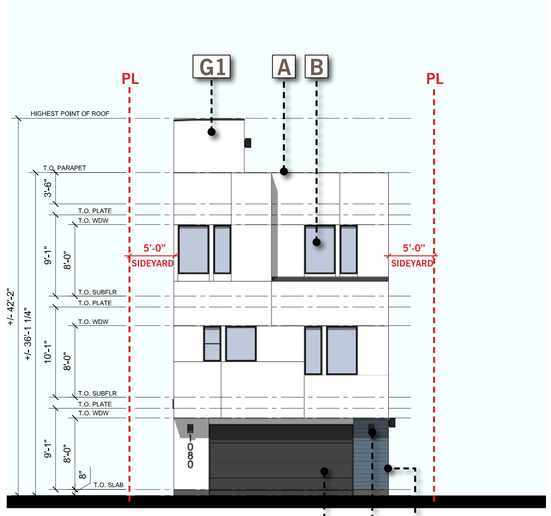
RIGHT ELEVATION H3



FRONT ELEVATION H3 I C2 F



LEFT ELEVATION H3



REAR ELEVATION D F H3

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
23	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
24	Pull Apart Townhomes (alley loaded)	8.2	11.6	12.6	41.5	45.9
25	Pull Apart Townhomes (alley loaded)	8.6	11.5	12.5	41.5	45.4
26	Pull Apart Townhomes (alley loaded)	9.5	11.4	12.4	41.5	44.4
27	Pull Apart Townhomes (alley loaded)	10.2	11.5	12.5	41.5	43.8
28	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
29	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
30	Pull Apart Townhomes (alley loaded)	9.1	11.7	12.7	41.5	45.1
31	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
32	Pull Apart Townhomes (alley loaded)	8.2	11.7	12.7	41.5	46
33	Pull Apart Townhomes (alley loaded)	8.4	11.8	12.8	41.5	45.9
34	Pull Apart Townhomes (alley loaded)	8.9	11.9	12.9	41.5	45.5
35	Pull Apart Townhomes (alley loaded)	9.8	11.8	12.8	41.5	44.5
36	Pull Apart Townhomes (alley loaded)	9.7	11.8	12.8	41.5	44.6
37	Pull Apart Townhomes (alley loaded)	9.7	11.9	12.9	41.5	44.7
38	Pull Apart Townhomes (alley loaded)	9.9	11.8	12.8	41.5	44.4
39	Pull Apart Townhomes (alley loaded)	10.1	11.7	12.7	41.5	44.1
40	Pull Apart Townhomes (alley loaded)	9.8	11.5	12.5	41.5	44.2
41	Pull Apart Townhomes (alley loaded)	10.0	11.7	12.7	41.5	44.2
42	Pull Apart Townhomes (alley loaded)	10.2	11.8	12.8	41.5	44.1
43	Pull Apart Townhomes (alley loaded)	10.4	11.7	12.7	41.5	43.8
44	Pull Apart Townhomes (alley loaded)	10.6	11.5	12.5	41.5	43.4
45	Pull Apart Townhomes (alley loaded)	8.8	11.4	12.4	41.5	45.1
46	Pull Apart Townhomes (alley loaded)	8.3	11.5	12.5	41.5	45.7
47	Pull Apart Townhomes (alley loaded)	9.7	11.6	12.6	41.5	44.4
48	Pull Apart Townhomes (alley loaded)	10.6	11.6	12.6	41.5	43.5



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

ALLEY LOADED DETACHED TOWNS - PLAN 2 - ELEVATION B

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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N

A.12

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



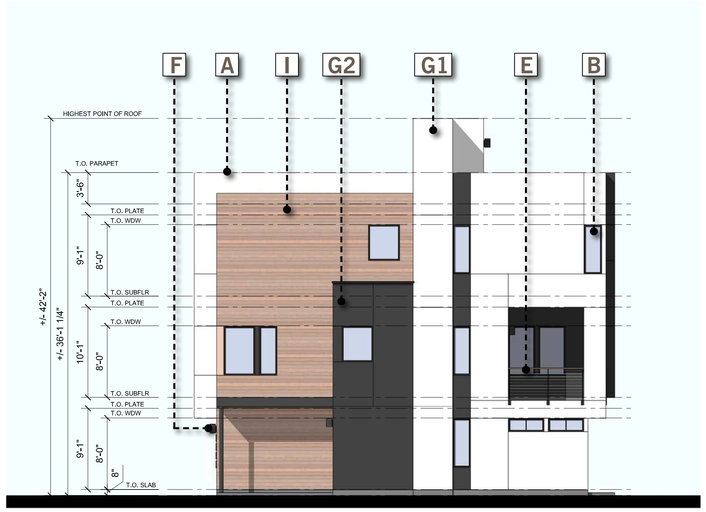
G **STUCCO**
SMOOTH STUCCO
FINISH

H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL

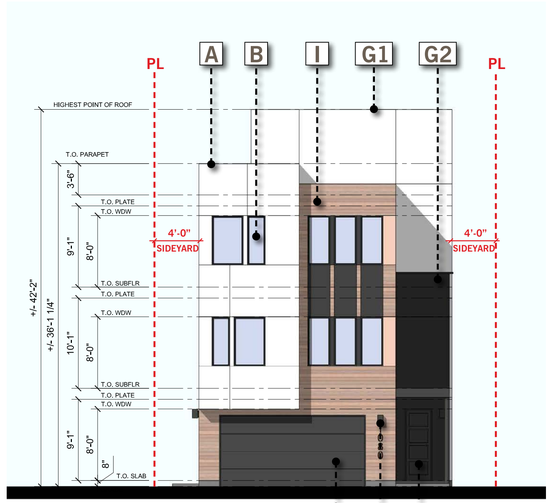


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL

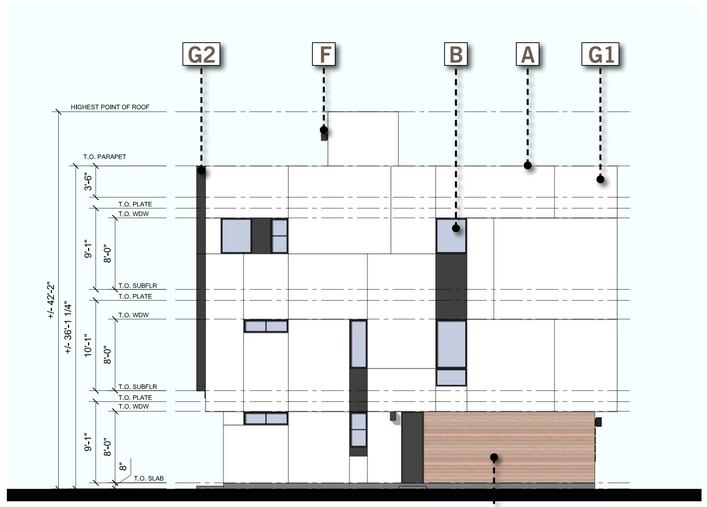




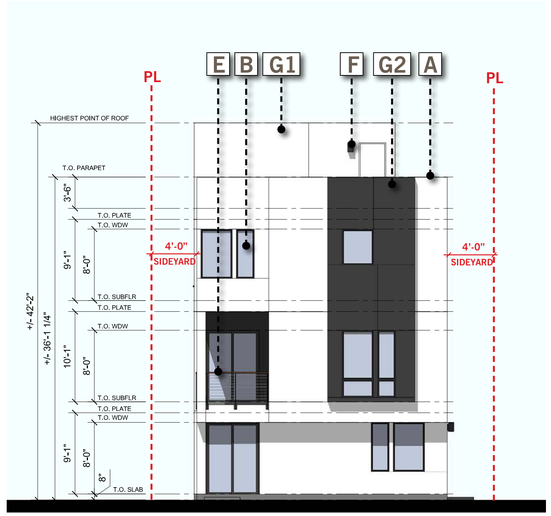
RIGHT ELEVATION



FRONT ELEVATION D F C2



LEFT ELEVATION I



REAR ELEVATION

1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
1	Pull Apart Townhomes (front loaded)	8.7	12.2	13.2	41.5	46
2	Pull Apart Townhomes (front loaded)	8.5	12.1	13.1	41.5	46.1
3	Pull Apart Townhomes (front loaded)	8.6	11.9	12.9	41.5	45.8
4	Pull Apart Townhomes (front loaded)	8.3	11.7	12.7	41.5	45.9
5	Pull Apart Townhomes (front loaded)	8.1	11.5	12.5	41.5	45.9
6	Pull Apart Townhomes (front loaded)	7.6	11.4	12.4	41.5	46.3
7	Pull Apart Townhomes (front loaded)	7.6	11.3	12.3	41.5	46.2
8	Pull Apart Townhomes (front loaded)	8.2	11.4	12.4	41.5	45.7
9	Pull Apart Townhomes (front loaded)	8.2	11.7	12.7	41.5	46
10	Pull Apart Townhomes (front loaded)	8.0	11.7	12.7	41.5	46.2
11	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
12	Pull Apart Townhomes (front loaded)	8.2	11.3	12.3	41.5	45.6
13	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46
14	Pull Apart Townhomes (front loaded)	7.7	11.5	12.5	41.5	46.3
15	Pull Apart Townhomes (front loaded)	7.6	11.7	12.7	41.5	46.6
16	Pull Apart Townhomes (front loaded)	8.0	11.6	12.6	41.5	46.1
17	Pull Apart Townhomes (front loaded)	7.6	11.5	12.5	41.5	46.4
18	Pull Apart Townhomes (front loaded)	7.3	11.4	12.4	41.5	46.6
19	Pull Apart Townhomes (front loaded)	7.3	11.5	12.5	41.5	46.7
20	Pull Apart Townhomes (front loaded)	8.2	11.6	12.6	41.5	45.9
21	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
22	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46



FRONT LOADED DETACHED TOWNS - PLAN 3 - ELEVATION A

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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N

A.13

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



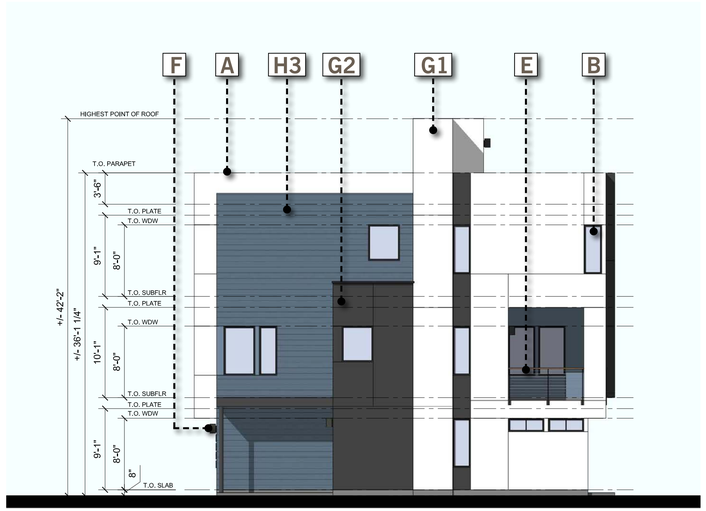
G **STUCCO**
SMOOTH STUCCO
FINISH

H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL

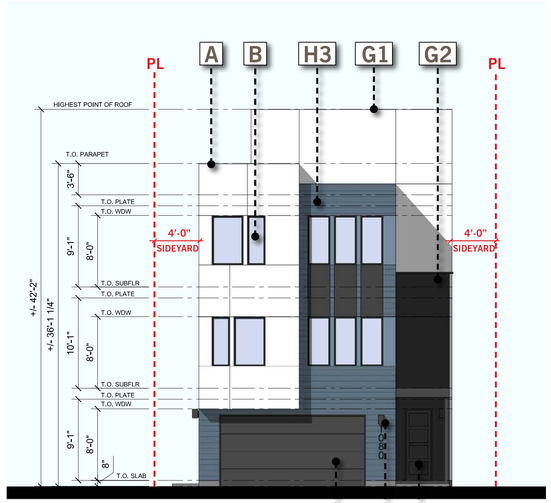


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL

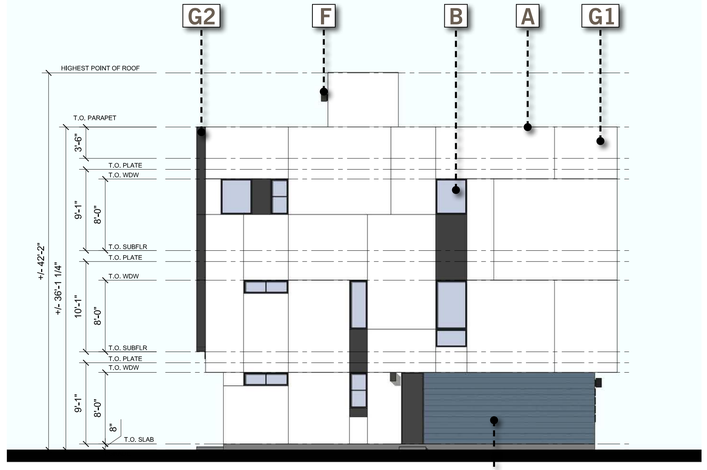




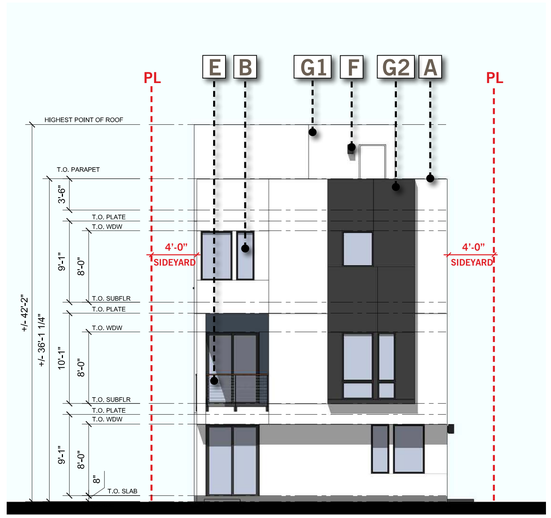
RIGHT ELEVATION



FRONT ELEVATION D F C2



LEFT ELEVATION H3



REAR ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
1	Pull Apart Townhomes (front loaded)	8.7	12.2	13.2	41.5	46
2	Pull Apart Townhomes (front loaded)	8.5	12.1	13.1	41.5	46.1
3	Pull Apart Townhomes (front loaded)	8.6	11.9	12.9	41.5	45.8
4	Pull Apart Townhomes (front loaded)	8.3	11.7	12.7	41.5	45.9
5	Pull Apart Townhomes (front loaded)	8.1	11.5	12.5	41.5	45.9
6	Pull Apart Townhomes (front loaded)	7.6	11.4	12.4	41.5	46.3
7	Pull Apart Townhomes (front loaded)	7.6	11.3	12.3	41.5	46.2
8	Pull Apart Townhomes (front loaded)	8.2	11.4	12.4	41.5	45.7
9	Pull Apart Townhomes (front loaded)	8.2	11.7	12.7	41.5	46
10	Pull Apart Townhomes (front loaded)	8.0	11.7	12.7	41.5	46.2
11	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
12	Pull Apart Townhomes (front loaded)	8.2	11.3	12.3	41.5	45.6
13	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46
14	Pull Apart Townhomes (front loaded)	7.7	11.5	12.5	41.5	46.3
15	Pull Apart Townhomes (front loaded)	7.6	11.7	12.7	41.5	46.6
16	Pull Apart Townhomes (front loaded)	8.0	11.6	12.6	41.5	46.1
17	Pull Apart Townhomes (front loaded)	7.6	11.5	12.5	41.5	46.4
18	Pull Apart Townhomes (front loaded)	7.3	11.4	12.4	41.5	46.6
19	Pull Apart Townhomes (front loaded)	7.3	11.5	12.5	41.5	46.7
20	Pull Apart Townhomes (front loaded)	8.2	11.6	12.6	41.5	45.9
21	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
22	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46

1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL



FRONT LOADED DETACHED TOWNS - PLAN 3 - ELEVATION B

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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N

A.14

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

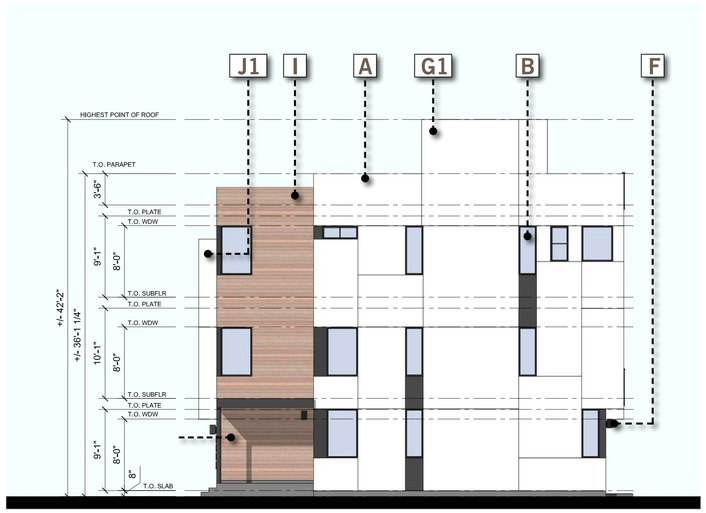
H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL



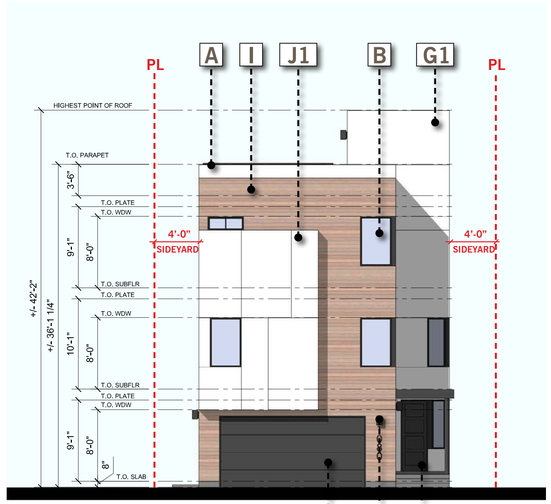
I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL



J **CEMENTITIOUS PANELS**
SMOOTH PANEL
BY JAMES HARDIE
OR EQUAL



RIGHT ELEVATION

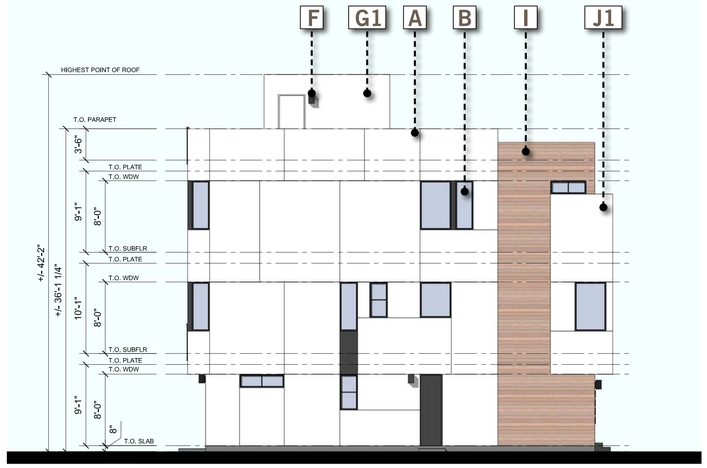


FRONT ELEVATION D F C2

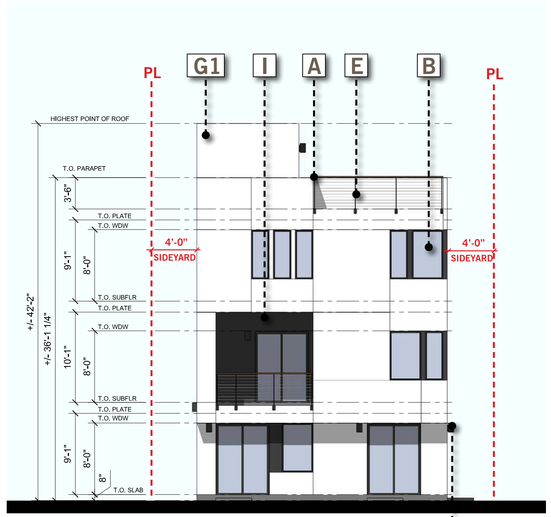
1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL



LEFT ELEVATION



REAR ELEVATION F

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
1	Pull Apart Townhomes (front loaded)	8.7	12.2	13.2	41.5	46
2	Pull Apart Townhomes (front loaded)	8.5	12.1	13.1	41.5	46.1
3	Pull Apart Townhomes (front loaded)	8.6	11.9	12.9	41.5	45.8
4	Pull Apart Townhomes (front loaded)	8.3	11.7	12.7	41.5	45.9
5	Pull Apart Townhomes (front loaded)	8.1	11.5	12.5	41.5	45.9
6	Pull Apart Townhomes (front loaded)	7.6	11.4	12.4	41.5	46.3
7	Pull Apart Townhomes (front loaded)	7.6	11.3	12.3	41.5	46.2
8	Pull Apart Townhomes (front loaded)	8.2	11.4	12.4	41.5	45.7
9	Pull Apart Townhomes (front loaded)	8.2	11.7	12.7	41.5	46
10	Pull Apart Townhomes (front loaded)	8.0	11.7	12.7	41.5	46.2
11	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
12	Pull Apart Townhomes (front loaded)	8.2	11.3	12.3	41.5	45.6
13	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46
14	Pull Apart Townhomes (front loaded)	7.7	11.5	12.5	41.5	46.3
15	Pull Apart Townhomes (front loaded)	7.6	11.7	12.7	41.5	46.6
16	Pull Apart Townhomes (front loaded)	8.0	11.6	12.6	41.5	46.1
17	Pull Apart Townhomes (front loaded)	7.6	11.5	12.5	41.5	46.4
18	Pull Apart Townhomes (front loaded)	7.3	11.4	12.4	41.5	46.6
19	Pull Apart Townhomes (front loaded)	7.3	11.5	12.5	41.5	46.7
20	Pull Apart Townhomes (front loaded)	8.2	11.6	12.6	41.5	45.9
21	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
22	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46



FRONT LOADED DETACHED TOWNS - PLAN 4 - ELEVATION A

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.15

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

H **LAP SIDING**
6" SMOOTH
HARDIE- LAP
BY JAMES HARDIE
OR EQUAL



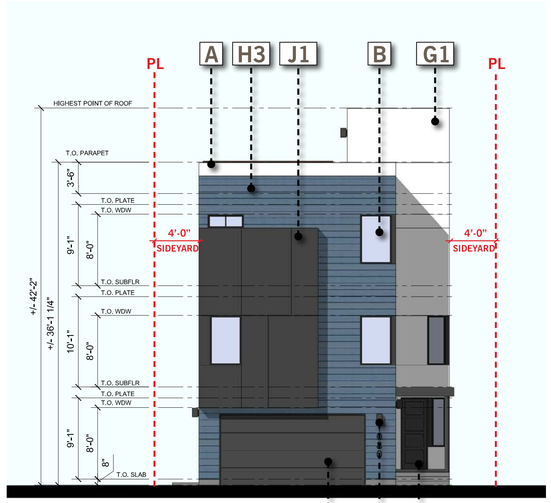
I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL



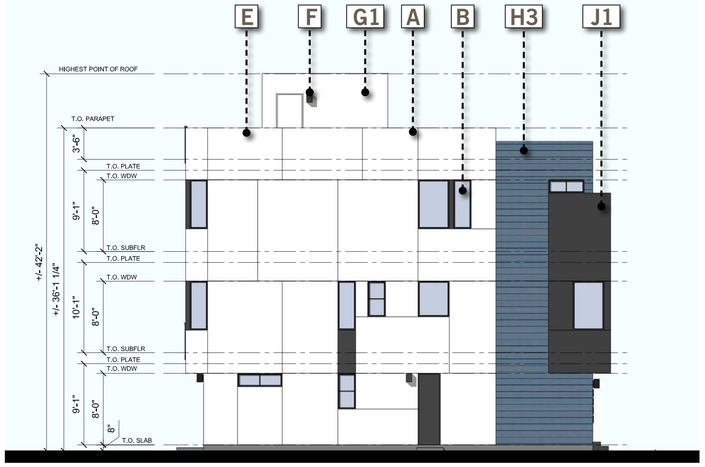
J **CEMENTITIOUS PANELS**
SMOOTH PANEL
BY JAMES HARDIE
OR EQUAL



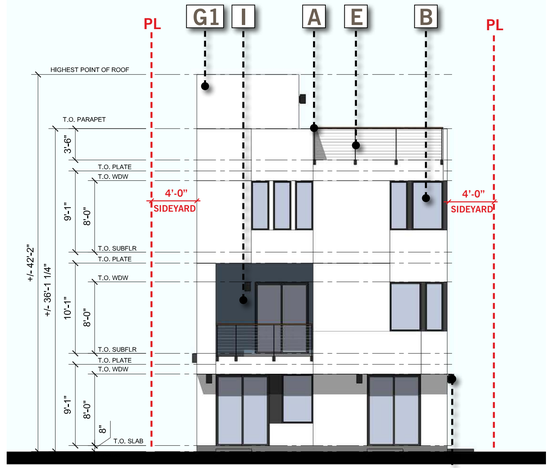
RIGHT ELEVATION



FRONT ELEVATION D F C2



LEFT ELEVATION



REAR ELEVATION F

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
1	Pull Apart Townhomes (front loaded)	8.7	12.2	13.2	41.5	46
2	Pull Apart Townhomes (front loaded)	8.5	12.1	13.1	41.5	46.1
3	Pull Apart Townhomes (front loaded)	8.6	11.9	12.9	41.5	45.8
4	Pull Apart Townhomes (front loaded)	8.3	11.7	12.7	41.5	45.9
5	Pull Apart Townhomes (front loaded)	8.1	11.5	12.5	41.5	45.9
6	Pull Apart Townhomes (front loaded)	7.6	11.4	12.4	41.5	46.3
7	Pull Apart Townhomes (front loaded)	7.6	11.3	12.3	41.5	46.2
8	Pull Apart Townhomes (front loaded)	8.2	11.4	12.4	41.5	45.7
9	Pull Apart Townhomes (front loaded)	8.2	11.7	12.7	41.5	46
10	Pull Apart Townhomes (front loaded)	8.0	11.7	12.7	41.5	46.2
11	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
12	Pull Apart Townhomes (front loaded)	8.2	11.3	12.3	41.5	45.6
13	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46
14	Pull Apart Townhomes (front loaded)	7.7	11.5	12.5	41.5	46.3
15	Pull Apart Townhomes (front loaded)	7.6	11.7	12.7	41.5	46.6
16	Pull Apart Townhomes (front loaded)	8.0	11.6	12.6	41.5	46.1
17	Pull Apart Townhomes (front loaded)	7.6	11.5	12.5	41.5	46.4
18	Pull Apart Townhomes (front loaded)	7.3	11.4	12.4	41.5	46.6
19	Pull Apart Townhomes (front loaded)	7.3	11.5	12.5	41.5	46.7
20	Pull Apart Townhomes (front loaded)	8.2	11.6	12.6	41.5	45.9
21	Pull Apart Townhomes (front loaded)	7.9	11.5	12.5	41.5	46.1
22	Pull Apart Townhomes (front loaded)	7.8	11.3	12.3	41.5	46



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

FRONT LOADED DETACHED TOWNS - PLAN 4 - ELEVATION B

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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N

A.16

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



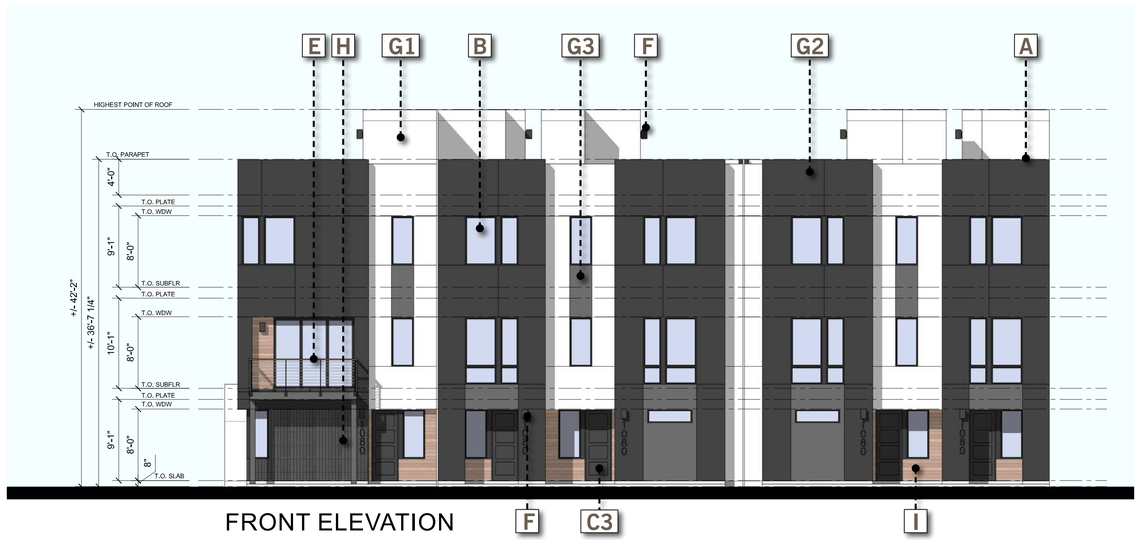
G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

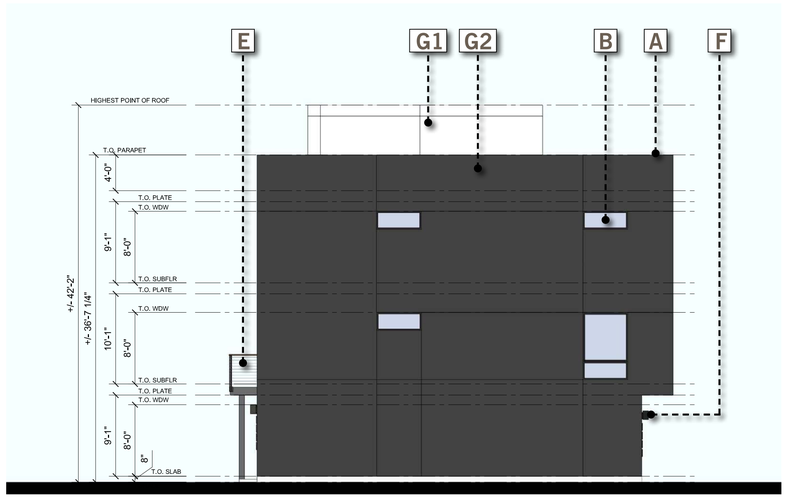


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





FRONT ELEVATION



RIGHT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
50	Attached Townhome (5-PLEX)	9.0	12.0	13.0	41.5	45.5
51	Attached Townhome (5-PLEX)	9.6	11.8	12.8	41.5	44.7
52	Attached Townhome (5-PLEX)	9.2	12.0	13.0	41.5	45.3
53	Attached Townhome (5-PLEX)	9.3	11.8	12.8	41.5	45
54	Attached Townhome (5-PLEX)	8.7	12.1	13.1	41.5	45.9
62	Attached Townhome (5-PLEX)	7.7	11.7	12.7	41.5	46.5
63	Attached Townhome (5-PLEX)	9.0	11.4	12.4	41.5	44.9



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 501 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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DAHLIN GROUP ARCHITECTURE | PLANNING

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A.17

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



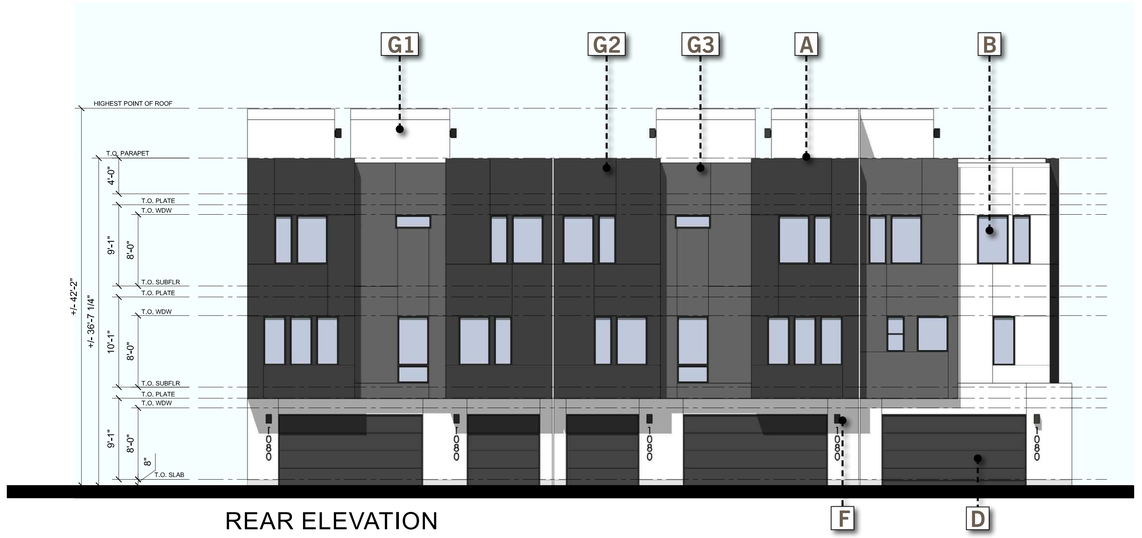
G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

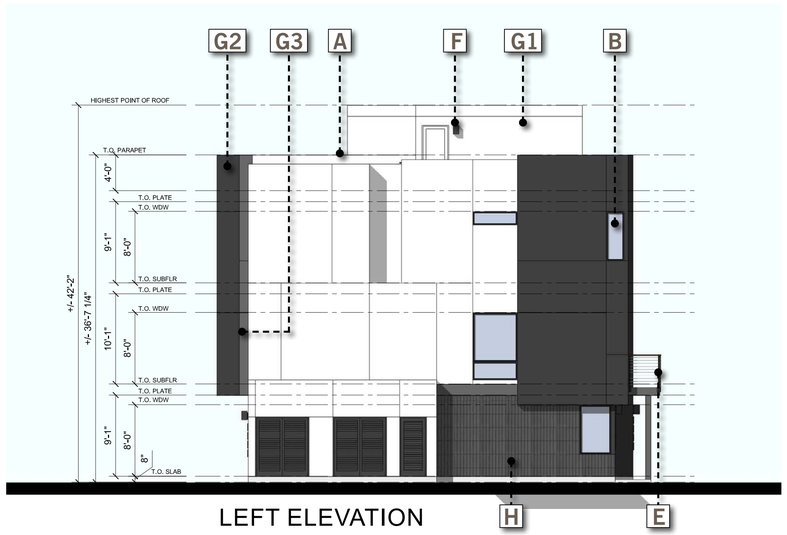


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





REAR ELEVATION



LEFT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
50	Attached Townhome (5-PLEX)	9.0	12.0	13.0	41.5	45.5
51	Attached Townhome (5-PLEX)	9.6	11.8	12.8	41.5	44.7
52	Attached Townhome (5-PLEX)	9.2	12.0	13.0	41.5	45.3
53	Attached Townhome (5-PLEX)	9.3	11.8	12.8	41.5	45
54	Attached Townhome (5-PLEX)	8.7	12.1	13.1	41.5	45.9
62	Attached Townhome (5-PLEX)	7.7	11.7	12.7	41.5	46.5
63	Attached Townhome (5-PLEX)	9.0	11.4	12.4	41.5	44.9



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 501 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.18

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

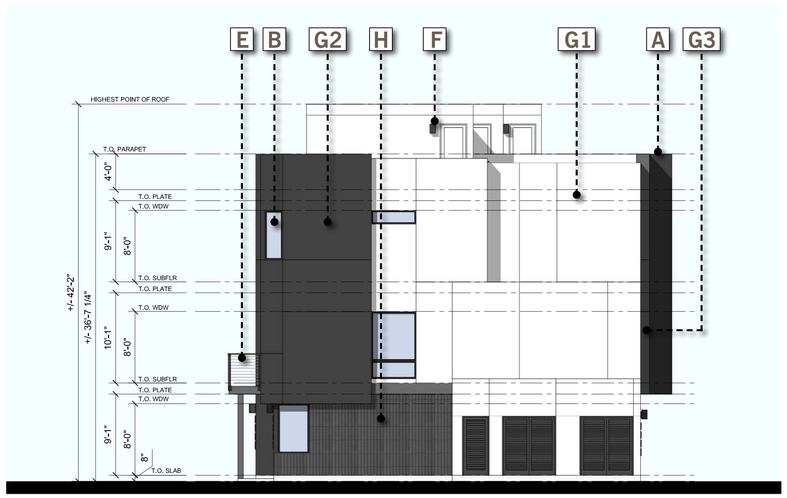


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





FRONT ELEVATION



RIGHT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
55	Attached Townhome (6-PLEX)	8.4	11.7	12.7	41.5	45.9
56	Attached Townhome (6-PLEX)	8.3	11.8	12.8	41.5	46
57	Attached Townhome (6-PLEX)	8.2	11.8	12.8	41.5	46.1
58	Attached Townhome (6-PLEX)	7.8	11.9	12.9	41.5	46.6
59	Attached Townhome (6-PLEX)	9.4	11.9	12.9	41.5	45
60	Attached Townhome (6-PLEX)	9.0	11.8	12.8	41.5	45.3
61	Attached Townhome (6-PLEX)	8.2	11.8	12.8	41.5	46.1
64	Attached Townhome (6-PLEX)	5.9	12.0	13	41.5	48.6
65	Attached Townhome (6-PLEX)	7.3	11.8	12.8	41.5	47



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 601 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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DAHLIN GROUP ARCHITECTURE | PLANNING

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A.19

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

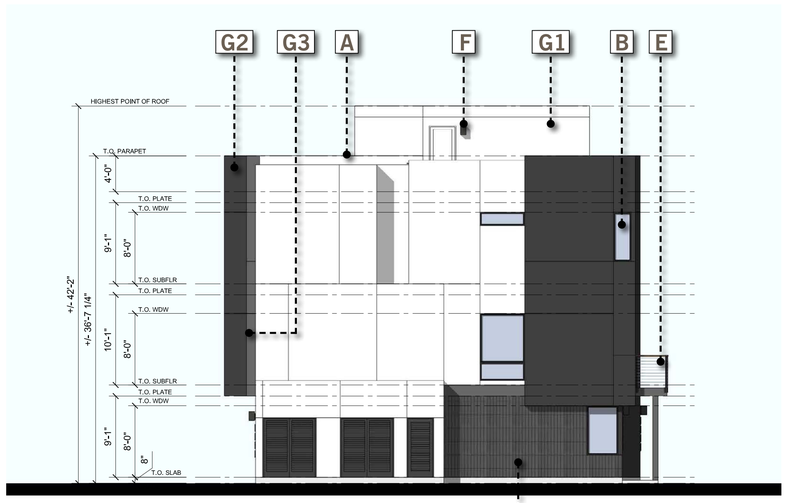


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





REAR ELEVATION



LEFT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
55	Attached Townhome (6-PLEX)	8.4	11.7	12.7	41.5	45.8
56	Attached Townhome (6-PLEX)	8.3	11.8	12.8	41.5	46
57	Attached Townhome (6-PLEX)	8.2	11.8	12.8	41.5	46.1
58	Attached Townhome (6-PLEX)	7.8	11.9	12.9	41.5	46.6
59	Attached Townhome (6-PLEX)	9.4	11.9	12.9	41.5	45
60	Attached Townhome (6-PLEX)	9.0	11.8	12.8	41.5	45.3
61	Attached Townhome (6-PLEX)	8.2	11.8	12.8	41.5	46.1
64	Attached Townhome (6-PLEX)	5.9	12.0	13	41.5	48.6
65	Attached Townhome (6-PLEX)	7.3	11.8	12.8	41.5	47



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 601 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.20

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

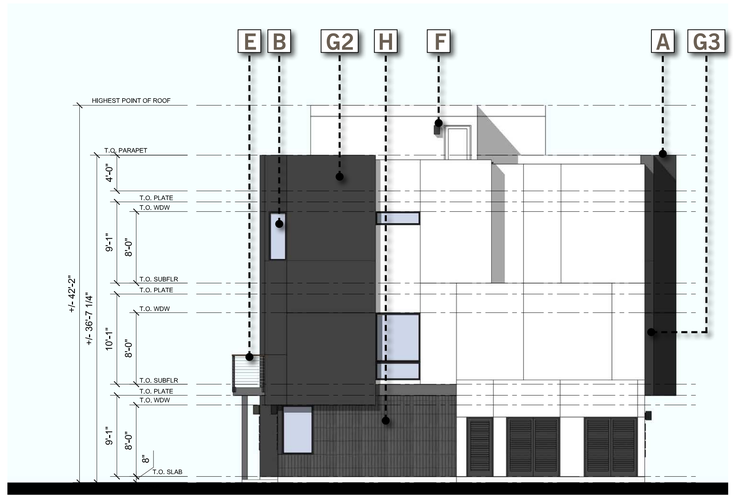


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





FRONT ELEVATION



RIGHT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
49	Attached Townhome (8-PLEX)	7.5	11.8	12.8	41.5	46.8



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 801 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.21

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARDAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE
RAILING SYSTEM
BY ULTRALOX
INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G **STUCCO**
SMOOTH STUCCO
FINISH

H **THIN BRICK VENEER**
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER

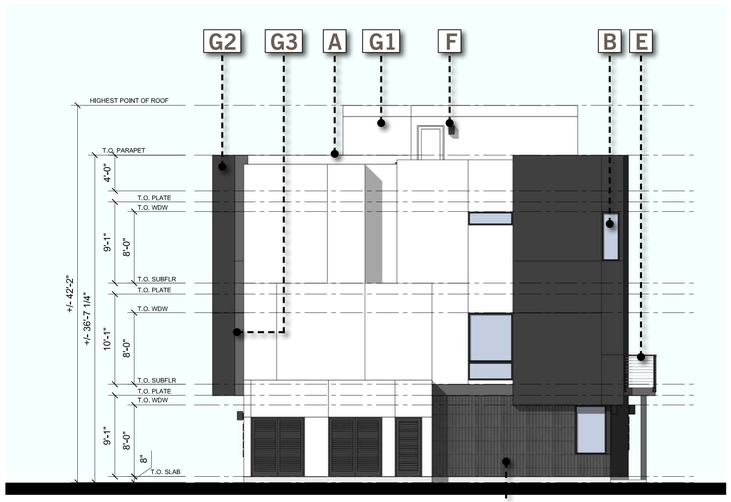


I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL





REAR ELEVATION



LEFT ELEVATION

Building Number	Building Type	Existing Grade	Proposed Pad	Proposed Finished Floor Elevation (FFE)	Height of building from FFE	Height of building from Existing Grade
49	Attached Townhome (8-PLEX)	7.5	11.8	12.8	41.5	46.8



1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOUSE BUILDING 801 - EXTERIOR ELEVATIONS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

0 8 16 32

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A.22

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SITE SECTION - A



0 8 16 32

SITE SECTION

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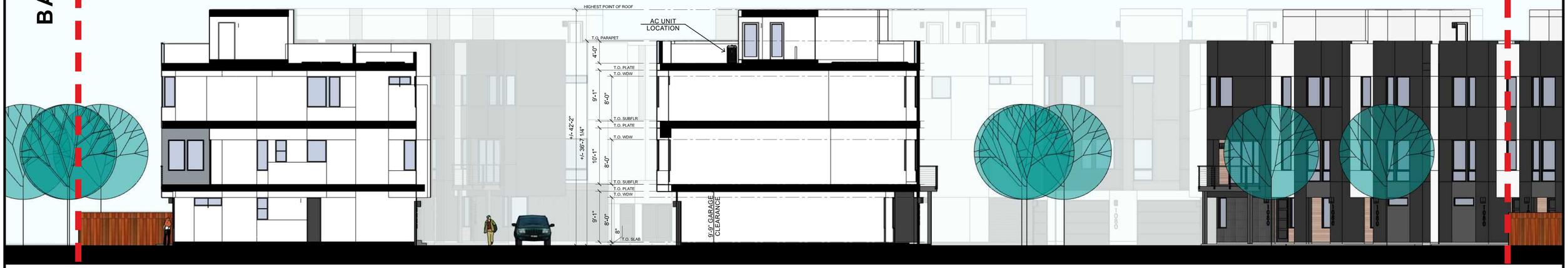
A.23

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925-251-7200

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BAYLANDS ATHLETIC CENTER

PROPOSED PROJECT



PROPOSED PROJECT

EXISTING E BAYSHORE RD

SITE SECTION - B



0 8 16 32

N

SITE SECTION

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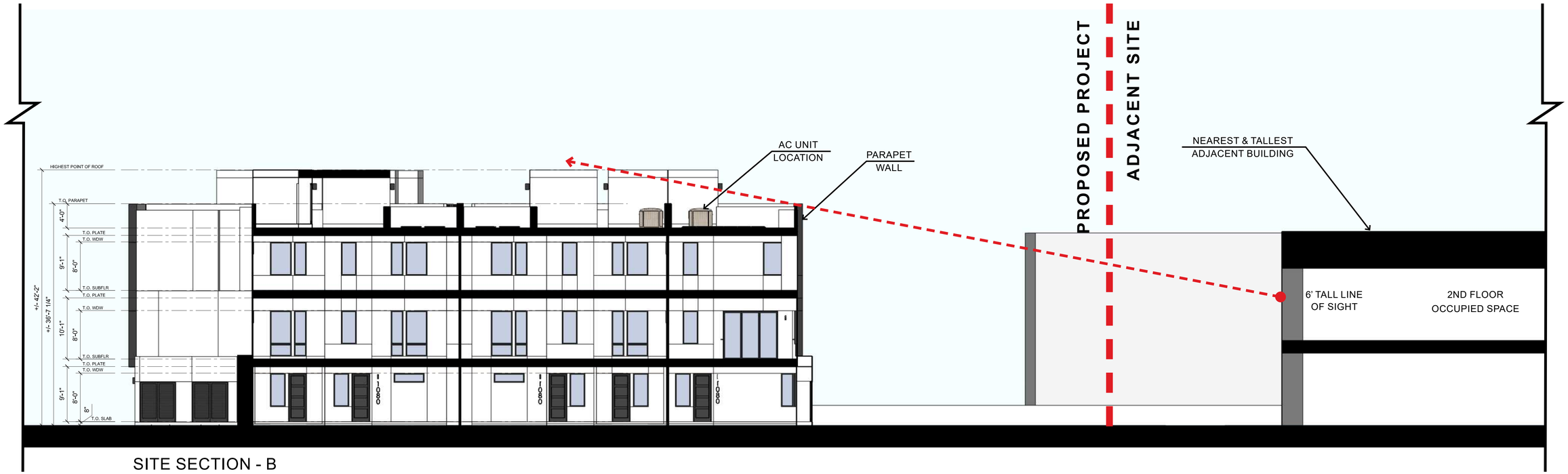
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925-251-7200

DAHLIN



SITE SECTION - B

AC UNIT CUT SHEET:

CH16NA
Single-Stage Heat Pump with Puron® Refrigerant
1-1/2 To 5 Nominal Tons

Carrier
turn to the experts

Product Data



This CH16NA heat pump with Puron® refrigerant provides a collection of features unmatched by any other family of equipment. The CH16NA has been designed utilizing Carrier's non-ozone depleting Puron® refrigerant.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in the AHRI Directory for system combinations that meet Energy Starr guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

Industry leading Features / Benefits

Efficiency
- 14.0 - 16.0 SEER/11.5 - 13.0 EER/8.2 - 9.0 HSPF
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound
- Sound level as low as 68 dBA
- Sound level as low as 67 dBA with accessory sound blanket.

Reliability
- Non-ozone depleting Puron® refrigerant
- Scroll compressor
- Front seating service valves
- Internal pressure relief valve
- Internal thermal overload
- Filter drier
- Loss of charge switch
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor™ Protection package:
- Solid, durable sheet metal construction
- Dense wire coil guard

Applications
- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -10°F/-23°C)) with accessory kit

The project complies with the PAMC Noise ordinance : by ensuring that the HVAC units will not produce a noise level more than 6 dBA above the local ambient level or by using alternative compliance methods listed in (PAMC 9.10.030). Model in cut sheet demonstrates compliance at 23' distance from property line, but project may select a different compliant AC unit. Final compliance method will be determined at building application stage.

MINIMUM AC UNIT
SETBACK FROM PL = +/- 23'

MAXIMUM dB = 69dB (per TABLE 1)





0 8 16 32

SITE SECTION

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DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE RAILING
SYSTEM
BY ULTRALOX INTERLOCKING
TECHNOLOGY OR EQUAL



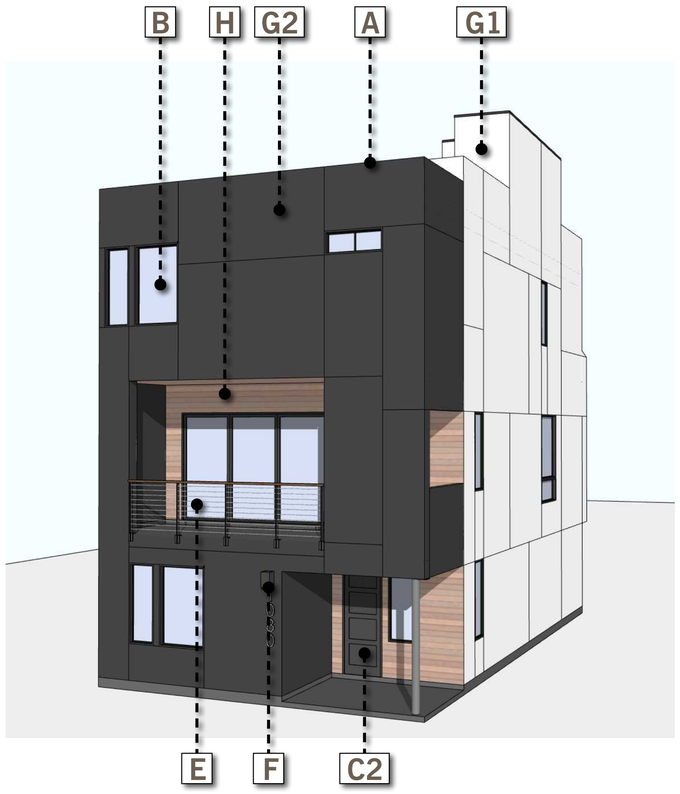
F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)

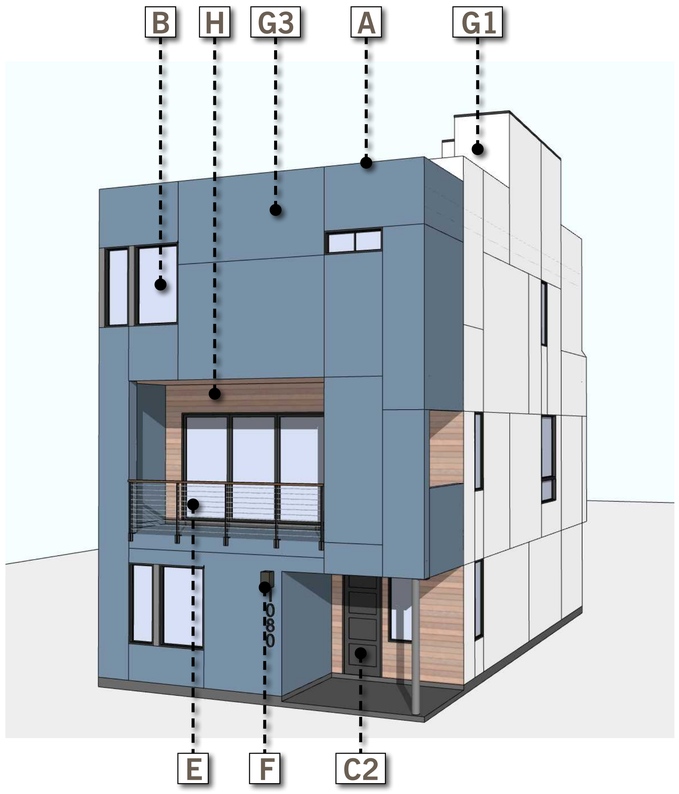


G **STUCCO**
SMOOTH STUCCO
FINISH

H **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL







1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

DETACHED TOWNS - PLAN 1 - COLORS & MATERIALS

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TRIM: PAINT ALL EXPOSED SIDES TRIM COLOR
VINYL WINDOWS AND DOOR FRAMES: BLACK (FACTORY FINISH)
EXTERIOR LIGHTING: RECESSED DOWNLIGHTING AT PORCH AND PATIO LOCATIONS, WHERE POSSIBLE. DOWNLIGHT COACHLIGHT PROVIDED IN AREAS WHERE NEEDED. SEE COACHLIGHT SPEC ABOVE.

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A.26

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925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE RAILING
SYSTEM
BY ULTRALOX INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



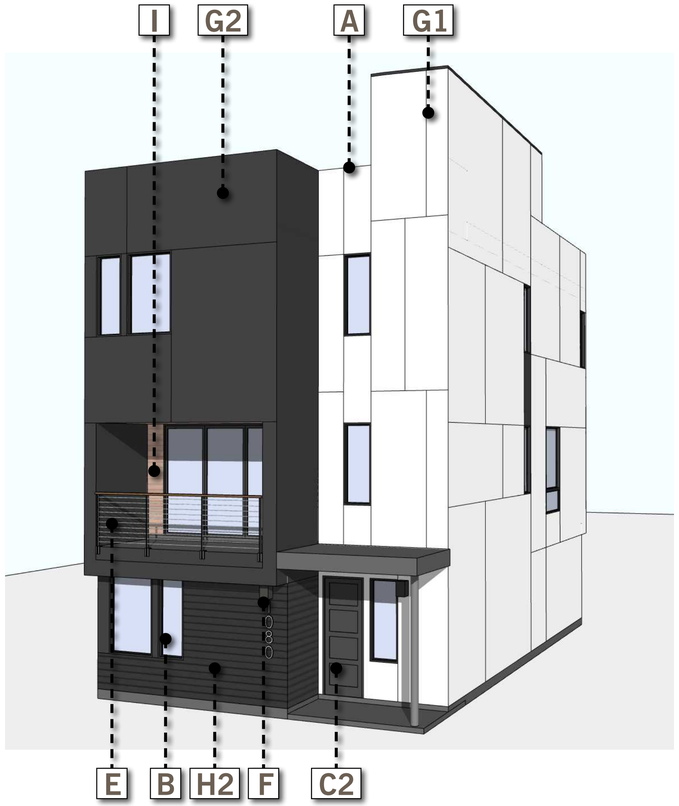
G **STUCCO**
SMOOTH STUCCO
FINISH

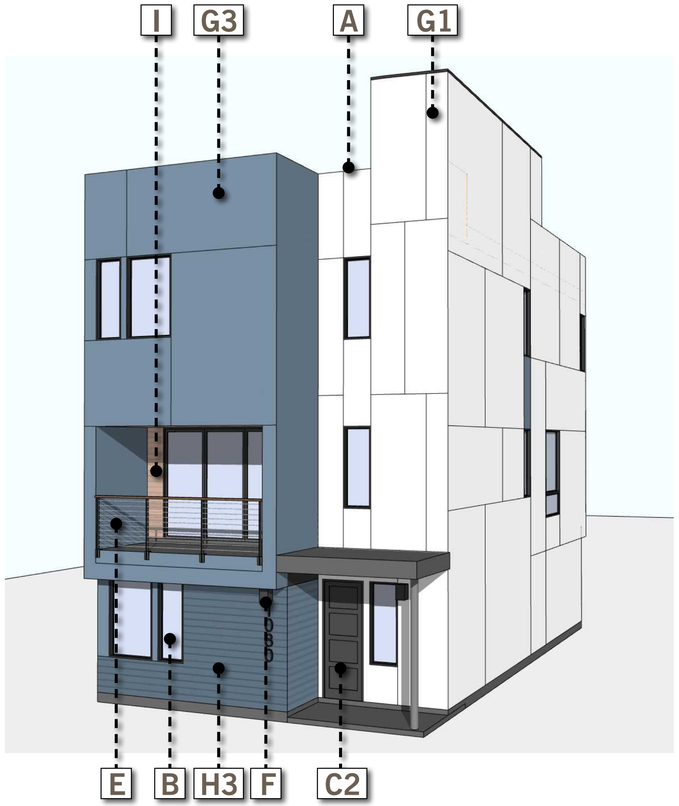
H **LAP SIDING**
6" SMOOTH HARDIE-
LAP
BY JAMES HARDIE
OR EQUAL



I **WOOD SIDING**
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL







1 **BODY COLOR 1**
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 **BODY COLOR 2**
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

DETACHED TOWNS - PLAN 2 - COLORS & MATERIALS

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A.27

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Pleasanton, California 94588
925-251-7200

DAHLIN

A **FLAT ROOF**
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B **VINYL WINDOW**
BLACK
BY PLYGEM OR
EQUAL



C **ENTRY DOOR**
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D **GARAGE DOOR**
FLAT PANEL
CONTEMPORARY



E **METAL RAILING**
HORIZONTAL CABLE RAILING
SYSTEM
BY ULTRALOX INTERLOCKING
TECHNOLOGY OR EQUAL



F **COACHLIGHT**
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



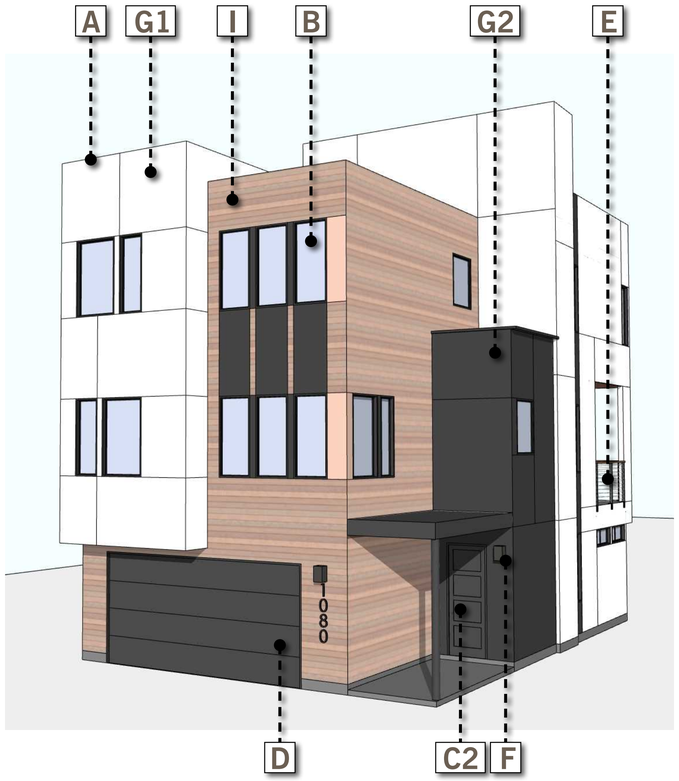
G **STUCCO**
SMOOTH STUCCO
FINISH

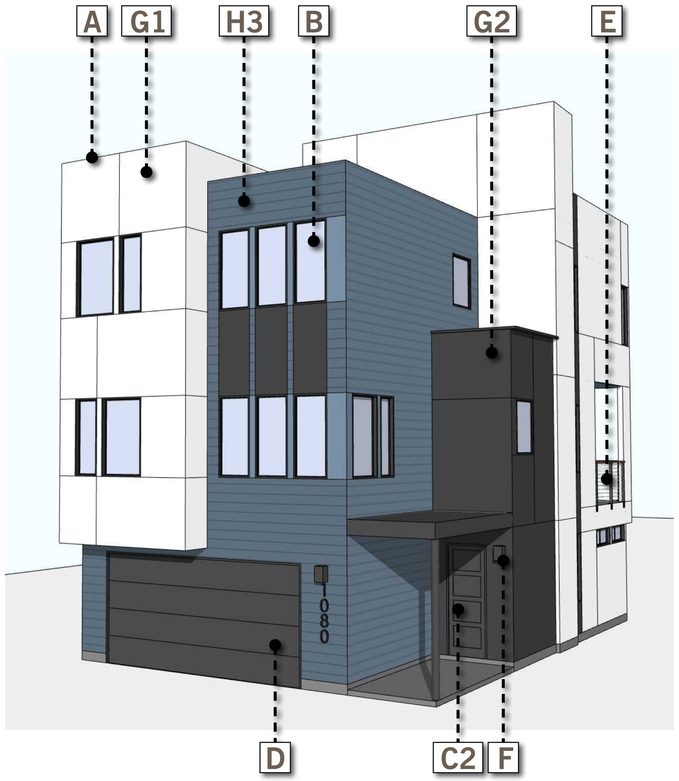
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HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL







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SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

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SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 **BODY COLOR 3**
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

DETACHED TOWNS - PLAN 3 - COLORS & MATERIALS

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925-251-7200

DAHLIN

A FLAT ROOF
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B VINYL WINDOW
BLACK
BY PLYGEM OR
EQUAL



C ENTRY DOOR
SMOOTH STAR
COLLECTION
THERMA-TRU FIBER
GLASS OR EQUAL



D GARDAGE DOOR
FLAT PANEL
CONTEMPORARY



E METAL RAILING
HORIZONTAL CABLE RAILING
SYSTEM
BY ULTRALOX INTERLOCKING
TECHNOLOGY OR EQUAL



F COACHLIGHT
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G STUCCO
SMOOTH STUCCO
FINISH

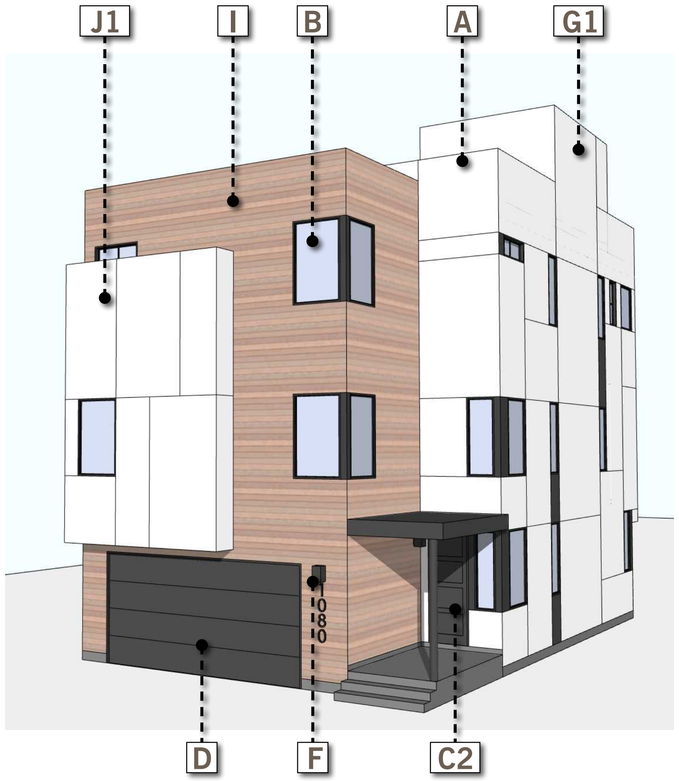
H LAP SIDING
6" SMOOTH HARDIE-
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I WOOD SIDING
HORIZONTAL WOOD
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OR EQUAL



J CEMENTITIOUS PANELS
SMOOTH PANEL
BY JAMES HARDIE
OR EQUAL





1 BODY COLOR 1
SMOOTH STUCCO
FINISH
SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

2 BODY COLOR 2
SMOOTH STUCCO,
ACCENTS, DOORS
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 BODY COLOR 3
SMOOTH STUCCO
FINISH, ACCENTS,
DOORS
SW 6243 -
DISTANCE
BY SHERWIN
WILLIAMS OR EQUAL

DETACHED TOWNS - PLAN 4 - COLORS & MATERIALS

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A FLAT ROOF
TPO ROOF
BY G.A.F. ROOF
COMPANY OR EQUAL



B VINYL WINDOW
BLACK
BY PLYGEM OR
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C ENTRY DOOR
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THERMA-TRU FIBER
GLASS OR EQUAL



D GARAGE DOOR
FLAT PANEL
CONTEMPORARY



E METAL RAILING
HORIZONTAL CABLE RAILING
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BY ULTRALOX INTERLOCKING
TECHNOLOGY OR EQUAL



F COACHLIGHT
RAINE 8" TALL
RETANGULAR OUTDOOR
WALL SCONCE
(DOWNLIGHT)



G STUCCO
SMOOTH STUCCO
FINISH

H THIN BRICK VENEER
BLACK VERTICAL
BOND THIN BRICK
MASONRY VENEER



I WOOD SIDING
HORIZONTAL WOOD
SIDING BY TRESPA
OR EQUAL







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SW 7004 -
SNOWBOUND
BY SHERWIN
WILLIAMS OR EQUAL

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SMOOTH STUCCO
FINISH
SW 6989 - DOMINO
BY SHERWIN
WILLIAMS OR EQUAL

3 BODY COLOR 3
SMOOTH STUCCO
FINISH, DOOR &
WINDOW TRIM,
DOORS
SW 2740 - MINERAL
GRAY
BY SHERWIN
WILLIAMS OR EQUAL

TOWNHOMES - COLORS & MATERIALS

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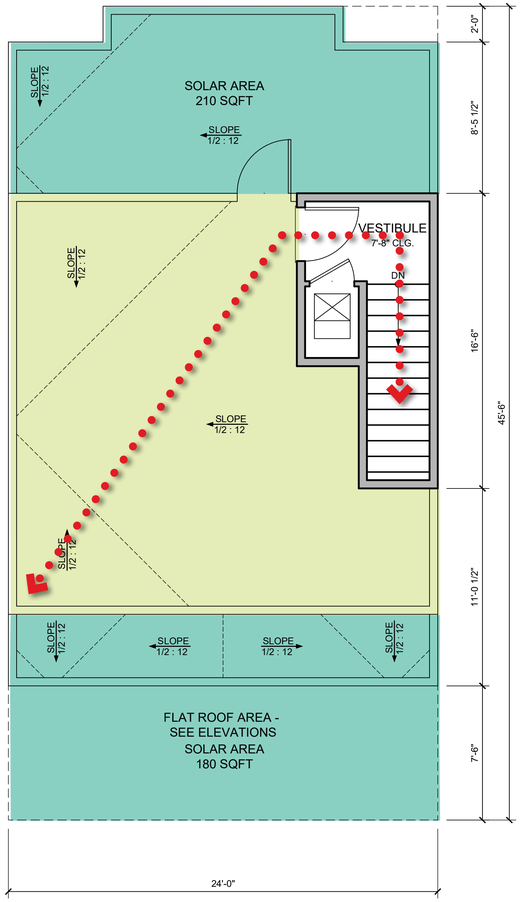
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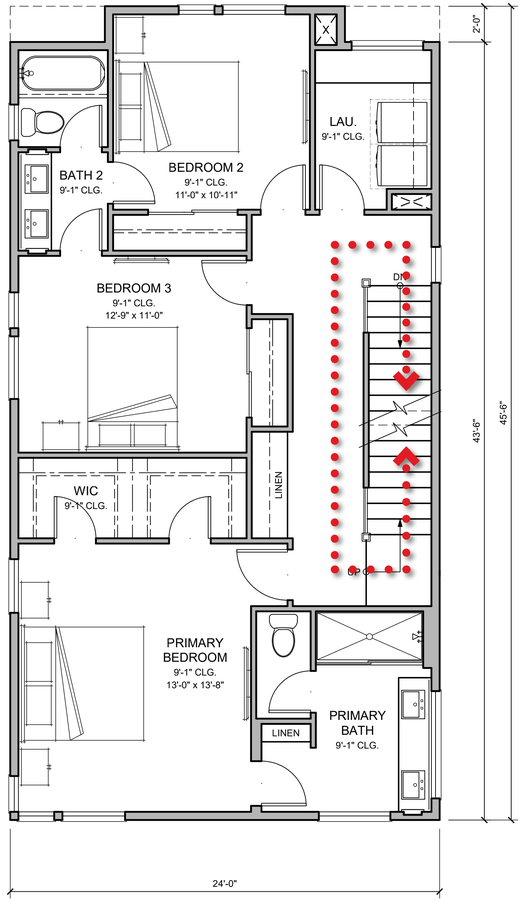
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Pleasanton, California 94588
925-251-7200

DAHLIN



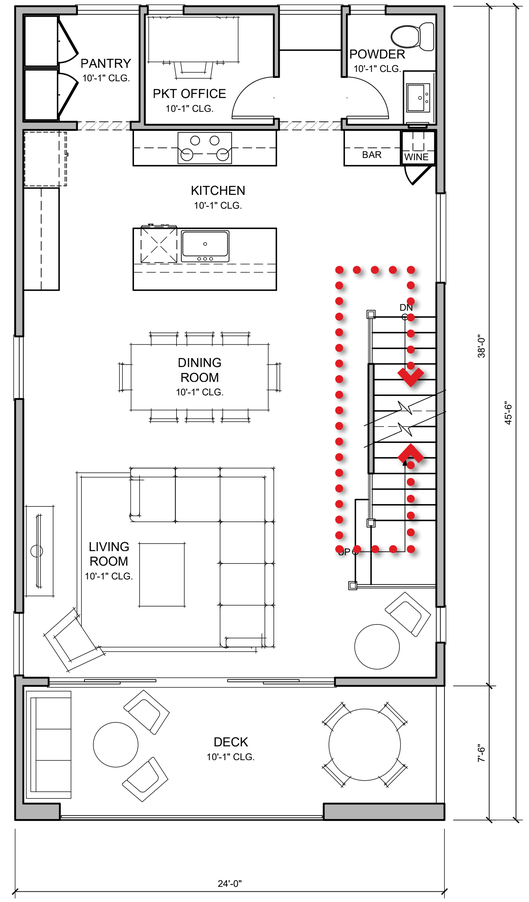
PLAN 1 - ROOF DECK PLAN

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



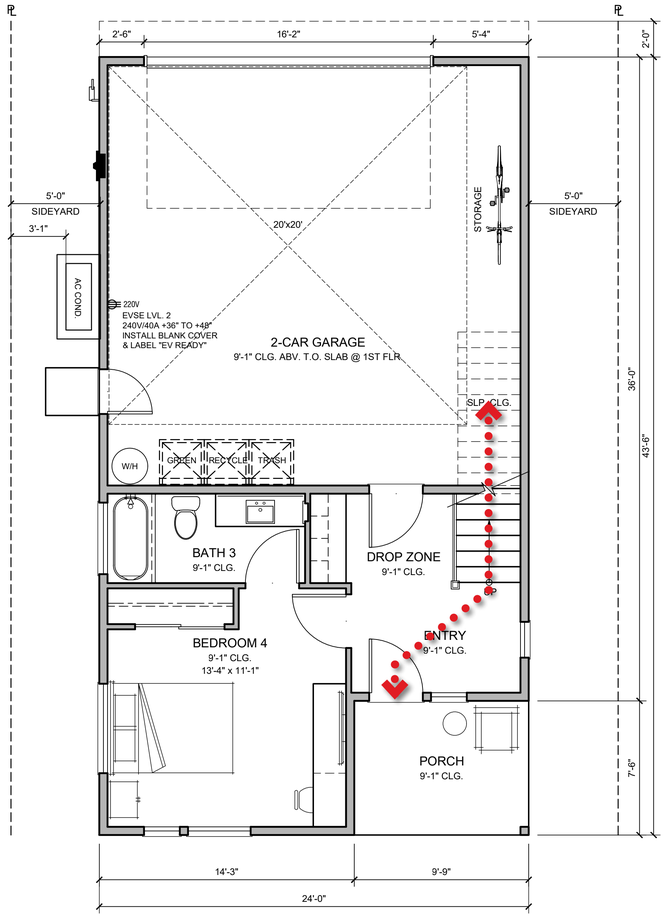
PLAN 1 - THIRD FLOOR PLAN

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



PLAN 1 - SECOND FLOOR PLAN

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



PLAN 1 - FIRST FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
124' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - PLAN 1 (ALLEY LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	404	SQ. FT.
SECOND FLOOR PLAN	928	SQ. FT.
THIRD FLOOR PLAN	1010	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	112	SQ. FT.
TOTAL	**2454**	**SQ. FT.**
2-CAR GARAGE	584	SQ. FT.
FRONT PORCH	71	SQ. FT.
2ND FLOOR DECK	182	SQ. FT.
USABLE ROOF DECK	464	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

PLAN 1 - ALLEY LOADED DETACHED TOWNS PLANS

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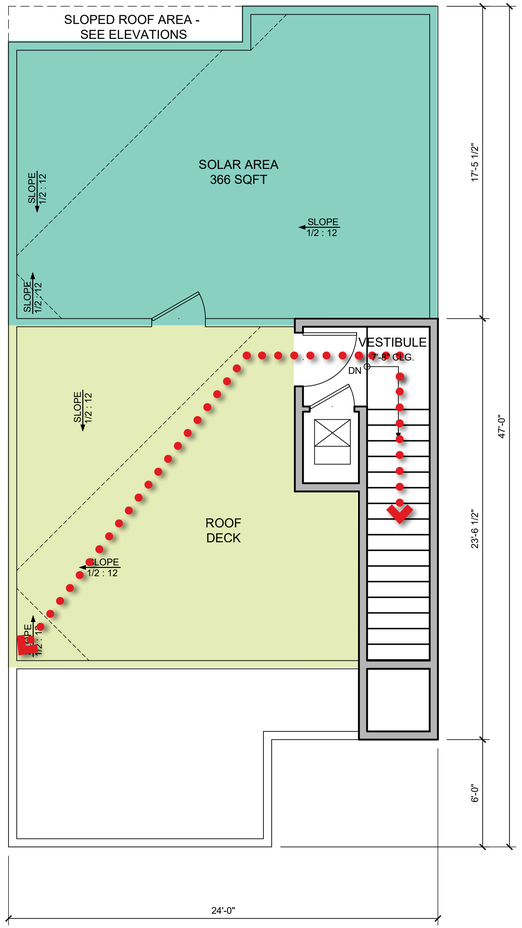
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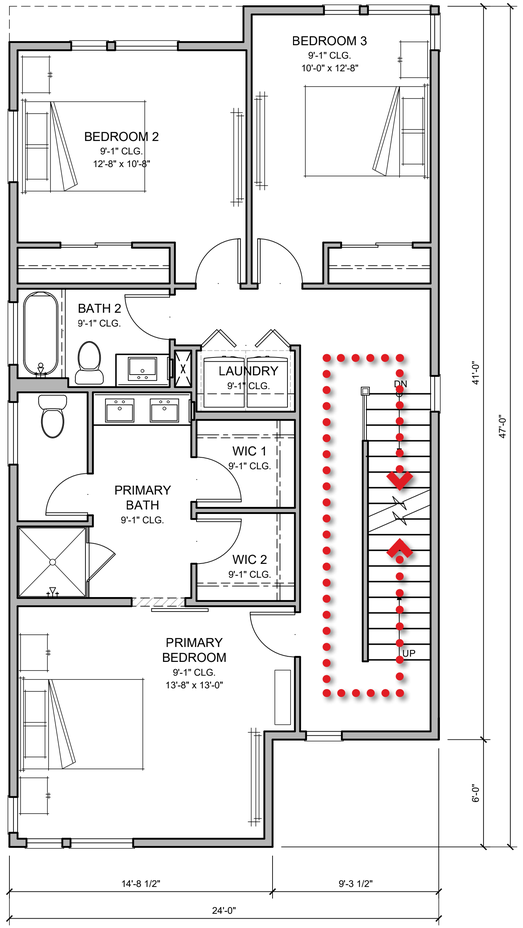
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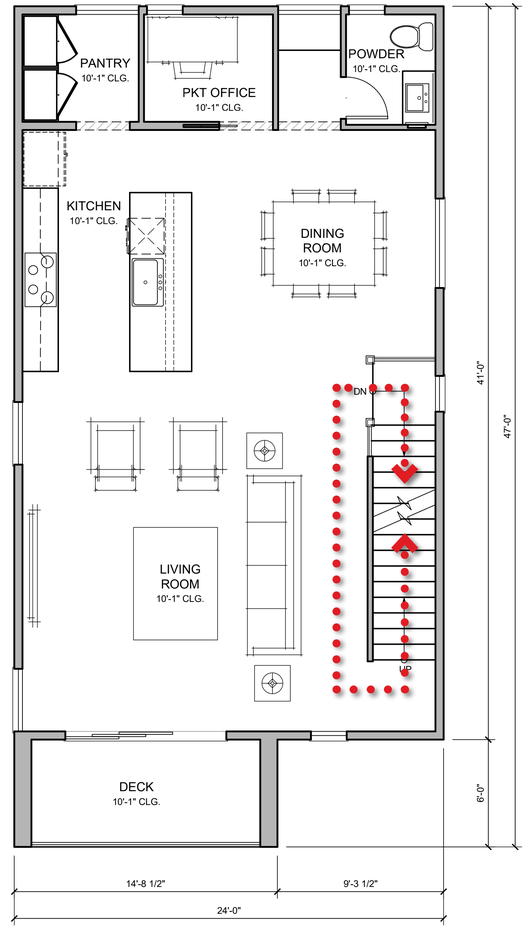
PLAN 2 - ROOF DECK PLAN

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



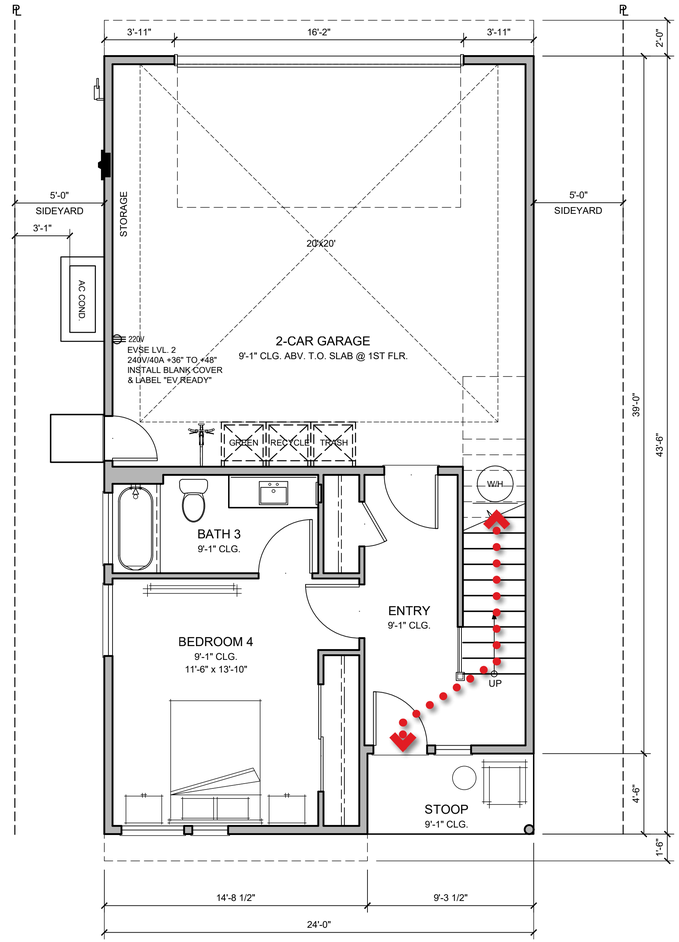
PLAN 2 - THIRD FLOOR PLAN

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



PLAN 2 - SECOND FLOOR PLAN

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



PLAN 2 - FIRST FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
124' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - PLAN 2 (ALLEY LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	**NFPA-13D SPRINKLERS** (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	448	SQ. FT.
SECOND FLOOR PLAN	1000	SQ. FT.
THIRD FLOOR PLAN	1003	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	128	SQ. FT.
TOTAL	**2579**	**SQ. FT.**
2-CAR GARAGE	571	SQ. FT.
FRONT PORCH	40	SQ. FT.
2ND FLOOR DECK	90	SQ. FT.
USABLE ROOF DECK	344	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

PLAN 2 - ALLEY LOADED DETACHED TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

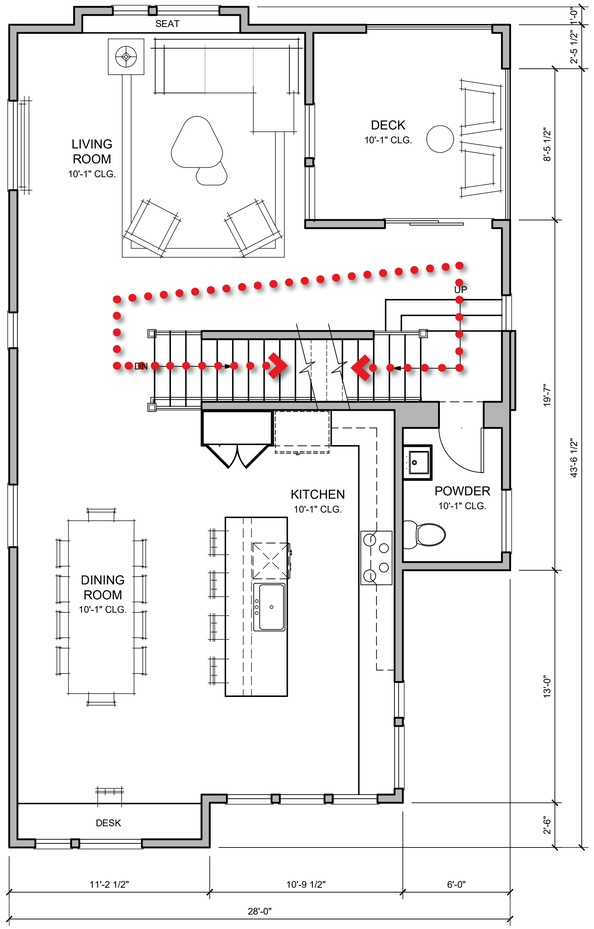
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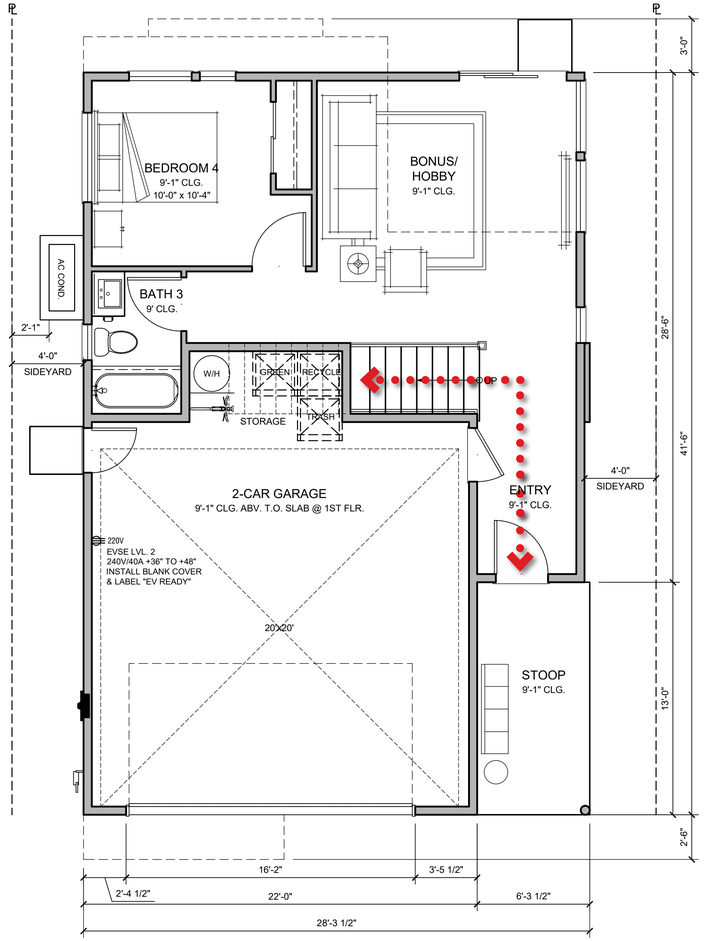
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PLAN 3 - SECOND FLOOR PLAN

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



PLAN 3 - FIRST FLOOR PLAN

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

COMMON PATH OF TRAVEL - 125' MAX

123' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - PLAN 3 (FRONT LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	**NFPA-13D SPRINKLERS** (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	582	SQ. FT.
SECOND FLOOR PLAN	1076	SQ. FT.
THIRD FLOOR PLAN	1045	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	139	SQ. FT.
TOTAL	**2842**	**SQ. FT.**
2-CAR GARAGE	520	SQ. FT.
FRONT PORCH	80	SQ. FT.
2ND FLOOR DECK	120	SQ. FT.
USABLE ROOF DECK	440	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

PLAN 3 - FRONT LOADED DETACHED TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

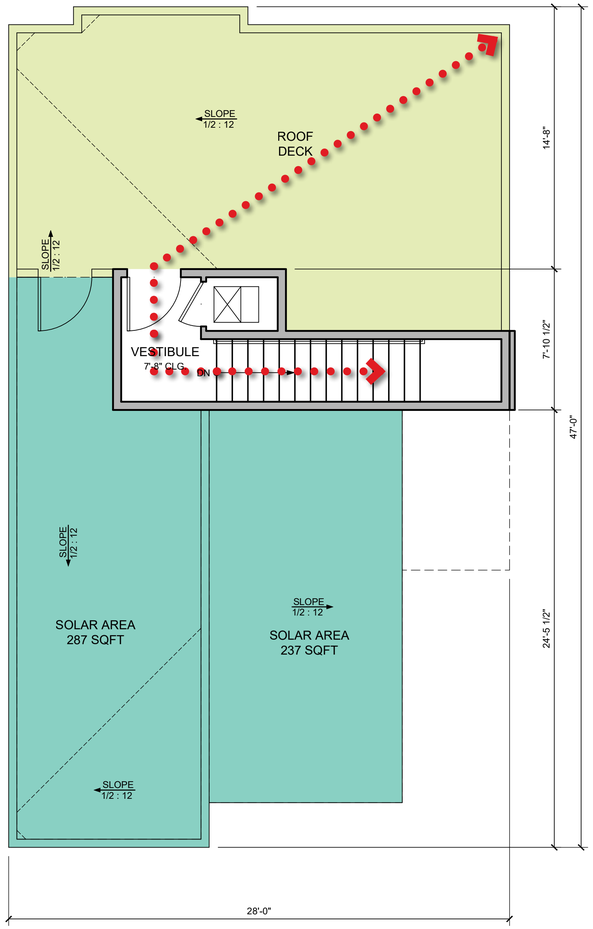
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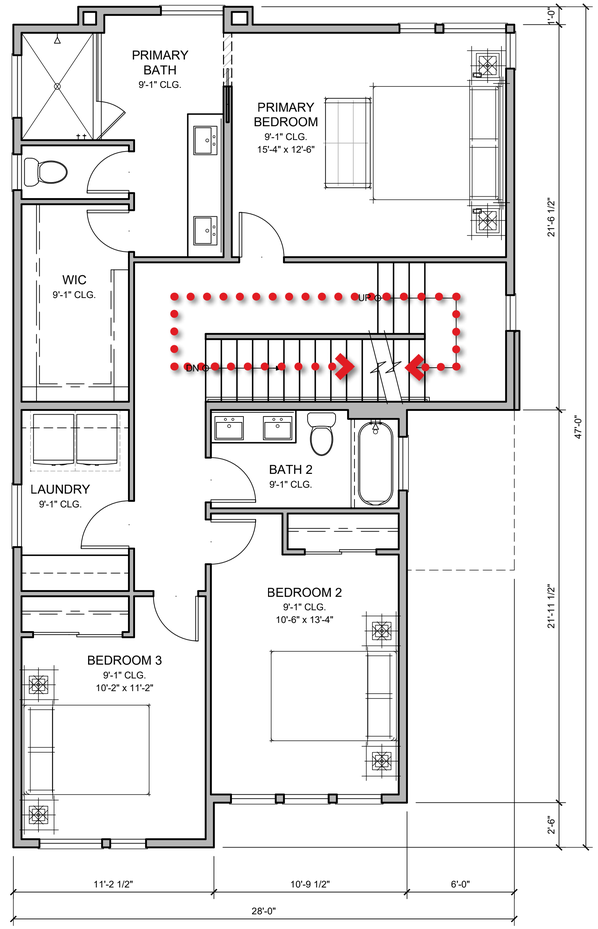
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PLAN 3 - ROOF DECK PLAN

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



PLAN 3 - THIRD FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
123' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - PLAN 3 (FRONT LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	**NFPA-13D SPRINKLERS** (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	582	SQ. FT.
SECOND FLOOR PLAN	1076	SQ. FT.
THIRD FLOOR PLAN	1045	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	139	SQ. FT.
TOTAL	**2842**	**SQ. FT.**
2-CAR GARAGE	520	SQ. FT.
FRONT PORCH	80	SQ. FT.
2ND FLOOR DECK	120	SQ. FT.
USABLE ROOF DECK	440	SQ. FT.
4 BEDROOM / 3.5 BATHROOM		

PLAN 3 - FRONT LOADED DETACHED TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

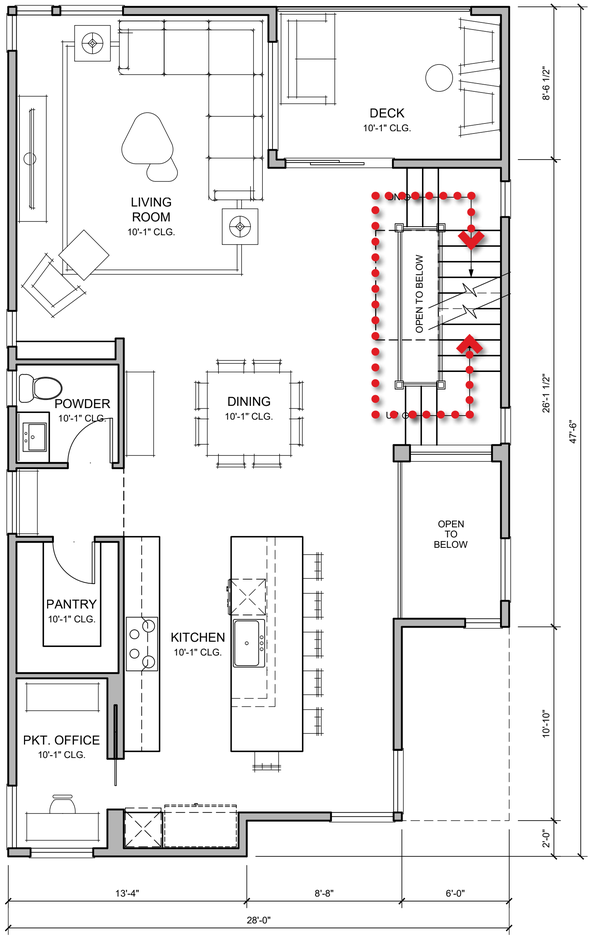
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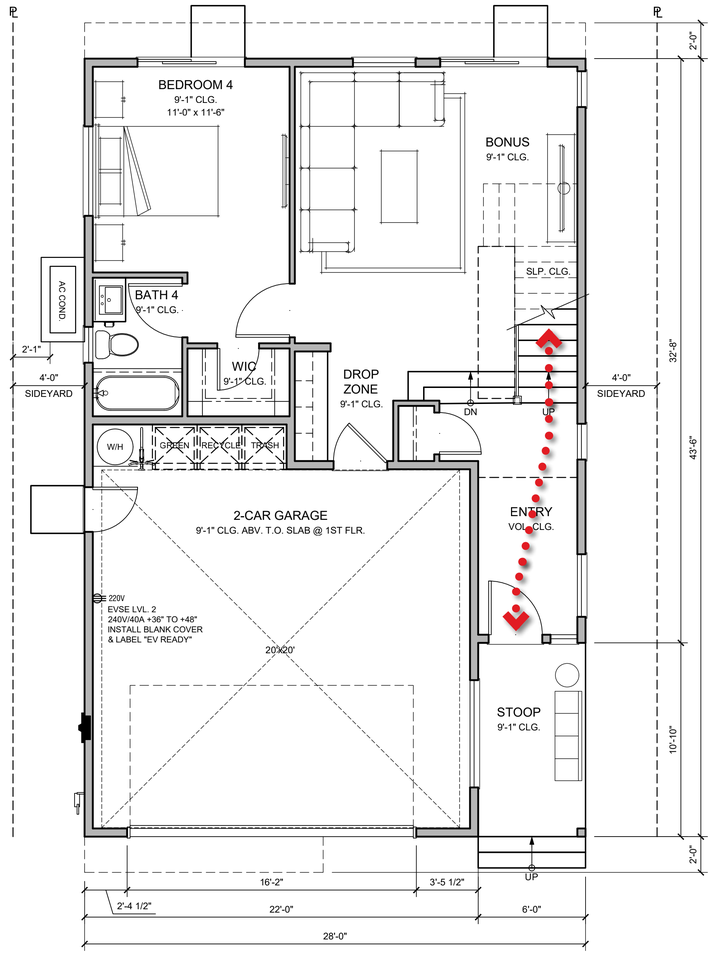
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PLAN 4 - SECOND FLOOR PLAN

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



PLAN 4 - FIRST FLOOR PLAN

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

COMMON PATH OF TRAVEL - 125' MAX

106' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - PLAN 4 (FRONT LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
*GROSS SQ. FOOTAGE *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	688	SQ. FT.
SECOND FLOOR PLAN	1088	SQ. FT.
THIRD FLOOR PLAN	1128	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	146	SQ. FT.
TOTAL	**3050**	**SQ. FT.**
2-CAR GARAGE	483	SQ. FT.
FRONT PORCH	63	SQ. FT.
2ND FLOOR DECK	111	SQ. FT.
USABLE ROOF DECK	478	SQ. FT.
4 BEDROOM / 4.5 BATHROOM		

PLAN 4 - FRONT LOADED DETACHED TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

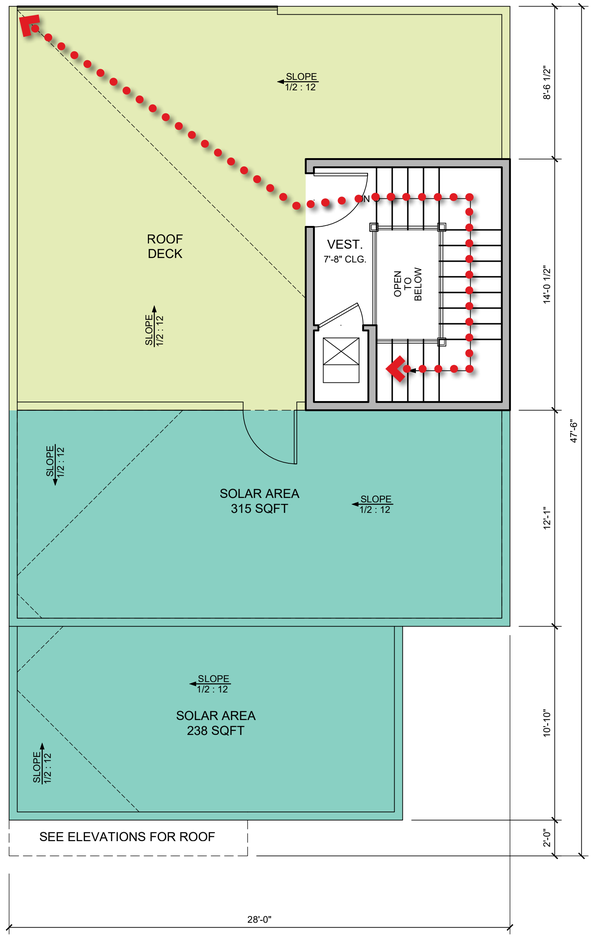
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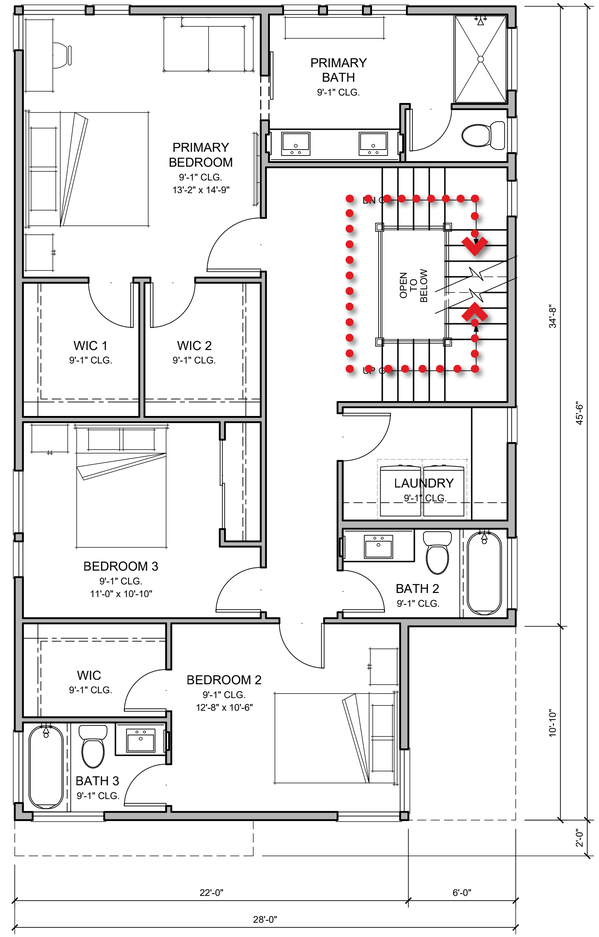
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PLAN 4 - ROOF DECK PLAN

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



PLAN 4 - THIRD FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
106' - PROVIDED

0 4 8 16

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FLOOR AREA TABLE - PLAN 4 (FRONT LOAD)		
3 STORY - VB - R3 - SFD - 2022 CRC	**NFPA-13D SPRINKLERS** (4 HEAD CALC - COVERAGE @ ATTIC, BATHS,CLOSETS, PATIOS OVER 4')	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	688	SQ. FT.
SECOND FLOOR PLAN	1088	SQ. FT.
THIRD FLOOR PLAN	1128	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	146	SQ. FT.
TOTAL	**3050**	**SQ. FT.**
2-CAR GARAGE	483	SQ. FT.
FRONT PORCH	63	SQ. FT.
2ND FLOOR DECK	111	SQ. FT.
USABLE ROOF DECK	478	SQ. FT.
4 BEDROOM / 4.5 BATHROOM		

PLAN 4 - FRONT LOADED DETACHED TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

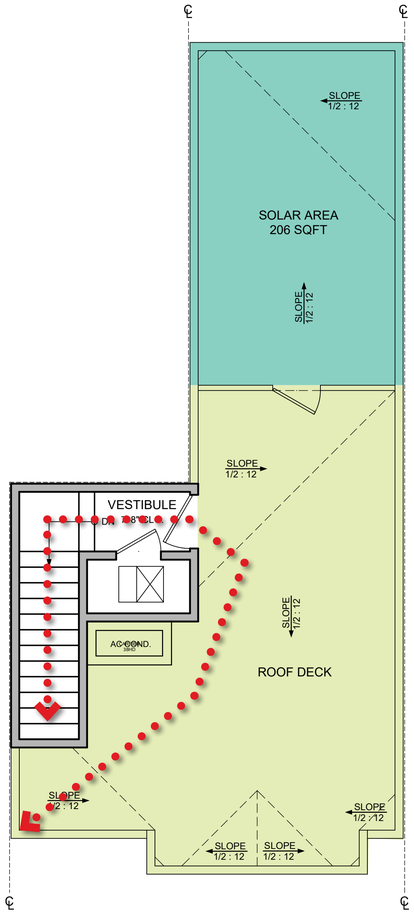
DAHLIN GROUP ARCHITECTURE | PLANNING

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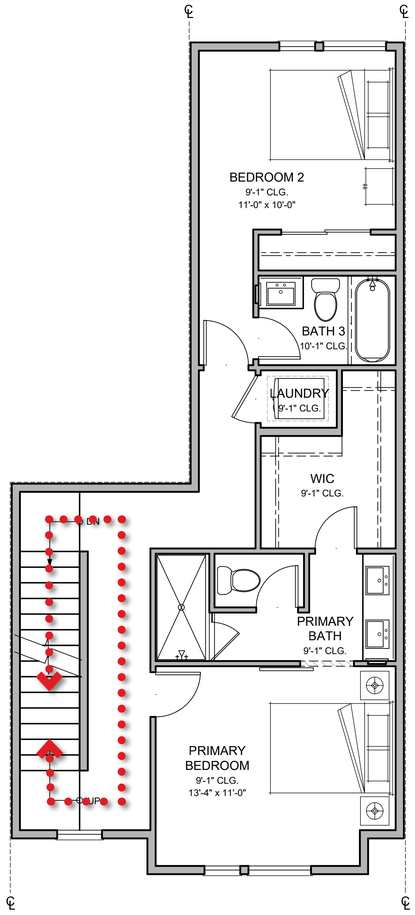
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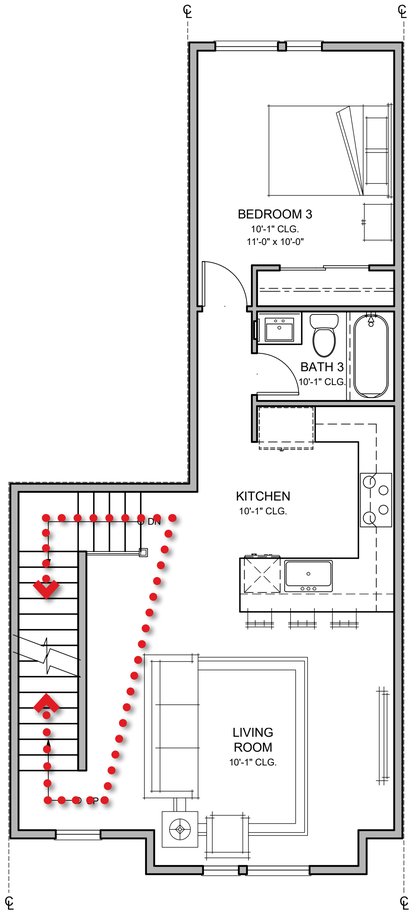
UNIT 11 - ROOF DECK PLAN

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



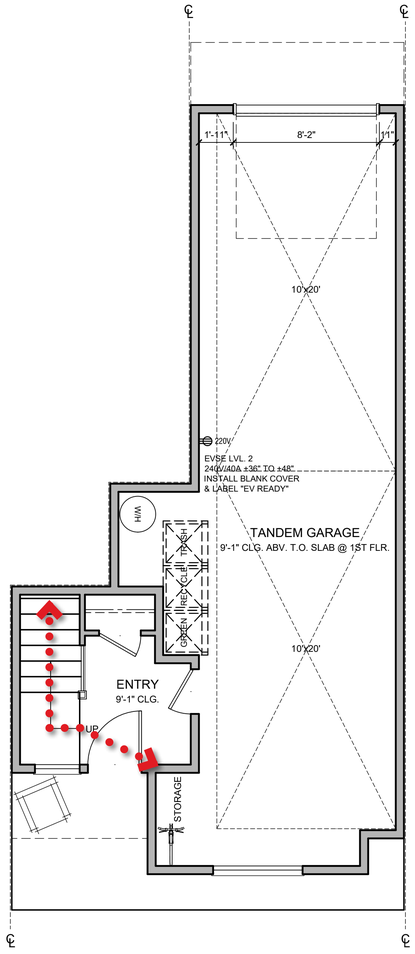
UNIT 11 - THIRD FLOOR PLAN

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



UNIT 11 - SECOND FLOOR PLAN

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



UNIT 11 - FIRST FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
113' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - UNIT 11		
3 STORY - VB - R2 - CONDOS - 2022 CBC	**NFPA-13 SPRINKLERS - MONITORED**	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	103	SQ.FT.
SECOND FLOOR PLAN	758	SQ. FT.
THIRD FLOOR PLAN	682	SQ. FT
ROOF DECK STAIRS/VESTIBULE	117	SQ. FT.
TOTAL	1660	**SQ. FT.**
2 CAR TANDEM GARAGE	555	SQ. FT.
PORCH	56	SQ. FT.
USABLE ROOF DECK	419	SQ. FT.
***NET SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	83	SQ.FT.
SECOND FLOOR PLAN	691	SQ. FT.
THIRD FLOOR PLAN	628	SQ. FT
ROOF DECK STAIRS/VESTIBULE	88	SQ. FT.
TOTAL	1490	**SQ. FT**
2 CAR TANDEM GARAGE	551	SQ. FT.
PORCH	56	SQ. FT.
USABLE ROOF DECK	383	SQ. FT.
3 BEDROOM / 3 BATH		

UNIT 11 - TANDEM INTERLOCK TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

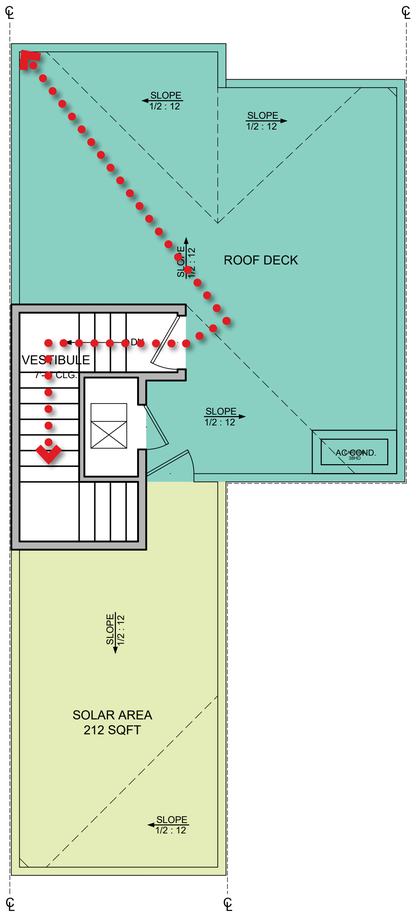
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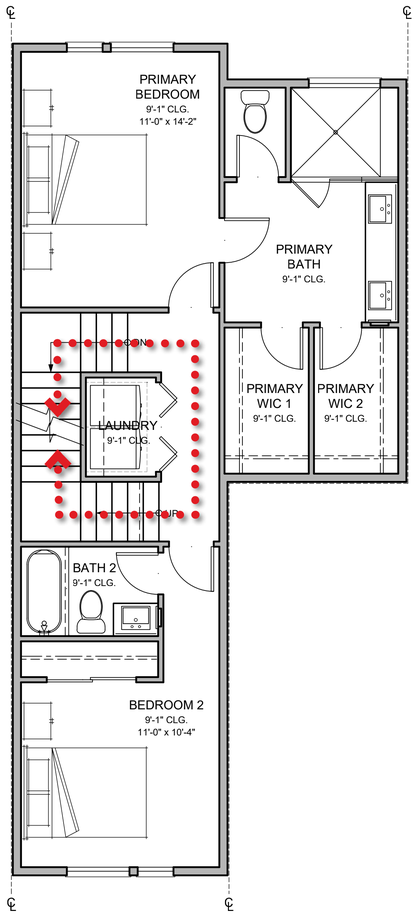
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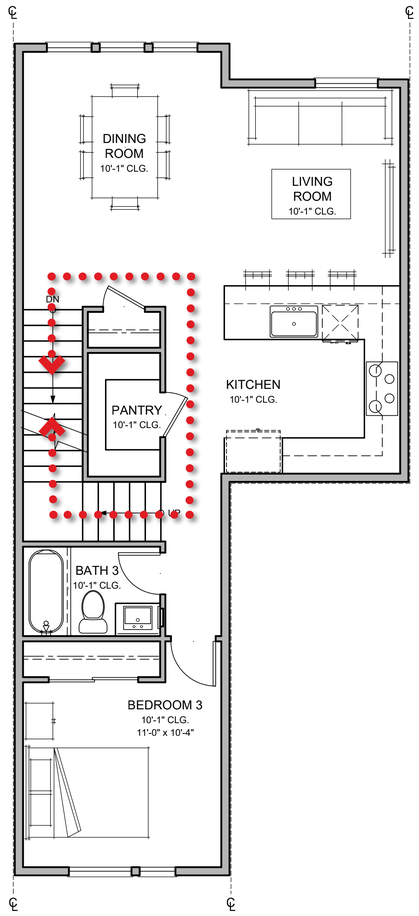
UNIT 21 - ROOF DECK PLAN

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



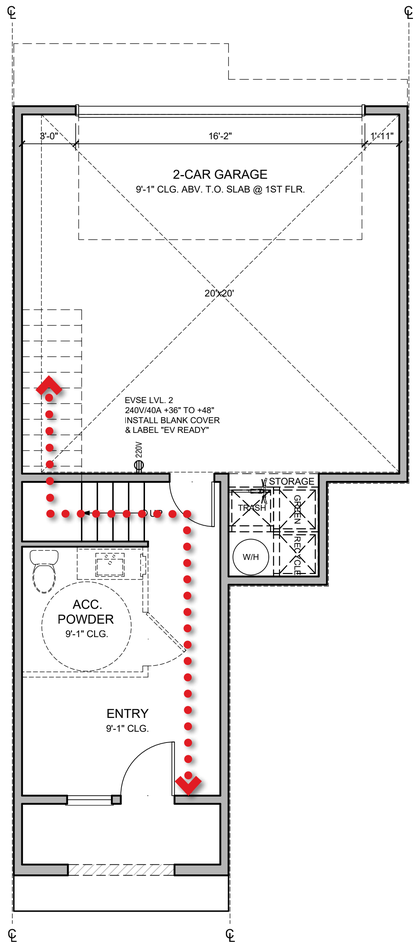
UNIT 21 - THIRD FLOOR PLAN

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



UNIT 21 - SECOND FLOOR PLAN

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



UNIT 21 - FIRST FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
113' - PROVIDED

0 4 8 16

FLOOR AREA TABLE - UNIT 21		
3 STORY - VB - R2 - CONDOS - 2022 CBC	**NFPA-13 SPRINKLERS - MONITORED**	
***GROSS SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	223	SQ. FT.
SECOND FLOOR PLAN	788	SQ. FT.
THIRD FLOOR PLAN	716	SQ. FT
ROOF DECK STAIRS/VESTIBULE	119	SQ. FT.
TOTAL	1846	**SQ. FT.**
2 CAR GARAGE	491	SQ. FT.
PORCH	47	SQ. FT.
USABLE ROOF DECK	442	SQ. FT.
***NET SQ. FOOTAGE** *SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	194	SQ. FT.
SECOND FLOOR PLAN	721	SQ. FT.
THIRD FLOOR PLAN	655	SQ. FT
ROOF DECK STAIRS/VESTIBULE	92	SQ. FT.
TOTAL	1662	**SQ. FT**
2 CAR GARAGE	452	SQ. FT.
PORCH	47	SQ. FT.
USABLE ROOF DECK	401	SQ. FT.
3 BEDROOM / 3 BATH / OPT. ACC BATH @ 1ST FLOOR		

UNIT 21 - INTERLOCK TOWNS PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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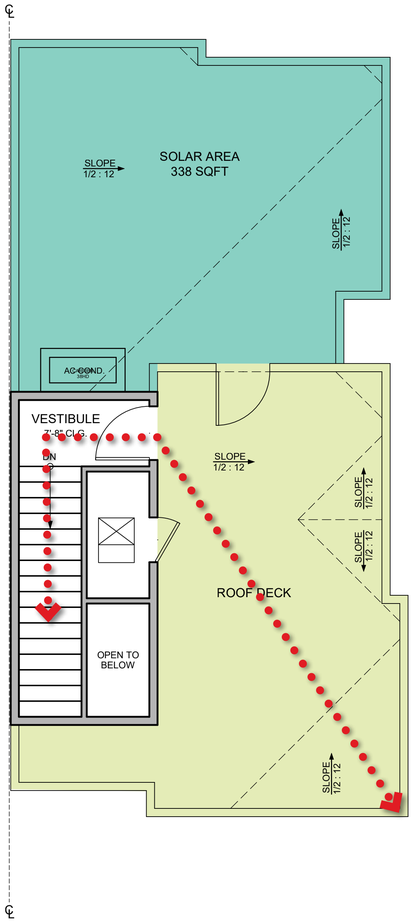
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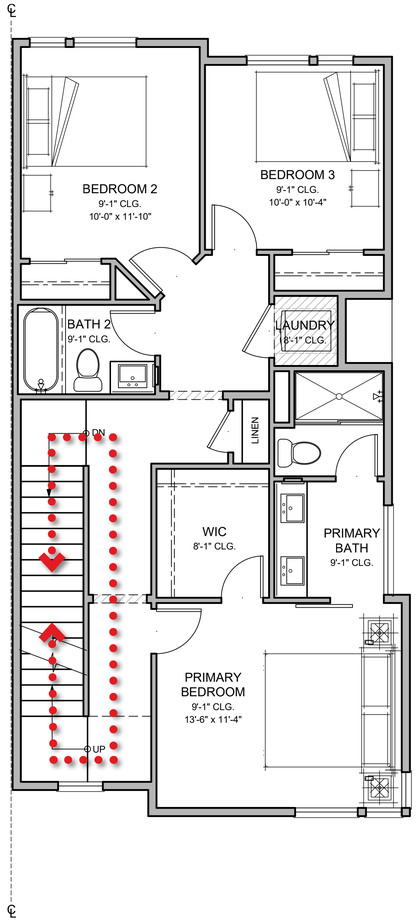
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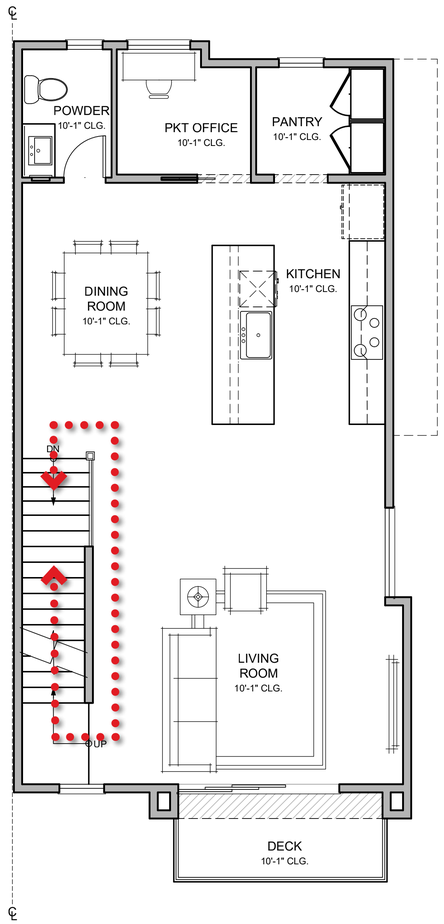
UNIT 31 - ROOF DECK PLAN

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



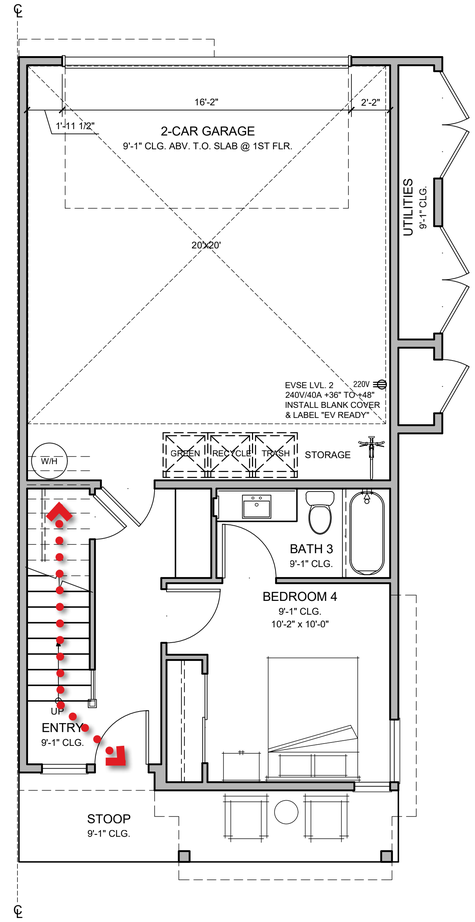
UNIT 31 - THIRD FLOOR PLAN

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



UNIT 31 - SECOND FLOOR PLAN

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



UNIT 31 - FIRST FLOOR PLAN

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

SOLAR/AC AREA

USEABLE ROOF DECK AREA

COMMON PATH OF
TRAVEL - 125' MAX
115' - PROVIDED

0 4 8 16

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FLOOR AREA TABLE - UNIT 31		
3 STORY - VB - R2 - CONDOS - 2022 CBC	**NFPA-13 SPRINKLERS - MONITORED**	
***GROSS SQ. FOOTAGE**		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE SURFACE AT EXTERIOR WALL		
FIRST FLOOR PLAN	366	SQ.FT.
SECOND FLOOR PLAN	902	SQ. FT.
THIRD FLOOR PLAN	827	SQ. FT
ROOF DECK STAIRS/VESTIBULE	160	SQ. FT.
TOTAL	2255	**SQ. FT.**
2 CAR GARAGE	505	SQ. FT.
UTILITY CLOSET	55	SQ. FT.
PORCH	90	SQ. FT.
2ND FLOOR DECK	61	SQ. FT.
USABLE ROOF DECK	377	SQ. FT.
***NET SQ. FOOTAGE**		
*SQUARE FOOTAGE TAKEN FROM INSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	325	SQ.FT.
SECOND FLOOR PLAN	833	SQ. FT.
THIRD FLOOR PLAN	766	SQ. FT
ROOF DECK STAIRS/VESTIBULE	129	SQ. FT.
TOTAL	2053	**SQ. FT**
2 CAR GARAGE	471	SQ. FT.
UTILITY CLOSET	40	SQ. FT.
PORCH	90	SQ. FT.
2ND FLOOR DECK	53	SQ. FT.
USABLE ROOF DECK	343	SQ. FT.
4 BEDROOM / 3.5 BATH		

UNIT 31 - END UNIT TOWNS PLANS

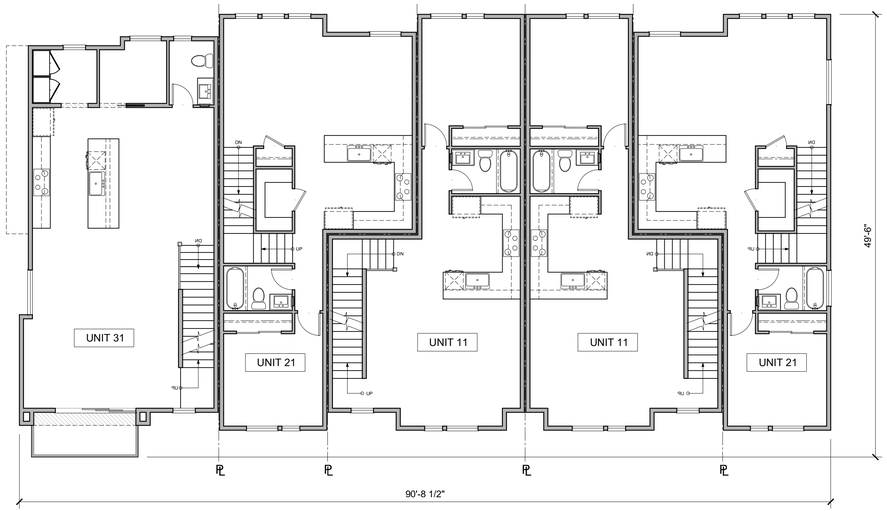
GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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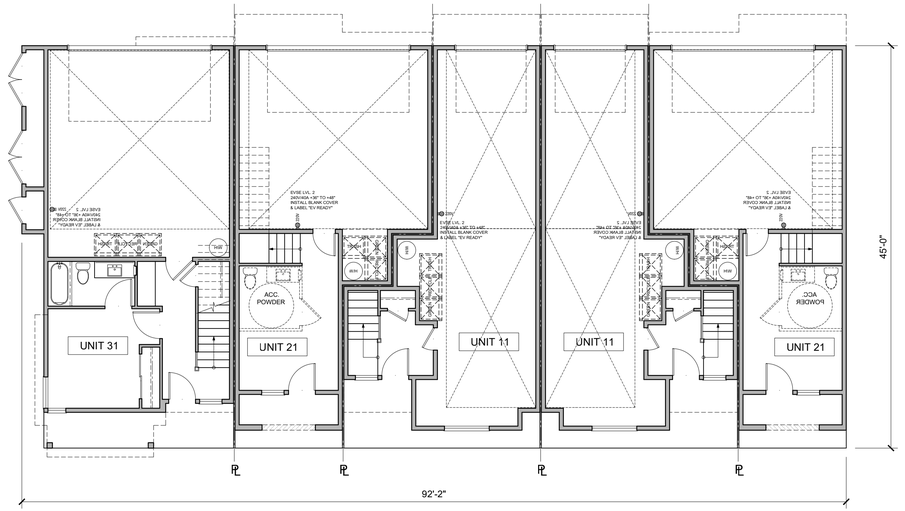
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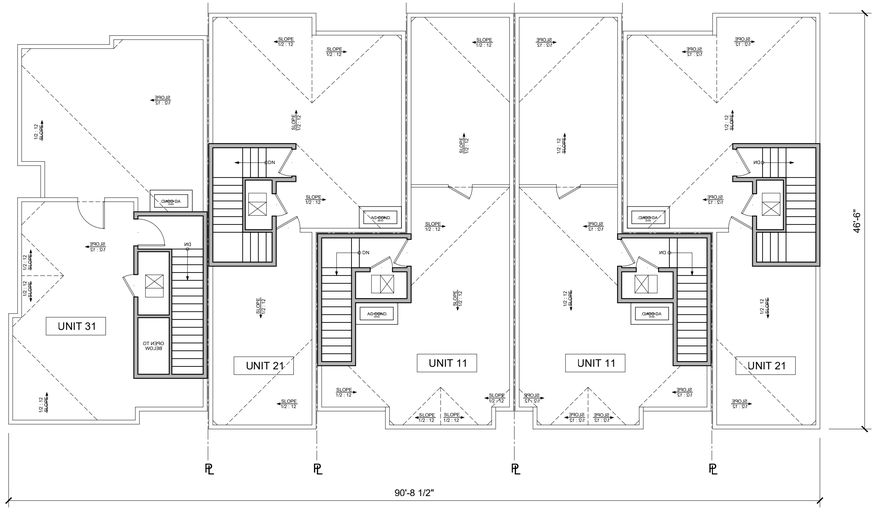
BUILDING 501 - SECOND FLOOR PLAN

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



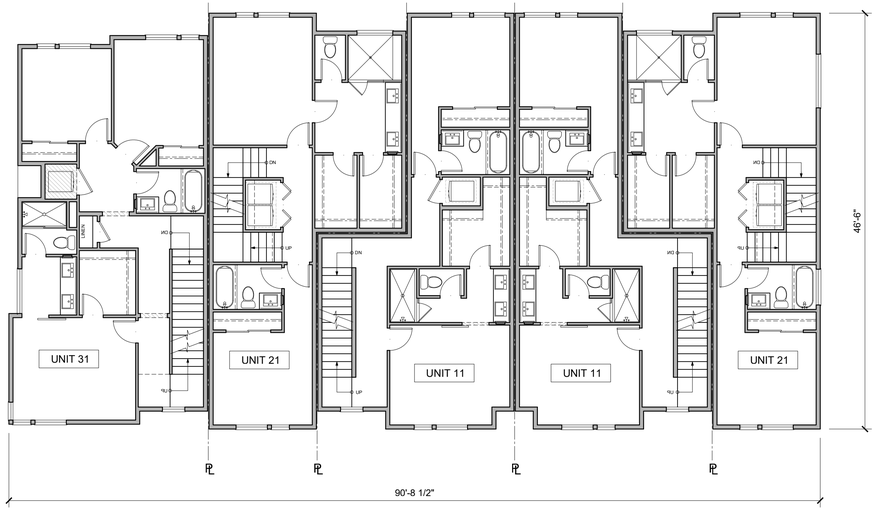
BUILDING 501 - FIRST FLOOR PLAN

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



BUILDING 501 - ROOF DECK PLAN

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



BUILDING 501 - THIRD FLOOR PLAN

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

TOWNHOUSE BUILDING 501 - FLOOR PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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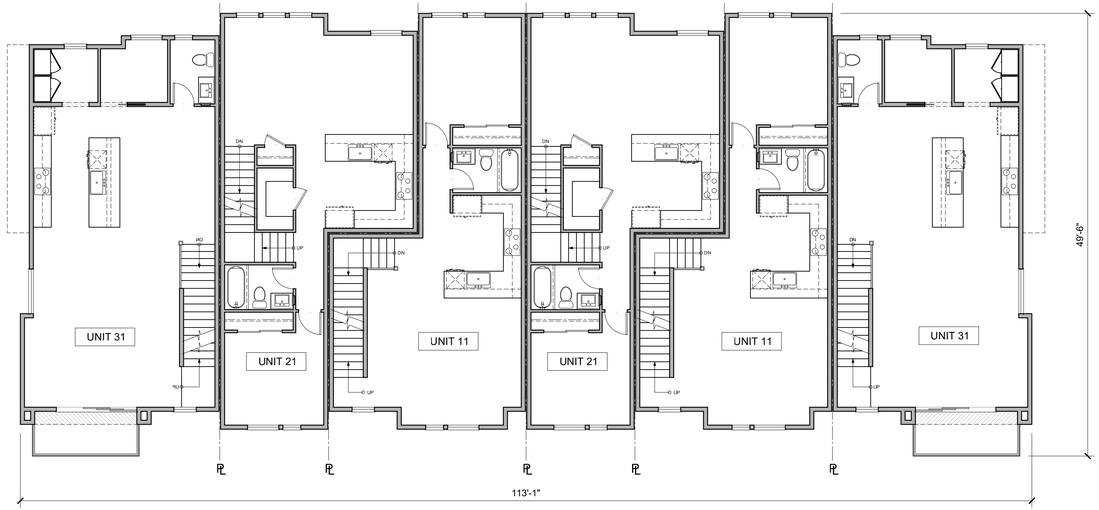
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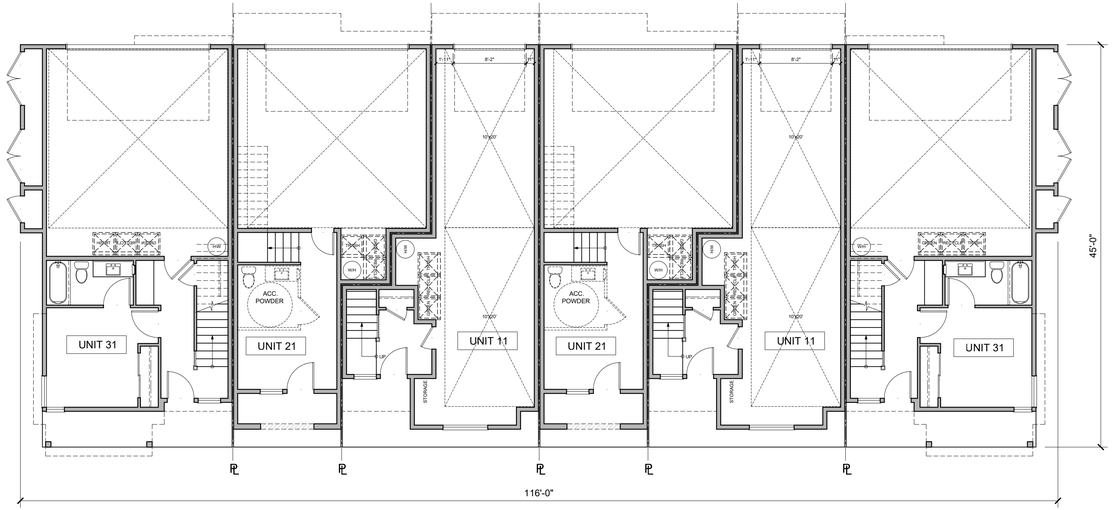
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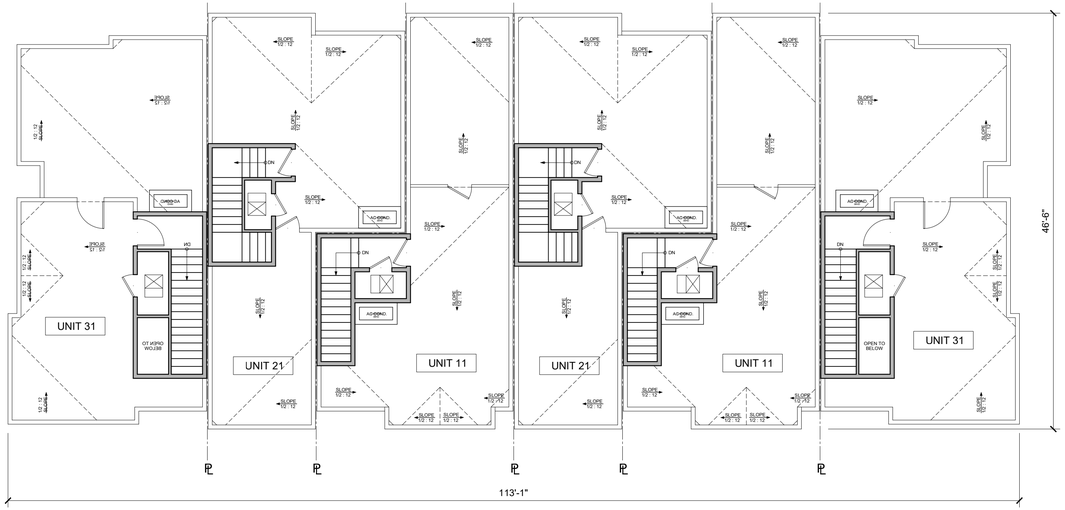
BUILDING 601 - SECOND FLOOR PLAN

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



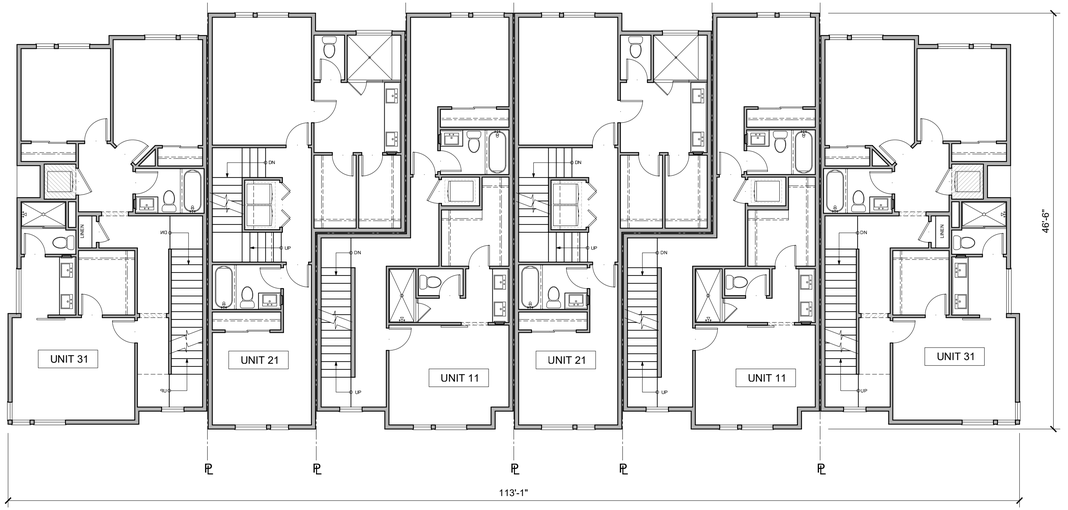
BUILDING 601 - FIRST FLOOR PLAN

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



BUILDING 601 - ROOF DECK PLAN

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



BUILDING 601 - THIRD FLOOR PLAN

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

TOWNHOUSE BUILDING 601 - FLOOR PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

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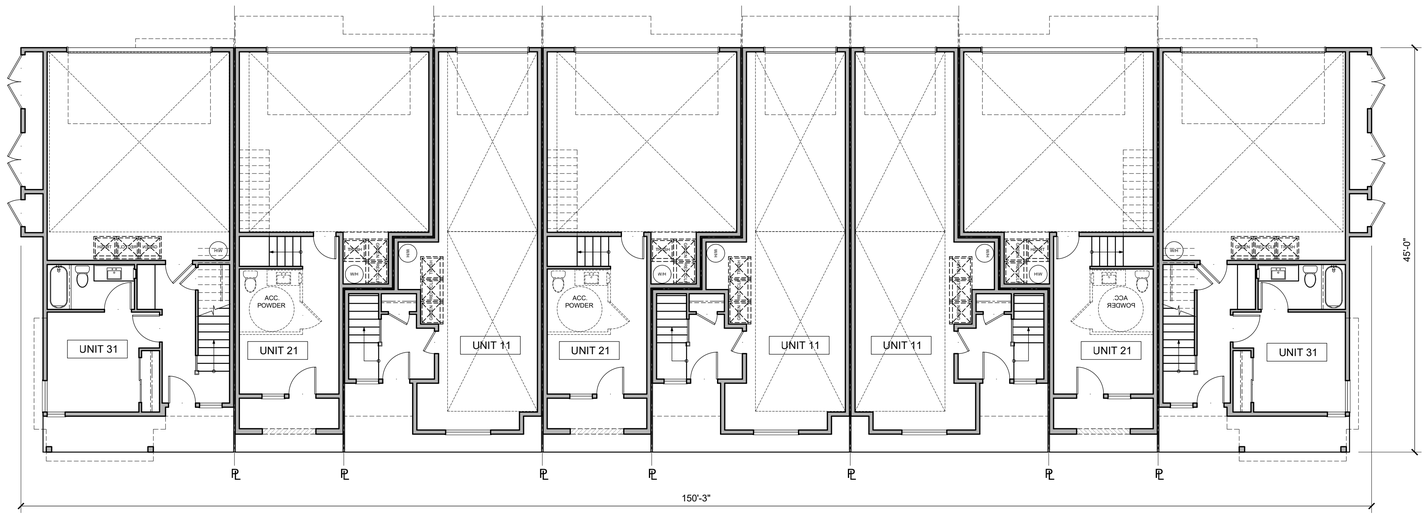
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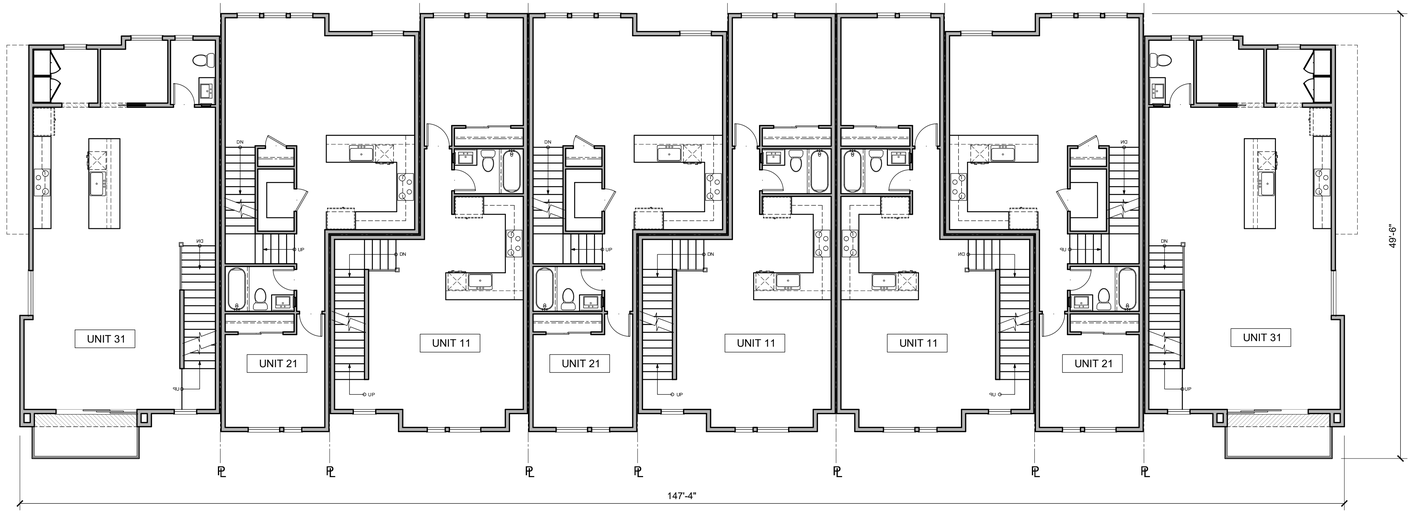
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BUILDING 801 - FIRST FLOOR PLAN

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



BUILDING 801 - SECOND FLOOR PLAN

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

TOWNHOUSE BUILDING 801 - FLOOR PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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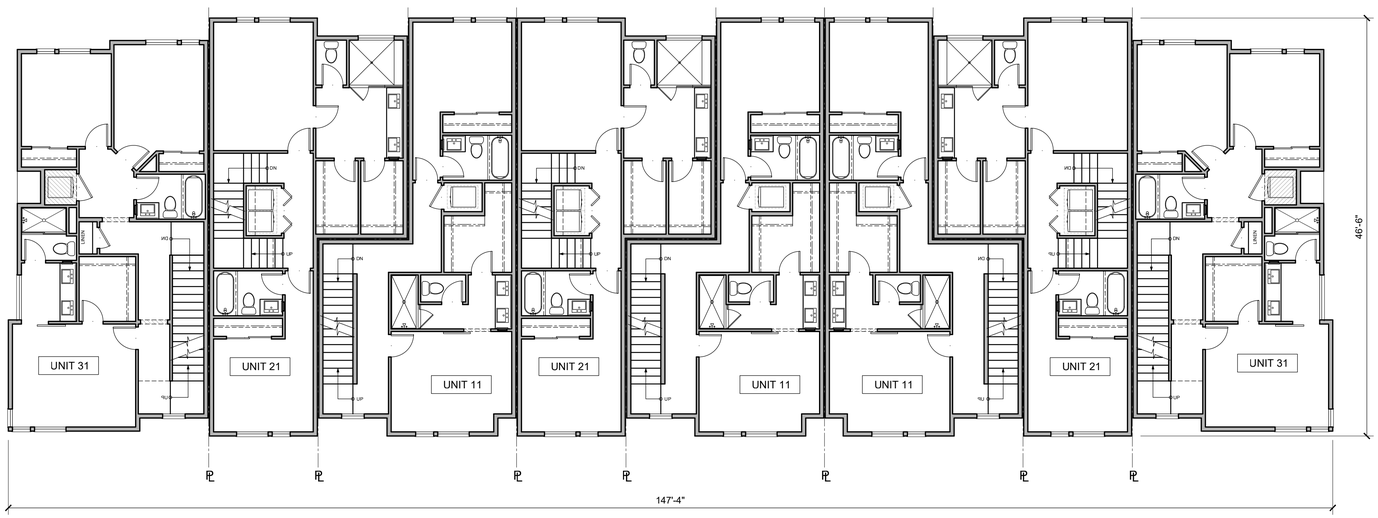
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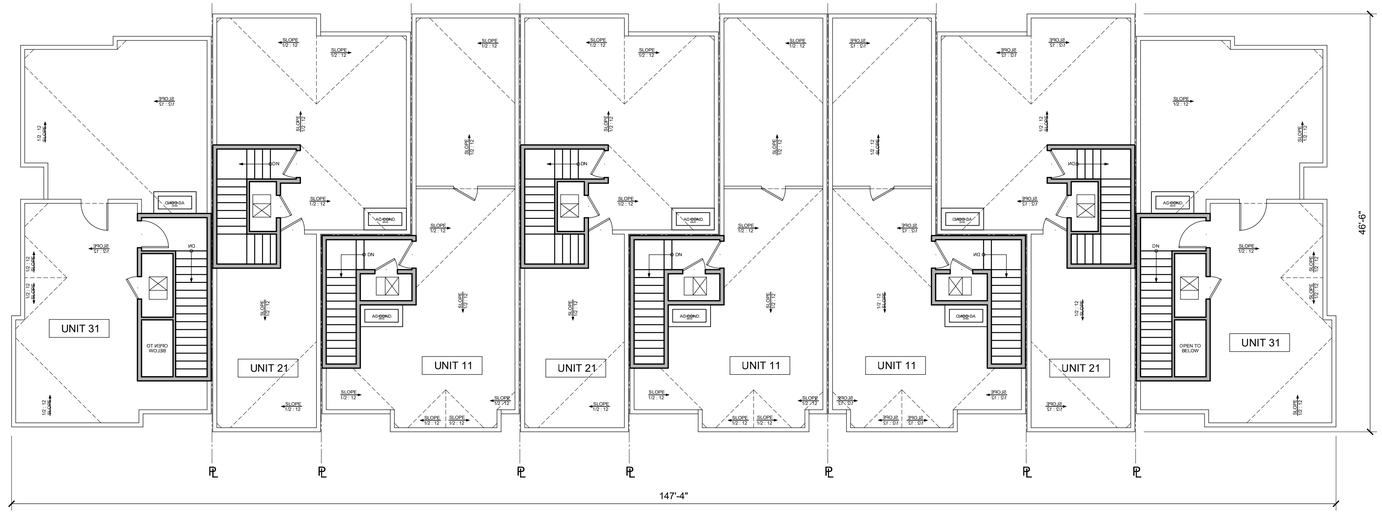
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BUILDING 801 - THIRD FLOOR PLAN

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



BUILDING 801 - ROOF DECK PLAN

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

TOWNHOUSE BUILDING 801 - FLOOR PLANS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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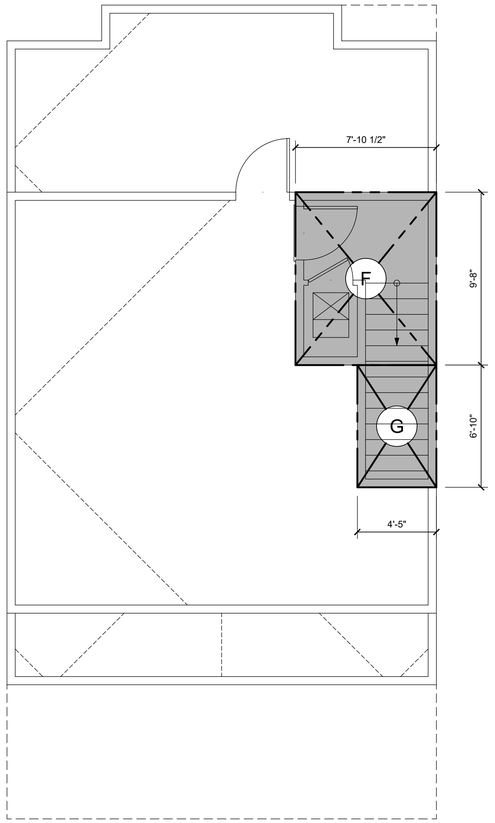
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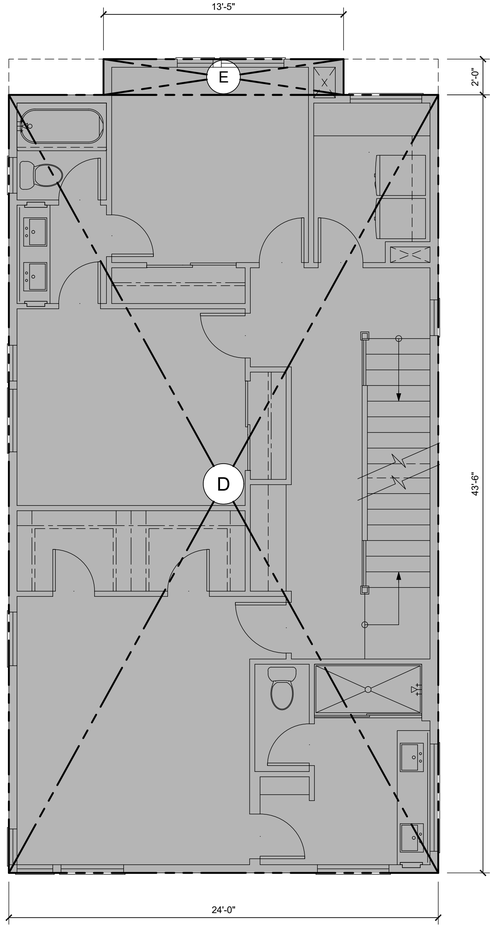
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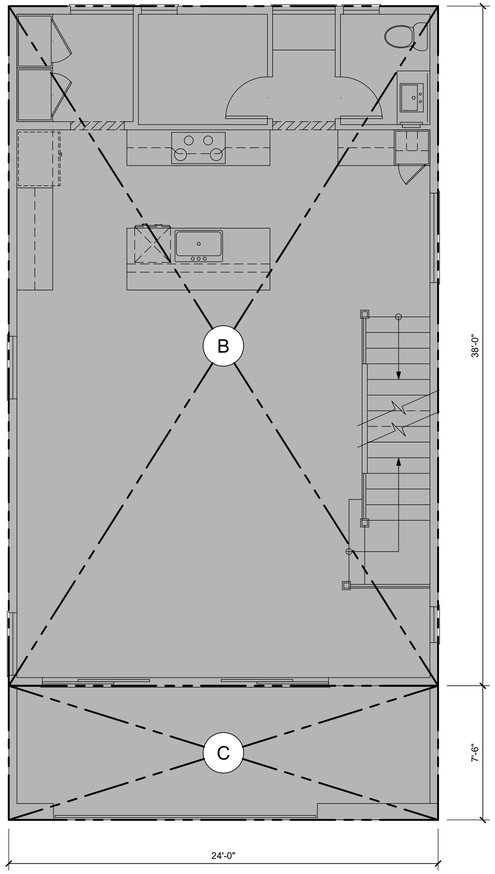
PLAN 1 - ROOF DECK PLAN

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



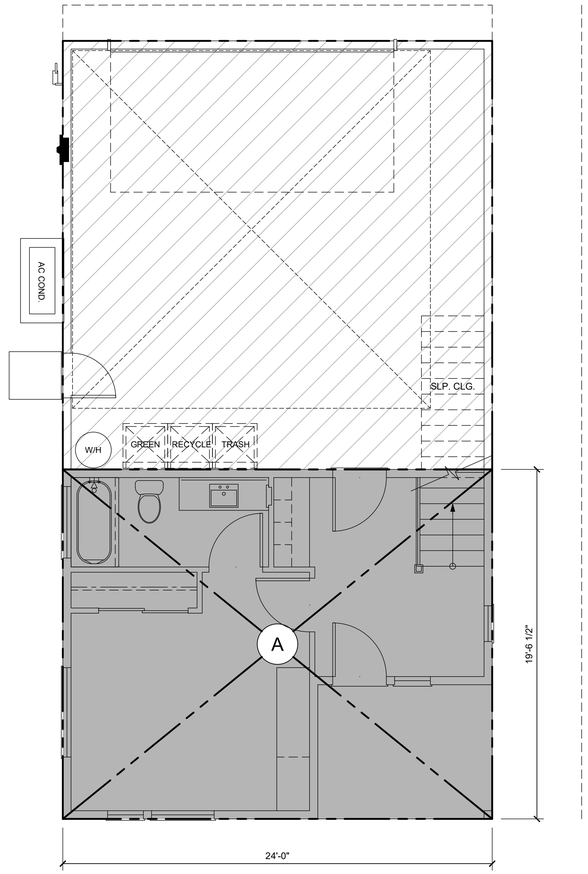
PLAN 1 - THIRD FLOOR PLAN

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



PLAN 1 - SECOND FLOOR PLAN

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



PLAN 1 - FIRST FLOOR PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

FAR CALCULATIONS - PLAN 1 (ALLEY LOAD)	
FIRST FLOOR	
A	24'-0" x 19'-6 1/2"
SECOND FLOOR	
B	24'-0" x 38'-0"
C	24'-0" x 7'-6"
THIRD FLOOR	
D	24'-0" x 43'-6"
E	13'-5" x 2'-0"
ROOF DECK	
F	7'-10 1/2" x 9'-8"
G	4'-5" x 6'-10"

GROSS FLOOR AREA - TOTALS		
FIRST FLOOR PLAN	469	SQ. FT.
SECOND FLOOR PLAN	1092	SQ. FT.
THIRD FLOOR PLAN	1071	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	106	SQ. FT.
TOTAL	**2738**	**SQ. FT.**

PLAN 1 - ALLEY LOADED - FAR DIAGRAMS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

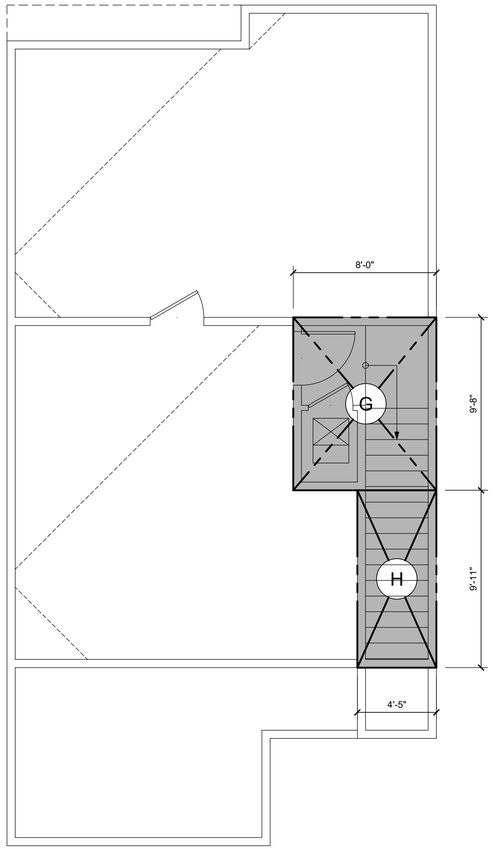
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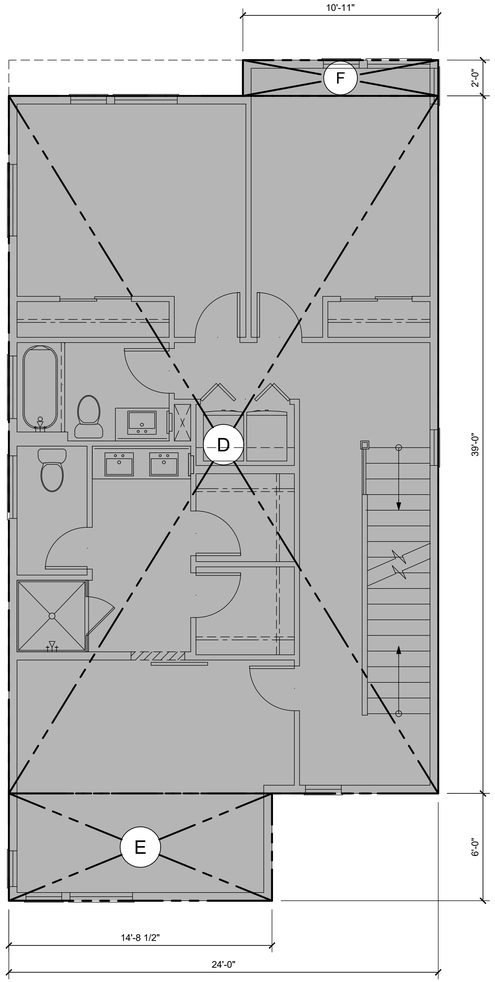
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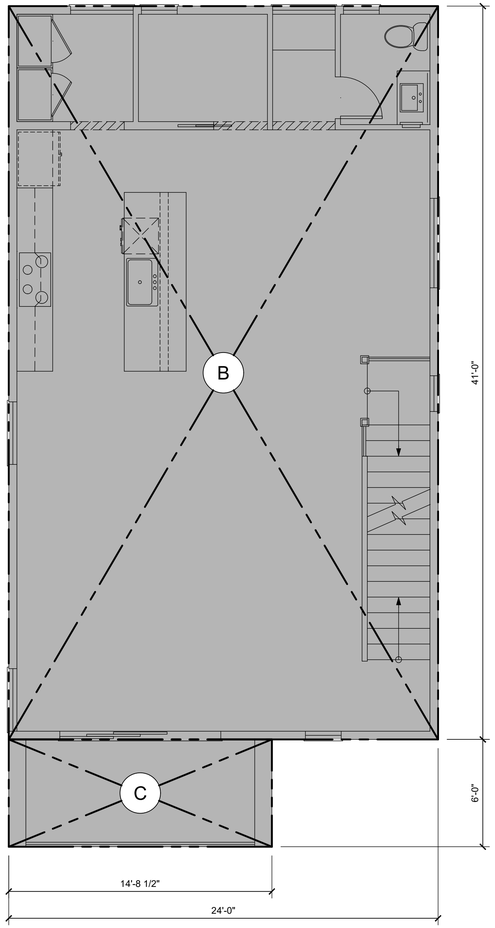
PLAN 2 - ROOF DECK PLAN

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



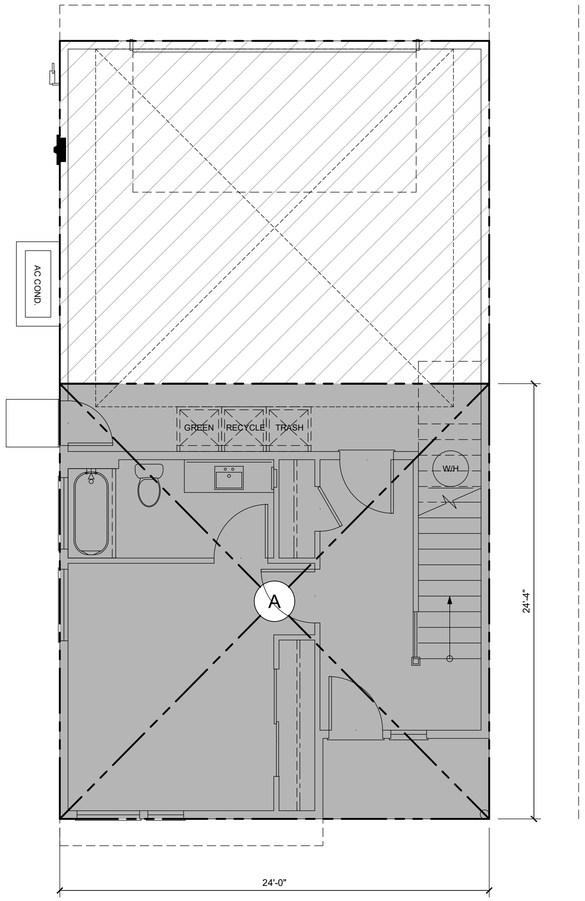
PLAN 2 - THIRD FLOOR PLAN

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



PLAN 2 - SECOND FLOOR PLAN

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



PLAN 2 - FIRST FLOOR PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

FAR CALCULATIONS - PLAN 2 (ALLEY LOAD)	
FIRST FLOOR	
A	24'-0" x 24'-4"
SECOND FLOOR	
B	24'-0" x 41'-0"
C	14'-8 1/2" x 6'-0"
THIRD FLOOR	
D	24'-0" x 39'-0"
E	14'-8 1/2" x 6'-0"
F	10'-11" x 2'-0"
ROOF DECK	
G	8'-0" x 9'-8"
H	4'-5" x 9'-11"

GROSS FLOOR AREA - TOTALS		
FIRST FLOOR PLAN	584	SQ. FT.
SECOND FLOOR PLAN	1072	SQ. FT.
THIRD FLOOR PLAN	1046	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	121	SQ. FT.
TOTAL	**2823**	**SQ. FT.**

PLAN 2 - ALLEY LOADED - FAR DIAGRAMS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

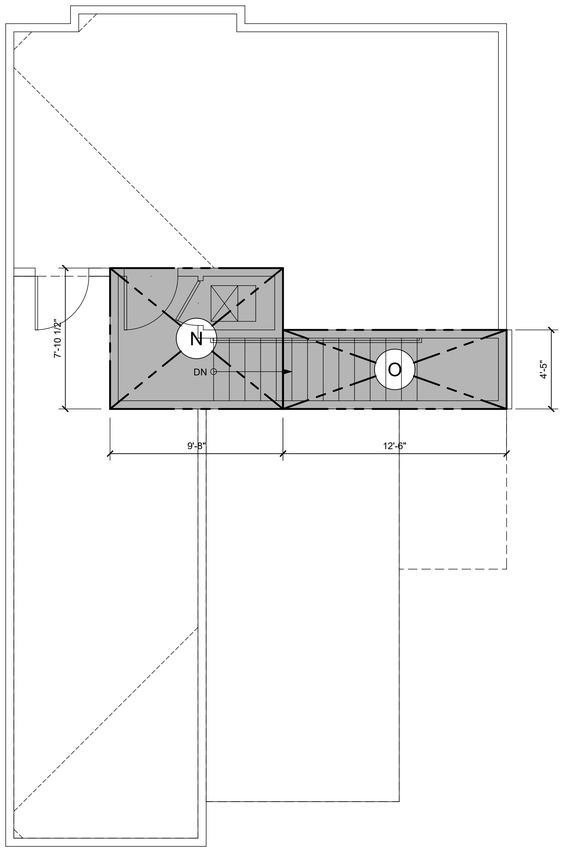
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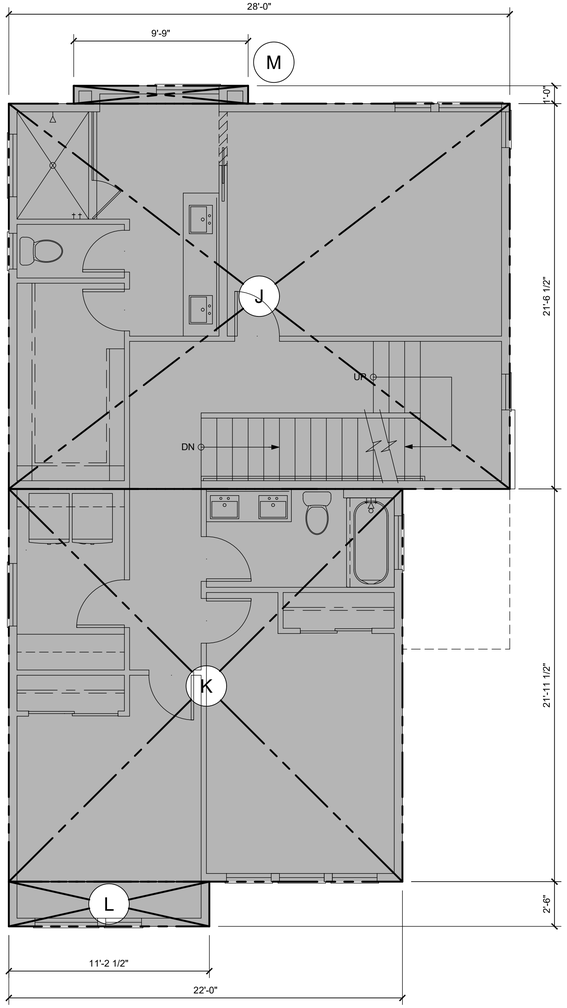
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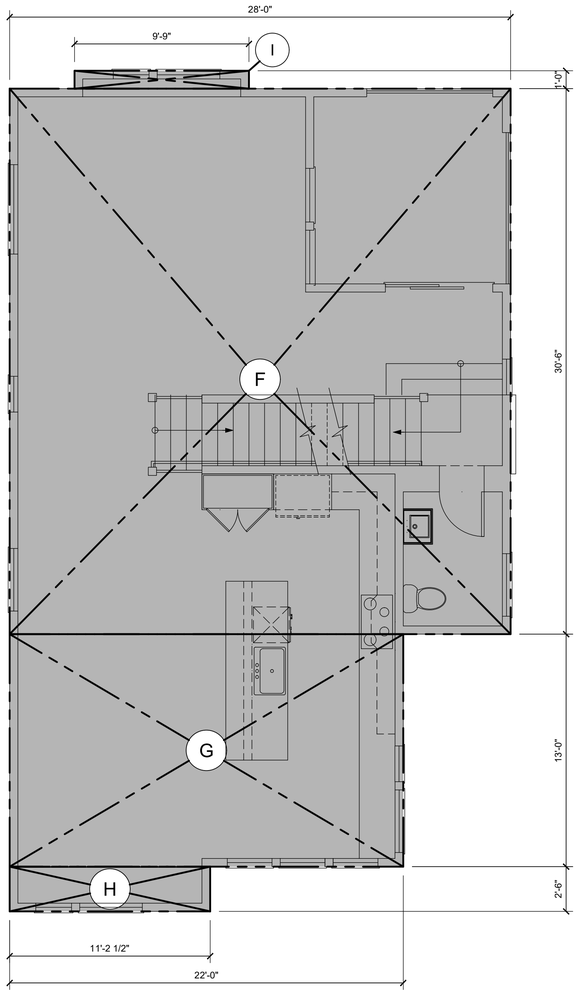
PLAN 3 - ROOF DECK PLAN

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



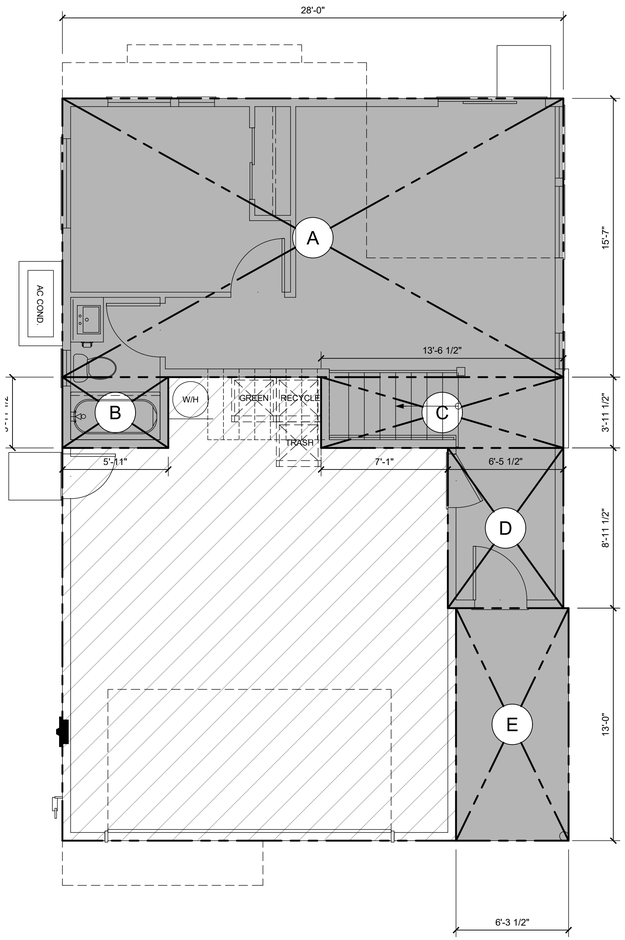
PLAN 3 - THIRD FLOOR PLAN

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



PLAN 3 - SECOND FLOOR PLAN

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



PLAN 3 - FIRST FLOOR PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

FAR CALCULATIONS - PLAN 3 (FRONT LOAD)	
FIRST FLOOR	
A	28'-0" x 15'-7"
B	5'-11" x 3'-11 1/2"
C	13'-6 1/2" x 3'-11 1/2"
D	6'-5 1/2" x 8'-11 1/2"
E	6'-3 1/2" x 13'-0"
SECOND FLOOR	
F	28'-0" x 30'-6"
G	22'-0" x 13'-0"
H	11'-2 1/2 " x 2'-6"
I	9'-9" x 1'-0"
THIRD FLOOR	
J	28'-0" x 21'-6 1/2"
K	22'-0" x 21'-11 1/2"
L	11'-2 1/2" x 2'-6"
M	9'-9" x 1'-0"
ROOF DECK	
N	9'-8" x 7'-10 1/2"
O	12'-6" x 4'-5"

GROSS FLOOR AREA - PLAN 3 (FRONT LOAD)		
FIRST FLOOR PLAN	653	SQ. FT.
SECOND FLOOR PLAN	1178	SQ. FT.
THIRD FLOOR PLAN	1124	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	131	SQ. FT.
TOTAL	**3086**	**SQ. FT.**

PLAN 3 - FRONT LOADED - FAR DIAGRAMS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

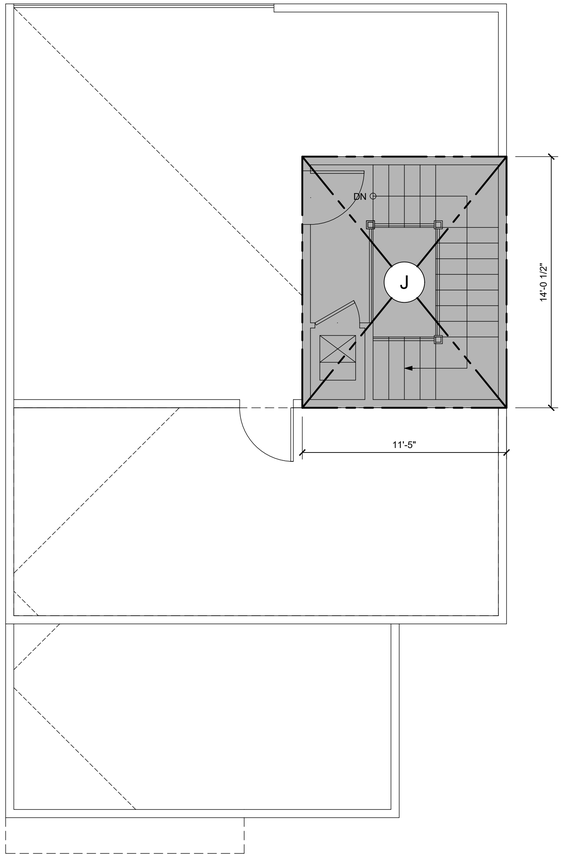
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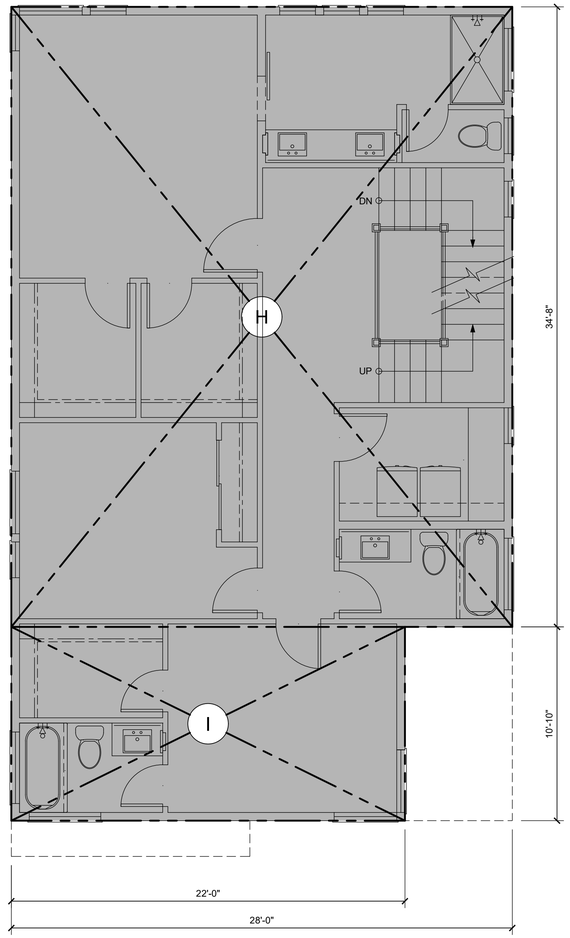
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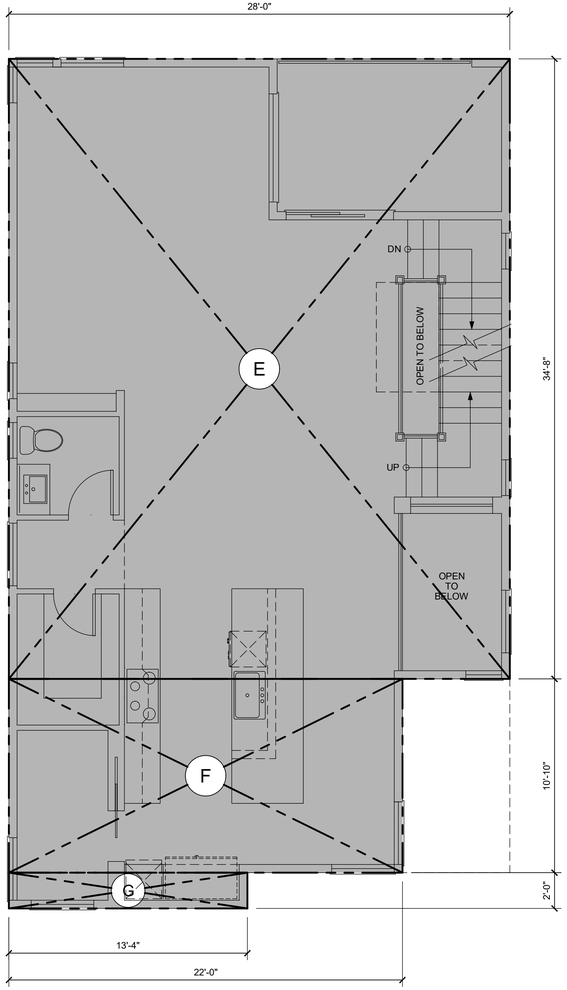
PLAN 4 - ROOF DECK PLAN

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



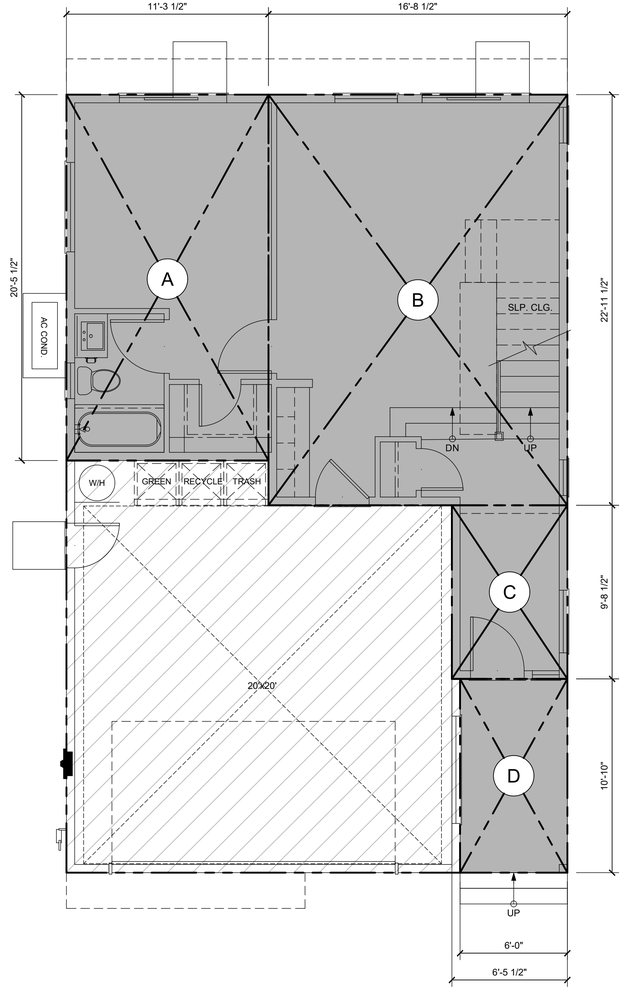
PLAN 4 - THIRD FLOOR PLAN

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



PLAN 4 - SECOND FLOOR PLAN

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



PLAN 4 - FIRST FLOOR PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

FAR CALCULATIONS - PLAN 4 (FRONT LOAD)	
FIRST FLOOR	
A	11'-3 1/2" x 20'-5 1/2"
B	16'-8 1/2" x 22'-11 1/2"
C	6'-5 1/2" X 9'-8 1/2"
D	6'-0" x 10'-10"
SECOND FLOOR	
E	28'-0" x 34'-8"
F	22'-0" x 10'-10"
G	13'-4" x 2'-0"
THIRD FLOOR	
H	28'-0" x 34'-8"
I	22'-0" x 10'-10"
ROOF DECK	
J	11'-5" x 14'-0 1/2"

GROSS FLOOR AREA - PLAN 4 (FRONT LOAD)		
FIRST FLOOR PLAN	743	SQ. FT.
SECOND FLOOR PLAN	1236	SQ. FT.
THIRD FLOOR PLAN	1209	SQ. FT.
ROOF DECK STAIRS/VESTIBULE	160	SQ. FT.
TOTAL	**3348**	**SQ. FT.**

PLAN 4 - FRONT LOADED - FAR DIAGRAMS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

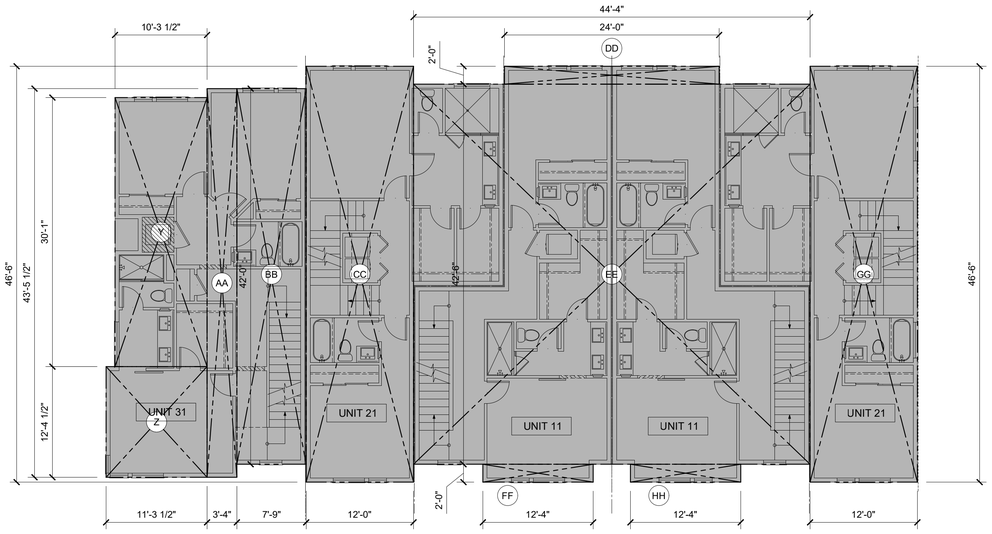
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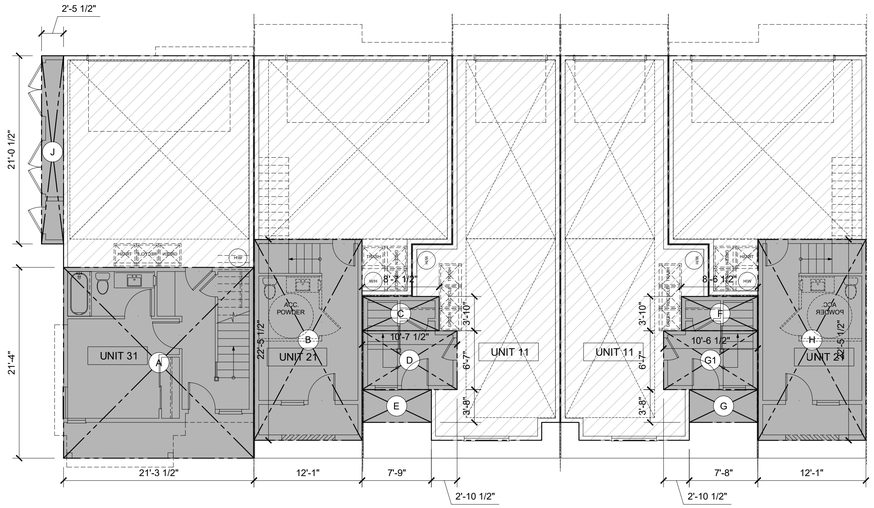
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BUILDING 501 - THIRD FLOOR PLAN

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



BUILDING 501 - FIRST FLOOR PLAN

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

BUILDING 501 - ROOF DECK PLAN

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

BUILDING 501 - SECOND FLOOR PLAN

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

FAR CALCULATIONS - BUILDING 501	
FIRST FLOOR	
A	33'-4 1/2" x 21'-3 1/2"
B	12'-1" x 22'-5 1/2"
C	8'-7 1/2" x 3'-10"
D	10'-7 1/2" x 6'-7"
E	7'-9" x 3'-8"
F	8'-6 1/2" x 3'-10"
G1	10'-6 1/2" x 6'-7"
G	7'-8" x 3'-8"
H	12'-1" x 22'-5 1/2"
J	2'-5 1/2" x 21'-0 1/2"
SECOND FLOOR	
K	89'-8 1/2" x 41'-0"
L	1'-0" x 12'-4 1/2"
M	12'-3 1/2" x 5'-0"
N	1'-4 1/4" x 1'- 5 1/2"
O	12'-2" x 2'-0"
P	12'-4" x 2'-0"
Q	12'-4" x 2'-0"
R	12'-0" x 2'-0"
S	11'-1" x 1'-0"
T	12'-0" x 3'-6"
U	10'-2" x 1'-6"
V	24'-0" x 3'-6"
W	10'-2" x 1'-6"
X	12'-0" x 3'-6"
THIRD FLOOR	
Y	10'-3 1/2" x 30'-1"
Z	11'-3 1/2" x 12'-4 1/2"
AA	3'-4" x 43'-5 1/2"
BB	7'-9" x 42'-0"
CC	12'-0" x 46'-6"
DD	24'-0" x 2'-0"
EE	44'-0" x 42'-6"
FF	12'-4" x 2'-0"
GG	12'-0" x 46'-6"
HH	12'-4" x 2'-0"
ROOF DECK	
II	8'-2 1/2" x 18'-7 1/2"
JJ	7'-6 1/2" x 13'-8 1/2"
KK	2'-2 1/2" x 4'-3"
LL	10'-5 1/2" x 7'-8 1/2"
MM	4'-3" x 7'-10 1/2"
NN	10'-5 1/2" x 7'-8 1/2"
OO	4'-3" x 7'-10 1/2"
PP	2'-2 1/2" x 4'-3"
QQ	7'-6 1/2" x 13'-8 1/2"

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

GROSS FLOOR AREA - BUILDING 501		
FIRST FLOOR PLAN	1310	SQ.FT.
SECOND FLOOR PLAN	4061	SQ. FT.
THIRD FLOOR PLAN	4017	SQ. FT
ROOF DECK STAIRS/VESTIBULE	600	SQ. FT.
TOTAL	9988	**SQ. FT.**

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

TOWNHOUSE BUILDING 501 - FAR DIAGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

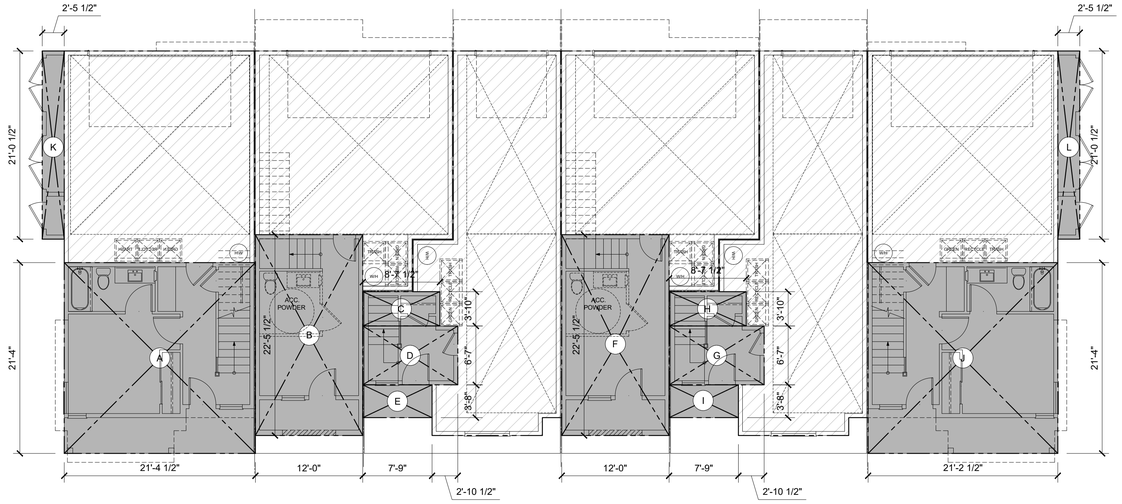
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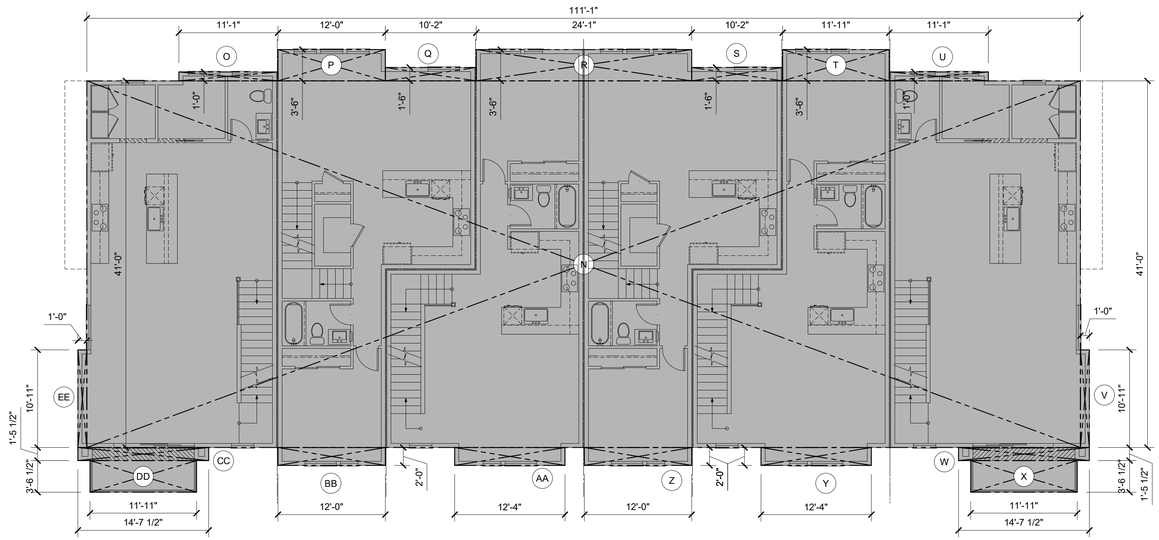
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



BUILDING 601 - FIRST FLOOR PLAN

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



BUILDING 601 - SECOND FLOOR PLAN

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

FAR CALCULATIONS - BUILDING 601	
FIRST FLOOR	
A	21'-4 1/2" x 21'-4"
B	12'-0" x 22'-5 1/2"
C	8'-7 1/2" x 3'-10"
D	10'-7 1/2" x 6'-7"
E	7'-9" x 3'-8"
F	12'-0" x 22'-5 1/2"
G	10'-7 1/2" x 6'-7"
H	8'-7 1/2" x 3'-10"
I	7'-9" x 3'-8"
J	21'-2 1/2" x 21'-4"
K	2'-5 1/2" x 21'-0 1/2"
L	2'-5 1/2" x 21'-0 1/2"
SECOND FLOOR	
N	111'-1" x 41'-0"
O	11'-1" x 1'-0"
P	12'-0" x 3'-6"
Q	10'-2" x 1'-6"
R	24'-1" x 3'6"
S	10'-2" x 1'-6"
T	11'-11" x 3'-6"
U	11'-1" x 1'-0"
V	1'-0" x 10'-11"
W	14'-7 1/2" x 1'-5 1/2"
X	11'-11" x 3'-6 1/2"
Y	12'-4" x 2'-0"
Z	12'-0" x 2'-0"
AA	12'-4" x 2'-0"
BB	12'-0" x 2'-0"
CC	14'-7 1/2" x 1'-5 1/2"
DD	11'-11" x 3'-6 1/2"
EE	1'-0" x 10'-11"
THIRD FLOOR	
FF	10'-3 1/2" x 30'-1"
GG	11'-3 1/2" x 12'-4 1/2"
HH	3'-4" x 43'-5 1/2"
II	7'-9" x 42'-0"
JJ	12'-0" x 46'-6"
KK	24'-1" x 2'-0"
LL	44'-5" x 42'-6"
MM	12'-4" x 2'-0"
NN	12'-0" x 2'-0"
OO	11'-1" x 44'-6"
PP	12'-4" x 2'-0"
QQ	7'-9" x 42'-0"
RR	3'-4" x 43'-5 1/2"
SS	10'-3 1/2" x 30'-1"
TT	11'-3 1/2" x 12'-4 1/2"
ROOF DECK	
UU	8'-2 1/2" x 18'-7 1/2"
VV	7'-6 1/2" x 13'-8 1/2"
WW	2'-2 1/2" x 4'-3"
XX	10'-5 1/2" x 7'-8 1/2"
YY	4'-3" x 7'-10 1/2"
ZZ	7'-6 1/2" x 13'-8 1/2"
A	2'-2 1/2" x 4'-3"
B	10'-5 1/2" x 7'-8 1/2"
C	4'-3" x 7'-10 1/2"
D	8'-2 1/2" x 18'-7 1/2"

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

GROSS FLOOR AREA - BUILDING 601		
FIRST FLOOR PLAN	1814	SQ.FT.
SECOND FLOOR PLAN	5021	SQ. FT.
THIRD FLOOR PLAN	4937	SQ. FT
ROOF DECK STAIRS/VESTIBULE	752	SQ. FT.
TOTAL	12524	**SQ. FT.**

TOWNHOUSE BUILDING 601 - FAR DIAGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

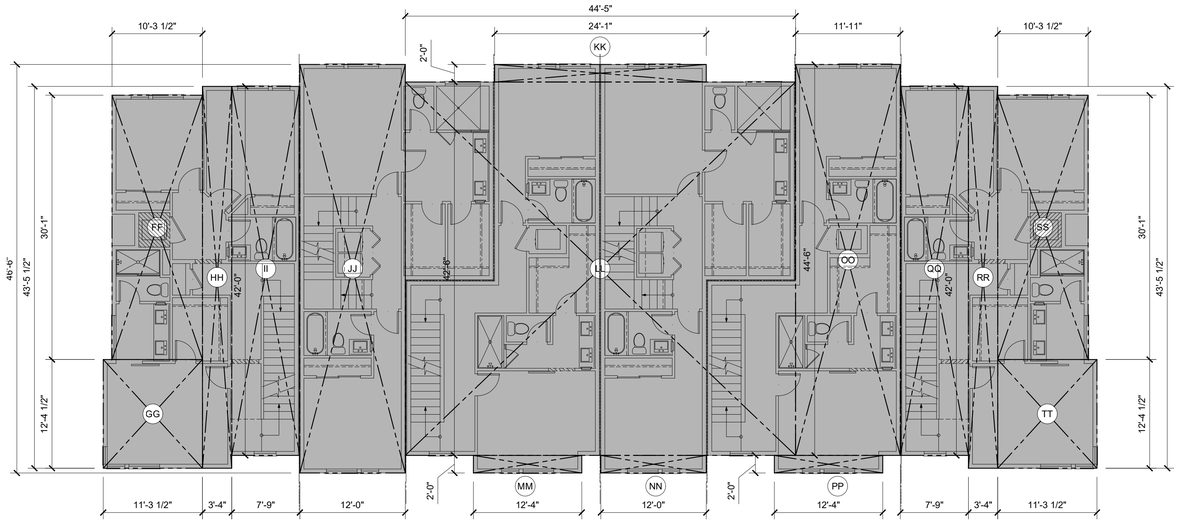
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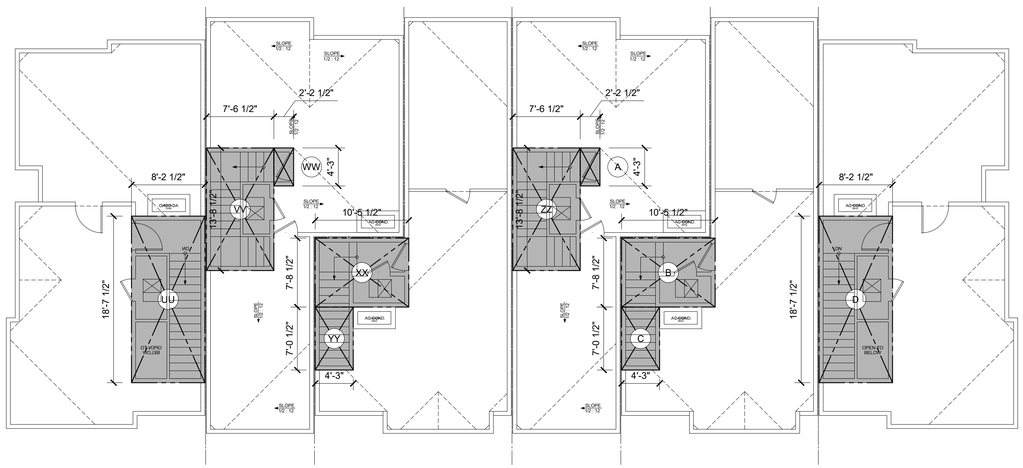
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



BUILDING 601 - THIRD FLOOR PLAN

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



BUILDING 601 - ROOF DECK PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

FAR CALCULATIONS - BUILDING 601	
FIRST FLOOR	
A	21'-4 1/2" x 21'-4"
B	12'-0" x 22'-5 1/2"
C	8'-7 1/2" x 3'-10"
D	10'-7 1/2" x 6'-7"
E	7'-9" x 3'-8"
F	12'-0" x 22'-5 1/2"
G	10'-7 1/2" x 6'-7"
H	8'-7 1/2" x 3'-10"
I	7'-9" x 3'-8"
J	21'-2 1/2" x 21'-4"
K	2'-5 1/2" x 21'-0 1/2"
L	2'-5 1/2" x 21'-0 1/2"
SECOND FLOOR	
N	111'-1" x 41'-0"
O	11'-1" x 1'-0"
P	12'-0" x 3'-6"
Q	10'-2" x 1'-6"
R	24'-1" x 3'6"
S	10'-2" x 1'-6"
T	11'-11" x 3'-6"
U	11'-1" x 1'-0"
V	1'-0" x 10'-11"
W	14'-7 1/2" x 1'-5 1/2"
X	11'-11" x 3'-6 1/2"
Y	12'-4" x 2'-0"
Z	12'-0" x 2'-0"
AA	12'-4" x 2'-0"
BB	12'-0" x 2'-0"
CC	14'-7 1/2" x 1'-5 1/2"
DD	11'-11" x 3'-6 1/2"
EE	1'-0" x 10'-11"
THIRD FLOOR	
FF	10'-3 1/2" x 30'-1"
GG	11'-3 1/2" x 12'-4 1/2"
HH	3'-4" x 43'-5 1/2"
II	7'-9" x 42'-0"
JJ	12'-0" x 46'-6"
KK	24'-1" x 2'-0"
LL	44'-5" x 42'-6"
MM	12'-4" x 2'-0"
NN	12'-0" x 2'-0"
OO	11'-1" x 44'-6"
PP	12'-4" x 2'-0"
QQ	7'-9" x 42'-0"
RR	3'-4" x 43'-5 1/2"
SS	10'-3 1/2" x 30'-1"
TT	11'-3 1/2" x 12'-4 1/2"
ROOF DECK	
UU	8'-2 1/2" x 18'-7 1/2"
VV	7'-6 1/2" x 13'-8 1/2"
WW	2'-2 1/2" x 4'-3"
XX	10'-5 1/2" x 7'-8 1/2"
YY	4'-3" x 7'-10 1/2"
ZZ	7'-6 1/2" x 13'-8 1/2"
A	2'-2 1/2" x 4'-3"
B	10'-5 1/2" x 7'-8 1/2"
C	4'-3" x 7'-10 1/2"
D	8'-2 1/2" x 18'-7 1/2"

GROSS FLOOR AREA - BUILDING 601		
FIRST FLOOR PLAN	1814	SQ.FT.
SECOND FLOOR PLAN	5021	SQ. FT.
THIRD FLOOR PLAN	4937	SQ. FT
ROOF DECK STAIRS/VESTIBULE	752	SQ. FT.
TOTAL	12524	**SQ. FT.**

TOWNHOUSE BUILDING 601 - FAR DIAGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

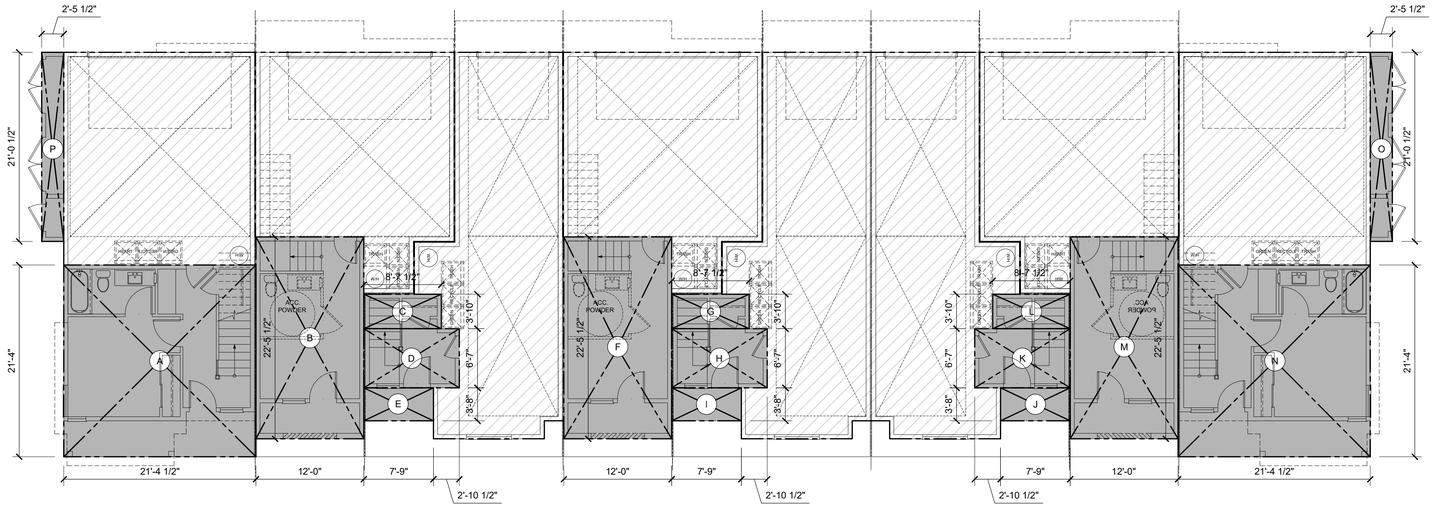
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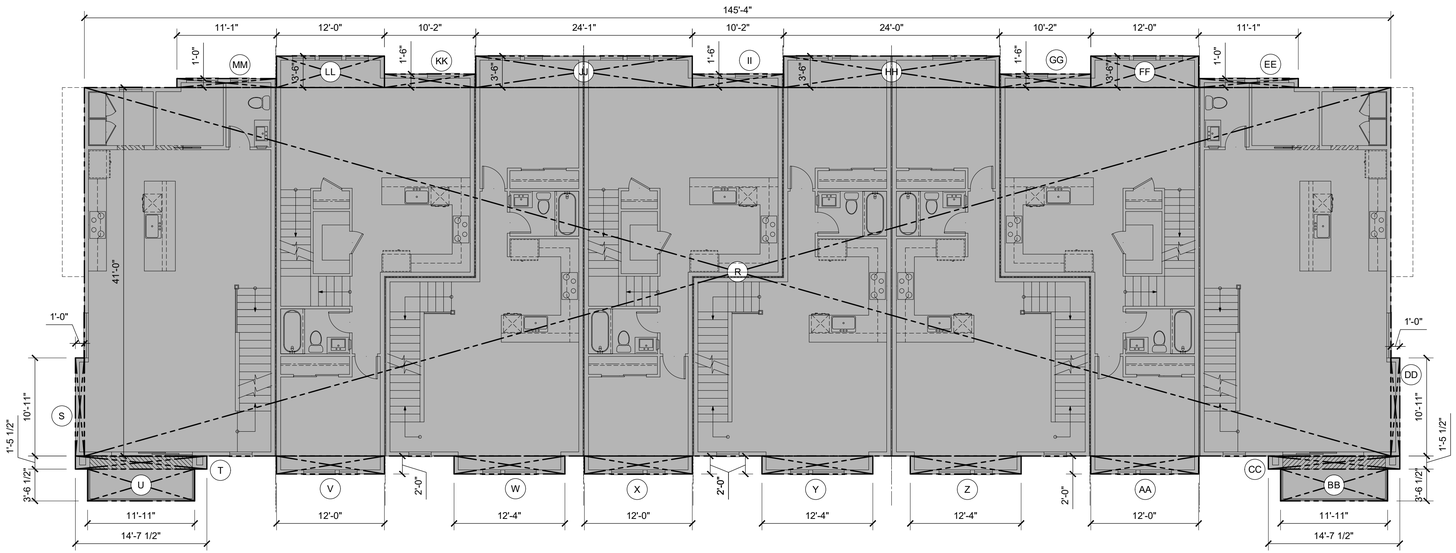
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



BUILDING 801 - FIRST FLOOR PLAN

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



BUILDING 801 - SECOND FLOOR PLAN

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

FAR CALCULATIONS - BUILDING 801	
FIRST FLOOR	
A	21'-4 1/2" x 21'-4"
B	12'-0" x 22'-5 1/2"
C	8'-7 1/2" x 3'-10"
D	10'-7 1/2" x 6'-7"
E	7'-9" x 3'-8"
F	12'-0" x 22'-5 1/2"
G	8'-7 1/2" x 3'-10"
H	10'-7 1/2" x 6'-7"
I	7'-9" x 3'-8"
J	7'-9" x 3'-8"
K	10'-7 1/2" x 6'-7"
L	8'-7 1/2" x 3'-10"
M	12'-0" x 22'-5 1/2"
N	21'-4 1/2" x 21'-4"
O	2'-5 1/2" x 21'-0 1/2"
P	2'-5 1/2" x 21'-0 1/2"
SECOND FLOOR	
R	145'-4" x 41'-0"
S	1'-0" x 10'-11"
T	14'-7 1/2" x 1'-5 1/2"
U	11'-11" x 3'-6 1/2
V	12'-0" x 2'-0"
W	12'-4" x 2'-0"
X	12'-0" x 2'-0"
Y	12'-4" x 2'-0"
Z	12'-4" x 2'-0"
AA	12'-0" x 2'-0"
BB	11'-11" x 3'-6 1/2
CC	14'-7 1/2" x 1'-5 1/2"
DD	1'-0" x 10'-11"
EE	11'-1" x 1'-0"
FF	12'-0" x 3'-6"
GG	10'-2" x 1'-6"
HH	24'-0" x 3'-6"
II	10'-2" x 1'-6"
JJ	24'-1" x 3'-6"
KK	10'-2" x 1'-6"
LL	12'-0" x 3'-6"
MM	11'-1" x 1'-0"
THIRD FLOOR	
NN	10'-3 1/2" x 30'-1"
OO	11'-3 1/2" x 12'-4 1/2"
PP	3'-4" x 43'-5 1/2"
QQ	7'-9" x 42'-0"
RR	12'-0" x 46'-6"
SS	24'-1" x 2'-0"
TT	44'-5" x 42'-6"
UU	26'-6" x 2'-0"
VV	12'-0" x 2'-0"
WW	12'-4" x 2'-0"
XX	12'-4" x 2'-0"
YY	24'-1" x 44'-6"
ZZ	12'-0" x 2'-0"
A	22'-1" x 42'-6"
B	12'-0" x 2'-0"
C	7'-9" x 42'-0"
D	3'-4" x 43'-5 1/2"
E	10'-3 1/2" x 30'-1"
F	11'-3 1/2" x 12'-4 1/2"
ROOF DECK	
G	8'-2 1/2" x 18'-7 1/2"
H	7'-6 1/2" x 13'-8 1/2"
I	2'-2 1/2" x 4'-3"
J	10'-5 1/2" x 7'-8 1/2"
K	4'-3" x 7'-10 1/2"
L	7'-6 1/2" x 13'-8 1/2"
M	2'-2 1/2" x 4'-3"
N	10'-5 1/2" x 7'-8 1/2"
O	4'-3" x 7'-10 1/2"
P	10'-5 1/2" x 7'-8 1/2"
Q	4'-3" x 7'-10 1/2"
R	2'-2 1/2" x 4'-3"
S	7'-6 1/2" x 13'-8 1/2"
T	8'-2 1/2" x 18'-7 1/2"

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

GROSS FLOOR AREA - BUILDING 801		
FIRST FLOOR PLAN	2218	SQ.FT.
SECOND FLOOR PLAN	6574	SQ. FT.
THIRD FLOOR PLAN	6490	SQ. FT
ROOF DECK STAIRS/VESTIBULE	976	SQ. FT.
TOTAL	16258	**SQ. FT.**

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

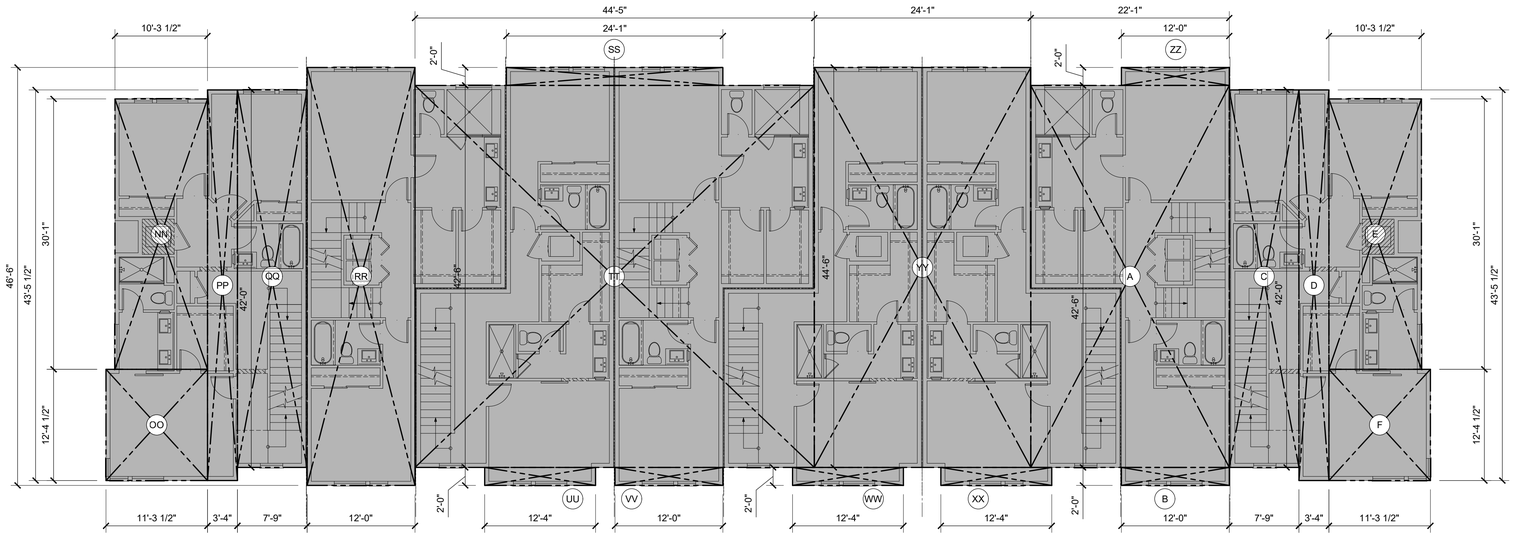
COVERED PARKING IS NOT INCLUDED AS FLOOR AREA IN MULTIFAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

TOWNHOUSE BUILDING 801 - FAR DIAGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

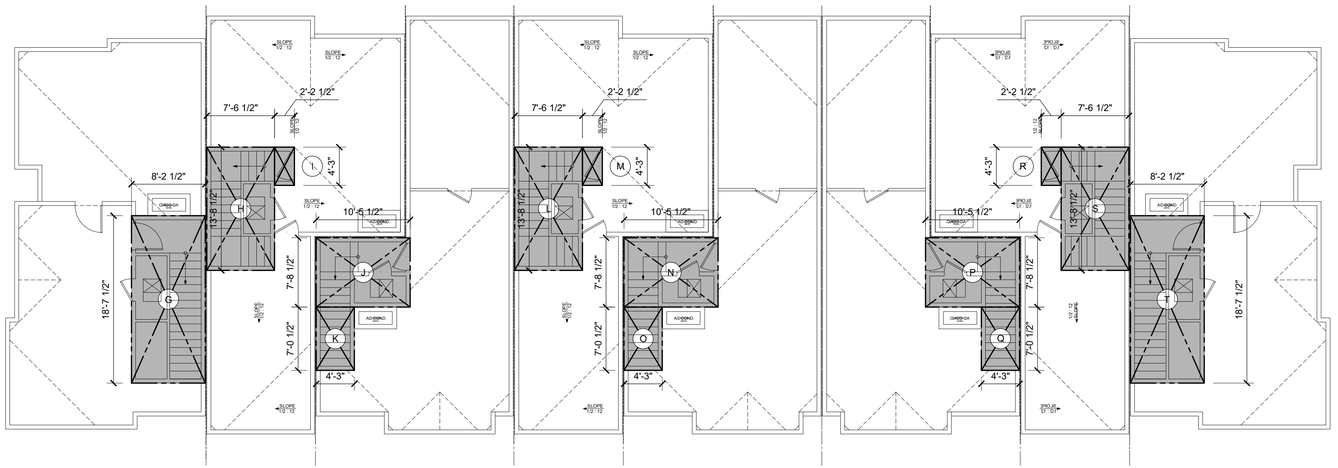
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



BUILDING 801 - THIRD FLOOR PLAN

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



BUILDING 801 - ROOF DECK PLAN

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

INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS

NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010 FOOTNOTE (4):

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FAR CALCULATIONS - BUILDING 801	
FIRST FLOOR	
A	21'-4 1/2" x 21'-4"
B	12'-0" x 22'-5 1/2"
C	8'-7 1/2" x 3'-10"
D	10'-7 1/2" x 6'-7"
E	7'-9" x 3'-8"
F	12'-0" x 22'-5 1/2"
G	8'-7 1/2" x 3'-10"
H	10'-7 1/2" x 6'-7"
I	7'-9" x 3'-8"
J	7'-9" x 3'-8"
K	10'-7 1/2" x 6'-7"
L	8'-7 1/2" x 3'-10"
M	12'-0" x 22'-5 1/2"
N	21'-4 1/2" x 21'-4"
O	2'-5 1/2" x 21'-0 1/2"
P	2'-5 1/2" x 21'-0 1/2"
SECOND FLOOR	
R	145'-4" x 41'-0"
S	1'-0" x 10'-11"
T	14'-7 1/2" x 1'-5 1/2"
U	11'-11" x 3'-6 1/2
V	12'-0" x 2'-0"
W	12'-4" x 2'-0"
X	12'-0" x 2'-0"
Y	12'-4" x 2'-0"
Z	12'-4" x 2'-0"
AA	12'-0" x 2'-0"
BB	11'-11" x 3'-6 1/2
CC	14'-7 1/2" x 1'-5 1/2"
DD	1'-0" x 10'-11"
EE	11'-1" x 1'-0"
FF	12'-0" x 3'-6"
GG	10'-2" x 1'-6"
HH	24'-0" x 3'-6"
II	10'-2" x 1'-6"
JJ	24'-1" x 3'-6"
KK	10'-2" x 1'-6"
LL	12'-0" x 3'-6"
MM	11'-1" x 1'-0"
THIRD FLOOR	
NN	10'-3 1/2" x 30'-1"
OO	11'-3 1/2" x 12'-4 1/2"
PP	3'-4" x 43'-5 1/2"
QQ	7'-9" x 42'-0"
RR	12'-0" x 46'-6"
SS	24'-1" x 2'-0"
TT	44'-5" x 42'-6"
UU	26'-6" x 2'-0"
VV	12'-0" x 2'-0"
WW	12'-4" x 2'-0"
XX	12'-4" x 2'-0"
YY	24'-1" x 44'-6"
ZZ	12'-0" x 2'-0"
A	22'-1" x 42'-6"
B	12'-0" x 2'-0"
C	7'-9" x 42'-0"
D	3'-4" x 43'-5 1/2"
E	10'-3 1/2" x 30'-1"
F	11'-3 1/2" x 12'-4 1/2"
ROOF DECK	
G	8'-2 1/2" x 18'-7 1/2"
H	7'-6 1/2" x 13'-8 1/2"
I	2'-2 1/2" x 4'-3"
J	10'-5 1/2" x 7'-8 1/2"
K	4'-3" x 7'-10 1/2"
L	7'-6 1/2" x 13'-8 1/2"
M	2'-2 1/2" x 4'-3"
N	10'-5 1/2" x 7'-8 1/2"
O	4'-3" x 7'-10 1/2"
P	10'-5 1/2" x 7'-8 1/2"
Q	4'-3" x 7'-10 1/2"
R	2'-2 1/2" x 4'-3"
S	7'-6 1/2" x 13'-8 1/2"
T	8'-2 1/2" x 18'-7 1/2"

GROSS FLOOR AREA - BUILDING 801		
FIRST FLOOR PLAN	2218	SQ.FT.
SECOND FLOOR PLAN	6574	SQ. FT.
THIRD FLOOR PLAN	6490	SQ. FT
ROOF DECK STAIRS/VESTIBULE	976	SQ. FT.
TOTAL	16258	**SQ. FT.**

TOWNHOUSE BUILDING 801 - FAR DIAGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

WALLRACK™

Specifications

CycleSafe® SECURE BICYCLE PARKING

Cycle-Safe's Product Line



LOCKERS
The ProPark® bicycle locker from Cycle-Safe is an attractive, pad-mounted modular system that's easy to install, requires minimal maintenance, and provides the ultimate in bicycle security.



CYCLEPORT SHELTERS
A modular bicycle shelter system which features a composite canopy with a tubular frame in contemporary design. May be specified with a variety of side walls and bike racks for weather protected short term use.



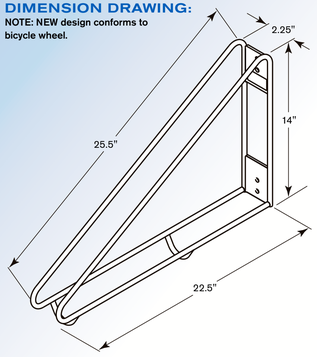
U2 RACKS
Cycle-Safe's 'inverted U' type bike racks are the leading edge in technology for bike rack parking and offer the best of short-term cycle parking. The inverted U-rack design for two bicycles is widely regarded as the recommended standard for modern bicycles.



VINTAGE RACKS
Vintage Racks by Cycle-Safe are a novel blend of the old and the new. They capture the charm of traditional ornamental bicycle standards. Vintage Racks were developed in response to urban planners' efforts to recreate historic streetscapes as counterpoints to the hustle and bustle of the modern world.

DIMENSION DRAWING:

NOTE: NEW design conforms to bicycle wheel.





U-Lock compatible to secure bike and frame

Product: CycleSafe Wallrack part# 17502
Capacity: Holds 1 bike
Material: Heavy duty 3/8" wire frame
Finish: Durable polyester powdercoat finish, Red, Blue, Black or Silver, Stainless Steel upon request
Mounting: Wood (furnished): 2 - 5/16" lag wood screws, 12" O.C.
Concrete/Block: 5/16" lag shield upon request

ORDER INFORMATION:

- Wallrack part# 17502 (R)red, (BL)blue, (BK)black, (S)silver)
- Stainless Steel Wallrack part# 17503
- Extra Mounting lag screw part# 17505
- Concrete lag shield part# 17504
- 45˚ Angle bracket kit part# 17513

Ships 1 per box, lag screws and shields included.

Contact us for more information

CycleSafe® SECURE BICYCLE PARKING
PH 616.954.9977 FAX 616-954-0290
888.950.6531 CYCLESAFE.COM INFO@CYCLESAFE.COM

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LR4.1.015
Rev. 8.24.16

WALL MOUNTED BIKE RACK AS SHOWN IN GARAGES - SEE UNIT PLANS

STORMWATER BMPS:

"STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS."

"A. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.

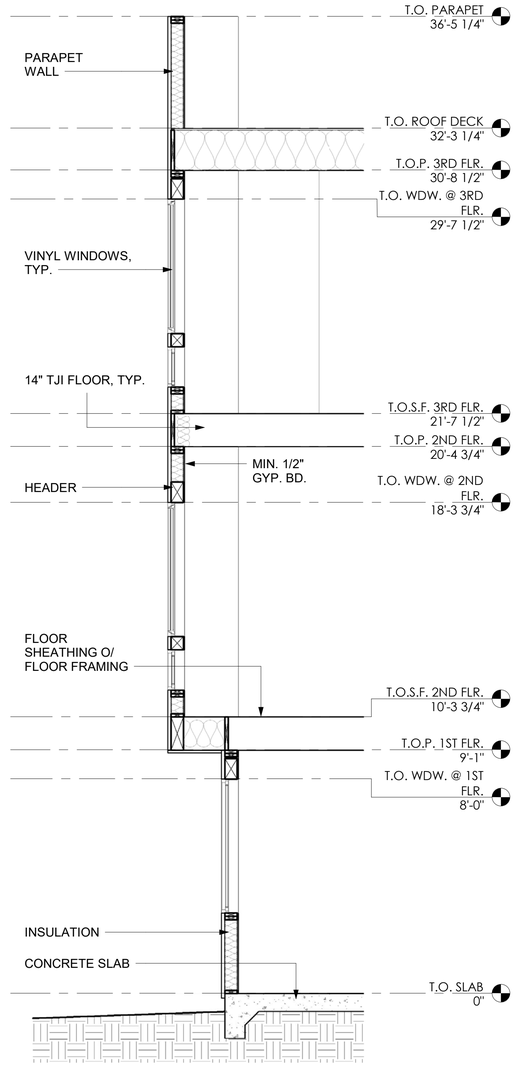
B. BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)

I. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE

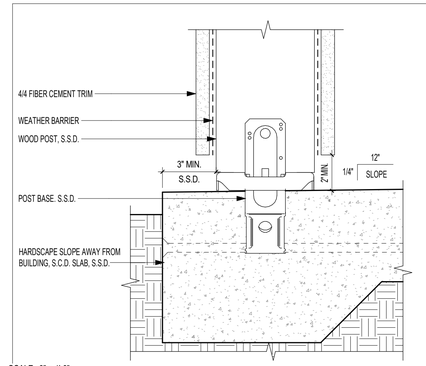
GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY- LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.

C. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

D. PAMC 16.09.165(H) STORM DRAIN LABELING - STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CREEK]," OR EQUIVALENT."

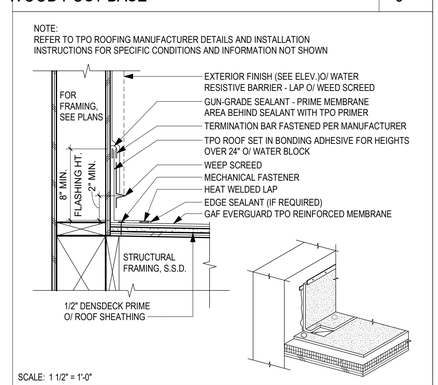


A TYPICAL WALL EXTERIOR SECTION
3/8" = 1'-0"



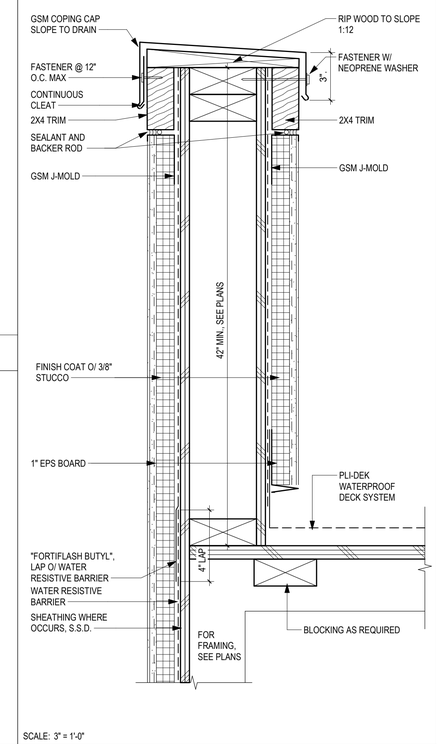
SCALE: 3" = 1'-0"

WOOD POST BASE | 3



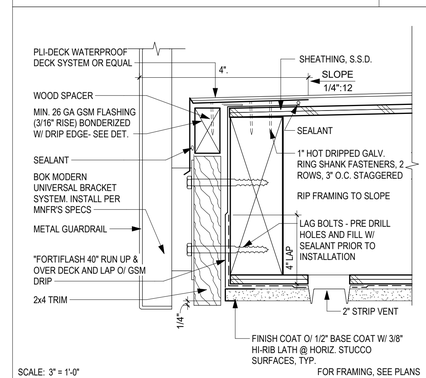
SCALE: 1 1/2" = 1'-0"

FLAT ROOF TO WALL | 5



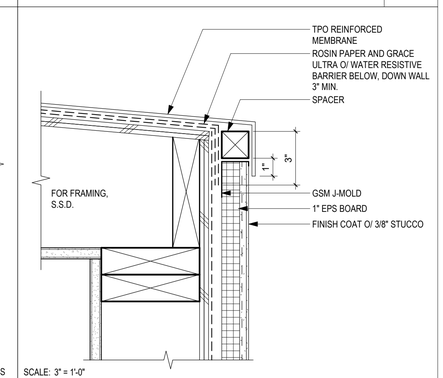
SCALE: 3" = 1'-0"

FLAT ROOF AT PARAPET | 2



SCALE: 3" = 1'-0"

SIDE MOUNT RAILING AT DECK EDGE | 4



SCALE: 3" = 1'-0"

FLAT ROOF AT EDGE | 1

SCHEMATIC DETAILS & SPECIFICATIONS

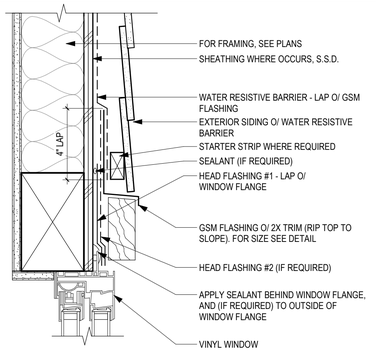
GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

NOT USED

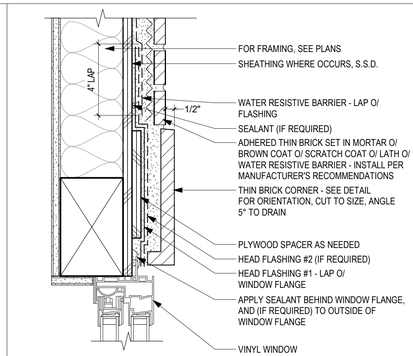
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SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

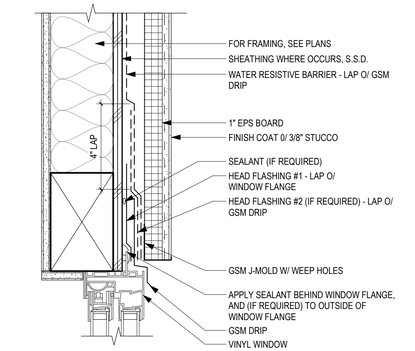
WINDOW HEAD - SIDING 9



SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW HEAD - ADHERED BRICK VENEER 6



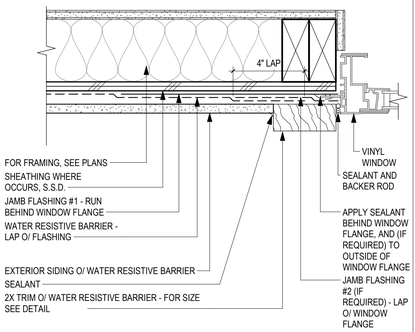
SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW HEAD - STUCCO 3

NOT USED

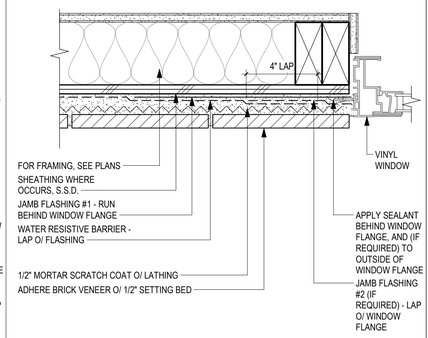
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SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

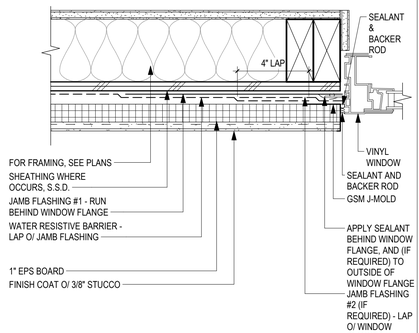
WINDOW JAMB - SIDING 8



SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW JAMB - ADHERED BRICK VENEER 5



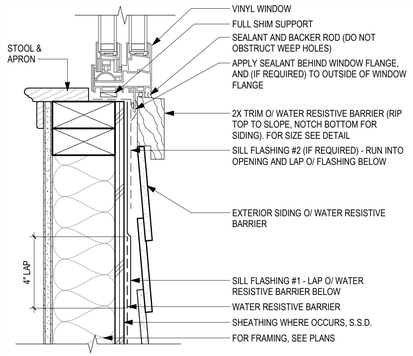
SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW JAMB - STUCCO 2

NOT USED

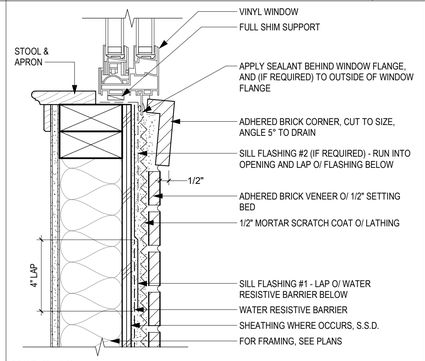
NOT USED



SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

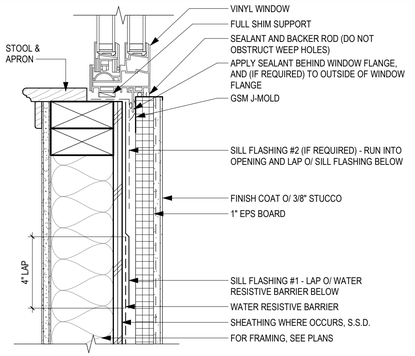
WINDOW SILL - SIDING 7



SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW SILL - ADHERED BRICK VENEER 4



SCALE: 3" = 1'-0"

FOR FLASHING, SEE DETAIL

WINDOW SILL - STUCCO 1

SCHEMATIC DETAILS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

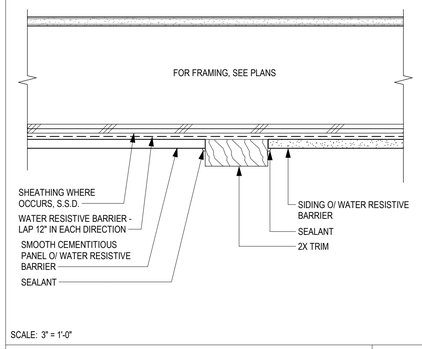
WWW.DAHLINGROUP.COM

1214.009 | 26 SEPTEMBER 2025

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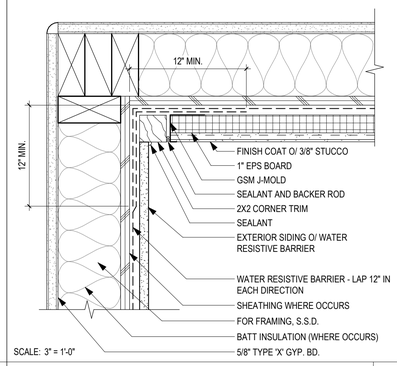
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

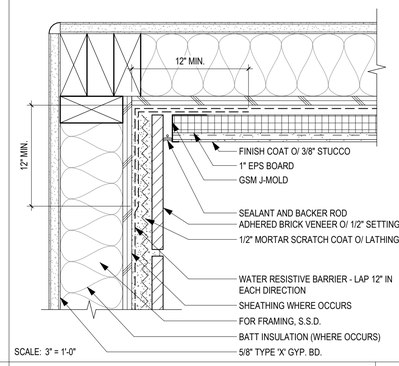


HORIZ. TRANS. - SIDING TO PANEL SIDING | 15

NOT USED

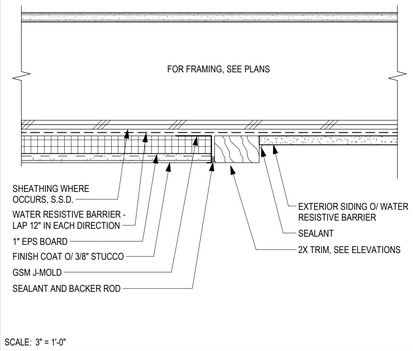


EXT. INSIDE CORNER - STUCCO-SIDING | 9



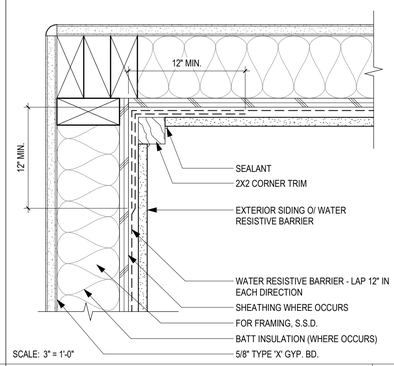
EXT. INSIDE CORNER - STUCCO TO BRICK | 6

NOT USED

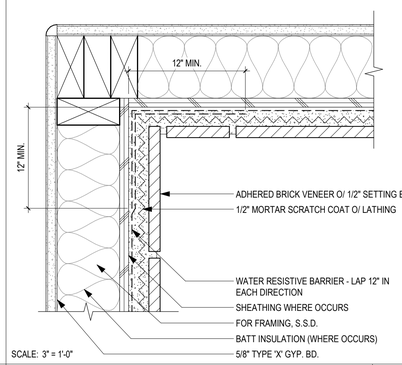


HORIZ. TRANS. - STUCCO TO SIDING | 14

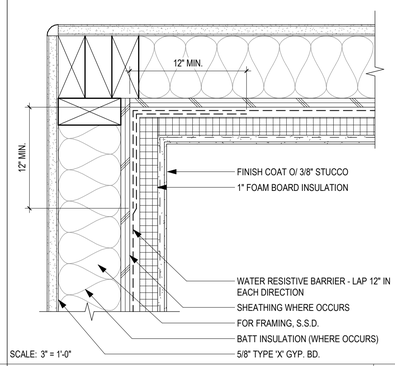
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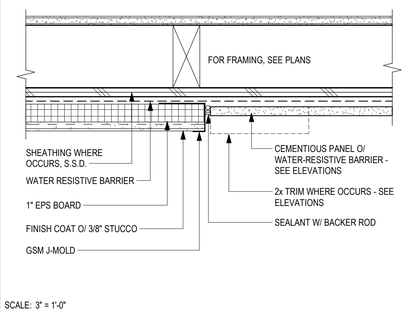
EXT. INSIDE CORNER - SIDING | 8



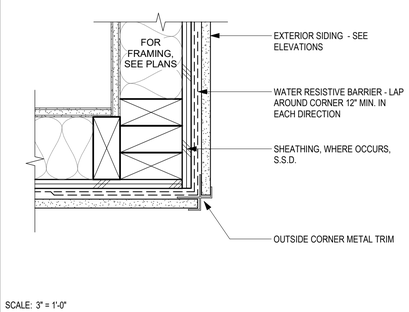
EXT. INSIDE CORNER - BRICK VENEER | 5



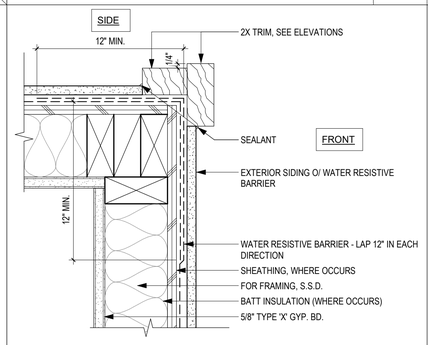
EXT. INSIDE CORNER - STUCCO | 2



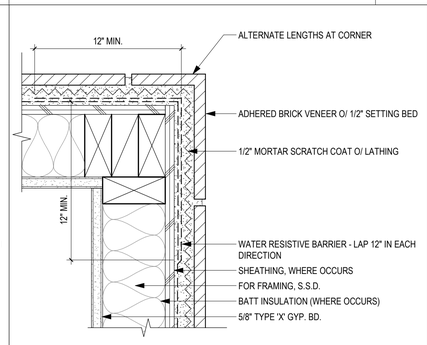
HORIZ. TRANS. - STUCCO TO PANEL SIDING | 13



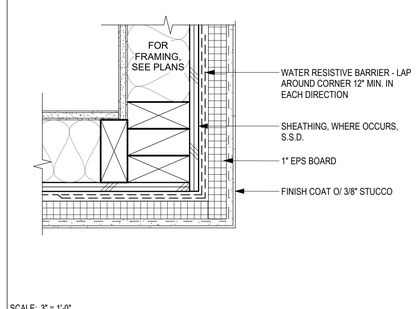
EXT. OUTSIDE CORNER - PANEL SIDING | 10



EXT. OUTSIDE CORNER - SIDING | 7



EXT. OUTSIDE CORNER - BRICK VENEER | 4



EXT. OUTSIDE CORNER - STUCCO | 1

SCHEMATIC DETAILS

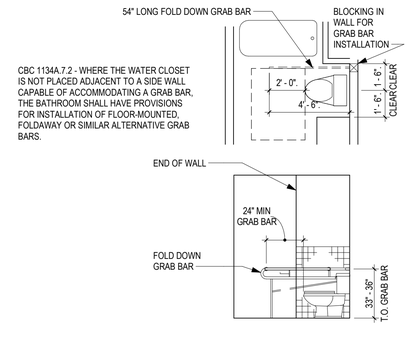
GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

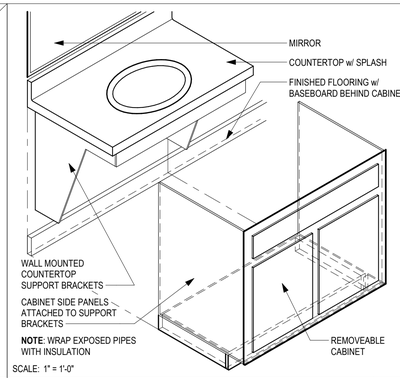
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NOT USED

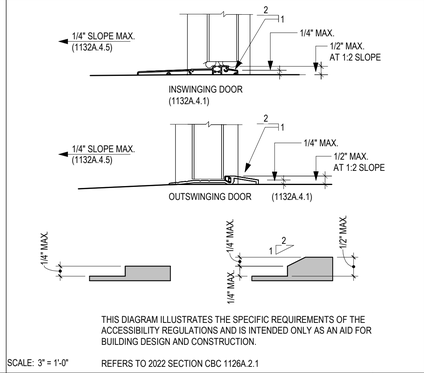


FOLD DOWN GRAB BAR | 12

NOT USED

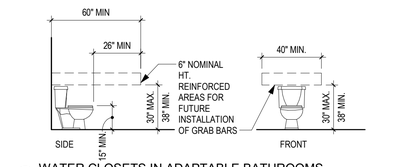


REMOVABLE BATHROOM CABINET | 6

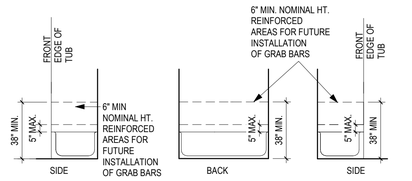


THRESHOLDS | 3

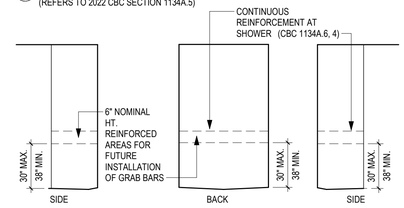
NOT USED



A WATER CLOSETS IN ADAPTABLE BATHROOMS
(REFERS TO 2022 CBC SECTION 1134A.7)



B BATHTUBS IN ADAPTABLE BATHROOMS
(REFERS TO 2022 CBC SECTION 1134A.5)

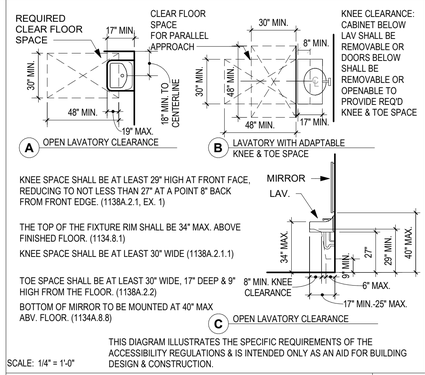


C SHOWERS IN ADAPTABLE BATHROOMS
(REFERS TO 2022 CBC SECTION 1134A.6)

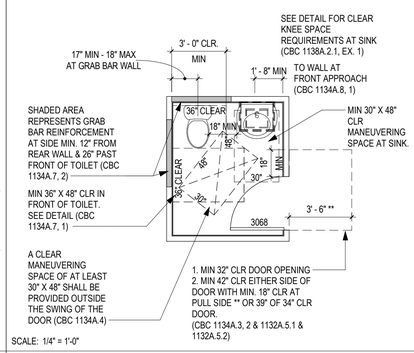
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

SCALE: 1/4" = 1'-0"
CBC FIGURE 11A-9G

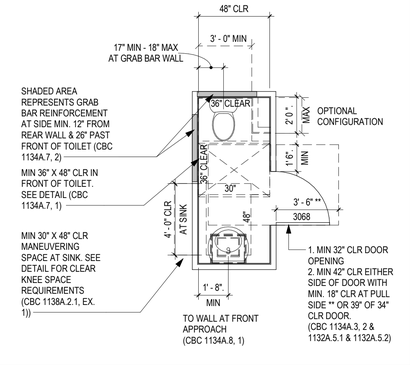
GRAB BAR REINFORCEMENT LOCATIONS | 10



LAVATORY CLEARANCES | 8

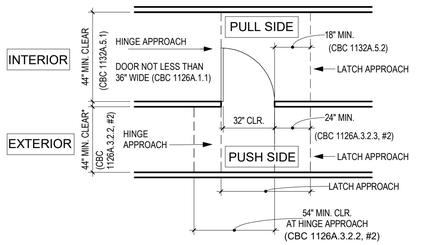


MINIMUM ADAPTABLE POWDER | 2

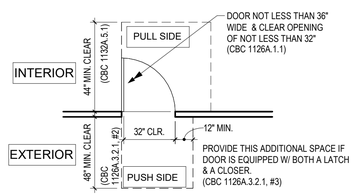


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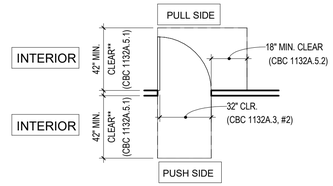
PRIMARY ENTRY/ REQUIRED EXIT DOORS - SIDE APPROACH



PRIMARY ENTRY/ REQUIRED EXIT DOORS - FRONT APPROACH



INTERIOR DOORS - ANY APPROACH



*48" MIN. IF DOOR IS EQUIPPED W/ BOTH A LATCH & A CLOSER AT HINGE APPROACH (CBC FIGURE 11A-8A, 1126A.3.2.2 #2),
OR IF DOOR IS EQUIPPED W/ A CLOSER AT LATCH APPROACH (CBC 1126.3.2.3, #2)

**39" MIN. IF MIN. CLEAR OPENING WIDTH IS 34" (INTERIOR DOORS ONLY) (CBC 1132A.5.1, EX. 1)

DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS & IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN & CONSTRUCTION.

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

RESIDENTIAL DOOR CLEARANCES | 1

ACCESSIBILITY DETAILS

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.56

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	Part 2
4.1 Planning and Design		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.1	X		□							
	Mandatory	Grading and paving	4.106.3	X									
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings *[AA]*[M.	4.106.4.3	X		□							
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090 / 4.106.5	X									
	Tier 2 Mand.	Water Permeble Surface for 30%	A4.106.4	X									
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X		□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160 / A4.106.8	X		□							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1	X		□							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2	X		□							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3		X	□							
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X		□							
	Mandatory	Reinforcement for grab bars *[N]*	CBSC R327.1.1	X									
Electives (choose 4)	**Elective**	Site selection	A4.103.1	X		□							
	Elective	Community connectivity	A4.103.2	X		□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1			□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1			□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			□							
	Elective	Soil analysis	A4.106.2.1	X		□							
	Elective	Soil protection	A4.106.2.2			□							
	Elective	Landscape design	A4.106.3	X		□							
	Elective	Vegetated roof	A4.106.6			□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7			□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10			□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1			□							
4.2 PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code, (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6	X		□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6	X		□							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X		□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X		□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2		X	□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		□							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2		X	□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		X	□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		□							
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings *[MF]*	4.303.2	X									
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3	X		□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		□							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only]/[AA]*	PAMC 16.14.210/ A4.305.3		X	□							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		X	□							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X		□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2			□							
	Elective	Appliances	A4.303.3	X		□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4			□							
	Elective	Hot water recirculation systems	A4.303.5			□							
	Elective	Rainwater catchment systems	A4.304.1			□							
	Elective	Potable water elimination	A4.304.2			□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	X		□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3			□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1			□							
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X		□							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X									
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against ro	4.406.1	X		□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standar	PAMC 16.14.250/ 4.408.1	X		□							
	Mandatory	Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1	X		□							
	Mandatory	Waste management company	4.408.3	X		□							
	Mandatory	Documentation	4.408.5	X									
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X		□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X		□							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1	X		□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2			□							
	Elective	Efficient framing techniques - Building systems	A4.404.3	X		□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4			□							
	Elective	Prefinished building materials	A4.405.1			□							
	Elective	Concrete floors	A4.405.2			□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4			□							
	Elective	Drainage around foundations	A4.407.1			□							
	Elective	Roof drainage	A4.407.2	X		□							
	Elective	Flashing details	A4.407.3	X		□							
	Elective	Material protection	A4.407.4			□							
	Elective	Door protection	A4.407.6	X		□							
	Elective	Roof overhangs	A4.407.7			□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1			□							

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	Part 2
4.5 Environmental Quality		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type	PAMC 16.14.090/ 4.503.1	X		□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during construc	4.504.1	X		□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X		□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X		□							
	Mandatory	Aerosol paints and coatings	4.504.2.3	X		□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X		□							
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X		□							
	Mandatory	Carpet cushion	4.504.3.1	X		□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X		□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2	X		□							
	Mandatory	Composite wood products	4.504.5	X		□							
	Mandatory	Composite wood products: documentation	4.504.5.1	X		□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X		□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X		□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X		□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building. 2. Humidity controlled OR functioning as a component of a whole-house ventilation system 3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	4.506.1	X		□							
	Mandatory	Heating and air conditioning system design	4.507.2	X		□							
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.390/5.506.4	X		□							
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1			□							
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3			□							
	Elective	Construction filters *[HR]*	A4.506.2			□							
	Elective	Direct-vent appliances	A4.506.3	X		□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1			□							

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the

Special Inspector Acknowledgement

The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Signature (Green Building Special Inspector)

Sign only after project is complete

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Version 10/24

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1
Mandatory +Tier 2

GREEN BUILDING PROGRAM

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

1214.009 | 26 SEPTEMBER 2025

A.57

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

CONCEPTUAL RENDERING

GENG ROAD TOWNHOMES | STRADA INVESTMENT GROUP



N

1214.009 | 26 SEPTEMBER 2025

A.58

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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
JASON NERI, P.E.

4. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
2350 MISSION COLLEGE BLVD, SUITE 800
SANTA CLARA, CA 95054
(925) 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: 11.02± AC (GROSS)

15. NUMBER OF UNITS: 145 RESIDENTIAL DWELLING UNITS

16. DENSITY: 13.15± DU/AC (GROSS)

17. EXISTING LOTS: 2 LOTS

18. PROPOSED LOTS: RESIDENTIAL LOTS – 23 (LOTS 1–23)
PRIVATE ROAD/ALLEYS/OPEN SPACE – 16 (PARCELS A–P)

AVERAGE LOT SIZE – 11,636 SF
SMALLEST LOT SIZE – 6,864 SF (LOT 5)

19. UTILITIES
WATER: CITY OF PALO ALTO
SEWER: CITY OF PALO ALTO
STORM DRAIN: CITY OF PALO ALTO
GAS & ELECTRIC: CITY OF PALO ALTO
TRASH: GREEN WASTE OF PALO ALTO
RECYCLING: GREEN WASTE OF PALO ALTO

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

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

22. STREETS: ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE

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

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

25. PHASING: THIS PROJECT MAY BE PHASED. PERSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

26. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.

27. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

29. LIGHTING: ALL ONSITE LIGHTING WILL BE PRIVATE AND HOA MAINTAINED.

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

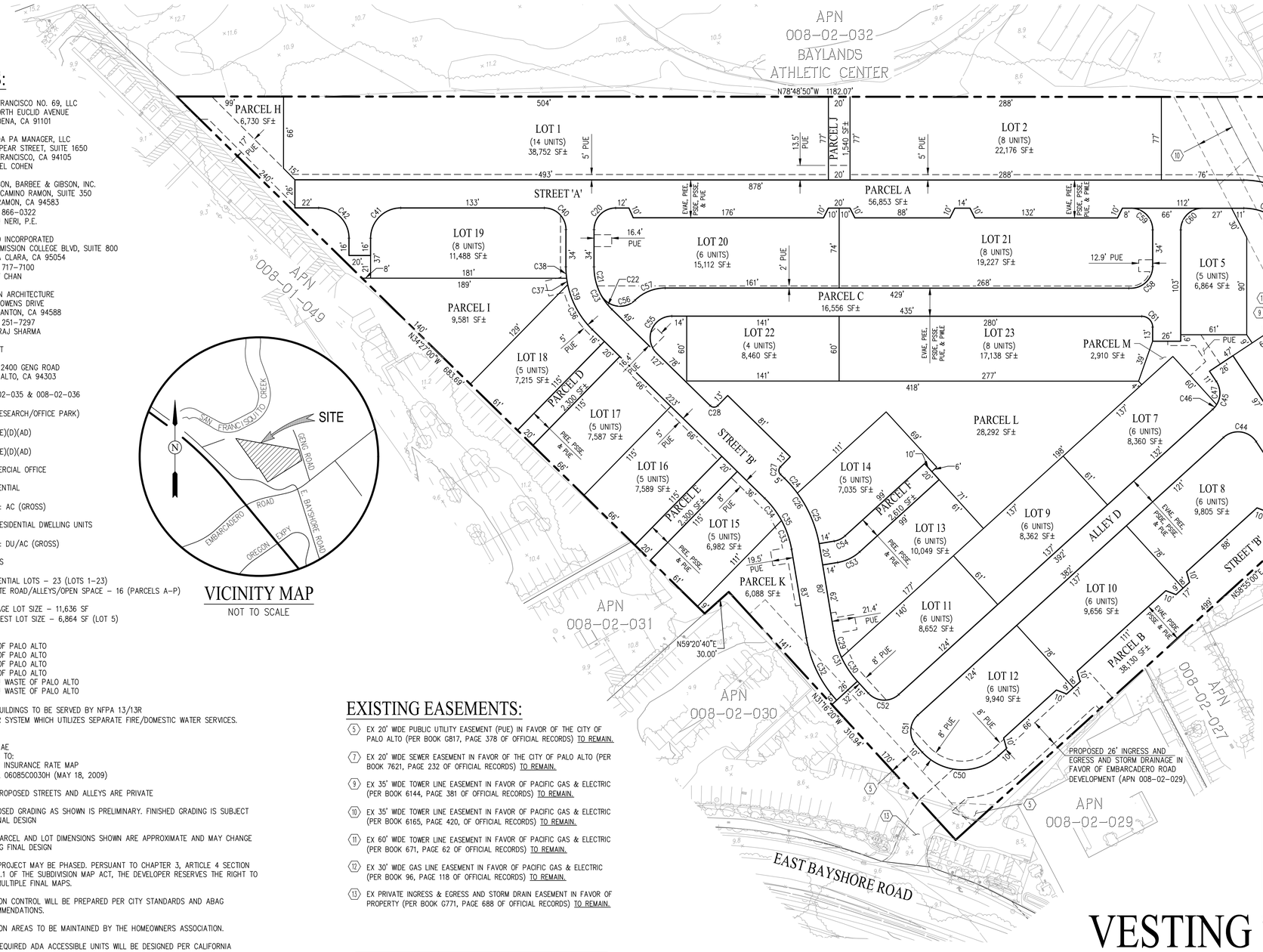
31. BENCHMARK: THE BENCHMARK IS AN NGS MONUMENT, DESIGNATION 941 4537 TIDAL 4 RESET, PID HT1271, BEING A BRASS DISK SET IN THE PUMP HOUSE ROOF STRUCTURE WITHIN THE CITY OF PALO ALTO SEWAGE TREATMENT PLANT, HAVING A PUBLISHED ELEVATION OF 7.3 FEET (NAVD88).

32. 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.

33. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1–23 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 145 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1–23.

34. EASEMENTS: PUBLIC UTILITY EASEMENTS (PUE) AND EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE) WILL BE PROVIDED AS NEEDED. FINAL EASEMENT LOCATIONS TO BE DETERMINED WITH PROJECT DESIGN DOCUMENTS.

VICINITY MAP
NOT TO SCALE



EXISTING EASEMENTS:

(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 REMAIN.

(7) EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 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 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.

(12) EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.

(13) EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.

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 ACCESS PLAN
C8.1	PRELIMINARY SOLID WASTE NOTES AND DETAILS
INT1	JOINT TRENCH INTENT

ABBREVIATIONS

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

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	76.00'	31°16'00"	41.47'
C2	76.00'	31°19'30"	41.55'
C3	76.00'	62°35'30"	83.02'
C4	65.00'	28°25'20"	32.24'
C5	65.00'	76°26'16"	86.72'
C6	65.00'	104°51'40"	118.96'
C7	28.00'	22°35'25"	11.04'
C8	28.00'	52°26'23"	25.63'
C9	92.58'	34°45'07"	56.15'
C10	20.00'	73°59'11"	25.83'
C11	149.91'	36°17'00"	94.93'
C12	28.00'	13°44'34"	6.72'
C13	124.00'	12°50'31"	27.79'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C14	124.00'	20°19'40"	43.99'
C15	124.00'	33°10'11"	71.79'
C16	20.00'	71°24'51"	24.93'
C17	91.00'	32°32'07"	51.67'
C18	5.00'	90°00'00"	7.85'
C19	50.00'	62°35'30"	54.62'
C20	20.00'	90°00'00"	31.42'
C21	55.00'	28°01'49"	26.91'
C22	55.00'	17°36'21"	16.90'
C23	55.00'	45°38'10"	43.81'
C24	113.00'	9°17'08"	18.31'
C25	113.00'	26°00'52"	51.31'
C26	113.00'	36°09'09"	71.30'
C27	5.00'	90°00'00"	7.85'
C28	5.00'	90°00'00"	7.85'
C29	88.34'	16°43'24"	25.79'
C30	87.34'	17°27'48"	26.62'
C31	87.35'	34°22'35"	52.41'
C32	113.00'	32°58'29"	65.03'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C33	87.15'	18°32'43"	28.21'
C34	87.00'	17°01'38"	25.85'
C35	87.04'	35°35'20"	54.06'
C36	81.00'	33°56'04"	47.97'
C37	81.00'	4°13'56"	5.98'
C38	81.00'	7°28'10"	10.56'
C39	81.00'	45°38'10"	64.52'
C40	20.00'	90°00'00"	31.42'
C41	28.00'	90°00'00"	43.98'
C42	28.00'	90°00'00"	43.98'
C43	20.01'	82°19'22"	28.75'
C44	20.00'	98°43'29"	34.46'
C45	20.00'	81°16'31"	28.37'
C46	19.98'	16°13'08"	5.65'
C47	20.00'	65°04'33"	22.72'
C48	28.00'	101°31'29"	49.62'
C49	28.00'	87°46'56"	42.90'
C50	50.00'	89°48'40"	78.37'
C51	20.19'	83°44'22"	29.51'
C52	20.00'	89°48'40"	31.35'
C53	40.00'	32°47'09"	22.89'
C54	20.00'	32°47'09"	11.44'
C55	20.00'	135°38'10"	47.35'
C56	20.00'	106°02'31"	37.02'
C57	40.00'	44°04'13"	30.77'
C58	20.15'	95°04'03"	33.44'
C59	20.00'	90°00'00"	31.42'
C60	20.00'	89°59'56"	31.42'
C61	10.00'	89°59'59"	15.71'

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

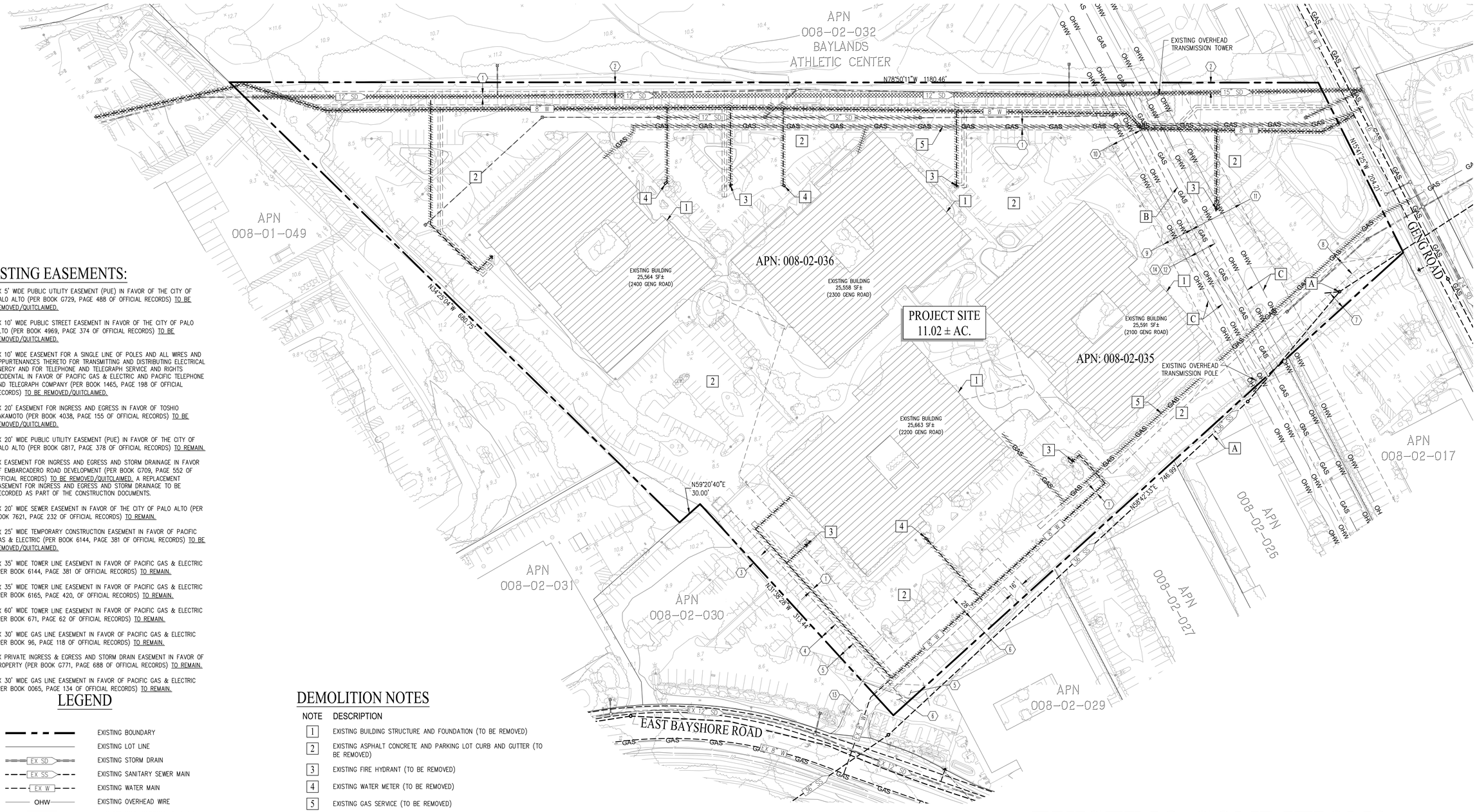
SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

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SHEET NO. TM1.0 OF 12 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 WIRES 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 FAVOR 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 REMAIN.
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/QUITCLAIMED. A REPLACEMENT EASEMENT FOR INGRESS AND EGRESS AND STORM DRAINAGE TO BE RECORDED AS PART OF THE CONSTRUCTION DOCUMENTS.
7. EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 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 BE REMOVED/QUITCLAIMED.
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 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.
12. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.
13. EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.
14. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 0065, PAGE 134 OF OFFICIAL RECORDS) TO REMAIN.

LEGEND

- EXISTING BOUNDARY
- EXISTING LOT LINE
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER MAIN
- EX W — EXISTING WATER MAIN
- OHW — EXISTING OVERHEAD WIRE
- EX UG — EXISTING UNDERGROUND ELECTRIC
- EX FO — EXISTING FIBER OPTIC
- GAS — 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)
5	EXISTING GAS SERVICE (TO BE REMOVED)

NOTES:
1. ALL EXISTING WATER, GAS AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE ABANDONED AT THE MAIN PER WGW UTILITIES PROCEDURES.
2. ALL WATER MAINS AND SERVICES ARE TO BE PROTECTED IN PLACE UNTIL DISCONNECTED AND ABANDONED BY CPAU.

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: SEPTEMBER 26, 2025

0 50 100 150

JOB NO.: 3860-000

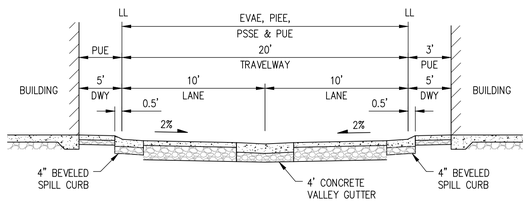
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SHEET NO.
C1.0
OF 12 SHEETS

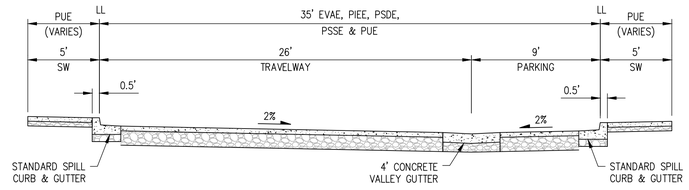
H:\3860-000\ACAD\TM\C1.0 EXISTING CONDITIONS.DWG

EXISTING EASEMENTS:

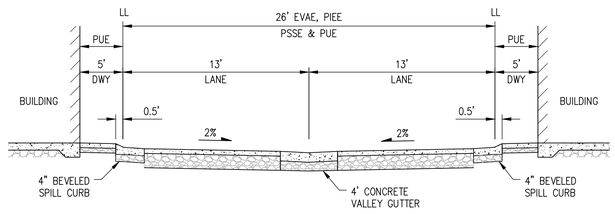
5. EX 20' WIDE PUBLIC UTILITY EASEMENT (PUE) IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK G817, PAGE 378 OF OFFICIAL RECORDS) TO REMAIN.
7. EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 OF OFFICIAL RECORDS) TO REMAIN.
9. EX 35' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 6144, PAGE 381 OF OFFICIAL RECORDS) TO REMAIN.
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11. EX 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.
12. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.
13. EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.



TYPICAL DRIVES E-G SECTION
(NOT TO SCALE)

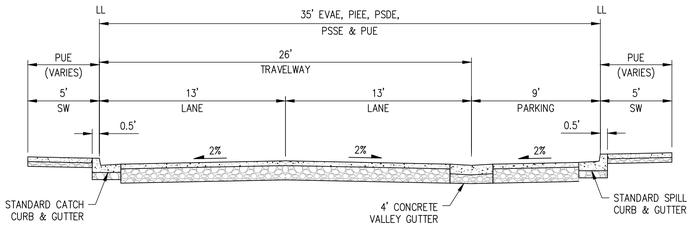


TYPICAL STREET A SECTION
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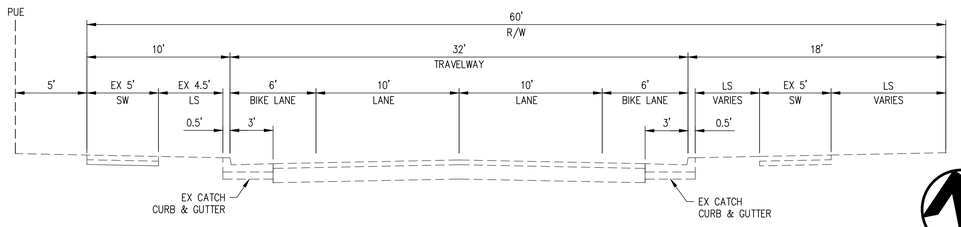


ALLEY C & D SECTION
(NOT TO SCALE)

DRIVE H SECTION
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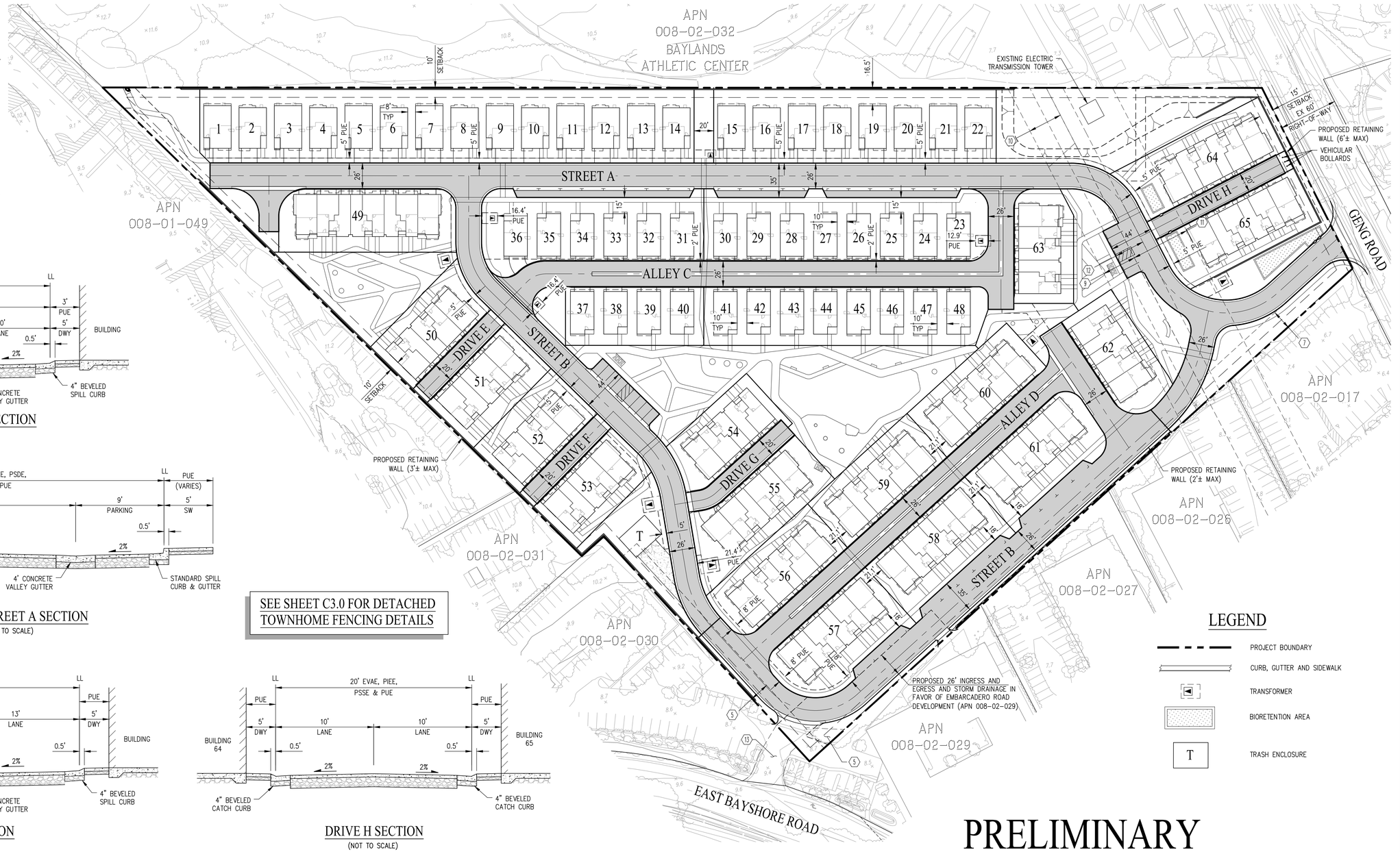


TYPICAL STREET B SECTION
(NOT TO SCALE)



EXISTING GENG ROAD SECTION
(NOT TO SCALE)

SEE SHEET C3.0 FOR DETACHED TOWNHOME FENCING DETAILS



LEGEND

- PROJECT BOUNDARY
- CURB, GUTTER AND SIDEWALK
- TRANSFORMER
- BIORETENTION AREA
- T — TRASH ENCLOSURE

PRELIMINARY SITE PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

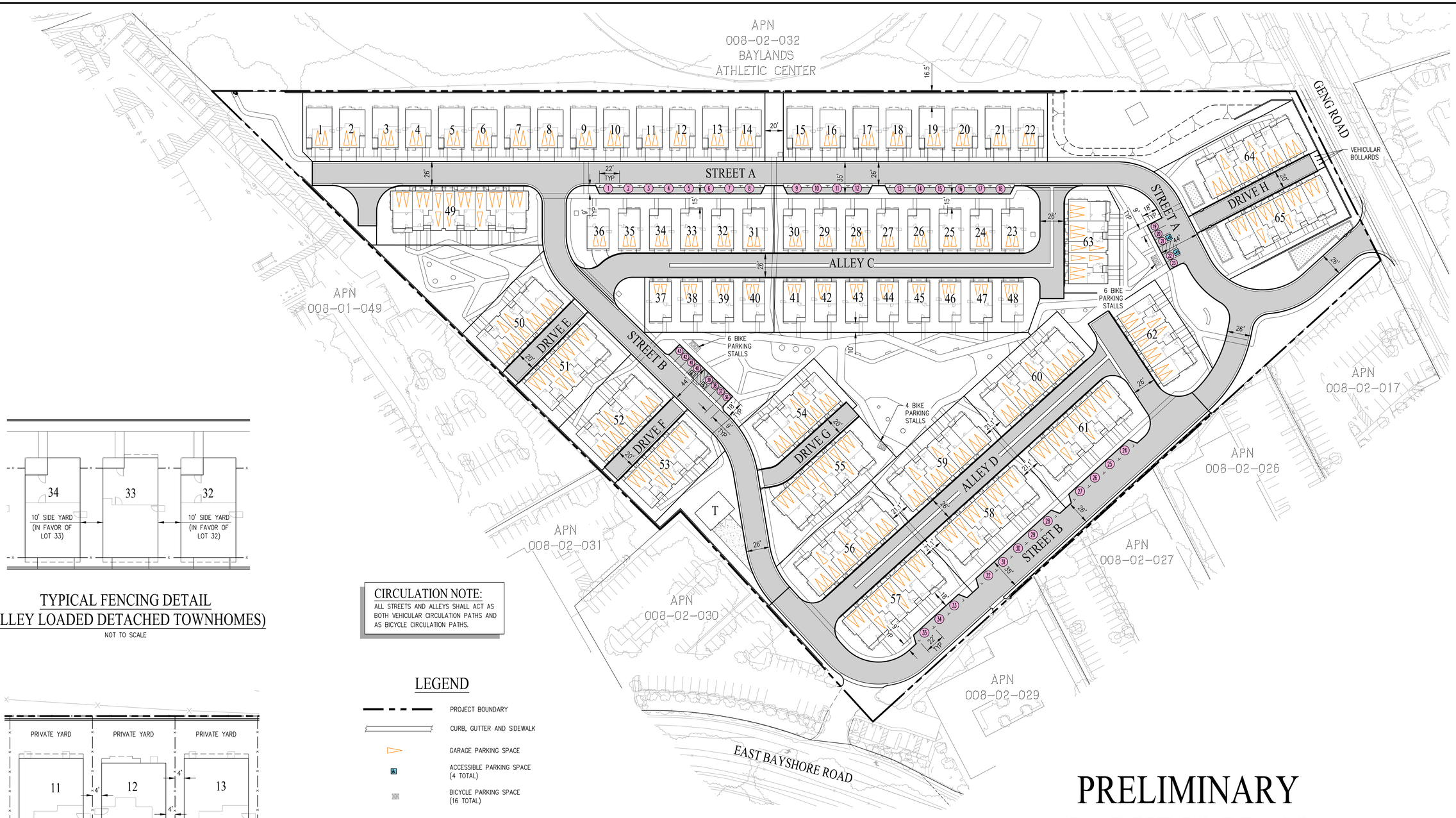
SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

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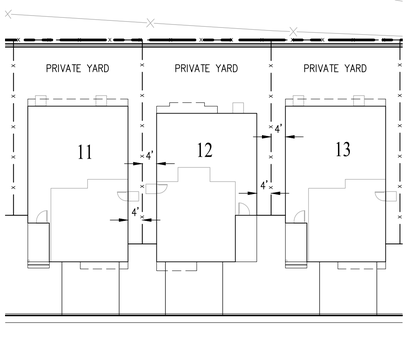
JOB NO.: 3860-000

SHEET NO.
C2.0
OF 12 SHEETS



TYPICAL FENCING DETAIL
(ALLEY LOADED DETACHED TOWNHOMES)

NOT TO SCALE



TYPICAL FENCING DETAIL
(FRONT LOADED DETACHED TOWNHOMES)

NOT TO SCALE

CIRCULATION NOTE:
ALL STREETS AND ALLEYS SHALL ACT AS BOTH VEHICULAR CIRCULATION PATHS AND AS BICYCLE CIRCULATION PATHS.

LEGEND

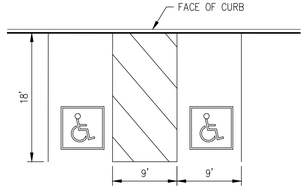
- PROJECT BOUNDARY
- CURB, GUTTER AND SIDEWALK
- GARAGE PARKING SPACE
- ACCESSIBLE PARKING SPACE (4 TOTAL)
- BICYCLE PARKING SPACE (16 TOTAL)

PARKING SUMMARY

DESCRIPTION	PROVIDED
GARAGE	290 SPACES
ONSITE GUEST PARKING	43 SPACES
TOTAL PARKING	333 SPACES

PARKING SUMMARY NOTES:

1. TYPICAL PERPENDICULAR ONSITE GUEST PARKING SHALL BE 9'X18'.
2. PARALLEL PARKING SPOTS SHALL BE 9'X22' TYPICAL.
3. ALL STREETS, DRIVES AND ALLEYS THAT DO NOT HAVE DESIGNATED PARKING SHALL BE POSTED "NO PARKING – FIRE LANE".
4. THERE SHALL BE A TOTAL OF 145 EV PARKING SPACES PROVIDED AS ONE (1) LEVEL 2 ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) OR ONE (1) EV READY SPACE (LOW POWER LEVEL 2 EV CHARGING RECEPTACLE) IN EACH GARAGE.



TYPICAL ACCESSIBLE PARKING
CONFIGURATION DETAIL

NOT TO SCALE

PRELIMINARY PARKING PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

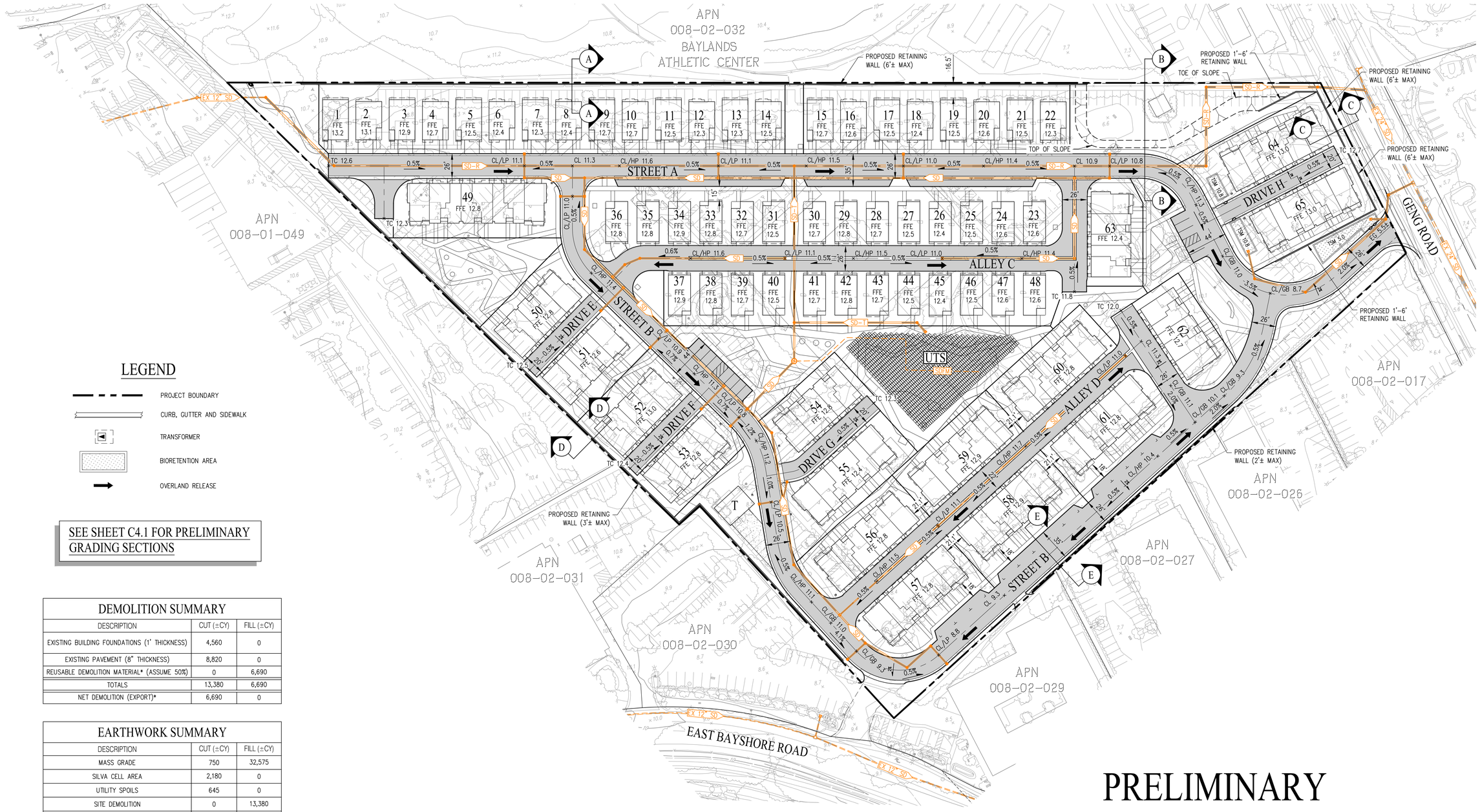
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SHEET NO. C3.0 OF 12 SHEETS

H:\3860-000\ACAD\TM\C3.0 PARKING PLAN.DWG



LEGEND

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

SEE SHEET C4.1 FOR PRELIMINARY GRADING SECTIONS

DEMOLITION SUMMARY		
DESCRIPTION	CUT (±CY)	FILL (±CY)
EXISTING BUILDING FOUNDATIONS (1' THICKNESS)	4,560	0
EXISTING PAVEMENT (8" THICKNESS)	8,820	0
REUSABLE DEMOLITION MATERIAL* (ASSUME 50%)	0	6,690
TOTALS	13,380	6,690
NET DEMOLITION (EXPORT)*	6,690	0

EARTHWORK SUMMARY		
DESCRIPTION	CUT (±CY)	FILL (±CY)
MASS GRADE	750	32,575
SILVA CELL AREA	2,180	0
UTILITY SPOILS	645	0
SITE DEMOLITION	0	13,380
REUSABLE DEMOLITION MATERIAL* (ASSUME 50%)	6,690	0
TOTAL	10,265	45,955
NET SOIL (IMPORT)	35,690	

NOTE:

* ASSUME 50% OF ALL DEMOLITION MATERIALS CAN BE REUSED ONSITE FOR EARTHWORK BALANCING PURPOSES.
** ALL REMAINING UNUSED SITE DEMOLITION MATERIALS WILL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH IMPORTED SOIL.
*** ASSUME A PAD THICKNESS OF 1' FOR ALL PROPOSED BUILDINGS.

PRELIMINARY GRADING PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

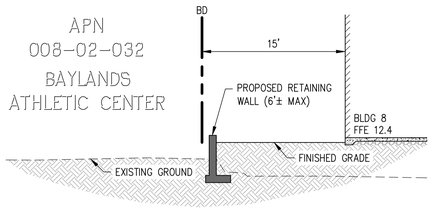
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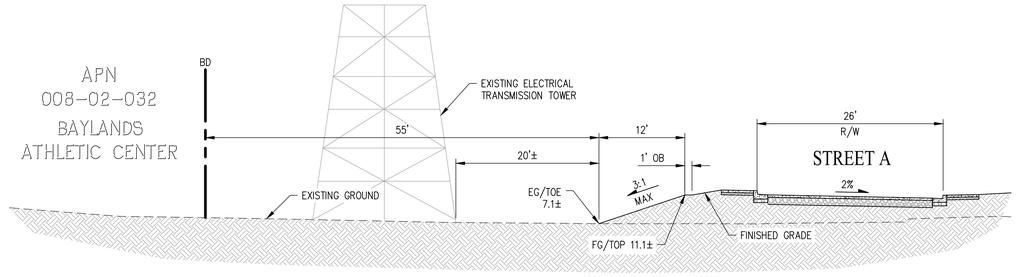
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SHEET NO. C4.0 OF 12 SHEETS

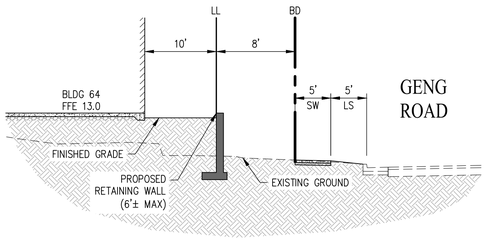
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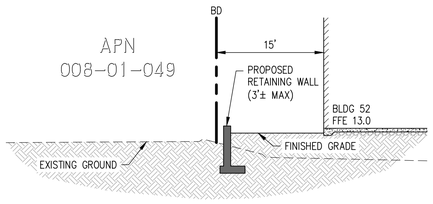
SECTION A-A
SCALE: 1"=10'



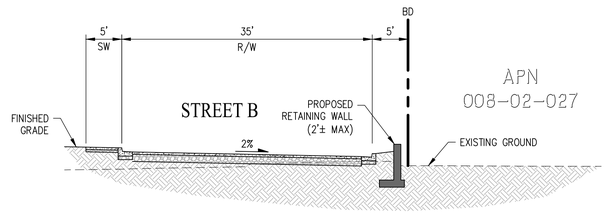
SECTION B-B
SCALE: 1"=10'



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

SCALE: 1"=:10' DATE: SEPTEMBER 26, 2025

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C4.1
OF 12 SHEETS

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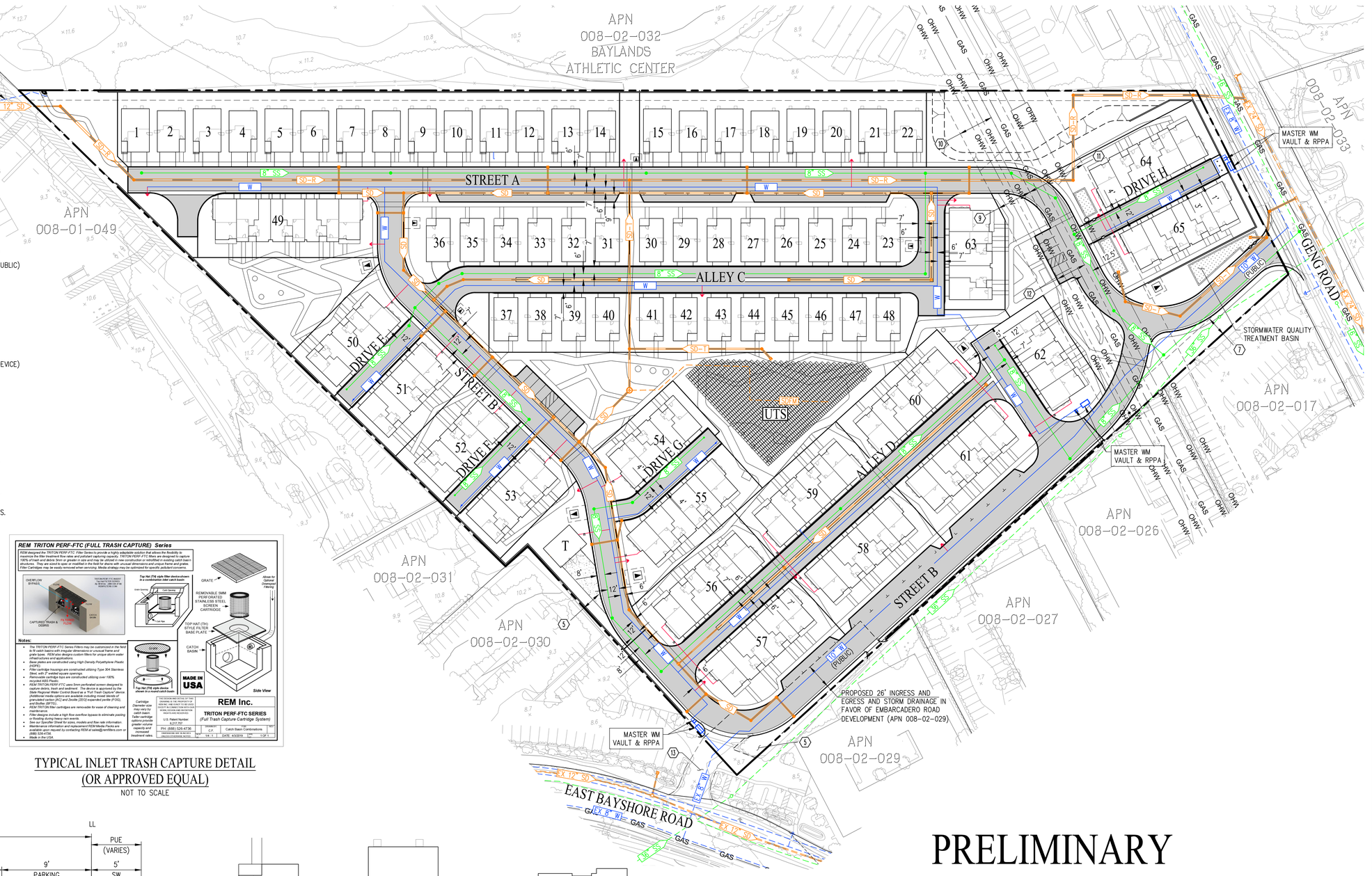
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
EX SD	SD	STORM DRAIN PIPE (PUBLIC-OFFSITE)(PRIVATE ONSITE)
	SD-T	TREATED STORM DRAIN PIPE (PRIVATE)
	SD-R	RELOCATED CITY STORM DRAIN PIPE (PUBLIC)
EX SS	8" SS	SANITARY SEWER PIPE (PRIVATE)
EX W	W	WATER PIPE (PUBLIC)
		FIRE SERVICE
		FIRE HYDRANT (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN (WITH TRASH CAPTURE DEVICE)
		FIELD INLET
		STORM DRAIN PUMP
		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.
3. ALL WATER MAINS AND SERVICES ARE TO BE PROTECTED IN PLACE UNTIL DISCONNECTED AND ABANDONED BY CPAU.
4. THE EXISTING 8" WATER MAIN WILL NEED TO BE CAPPED AND ABANDONED AT THE NEXT CLOSEST ACTIVE SERVICE.
5. ALL ONSITE PROPOSED WATER LINES TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER UNLESS OTHERWISE NOTED.
6. ALL PRIVATE WATER MAINS SHALL BE SIZED TO ACCOMMODATE FIRE FLOWS AND DEMANDS.
7. ALL ONSITE PROPOSED SANITARY SEWER LINES TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

EXISTING EASEMENTS:

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 REMAIN.
7. EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 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 60' WIDE TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 671, PAGE 62 OF OFFICIAL RECORDS) TO REMAIN.
12. EX 30' WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC (PER BOOK 96, PAGE 118 OF OFFICIAL RECORDS) TO REMAIN.
13. EX PRIVATE INGRESS & EGRESS AND STORM DRAIN EASEMENT IN FAVOR OF PROPERTY (PER BOOK G771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.



REM TRITON PERF-FTC (FULL TRASH CAPTURE) Series

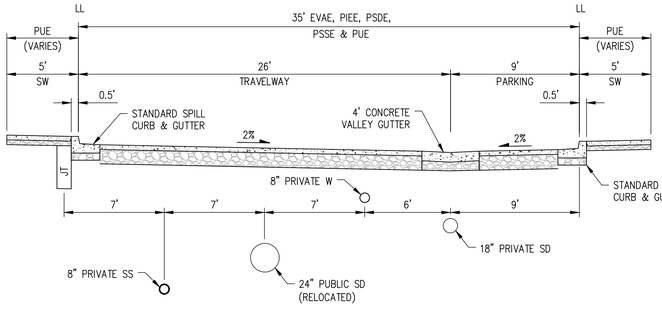
REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to meet the needs of a wide variety of catch basin configurations. The TRITON PERF-FTC Filter Series is designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitting existing catch basin structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.

Notes:
- The TRITON PERF-FTC Series Filters may be customized in the field to fit catch basins with irregular dimensions or unusual frame and grate types. REM also designs custom filters for unique storm water infrastructures and applications.
- Filter plates are constructed using High Density Polyethylene Plastic (HDPE).
- Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.
- Removable cartridge tops are constructed utilizing over 100% Stainless Steel Mesh.
- REM TRITON PERF-FTC uses 5mm perforated screen designed to capture debris, trash and sediment. The device is approved by the California Water Boards as full trash capture. The 5mm screen device. (Additional media options are available including sized blends of granulated carbon [AC] and Zeolite [ZC] expanded perlite [FOG], and BioBar [BFTC]).
- REM TRITON filter cartridges are removable for ease of cleaning and maintenance.
- Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.
- See our Specifier Sheet for sizes, models and flow rate information.
- Maintenance information and replacement REM Media Packs are available upon request by contacting REM at sales@remfilters.com or (888) 526-4736.
- Made in the USA.

Cartridge Diameter size may vary by catch basin Taller cartridge heights provide greater volume capacity and increased treatment rates.	THE DESIGN AND DETAIL OF THIS DRAWING ARE THE PROPERTY OF REM INC. AND MAY NOT BE USED EXCEPT IN CONNECTION WITH OUR PROJECTS AND RECEIVED.	TRITON PERF-FTC SERIES (Full Trash Capture Cartridge System)	
	U.S. Patent Number 8,017,751		
	PH: (888) 526-4736	DESIGNER: C.F.	Catch Basin Combinations:
	DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.	DATE: 4/3/2019	1 OF 1

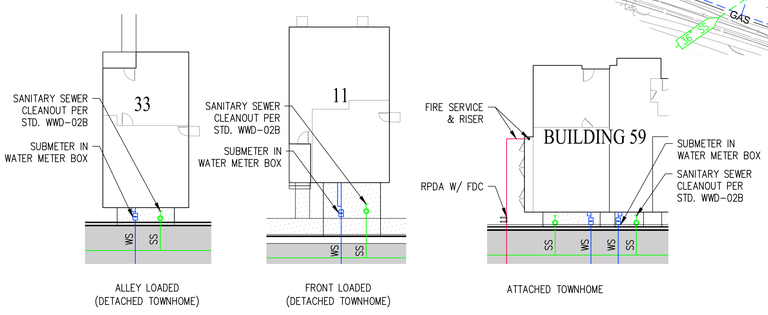
TYPICAL INLET TRASH CAPTURE DETAIL (OR APPROVED EQUAL)

NOT TO SCALE



STREET A - UTILITY SECTION

(NOT TO SCALE)



TYPICAL UTILITY SERVICE DETAIL

NOT TO SCALE

PRELIMINARY UTILITY PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

0 50 100 150

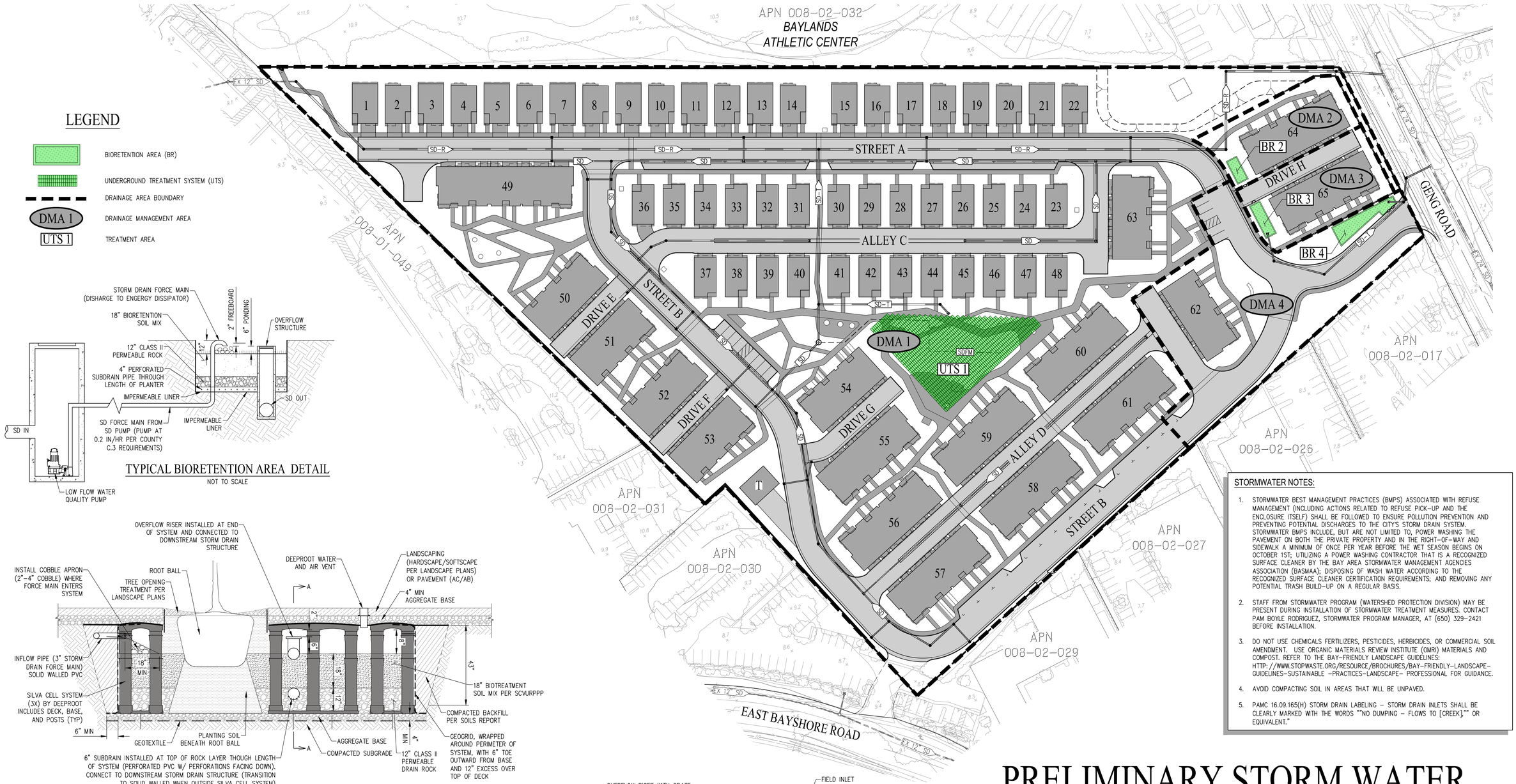
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3860-000

SHEET NO. C5.0 OF 12 SHEETS

H:\3860-000\ACAD\TM\C5.0 PRELIMINARY UTILITY PLAN.DWG



LEGEND

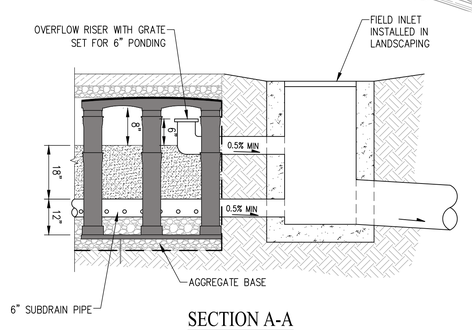
- BIORETENTION AREA (BR)
- UNDERGROUND TREATMENT SYSTEM (UTS)
- DRAINAGE AREA BOUNDARY
- DMA 1 — DRAINAGE MANAGEMENT AREA
- UTS 1 — TREATMENT AREA

TYPICAL BIORETENTION AREA DETAIL

NOT TO SCALE

TYPICAL UNDERGROUND TREATMENT SYSTEM DETAIL (SILVA CELLS)

NOT TO SCALE



SECTION A-A

NOT TO SCALE

STORM WATER TREATMENT SUMMARY

DMA	TREATMENT TYPE	TREATMENT AREA NAME	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE AREA TO BE TREATED (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	SILVA CELL	UTS-1	416,802	248,180	168,622	265,042	10,602	10,710
2	BIORETENTION	BR-2	11,166	6,270	4,896	6,760	270	367
3	BIORETENTION	BR-3	12,426	9,330	3,096	9,640	386	520
4	BIORETENTION	BR-4	39,834	25,435	14,399	26,875	1,075	1,139

STORMWATER NOTES:

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
2. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
3. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE -PRACTICES-LANDSCAPE- PROFESSIONAL FOR GUIDANCE.
4. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
5. PAMC 16.09.165(H) STORM DRAIN LABELING – STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS ""NO DUMPING – FLOWS TO [CREEK],"" OR EQUIVALENT."

PRELIMINARY STORM WATER MANAGEMENT PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

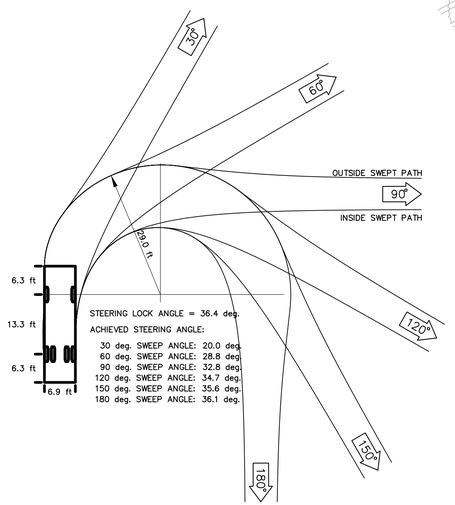
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JOB NO.: 3860-000

SHEET NO. C6.0 OF 12 SHEETS

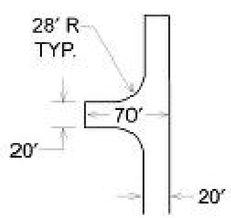
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PALO ALTO FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

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



ACCEPTABLE ALTERNATIVE TO 120-FOOT HAMMERHEAD

APPENDIX D FIRE APPARATUS ACCESS ROAD TURN AROUND DETAILS

NOT TO SCALE

LEGEND

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

FIRE NOTES

- ATTACHED TOWNHOMES TO BE TYPE R2-VB, AREA: 16,681 SF MAX (8-PLEX). ALL STRUCTURES WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM AND WILL RECEIVE A 50% REDUTION PER THE CALIFORNIA FIRE CODE. BASED ON A 8,341 SF STRUCTURE, THE MAX FIRE FLOW REQUIREMENT IS 2,500 GPM.
- DETACHED TOWNHOMES WILL HAVE A NFPA-13D FIRE SPRINKLER SYSTEM PER COORDINATION WITH PAFD. THESE STRUCTURES TO HAVE ADDITIONAL SPRINKLER HEAD DENSITY FOR ADDITIONAL FIRE SUPPRESSION PER COORDINATION WITH PAFD.
- ATTACHED TOWNHOMES WILL HAVE A FULL NFPA-13 FIRE SPRINKLER SYSTEM PER COORDINATION WITH PAFD.
- PER DISCUSSION WITH PAFD ON 5/13/2025 AND EMAIL CORRESPONDENCE ON 5/28/2025, AERIAL FIRE TRUCK ACCESS TO BE PROVIDED TO ALL BUILDINGS BY ADJACENT 26' WIDE ROADWAY, AS OUTLINED ON THIS FIRE PLAN. GIVEN BUILDING HEIGHTS, NO ADDITIONAL CLEARANCE BEYOND 26' WIDE ROADWAY TO BE REQUIRED. THIS ACCESS PLAN WILL OBVIATE NEED FOR TWO SEPARATE POINTS OF LADDER ACCESS.

PRELIMINARY FIRE SERVICE PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

0 50 100 150

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JOB NO.: 3860-000

SHEET NO. C7.0 OF 12 SHEETS

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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)

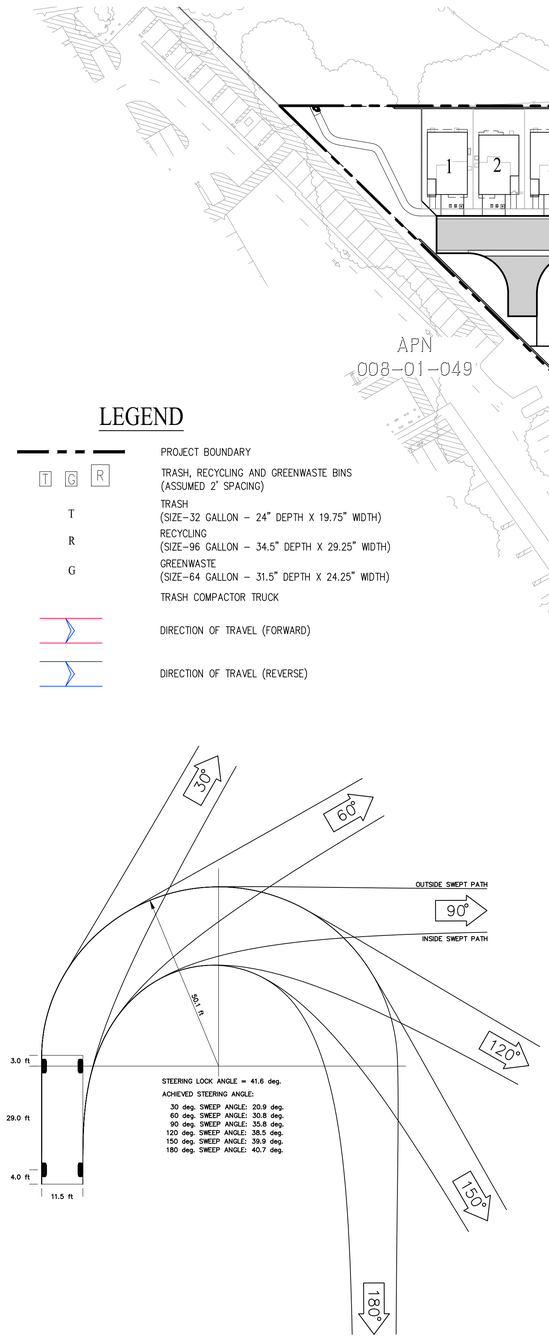
R — RECYCLING (SIZE–96 GALLON – 34.5" DEPTH X 29.25" WIDTH)

G — GREENWASTE (SIZE–64 GALLON – 31.5" DEPTH X 24.25" WIDTH)

TRASH COMPACTOR TRUCK

DIRECTION OF TRAVEL (FORWARD)

DIRECTION OF TRAVEL (REVERSE)



ZERO WASTE TRUCK TURNING TEMPLATE

NOT TO SCALE



SOLID WASTE COLLECTION PROCESS:

1. HOMEOWNERS TO STORE TRASH WITHIN GARAGE UNTIL COLLECTION DAY. ON COLLECTION DAY (WEEKLY), HOMEOWNERS TO STAGE TRASH RECEPTICALS NEXT TO DRIVEWAYS OR IN DESIGNATED AREA SHOWN ON THIS PLAN.
2. A PRIVATE CONCIERGE SERVICE SHALL COLLECT THE TRASH FROM EACH INDIVIDUAL UNIT USING THE SINGLE AXLE TRASH TRAILERS STORED IN THE TRASH ENCLOSURE.
3. THE CITY OF PALO ALTO SHALL SEND A HOOK LIFT COLLECTION VEHICLE TO COLLECT THE FILLED TRASH COMPACTOR FROM THE TRASH ENCLOSURE AND REPLACE IT WITH AN EMPTY UNIT FOR THE FOLLOWING WEEK.

PRELIMINARY SOLID WASTE ACCESS PLAN

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

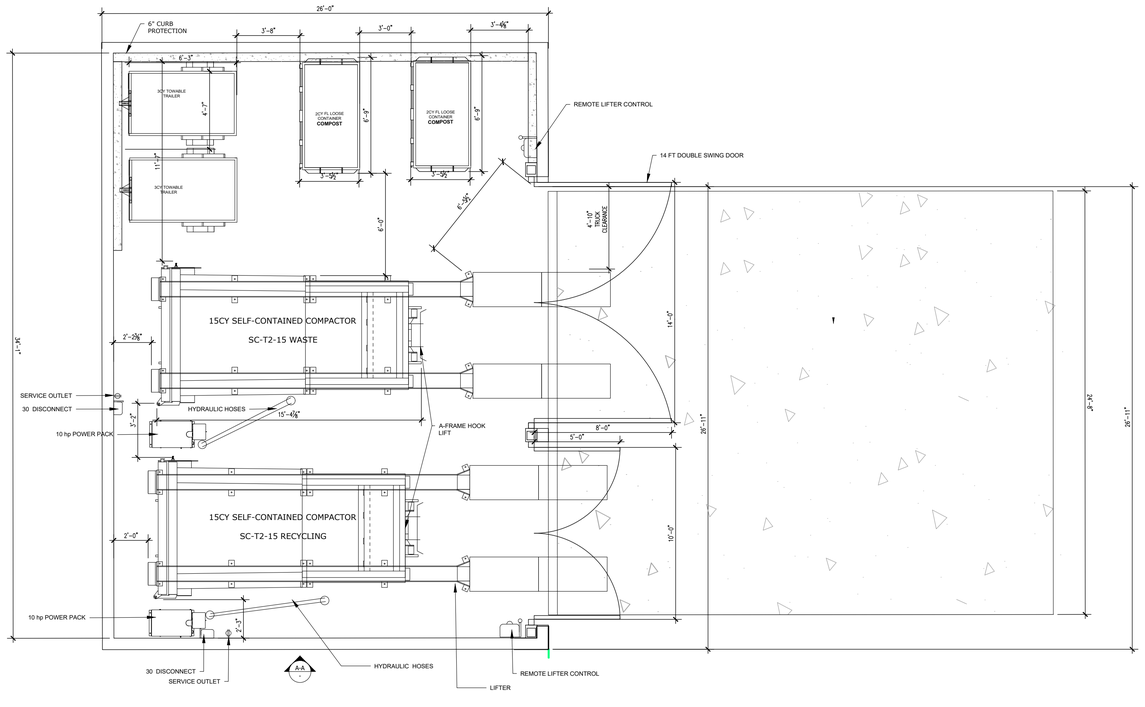
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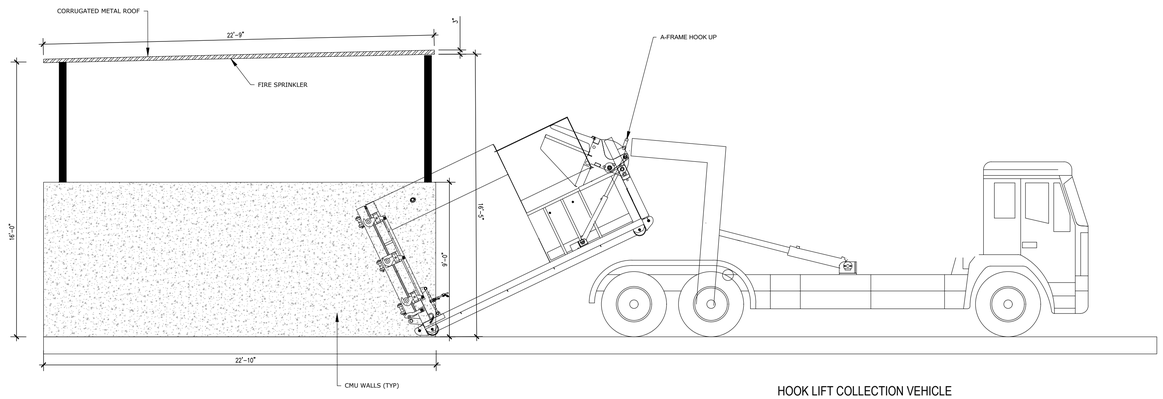
JOB NO.: 3860-000

SHEET NO. C8.0 OF 12 SHEETS

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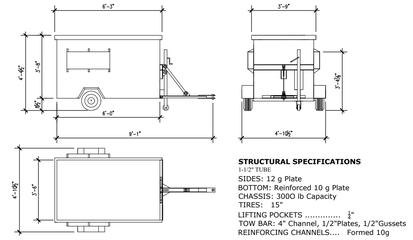


TRASH COLLECTION ENCLOSURE



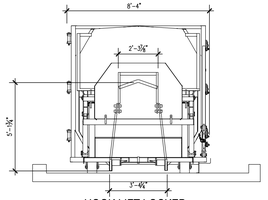
SECTION A-A

HOOK LIFT COLLECTION VEHICLE

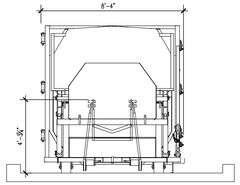


STRUCTURAL SPECIFICATIONS
1-1/2" TUBE
SIDES: 12 g Plate
BOTTOM: Reinforced 10 g Plate
CHASSIS: 3000 lb Capacity
TIRES: 15"
LIFTING POCKETS ..... 1"
TOW BAR: 4" Channel, 1/2"Plates, 1/2"Gussets
REINFORCING CHANNELS.... Formed 10g

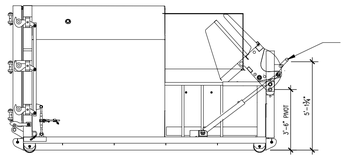
3CY SINGLE AXLE TRASH TRAILER

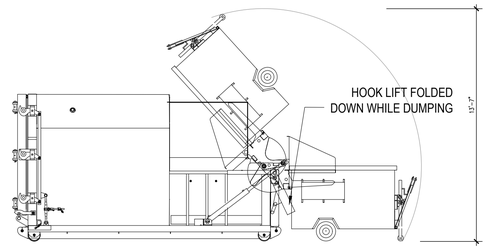


HOOK LIFT LOCKED
IN UP POSTION FOR COLLECTION.



HOOK LIFT FOLDED
DOWN WHILE DUMPING





SC-T2-15 15CY ROLL-OFF CONTAINER W/ TRAILER CART DUMPER

SHEET NOTES:

CENTRAL TRASH COLLECTION AREA. LEVEL 1

1. CENTRAL TRASH COLLECTION AREA IS OPEN ENCLOSURE - RESTRICTED ACCESS.
2. (1) 15CY SELF-CONTAINED COMPACTOR FOR WASTE. (1) 15CY SELF-CONTAINED COMPACTOR FOR RECYCLING. PROVIDE CONTAINER DUMPERS FOR EACH.
3. GUIDE CHANNELS WELDED TO PLATFORM DECK TO ASSIST WASTE HAULER IN PLACING COMPACTORS. GUIDE CHANNELS PROVIDED BY MANUFACTURER.
4. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED . (2) 10HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
5. PROVIDE A-FRAME HOOK UP TO COMPACTOR (DETAILS/ SPECS TBD)
6. PROVIDE REMOTE LIFTER CONTROL FOR LIFTER OPERATION. Q008924-HD DUMPER, 75:FORK I.D, 3500 LB MAX LIFT, REQUIRES INTEGRAL CONTROL.
7. PROVIDE 3CY TRASH TRAILER FOR WASTE & RECYCLING. (2) 2CY FL CONTAINERS FOR COMPOST.

GENERAL NOTES:

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

ELECTRICAL REQUIREMENTS:
10HP/3 PH MOTOR
208V-30AMP
240V-26AMP
280V-13 AMP
120V-20AMP SERVICE OUTLET
WASTE & RECYCLE COMPACTOR:
EMPTY:7000 LBS, FULL: 17500

SOLID WASTE COLLECTION PROCESS:

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PRELIMINARY SOLID WASTE NOTES AND DETAILS

2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: SEPTEMBER 26, 2025

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JOB NO.: 3860-000

SHEET NO.
C8.1
OF 12 SHEETS

H:\3860-000\ACAD\TM\C8.1 PRELIMINARY SOLID WASTE NOTES AND DETAILS.DWG

NOTE:

GAS SERVICE NOT REQUIRED, BUILDINGS WILL BE ALL ELECTRIC

EX. UTILITY BOXES

EX. PAD MOUNT TRANSFORMER AND IN-GROUND VAULT

HIGH POWER TRANSMISSION LINES

MISC SMALL PEDESTAL

MCI? SIDEWALK VAULT

CPAU ELECTRIC, AT&T AND COMCAST TO IDENTIFY EXISTING UTILITIES

EX. CPAU SWITCH #1840

EX. PAD MOUNT TRANSFORMER #1140

UNKNOWN PEDESTAL & WATER METER BOX?

UNKNOWN PEDESTAL

HIGH POWER TRANSMISSION LINES

EX. PAD MOUNT TRANSFORMER 7001

EX. SUB-SURFACE TRANSFORMER 7149 & POSSIBLE TEL AND CATV BOXES

EX. UTILITY BOXES/VAULTS

EX. PEDESTAL AND UTILITY BOXES

EX. PAD MOUNT TRANS #7445. IN GROUND BOX IN FRONT OH IT.

EX. PAD MOUNT TRANS #2053

HIGH POWER TRANSMISSION LINES

EX. PAD MOUNT TRANSFORMER 7009

EX. ABOVE GROUND UTILITIES

EX. CPAU SWITCH #3137

APPROXIMATE LOCATION EX. CPAU LB #1692

EX. UTILS

EX. BOX IN SIDEWALK AND VAULT IN THE PLANTER AREA

EX VAULT IN SIDEWALK

UTIL BOX

EX. PED NEXT TO LIGHT AND UTIL BOXES IN SIDEWALK

APPROXIMATE LOCATION CPAU SWITCH #3156

EX. CATV VAULT IN SIDEWALK

EX. VAULT

EX. UTILS

100'x100' 3-PHASE TRANSFORMER PAD

94'x60' SINGLE PHASE TRANSFORMER PAD

24'x60' SINGLE PHASE TRANSFORMER PAD



VICINITY MAP - NOT TO SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

NOTE:

-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NORTH

millennium
design & consulting, inc.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#:	24-1888
MDCI PM:	AG
DESIGNED BY:	NK
CHECKED BY:	AG
SCALE:	1"=50'
LAST MODIFIED:	9-23-25

REV	DATE	DESCRIPTION

STRADA

JOINT TRENCH INTENT

GENG ROAD

CALIFORNIA

PALO ALTO

SHEET NO.

INT1

SHEET 1 OF 1

REVISION NUMBER: 0

PLOT DATE: 9-23-25



NOTE:

All short-term bike racks shall have a minimum 7' x 4' area without any physical obstructions.

All bike racks shall be placed 4 feet away from the wall or other physical obstructions in any direction.

SCALE: 1" = 50'-0"

0' 25' 50' 100'

ILLUSTRATIVE SITE PLAN

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

1214.009 | 09-25-2025

THE **Guzzardo Partnership,** INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

L 1.0

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

ENLARGEMENT PLAN : CENTRAL PARK

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

1214.009 | 09-25-2025

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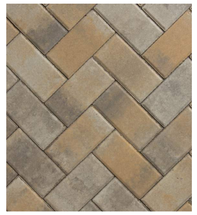
L 1.1

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

DAHLIN


Scored Colored Concrete


Decomposed Granite


Accent Paving


Wood Deck


6' Tall Wood Good Neighbor Fence


Lagerstroemia i.xf.


Eriobotrya j.


Tristaniopsis laurina


Townhome Landscape Character


Picnic Area


Lawn With Stage And Trellis


Retaining Wall


Ginkgo fastigiata


Arbutus unedo


Quercus agrifolila


Park Lounge Seating

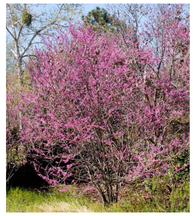







Cercidium floridum


Garrya elliptica

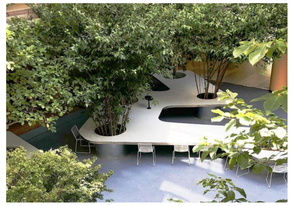

Cercis occidentalis


Game Tables


Cornhole Boards


Embedded Boulders


Cantenary Lighting

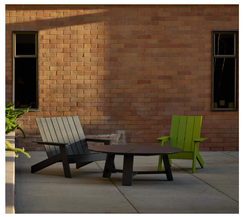

Community Table


Playful Seating in Lawn


Bench in Native Garden


Tree Grates


Bistro Table


Lawn Furniture


Vehicular Pol Light


Pole Light


Bollard


Native And Locally Adapted Gardens








Natural Stones





BENCH, Product Spec, or Equal.



Forms+Surfaces

PRODUCT DATA
KNIGHT™ BENCH

Knight Benches blend understated refinement, rustproof construction, and high-performance green materials. Backed and backless designs feature all-aluminum frames with beautifully detailed polished edges. Beveled slats in powdercoated extruded aluminum, FSC® 100% Cumaru hardwood or FSC® Recycled 100% Teak hardwood complete the look.

MATERIAL & CONSTRUCTION DETAILS

FRAME
- Frame is made of solid aluminum. Color frame edges are polished. Color frame has a powdercoat finish. All surfaces are clear-coated.
- See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an up-charge.
- Bolt-top configurations are also available. Please contact us to discuss your project's specific requirements.

OPTIONAL ARMRESTS
- Backed benches use angled armrests while backless benches use straight armrests. Armrests are made of aluminum with finish and detailing to match the bench frame.
- Benches can be specified with up to three armrests at the bench ends and/or at the center of the bench.

SLATS
- FSC® 100% Cumaru hardwood slats offer superior resistance to rot, decay, and insect damage.
- Recycled 100% Teak hardwood slats, hand-salvaged from old, neglected buildings, are a durable alternative to Ipe for six-foot benches. Each slat is carefully reworked and may have small plugs, minor checking, or grain imperfections.
- All hardwood used for Knight Benches is FSC® 100% or FSC® Recycled 100% and has a natural oiled finish that enhances the wood's color and grain. Over time, it will weather to silver-gray.
- All extruded aluminum slats with rivic slat caps feature a lightly grooved surface for enhanced appearance and non-slip feel. Aluminum slats and rivic slat caps are powdercoated. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an up-charge.

INSTALLATION & MAINTENANCE

INSTALLATION
- Knight Benches must be surface mounted. Stainless steel anchors and mounting bolts are used for installation.
- Wall-top mounting is also available and customized per project. Necessary hardware is included.

MAINTENANCE
- Metal surfaces can be cleaned as needed using a soft cloth and mild soap and water or with a mild detergent. Avoid abrasive cleaners.
- FSC® 100% Cumaru hardened slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.
- FSC® Recycled 100% Teak hardwood slats can be maintained by re-oiling as needed with linseed oil. Avoid abrasive cleaners and spray polishes.

NOMINAL DIMENSIONS

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKN-0706	72" (1829 mm)	19.6" (522 mm)	19.6" (522 mm)	28" (857 mm)	18" (457 mm)	19.5" (495 mm)	81.5 lbs (36.9 kg)
SBKN-0706*	72" (1829 mm)	19.6" (522 mm)	19.6" (522 mm)	28" (857 mm)	18" (457 mm)	19.5" (495 mm)	81.5 lbs (36.9 kg)
SBKN-0706A	72" (1829 mm)	19.6" (522 mm)	19.6" (522 mm)	28" (857 mm)	18" (457 mm)	19.5" (495 mm)	101.7 lbs (46.1 kg)
SBKN-0905	96" (2438 mm)	19.6" (522 mm)	19.6" (522 mm)	28" (857 mm)	18" (457 mm)	19.5" (495 mm)	102.5 lbs (46.5 kg)
SBKN-0906A	96" (2438 mm)	19.6" (522 mm)	19.6" (522 mm)	28" (857 mm)	18" (457 mm)	19.5" (495 mm)	135 lbs (61.2kg)

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKN-0728	72" (1829 mm)	29.9" (596 mm)	21.1" (536 mm)	31.9" (790 mm)	17.9" (455 mm)	30.8" (527 mm)	109.5 lbs (49.5 kg)
SBKN-0728*	72" (1829 mm)	29.9" (596 mm)	21.1" (536 mm)	31.9" (790 mm)	17.9" (455 mm)	30.8" (527 mm)	109.5 lbs (49.5 kg)
SBKN-0728A	72" (1829 mm)	21.9" (536 mm)	21.1" (536 mm)	31.9" (790 mm)	17.9" (455 mm)	29.8" (527 mm)	148.3 (67.3 kg)
SBKN-0908	96" (2438 mm)	21.9" (536 mm)	21.1" (536 mm)	31.9" (790 mm)	17.9" (455 mm)	29.8" (527 mm)	144.5 lbs (65.5 kg)
SBKN-0908A	96" (2438 mm)	21.9" (536 mm)	15.2" (386 mm)	31.9" (790 mm)	17.9" (455 mm)	29.8" (527 mm)	194.9 lbs (88.4 kg)

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PAGE 1 of 2 | REV. 04.21.24

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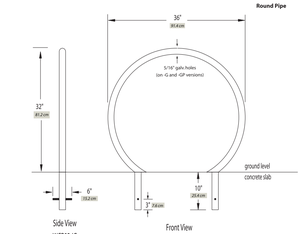
BIKE RACK, Product Spec, or Equal.



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Welle™ Circular Rack
Inground
Round Pipe



Side View
WCR02-IG
(Round Pipe)

Front View

Welle™ Circular Rack , Inground Round Pipe						
Tubing	Model	Weight	Finish Options	Hoop & Legs (in ground)		Cross Members (in ground)
Round Pipe	WCR02-IG	12 lbs (5.2 kg)	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) top Coat -SS Stainless 44 Brush Finish	-G, -P, -GP: 2.375" O.D. x 0.154" Wall (60.4 mm x 3.9 mm) Schedule 40 Pipe (Regular Steel) -SS: 2.375" O.D. x 0.154" Wall (60.4 mm x 3.9 mm) Schedule 40 Pipe (304 SS Alloy)		3/8" x 6" (9.5 mm x 152.4 mm) Solid Rod (Regular Steel)

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TRASH RECEPTACLE, Product Spec, or Equal.
- Include Compost, Recycle and Landfill Bins
- Provide City Standard signage

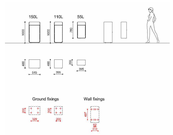


Box Solid



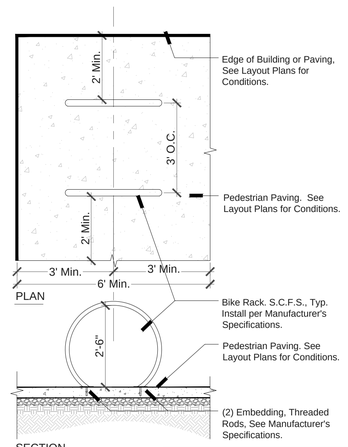
BOX SOLID litter bin (110 lt) in powder coated steel with doors in powder coated steel sheet.

Variant code:	0024844	Finishes:	Frame: polyester powder coated steel in wrinkled finish Door and back panel: polyester powder coated steel in smooth finish Color: to be chosen from Metalco standard colour range
Size and weight:	Width 400mm Length 395mm Height 1000mm Weight 60kg Capacity 110l Seat Height 1000mm	Fixing:	Pre-drilled for anchors
Materials:	Structure: polyester powder coated steel treated against corrosion* Door and back panel: polyester powder coated steel Bag holder: steel treated against corrosion*		



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metalco



Bike Rack
Not To Scale

NOTE: An additional 12" of paved area shall be provided between the sidewalk and the area occupied by adjacent parked bicycles.

IMAGES

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PLANT PALETTE

TREES (SEE PLAN FOR SIZE)

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT*	SIZE*	TREATMENT*
ACE CIR	12	Acer circinatum	Vine Maple	M		*		*Bio/Flow/Well
AES CAL	3	Aesculus californica	California Buckeye	L	*			
ARB UNE	50	Arbutus unedo'	Unedo Strawberry Tree	L		*		*Bio/Flow/Well
CAS CUN	5	Casuarina cunninghamiana	River-She Oak	L				
CER FLO	5	Cercidium floridum	Palo Verde Tree	VL				
CER OCC	103	Cercis occidentalis	Western Redbud	VL	*	*		*Bio/Flow/Well
ERI JAP	29	Eriobotrya japonica	Loquat	L				
GAR ELL	49	Garrya elliptica 'James Roof'	Silk Tassel Tree	L	*	*		*Bio/Flow
GEI PAR	50	Geijera parviflora	Australian Willow	M		*		*Bio
GIN BIL	45	Ginkgo Biloba 'Fastigata'	Columnar Maidenhair	M				
HET ARB	7	Heteromeles arbutifolia	Toyon	L	*	*		*Bio/Flow/Well
LAG NAT	14	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	L				*Bio/Well
LOP CON	20	Lophostemon confertus	Brisbane Box	M				
LYO FLO	67	Lyonothamnus floribundus ssp. Asplenifolius	Santa Cruz Island Ironwood	L	*			
PLA RAC	23	Platanus racemosa	Western Sycamore	M	*	*		
POD GRA	90	Podocarpus gracilior	African Fern Pine	M				
PRU ILI	31	Prunus ilicifolia	Holly Leaf Cherry	L	*	*		*Bio/Flow/Well
QUE AGR	20	Querous agrifolia	Coast Live Oak	VL	*	*		*Bio
QUE LOB	14	Quesrcus Lobata	Valley Oak	L	*	*		
TRI LAU	14	Tristania laurina 'Elegant'	Watergum	M				*Bio/Well
TOTALS	**651**				50.5%	55.6%		

SHRUBS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT*	SIZE	TREATMENT*
AP		Artemisia californica	CA Artemisia	L	*	*	5 Gal	
AR		Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	*	*	5 Gal	*Bn/Up, Bio/Flow
AD		Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	L	*	*	5 Gal	*Bn/Up,Bio/Flow
BS		Blechnum Spicant	Deer Fern	M	*		1 Gal	
CC		Carpenteria californica	Bush Anemone	M	*		5 Gal	
CD		Ceanothus thyrsiflorus	Blue Blossom CA Lilac	L	*	*	5 Gal	
CA		Cercocarpus betuloides	Mountain Mahogany	L	*	*	5 Gal	
CO		Corylus cornuta california	California Hazel	L	*	*	15 Gal	
DV		Dodonaea viscosa 'purpurea'	Purple Hopseed Bush	L			5 Gal	
EF		Eriogonum fasciculatum	California Buckwheat	L	*	*	1 Gal	
EG		Eriogonum grande 'rubescens'	Red Buckwheat	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well
FC		Fremontodendron c. 'San Gabriel'	Flannel Bush	VL	*	*	5 Gal	
HT		Heteromeles arbutifolia	Toyon	L	*	*	5 Gal	*Bn/Up,Bio/Flow
LA		Malva assurgentiflora	Malva Rosa	L	*		5 Gal	
LC		Loropetalum chinenese	Purple Loropetalum	L	*		6 Gal	
MA		Mahonia aquifolium	Oregon Grape	L	*		5 Gal	*Bn/Up,Bio/Flow
MC		Morella (Myrica) californica	Pacific Wax Myrtle	M	*	*	15 Gal	
PM		Polystichum munitum	Western Sword Fern	M	*	*	5 Gal	
RC		Rhamnus californica 'Eve Case'	California Coffeeberry	L	*	*	5 Gal	*Up,Bio/Flow
RL		Rhus integrifolia	Lemonade Berry	L	*	*	5 Gal	
RS		Ribes sanguineum	Red-Flowering Currant	L	*	*	5 Gal	*Bn/Up,Bio/Flow
RV		Ribes viburnifolium	Evergreen Currant	L	*	*	5 Gal	
SC		Salvia c. 'Winnifred Gilman'	Cleveland Sage	L	*	*	5 Gal	
SA		Salvia apiana	White Sage	VL	*	*	5 Gal	
TF		Teucrium fruticans	Bush germander	L			6 Gal	
WF		Woodwardia fimbriata	Giant Chain Fern	M	*		5 Gal	
TOTALS					92.3%	73.1%		

GRASSES, RUSHES AND SEDGES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT*	SIZE	TREATMENT*
CF		Calamagrostis foliosa	Mendocino Reed Grass	M	*	*	5 Gal	*Up, Bio/Flow
CP		Carex praegracilis	Clustered Field Sedge	M	*	*	1 Gal	
CR		Carex tumulicola	Berkeley Sedge	L	*	*	1 Gal	
CT		Chondropetalum tectorum	Cape Rush	L			5 Gal	*Ba/Bn/Up, Bio/Flow
JP		Juncus patens 'Elk Blue'	California Gray Rush	L	*	*	5 Gal	*Ba/Bn/Up, Bio/Flow
LC		Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	L	*		5 Gal	
LL		Lomandra c. 'Lime Tuff'	Dwarf Mat Rush	L			5 Gal	
LL		Lomandra c. 'Lime Tight'	Dwarf Mat Rush	L			5 Gal	
MR		Muhlenbergia rigens	Deer Grass	L	*	*	5 Gal	*Bn/Up, Bio/Flow
NM	SOD	Festuca r. 'No-Mow'	No-Mow Fescue	L	*	*	Sod	*Bio/Flow, Roof/Pav
TOTALS					70.0%	60.0%		

PERENNIALS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*
AM		Achillea m.	Common Yarrow	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well
AT		Agave attenuata	Foxtail Agave	L	*		15 Gal	
AC		Asclepias californica	California Milkweed	L	*	*	1 Gal	
BP		Baccharis pilularis	Coyote Bush	L	*	*	5 Gal	*Bn/Up, Bio/Flow
DU		Dudleya brittonii	Giant Chalk Dudleya	L	*		1 Gal	
EC		Epilobium canum	California Fuchsia	L	*	*	5 Gal	*Bn/Up, Bio/Flow
HM		Heuchera maxima	Island alumroot	M	*	*	4 Inch	*Bn/Up, Bio/Flow
LE		Leucadendron 'Ebony'	Black coneflower	L			5 Gal	
LS		Leucadendron 'Safari Sunset'	Cone Flower	L			5 Gal	
MJ		Mimulus a. 'Jelly Bean Orange'	Orange Monkey Flower	L	*	*	1 Gal	*Bn/Up, Bio/Flow
PH		Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	L	*	*	1 Gal	*Bn/Up, Bio/Flow/Well
PF		Phlomis Fruticosa	Jerusalem Sage				1 Gal	
TOTALS					75.0%	58.3%		

GROUNDCOVERS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*
AU		Arctostaphylos u.'Point Reyes'	Bearberry	L	*	*	5 Gal	*Bn/Up, Bio/Flow
AC		Asarum caudatum	Wild Ginger	M	*		1 Gal	
CC		Ceanothus g. horizontalis	Carmel Creeper	L	*		5 Gal	
EK		Erigeron karvinskianus	Santa Barbara Daisy	L	*	*	1 Gal	*Bn/Up, Bio/Flow
FV		Fragaria vesca	Woodland Strawberry		*	*	4 Inch	
LF		Lessingia filaginifolia	Silver Carpet Aster		*		5 Inch	
SS		Salvia sonomensis	Sonoma Sage		*	*	6 Inch	*Bn/Up, Bio/Flow, Roof
TOTALS					100.0%	57.1%		

LAWN

KEY	#	NAME		WUCOLS*	CA NATIVE	HABITAT		TREATMENT*
		BAY SIDE BLEND 80/20 Blue/Rye blend sod, or approved equal		M				
		Available from West Coast Turf						
TOTALS					100.0%	0.0%		

NOTES

WUCOLS - Water Use Designations: VL=Very Low, L=Low, M=Medium, H=High*

*HABITAT** Integrating Nature into the Urban Landscape Design Guide Feb. 2018 H.T Harvey & Assc. Ecological Consultants

SIZE -See Plan for Box Size*

TREATMENT - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D*

SCVURPP Area Designations: Tree/Shrubs - Bio=Biorention Planter, Flow=Flow-Through Planter, Well=Tree Well Filter

SCVURPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland Spacing - On Center*

NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants, high-habitat plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

NOTE: Percentage totals of native and habitat for trees is based on quantity of tree, while percentage of native and habitat for other plants is based on quantity of species.

NOTE: Plant quantities to be 51%+ California Native Plants at Building Permit Submission.

SCALE: 1" = 50'-0"

0' 25' 50' 100'

PLANTING PLAN

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SCALE: 1" = 50'-0"

0' 25' 50' 100'

WATER USE LEGEND

Key	WUCOLS Category	
	Low Water Use	147,282 sq ft
	Medium Water Use	15,843 sq ft
	High Water Use	0 sq ft

NOTES:
Based upon total landscape area of 163,125 SF

Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.1 City of Palo Alto

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	147,282	54,494	1,456,198
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	15,843	9,823	262,481
					(A)	(B)	
				Totals	163,125	64,317	1,718,679
Special Landscape Areas							
Water Feature					311		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	1,718,679
			Maximum Allowed Water Allowance (MAWA)[a]				1,961,562

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU **(Annual Gallons Required) =** ***Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	64,317
Total Area (A)	163,125
Average ETAF	**0.394280459**

All Landscape Areas

Total ETAF x Area	(B+D)	64,317
Total Area	(A+C)	163,125
Sitewide ETAF (B+D) ÷ (A+C)		**0.394280459770115**

HYDROZONE PLAN

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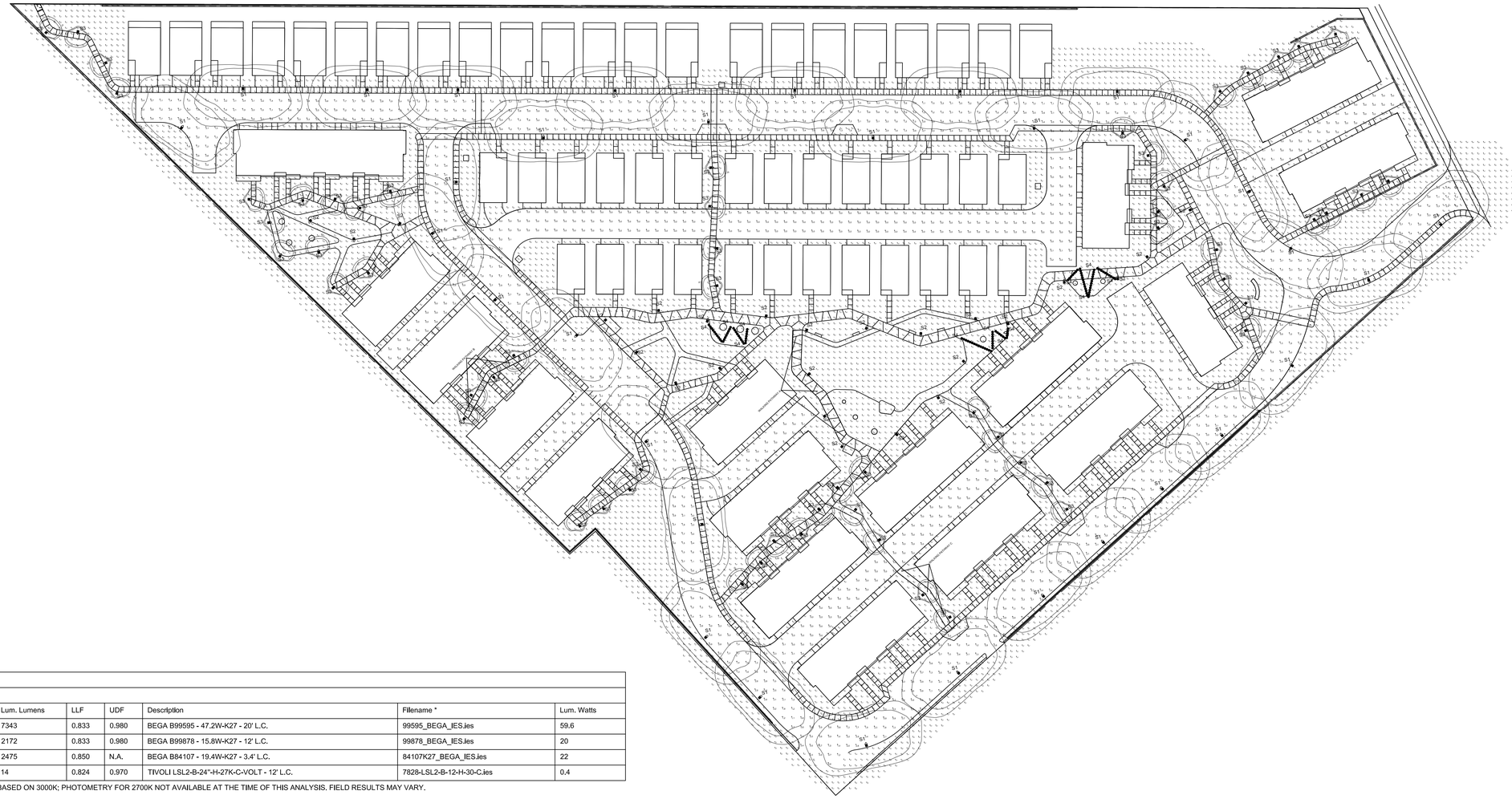
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Luminaire Schedule									
Project: GENG ROAD TOWNHOMES - SITE									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	UDF	Description	Filename *	Lum. Watts
	32	S1	Single	7343	0.833	0.980	BEGA B99595 - 47.2W-K27 - 20' L.C.	99595_BEGA_IES.ies	59.6
	25	S2	Single	2172	0.833	0.980	BEGA B99878 - 15.8W-K27 - 12' L.C.	99878_BEGA_IES.ies	20
	60	S3	Single	2475	0.850	N.A.	BEGA B84107 - 19.4W-K27 - 3.4' L.C.	84107K27_BEGA_IES.ies	22
	111	S4	Single	14	0.824	0.970	TIVOLI LSL2-B-24"-H-27K-C-VOLT - 12' L.C.	7828-LSL2-B-12-H-30-C.ies	0.4

* UDF FACTOR PRORATED TO SIMULATE 2700K. PHOTOMETRY BASED ON 3000K; PHOTOMETRY FOR 2700K NOT AVAILABLE AT THE TIME OF THIS ANALYSIS. FIELD RESULTS MAY VARY.

Calculation Summary									
Project: GENG ROAD TOWNHOMES - SITE									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	
DRIVEWAYS	Illuminance	Fc	1.0	7.5	0.0	N.A.	N.A.	1727	
WALKING PATHWAY A	Illuminance	Fc	1.7	3.5	0.4	4.3	8.8	37	
WALKING PATHWAY B	Illuminance	Fc	8.8	25.1	0.2	44.2	125.5	17	
WALKING PATHWAY C	Illuminance	Fc	9.2	74.7	0.0	N.A.	N.A.	14	

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

SCALE: 1" = 50'

Associated Lighting Representatives, Inc.

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89521
775-849-9770

Oregon / SW Washington
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Lighting Analysts, Illumination engineering software

AGi32

AGi32 VERSION 20.0
AGI (C) 2024 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
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Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

PHOTOMETRIC PLAN

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VEHICULAR POLE LIGHT

GARDCO

Site & Area

PureForm

P15 small square area light



Gardco PureForm LED area small square P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

P15 PureForm
Small, square area light

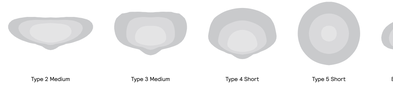
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>120,000 hours	>99%

Precision optical distributions

Based on configuration P15-P-A03-740 mounted at 15ft



Precision optical distributions

Based on configuration P15-C-A03-840 mounted at 15ft



Ordering guide Example: P15-P-A05-840-T3M-EHS-AR1-120-DALI-CS30-PCB-F1-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
P15 PureForm area small	P* Precision optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000 A06 12,000 A07 14,000 A08 16,000 A09 18,000 A10 20,000	730 70CRI, 3000K 740 70CRI, 4000K 750 70CRI, 5000K 830 80CRI, 3000K 840 80CRI, 4000K 827 80CRI, 2700K (ETO+)	Auto front row AFR Auto front row AFR-90 Rotated left 90° AFR-270 Rotated left 270° Type 2 Medium T2M Type 2 medium T2M-90 Rotated left 90° T2M-270 Rotated left 270° Type 3 Medium T3M Type 3 medium T3M-90 Rotated left 90° T3M-270 Rotated left 270° LED optics LCL LED corner optic left LCR LED corner optic right Type 4 Medium T4M Type 4 medium T4M-90 Rotated left 90° T4M-270 Rotated left 270° Type 4 Wide T4W Type 4 wide T4W-90 Rotated left 90° T4W-270 Rotated left 270° Type 5 T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide BLC Back light control BLC-90 Rotated left 90° BLC-270 Rotated left 270°	None - HS Internal house side shield, clip on The following mounting kits must be ordered separately: (see accessories) EHS External house side shield, black	AR1 Arm mount (std.) The following mounting kits must be ordered separately: (see accessories) RAM Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V
	C* Comfort optics	A01 2,000 A02 4,000 A03 6,000 A05 10,000	830 80CRI, 3000K 840 80CRI, 4000K 850 80CRI, 5000K (ETO+) Amber* Direct Amber FWC (ETO+)	T1S Comfort optic type 1 short T2S Comfort optic type 2 short T4S Comfort optic type 4 short 4CD Comfort optic type 5 concentrated downlight T5S Comfort optic type 5 short			

Driver type	Dimming Controls (only one may be selected)	Lighting controls	Options	Finish
		None -	None -	Standard textured
0-10V (only one may be selected)		PCB* Photocontrol button (only available in 120-277V)	Emergency (only available in UNV)	BK Black
010V 0-10V	None -	TR7 7-pin twist lock	EM Emergency battery backup (0°C to +40°C/32°F to +104°F)	WH White
	DLEA Dimming leads external accessible (controls by others)	TLP 7-pin twist lock and on/ off photocell	ER100* UL924 Listed Emergency relay (precision only)	BZ Bronze
	FAVO* Field adjustable wattage selector		Fusing	DG Dark gray
	BLS0L2 Motion response dim to 50% L2 lens (precision only)		FP Single Fuse (120V, 277V, or 347V)	MG Medium gray
	BLS0L3 PIR motion response dim to 50% L3 lens (precision only)		FP2* Double Fuse (208V, 240V, or 480V)	Customer specified
	BLS0MW Microwave motion sensor factory set at 50% dimming (comfort only)		FP4* Double Fuse Canadian double pole (208V, 240V, or 480V)	OC Optional color (specify optional color or RAL contact factory)
DALI (only one may be selected)			Surge Protection	
DALI SR/ DALI	None -		Blank SPI Surge Protector 10kV / 10kA (standard)	SC Special color (must supply color chip, requires factory quote)
	CS50 Security 50 % dimming, 7 hours		SP2 Surge Protector 20kV/ 10kA (option)	
	CM50 Medium 50 % dimming, 8 hours		Buy America	
	CS30 Security 30 % dimming, 7 hours		BAC Meets the requirements of the Buy American Act of 1933 (BAA)	
	CM30 Medium 30 % dimming, 8 hours			
	SRDR SR driver connected to Zhaga socket D4i			
	WIAFLM* Wireless Interact outdoor low mounting (7-15'), white housing			
	WIAFLB* Wireless Interact outdoor low mounting (7-15'), black housing			
	WIAFHM* Wireless Interact outdoor high mounting (15-40'), white housing			
	WIAFHB* Wireless Interact outdoor high mounting (15-40'), black housing			

1. **Precision optics:**
   UNV DALI available in **A03–A10**
   HVU 0-10V dimming available in **A06–A10**
   HVU DALI available in **A06–A10**
   EM and ER100 available in **A01–A07**
   ER100 only available with **DALI**
2. **Comfort optics:**
   Amber only available in **A01–A03**
   DALI only available in **UNV**
   BLS0MW only available in **UNV and 347V**
   WIAFLB/HB only available **A01–A03**
   EM only available in **A01–A02**
3. Extended lead times apply. Contact factory for details.
4. WAP comes standard with a Zhaga receptacle
5. Must specify input voltage (for ref. PCB, F1, F2, F3)
6. Not available with Emergency
7. Not compatible with CS50, CM50, CS30, CM50

BAA · DARKSKY APPROVED (Reference Luminaire Number 1 Only Available in 3000K and below.) · DLC · DLC PREMIUM · cULus

P15-PureForm-area-small-square-en 12/24 page 1 of 9

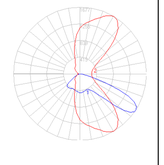
Adjustable luminaire with pole · Asymmetric wide beam · Single

BEGA **BEGA**

Photometric Filename: 99878.ies

TEST: BE_99878
TEST LAB: BEGA
DATE: 10/04/2017
LUMINAIRE: 99 878
LAMP: 15.8W LED

Type:
BEGA Product:
Project:
Modified:



Application
Pole-top luminaire with asymmetric wide beam light distribution. These luminaires are ideally suited for illuminating roads and pathways.
Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Galvanized steel anchorage
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 8.8 lbs.
EPA (Effective projection area): 0.8 sq. ft.
Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 15.8W
System wattage 20.0W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lumens 2172 lm
LED service life (L70) 60000hrs
LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.
Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Characteristics

IES Classification	Type II
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2172
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	109
Total Luminaire Watts	20
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	1677.4 (300H, 57.5V)
Max. Cd. (<90 Vert.)	1677.4 (300H, 57.5V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	53 (2.4%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

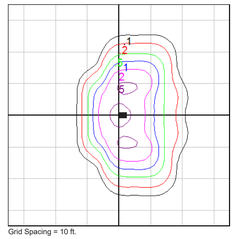
LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	189.5	N.A.	8.7
FM (30-60)	868.4	N.A.	40.0
FH (60-80)	410.1	N.A.	18.9
FVH (80-90)	4.3	N.A.	0.2
BL (0-30)	176.7	N.A.	8.1
BM (30-60)	436.6	N.A.	20.1
BH (60-80)	84.6	N.A.	3.9
BVH (80-90)	1.8	N.A.	0.1
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	2172.0	N.A.	100.0

BUG Rating **B1-U0-G0**

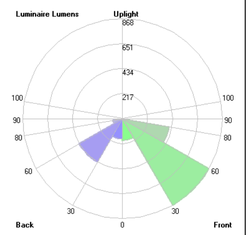
Available options
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ 722-XXX Pole assembly





Grid Spacing = 10 ft.



Adjustable luminaire with pole · Asymmetric wide beam · Single				
	LED	A	B	C
B99878	15.8W	10 1/4	98 1/2	12 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Updated 11/28/23

PEDESTRIAN POLE LIGHT

BIRD SAFE LIGHTING MEASURES:

The project design also incorporates lighting reduction design features to reduce the spillover of lighting or glare/increased luminance perceived by birds and other wildlife, all of which follow recommendations by the International Dark-Sky Association (2011) for lighting zone LZ-2. The project will incorporate the following lighting design features to the maximum extent feasible, while allowing for City and State Building and Fire Code compliance and public safety requirements:

- Through a combination of proper fixture selection, low mounting height, glare shielding, and orientation/aiming of light fixtures, the design team shall actively control undesirable spill light towards sensitive habitat areas. All exterior lighting shall be fully shielded to block illumination from shining outward towards San Francisquito Creek, and to prevent the lit portions of these fixtures (i.e., the lamps) from being directed towards the creek.
- Outdoor lighting fixtures shall incorporate lamps with a Correlated Color Temperature of 2700 Kelvin or less.
- The allowed total initial luminaire lumens for the project site is 2.5 lumens per square foot of hardscape.
- The maximum allowed luminaire lumens (i.e., the initial lamp lumens for a lamp, multiplied by the number of lamps in the luminaire) for individual fixtures is limited as follows:
  - Unshielded luminaires at one entry per residence: 420 lumens
  - Fully shielded luminaires: 1,260 lumens
  - Unshielded luminaires other than those at main residential entries: 315 lumens
  - Landscape luminaires: 1,050 lumens
- No shielded directional flood lighting is permitted.
- The BUG backlight and glare ratings of individual project fixtures shall comply with lighting zone LZ-1, Moderate Ambient, as follows:
  - BUG Backlight Rating: B3 more than two mounting heights from the property line[1], B2 from 1 to less than two mounting heights from the property line and ideally oriented[2], B1 from 0.5–1 mounting heights from the property line and ideally oriented, and B0 less than 0.5 mounting height to the property line and ideally oriented.
  - BUG Glare Ratings: G1, or G0 for any luminaire that is not mounted with its backlight perpendicular to any property line within twice the mounting height of the luminaire location.
- Up-lighting shall be avoided in the project design, all fixtures shall have a BUG up-light rating of U0, and the maximum vertical illuminance at any point in the plane of the property line will be 0.05 footcandle, unless the following conditions are met:
  - All up-light is directed at building facades such that no light spills upwards past the building or outwards into adjacent areas.
  - The fixture is programmed to switch off between 10:00 p.m. and sunrise.

BOLLARD LIGHT

Bollard · Asymmetric

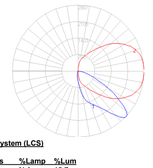
BEGA **BEGA**

File: 84107K4.ies

TEST: BE_84107K4
TEST LAB: BEGA
DATE: 02/15/2019
LUMINAIRE: 84 107K4
LAMP: 19.4W LED

Type:
BEGA Product:
Project:
Modified:





Application
Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.
Materials
Clear safety glass with printed optical texture
Aluminum housing
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 15.4 lbs.
Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 19.4W
System wattage 24.0W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 90
Luminaire lumens 2661 lm
LED service life (L70) 60000hrs
LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.
Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Characteristics

IES Classification	Type III
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2661
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	111
Total Luminaire Watts	24
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	2806.8 (360H, 47.5V)
Max. Cd. (<90 Vert.)	2806.8 (360H, 47.5V)
Max. Cd. (At 90 Deg. Vert.)	1 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	158.3 (5.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

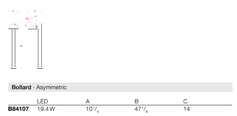
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	444.7	N.A.	16.7
FM (30-60)	1586.9	N.A.	59.6
FH (60-80)	467.3	N.A.	17.6
FVH (80-90)	21.7	N.A.	0.8
BL (0-30)	83.4	N.A.	3.1
BM (30-60)	47.1	N.A.	1.8
BH (60-80)	9.2	N.A.	0.3
BVH (80-90)	0.6	N.A.	0.0
UL (90-100)	< 0.05	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	2660.9	N.A.	100.0

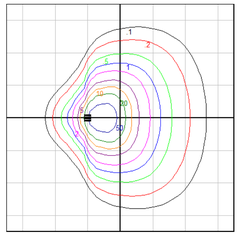
BUG Rating **B0-U1-G1**

Available options
☐ 70895 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish

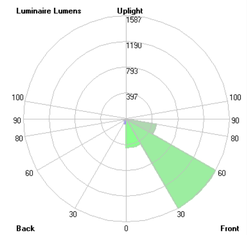
Included (available for pre-shipment)
☐ B79817 Anchorage kit







Grid Spacing: 5 ft.



Bollard · Asymmetric				
	LED	A	B	C
B84107	19.4W	10 1/4	47 1/8	14

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Updated 01/16/24

CATENARY LIGHT

tivoli

12V | Litesphere™ 2.0

Specifications

Output - Standard Brightness	6"	12"	18"	24"	36"	48"
Lumens/ft	11	6	4	3	2	N/A
Watts/ft	0.17	0.09	0.06	0.04	0.03	0.02
Maximum Electrical Run	150'	180'	230'	250'	275'	275'
Output - High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	29.9	15	10	7	5	N/A
Watts/ft	0.46	0.23	0.15	0.12	0.08	0.05
Maximum Electrical Run	80'	110'	130'	150'	175'	200'
Output - Very High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	180	90.2	60	45	30	N/A
Watts/ft	1.92	0.96	0.64	0.48	0.32	0.24
Maximum Electrical Run	30'	55'	70'	80'	90	100'
Output - Based on 3000K Clear Globe						
Efficacy	Standard Brightness (40), High Output (46), Very High Output (94)					
Electrical						
Input Voltage	12V DC					
Power Consumption (W/LED)	Standard Brightness (.09), High Output (.23), Very High Output (.96)					
Control						
Control System	0-10V, ELV, MLV, DMX 512 (Dim to 1% with an Infinity power supply and a 0-10V Lutron Diva dimmer)					
Physical						
Dimensions	2.5"W x 3.8"H					
Socket Housing	PVC					
American Wire Gauge	14 AWG					
Globe	PE					
Mounting	Surface Mount, Suspended					
Operating Temperature	-20° C to 50° C (-4° F to 122° F)					
Storage Temperature	-40° C to 80° C (-40° F to 176° F)					
Certification and Testing						
Certification	cULus					
Environment	Wet Location					
Lumen Maintenance (L70) Hours	70,000					
IP Rating	IP67					
Warranty	3 Years					

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tivoli

12V | Litesphere™ 2.0

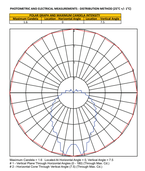
Specifications

EPA	6"	12"	18"	24"	36"	48"
Standard	0.10	0.06	0.05	0.04	N/A	N/A
Hat 8°	N/A	0.53	0.37	0.28	N/A	N/A
Hat 15°	N/A	N/A	0.93	0.71	N/A	N/A
Dish 10°	N/A	0.82	0.55	0.42	N/A	N/A
Flower 10°	N/A	0.82	0.55	0.42	N/A	N/A
Flower 13°	N/A	N/A	0.93	0.71	N/A	N/A
Weights	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
lb/ft	0.33	0.28	0.24	0.20	0.17	0.13
lb/ft with catenary cable	0.35	0.30	0.26	0.22	0.19	0.15

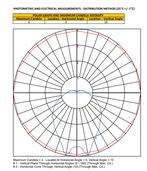
Photometrics

Frosted Globe - Based on 3000K LED

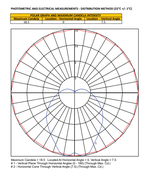
Standard Brightness



High Output



Very High Output



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LIGHTING CUTSHEETS

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

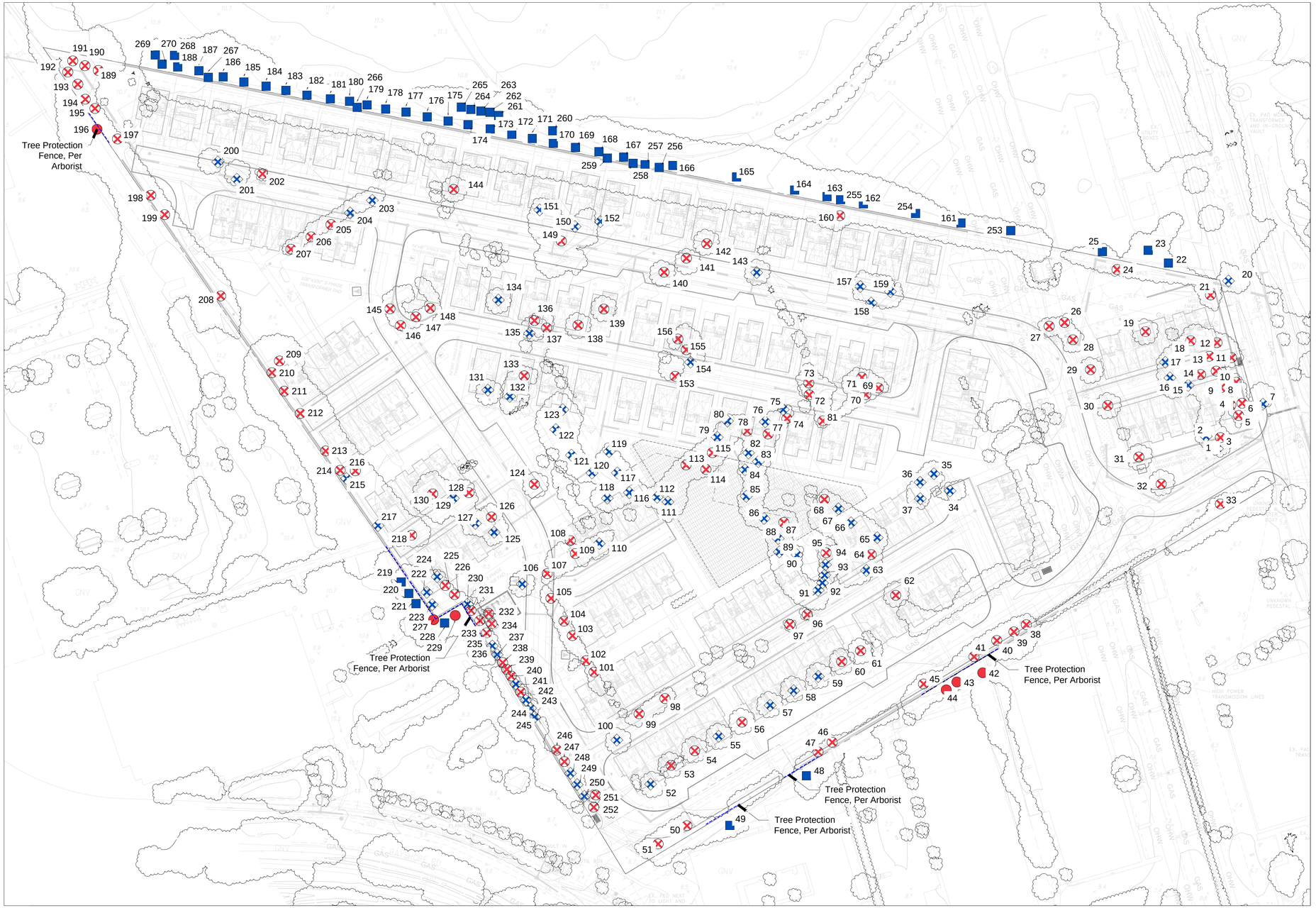
1214.009 | 09-25-2025

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

L 4.2

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN



SCALE: 1" = 50'-0"

0' 25' 50' 100'

TREE DISPOSITION TABLE AND LEGEND

	REMAIN		REMOVE	
ON-SITE TREES	KEY	QTY.	KEY	QTY.
PROTECTED TREE	■	0	⊠	83
NON-PROTECTED TREE	●	0	⊗	126
OFF-SITE TREES	KEY	QTY.	KEY	QTY.
PROTECTED TREE	■	55	⊠	0
NON-PROTECTED TREE	●	6	⊗	0
TOTALS	KEY	QTY.	KEY	QTY.
PROTECTED TREE	■	55	⊠	83
NON-PROTECTED TREE	●	6	⊗	126

TREE REPLACEMENT ANALYSIS

CANOPY SPREAD SIZE OF EXISTING TREE TO BE REMOVED	REPLACE-MENT TREES	ALTER-NATIVE TREES	# OF EXISTING PROTECTED TREES BEING REMOVED	TOTAL REPLACEMENT REQUIREMENT AT 24" BOX	TOTAL REPLACEMENT REQUIREMENT AT 36" BOX	TOTAL REPLACEMENT REQUIREMENT AT 48" BOX
4'-9'	(2) 24" BOX	(1) 36" BOX	1	2	-	-
10'-27'	(3) 24" BOX	(2) 36" BOX	43	129	-	-
28'-40'	(4) 24" BOX	(2) 48" BOX	4	16	-	-
40'-56'	(6) 24" BOX	(2) 36" BOX (2) 48" BOX	35	210	-	-
56'-60'	(2) 24" BOX (2) 36" BOX (2) 48" BOX	+	0	0	0	0
60'+	(15) 24" BOX	+	0	0	-	-
		TOTAL	83	357	0	0

+ Replace the tree with a combination of both Tree Canopy and Tree Value Standards

PROPOSED TREES

TOTAL PROPOSED 24" BOX TREE	651
TOTALS	651 TOTAL PROPOSED TREES

* Approximate ratio of new trees to trees removed - 3.1:1

PROPOSED TREES ANALYSIS

CANOPY SPREAD SIZE OF EXISTING TREE TO BE REMOVED	REPLACE-MENT TREES	ALTER-NATIVE TREES	# OF EXISTING PROTECTED TREES BEING REMOVED	TOTAL PROPOSED REPLACEMENT AT 24" BOX	TOTAL PROPOSED REPLACEMENT AT 36" BOX	TOTAL PROPOSED REPLACEMENT AT 48" BOX	TOTAL PROPOSED 24" BOX IN-LIEU
4'-9'	(2) 24" BOX	(1) 36" BOX	1	2	-	-	-
10'-27'	(3) 24" BOX	(2) 36" BOX	43	129	-	-	-
28'-40'	(4) 24" BOX	(2) 48" BOX	4	16	-	-	-
40'-56'	(6) 24" BOX	(2) 36" BOX (2) 48" BOX	35	210	-	-	-
56'-60'	(2) 24" BOX (2) 36" BOX (2) 48" BOX	+	0	-	-	-	-
60'+	(15) 24" BOX	+	0	-	-	-	-
		EXTRA		294	-	-	-
		TOTAL	83	651	-	-	-

*Note: The ratio of 24" box trees per each 60' plus canopy is not from the CPA Tree Technical Manual.
**Note: The required 48" box replacements have been added to the 36" total using a 1:1.5 ratio
+ Note: The proposed 36" box trees have been assigned to each canopy class using the associated ratio.

NOTE:
All existing tree information is referenced from the Arborist Report dated August 2025, prepared by HORT Science Bartlett Consulting, (925) 484-0211.

NOTE:
Existing trees to remain may be impacted during construction. See Arborist Report for more information.

TREE DISPOSITION PLAN

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

1214.009 | 09-25-2025

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

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DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

City of Palo Alto
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual** (TLTM) found at www.cityofpaloalto.org/trees *

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

trees@cityofpaloalto.org 650-496-5953

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 2100-2400 Geng Road, Palo Alto, CA 94303

1. **Are there any trees over 4" in trunk diameter being proposed for removal?** [X] **YES** [ ] **NO**
2. **Are there Protected [1] trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?** [X] **YES** (continue form) [ ] **NO** (proceed to question 6)
3. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - [X] On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
   - [X] On adjacent property within 30 feet of proposed building footprint/area of work or
   - [X] Close enough that its canopy overhangs the project site

Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). **NOTE: ADU only projects (including Table 1/589) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1] ?
   [X] **YES** (Check below) [ ] **NO**
   - [X] **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii,* or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
   - [X] **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
   - [ ] **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
   - [ ] **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List
5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. [X] **YES** [ ] **NO** [2]

If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM Section 5.3.3). Attach this report to Sheet T-2,: "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

6. **Are the Site Plan Requirements completed? (See below)** [X] **YES** [ ] **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree. 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM [2] Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Note: Applicants use this for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: _____ Print: Ryan Suttle ISA#: WE-12647BU Date: 4-10-2025

[1] **Protected Trees** includes any trees belonging to the following categories: **a) Public Trees (Street Trees) -** Trees growing in the city right of way or on public property; **b) Protected Native Species Trees -** Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; **c) Protected Mature Trees -** All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users);d) Heritage Trees - Individual trees designated by City Council (See Heritage Tree List); and **e) Designated Trees -** mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

[2] Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: https://www.cityofpaloalto.org/treeordinance

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 2100-2400 Geng Road, Palo Alto, CA 94303

1. **Is there any new or rehabilitated landscape area included in this project?**
   [X] **YES** (continue form) [ ] **NO** (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* = 163,125
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* =
   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*= 165,656
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

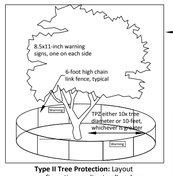
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: Daniel Raymond Date: 09-23-2025

Revised 09/26/2023

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree & Landscape Technical Manual (TTM) (www.cityofpaloalto.org/trees)

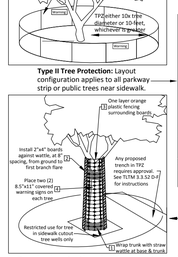
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



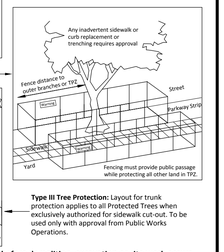
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. 15A-WE: 73208M
Date 02/14/2024
Dwg No. 605

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or Sheet T-1 and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project.

PLAN CHANGES: Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree and Landscape Technical Manual, Section 3.3.5 - 4.

URBAN FORESTRY GENERAL: The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5 - 2e: Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at (650) 496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. [Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.020 is recommended but not required.]

PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.

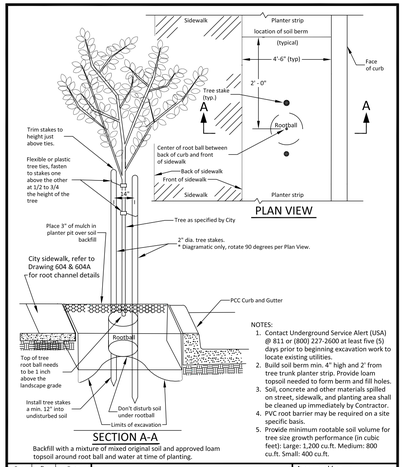
c. TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

- [ ] **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.
- [ ] **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.
- [ ] **PSR3 - TREE PERMIT REQUIRED**: Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.
- [ ] **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.
- [ ] **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).
- [ ] **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).
- [ ] **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 5.3.5-2e).
- [ ] **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ**: Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).



NOTES:
1. Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
2. Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
3. Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
4. PVC root barrier may be required on a site specific basis.
5. Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HQN	03/19/07
4	RTN	06/11/17

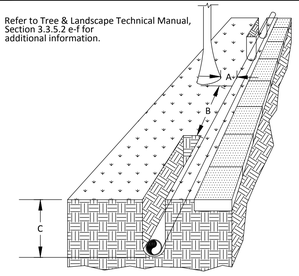
Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 603

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.3.5.2 e-f for additional information.



Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	MMN	3/15/05
2	JT	08/14/06
3	RTN	06/11/17
4	PGG	11/23/22

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 504

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

Project Data

T-1

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at http://www.cityofpaloalto.org/trees
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

TREE PROTECTION, T-1 SHEET
GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING WWW.DAHLINGROUP.COM

1214.009 | 09-25-2025

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

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DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

City of Palo Alto
Tree Protection - It's Part of the Plan!

Preliminary Arborist Report

2100 – 2400 Geng Road
Palo Alto, CA

PREPARED FOR:
Carlson, Barbee & Gibson
2633 Camino Ramon, Suite 350
San Ramon, CA 94583

PREPARED BY:
HortScience | Bartlett Consulting
2550 Ninth Street, Suite #112
Berkeley, CA 94710

April 2025
Revised August 2025

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Preliminary Arborist Report
2100 – 2400 Geng Road
Palo Alto, CA

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Description of Trees	2
Palo Alto Tree Protection Requirements	6
Palo Alto Tree Replacement	6
Suitability for Preservation	7
Preliminary Evaluation of Impacts and Recommendations	9
Estimate of Value	10

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Exhibits

Tree Assessment Form

Tree Assessment Map

Preliminary Tree Disposition and Estimate of Value

Preliminary Arborist Report
2100 – 2400 Geng Road
Palo Alto, CA

Introduction and Overview

Carlson, Barbee & Gibson is preparing plans to redevelop property at 2100 – 2400 Geng Road in Palo Alto. HortScience | Bartlett Consulting (Divisions of The F. A. Bartlett Tree Expert Co.) was asked to prepare a **Preliminary Arborist Report** for the project site for submission to the City of Palo Alto. Plans depict proposed demolition of existing structures and construction of townhomes with associated service roads and parking. In August 2025, plans were altered to eliminate off-site work at the neighboring City Park. The subject report was revised based on the new plans.

This report provides the following information:

1. An assessment of tree health, structure, and suitability for preservation.
2. An estimate of the value of each tree.
3. A preliminary assessment of the impacts of constructing the proposed project and recommendations for action.

Assessment Methods

Trees were assessed on October 22 and 23, 2024. Additional trees were evaluated on November 19, 2024, following discussions with the project team. Trees with a trunk diameter of 4 inches or greater located in or overhanging the project area were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics, extensive structural defects that cannot be abated.
   - ***0*** - Tree is dead.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
   - ***High***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
   - ***Low***: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Two hundred and seventy (270) trees were assessed, representing 26 species (Table 1). Blue gum was the most common species with 49 trees, followed by river she-oak with 43, and coast redwood with 33. While species like coast live oak and coast redwood are native to the Palo Alto area, none of the assessed trees appeared to be indigenous to the site. Trees were distributed throughout the entire site, with many lining the property boundaries and others grouped together in landscaped areas next to buildings. Overall, 53 trees were in good condition, 162 were in fair condition, and 55 were in poor condition (Table 1).

Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are shown on the ***Tree Assessment Map*** (see Exhibits).

Table 1: Condition ratings and frequency of occurrence of trees
2100 – 2400 Geng Road, Palo Alto

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	*Acacia melanoxylon*	2	4	6	**12**
Japanese maple	*Acer palmatum*	-	3	1	**4**
African fern-pine	*Afrocarpus falcatus*	-	2	-	**2**
Black alder	*Alnus glutinosa*	-	1	-	**1**
European white birch	*Betula pendula*	-	6	-	**6**
River she-oak	*Casuarina cunninghamiana*	7	29	7	**43**
Western redbud	*Cercis occidentalis*	-	-	1	**1**
River red gum	*Eucalyptus camaldulensis*	2	6	8	**16**
Blue gum	*Eucalyptus globulus*	33	15	1	**49**
Raywood ash	*Fraxinus angustifolia* 'Raywood'	6	7	-	**13**
Evergreen ash	*Fraxinus uhdei*	-	1	-	**1**
Ginkgo	*Ginkgo biloba*	-	1	-	**1**
Silk oak	*Grevillea robusta*	-	5	-	**5**
Chinese flame tree	*Koelreuteria bipinnata*	-	-	1	**1**
Glossy privet	*Ligustrum lucidum*	4	2	-	**6**
Sweetgum	*Liquidambar styraciflua*	1	20	2	**23**
Southern magnolia	*Magnolia grandiflora*	-	-	2	**2**
Crabapple	*Malus sylvestris*	-	8	1	**9**
Mayten	*Maytenus boaria*	-	1	-	**1**
Canary Island date palm	*Phoenix canariensis*	-	-	2	**2**
Cherry	*Prunus sp.*	-	-	2	**2**
Coast live oak	*Quercus agrifolia*	-	6	3	**9**
Holly oak	*Quercus ilex*	-	2	-	**2**
Yellow willow	*Salix lasiandra*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	-	22	11	**33**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Water gum	*Tristaniopsis laurina*	-	20	5	**25**
Total		**55**	**162**	**53**	**270**



Of the 43 river she-oaks, seven were in good condition, 29 were in fair condition, and seven were in poor condition. Condition was largely related to available growing space and tree structure. Most trees grew close together in small groups. She-oaks in good condition had good structure and vigor. Those in fair condition had moderately undesireable structural features such as a low live crown ratio and/or a phototropic lean. Those in poor condition had more considerable structural deficiencies like old topping cuts. Development stage varied from young to mature, indicated by diameters measuring between 6 – 25 inches.

Photo 1: River she-oaks #200 – 202 (left – right) competed for space in a small planter. Each was in good condition.

Eleven (11) redwoods were in good condition and 22 were in fair condition. Development stage was mostly semi-mature with diameters measuring between 17 – 35 inches. Redwoods in fair condition often exhibited signs of drought stress like twig dieback and browning foliage. Those in good condition had greener, fuller crowns (Photo 2).



Photo 2: Coast redwoods #116 – 122 (left – right) were in good condition with dense, green foliage.

Forty-nine (49) blue gums were assessed. Forty-eight (48) were off-site and had branches that extended into the subject property by up to 40 feet. Trunks were near the property line (Photo 3). Blue gum #24 was located on the subject property. Of all blue gums, 33 were in poor condition, 15 were in fair condition, and #23 was in good condition. Trunks were usually not accessible behind the fence, and diameters were estimated to be up to 56 inches.



Photo 3: Trunks of off-site blue gums were often close to the property line fence.

Twenty (20) water gums were in fair condition and five were in good condition. Condition was informed by growing space availability, with those in fair condition being heavily suppressed by nearby buildings. Those in good condition had more space to develop good branching structure. Trees were semi-mature to mature in development, indicated by diameters between 7 – 15 inches.

Twenty-three (23) sweetgums were assessed. Most (20 trees) were in fair condition, often suppressed by nearby buildings and having structural deficiencies like codominant trunks. Sweetgums #63 and 131 were in good condition, while #81 was in poor condition. All were semi-mature in development with diameters ranging between 10 – 19 inches.

Eight of the 16 river red gums were in good condition, six were fair, and #212 and 213 were poor. Multiple stems arose from a single point on most trees at a height of between 12 – 20 feet. Trees in good condition were more vigorous than trees in fair condition, and had fewer negative features such as improper heading cuts or sapsucker damage. Poor condition river red gums had very low vigor and/or branch dieback and epicormic sprouting. Diameters ranged from 12 – 43 inches, representing semi-mature to mature development stages.



The 13 Raywood ash trees were either in fair (7 trees) or poor (6 trees) condition. Multiple upright stems arose from a single point on all trees (Photo 4). Condition varied with overall vigor. Fair condition trees had denser foliage than those in poor condition. Diameters measured between 11 – 21 inches.

Photo 4: Raywood ash trees #101 – 105 (left – right, foreground) had many narrow branch attachments at a single point on the trunk.

Twelve (12) blackwood acacias were assessed. Six were in good condition, four were fair, and #160 and 234 were poor. Diameters measured between 9 – 32 inches. Acacia #25 was located on the neighboring property, with branches extending approximately 7 feet into the project area.

Eight crabapples were in fair condition while #13 was in good condition. Fair condition crabapples were often suppressed. All had multiple attachments at a single point on the trunk. Diameters measured between 5 – 10 inches.

Nine coast live oaks were in fair (6 trees) or good (#219 – 221) condition. Five oaks were (#219 – 221, 227, and 228) located off-site, and had branches extending into the subject property by up to approximately 15 feet. Trunks measured between up to 19 inches.

Six European white birch were in fair condition. Thin foliage was concentrated at the top of each tree. Development stage was young, represented by diameters between 6 – 10 inches.

Six glossy privets were in fair (#232 and 251) or poor (#214, 229, 246, and 247) condition. Condition varied with differences in overall vigor. Multiple stems arose from the base of most trees, measuring between 4 – 8 inches. Privet #229 was off-site.

The remaining 14 species were represented by 5 trees or fewer:

- Five silk oaks were in fair condition. Four were semi-mature in development with trunks between 7 – 15 inches. Silk oak #223 was mature in development with a 32-inch diameter.
- Japanese maple #34 was in good condition while #147, 148, and 154 were fair. Individual stems measured between 4 – 6 inches. Each was located at the foot of a nearby building, resulting in asymmetric crown profiles (Photo 5).



Photo 5: Japanese maple #34 was suppressed and one-sided due to the nearby building.

- African fern-pines #143 and 144 were in fair condition. Diameters measured 16 and 13 inches.
- Southern magnolias #217 and 218 measured 19 and 12 inches in diameter, respectively. Both were in good condition.
- Canary Island date palms #22 and 252 were in good condition. Palm #22 was off-side, with fronds extending into the subject property by approximately 13 feet. Eight (8) feet of brown trunk was below the lowest living frond. Palm #252 was taller with approximately 18 feet of brown trunk.
- Cherries #68 and 74 were in good condition. Trunks below 7 and 10 inches, respectively. Multiple small stems arose from an apparent graft at 4 feet on both trees.

- Holly oaks #42 and 43 were off-site and had branches extending into the subject property by approximately 14 and 9 feet, respectively. Both were in fair conditon and suppressed. Trunks were estimated at 7 (#42) and 6 (#43) inches in diameter.
- Black alder #50 was in fair condition. The 7-inch diameter trunk leaned to the west.
- Western redbud #3 was in good condition. Codominant trunks arose from 3 feet to create a rounded crown. The trunk measured 7 inches below the attachment.
- Evergreen ash #51 had a very narrowly attached codominant trunks with a seam from the base to 3 feet. Individual diameters measured 11 and 10 inches. Overall condition was fair.
- Ginkgo #222 was in fair condition, having a one-sided crown to the east. The trunk was 15 inches in diameter.
- Chinese flame tree #124 had an 11-inch diameter trunk. Multiple stems arose from wide attachments at approximately 10 feet and the canopy was slightly thin. Overall condition was fair.
- Mayten #95 was in fair condition. It had an 11-inch diameter trunk.
- Yellow willow #44 as off-site, and had branches that reached approximately 15 feet into the subject property. Codominant trunks emerged from the base with estimated diameters of 20 and 12 inches.

Palo Alto Tree Protection Requirements

City of Palo Alto Municipal Code, Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), describes *Protected* trees as certain native species with a minimum trunk diameter of either 11.5 or 18 inches, and all other species with a minimum diameter of 15 inches. Species with high water use, invasive properties, or undesirable fruit are excluded. Of the trees assessed, species that meet exclusion requirements are black alder, European white birch, blackwood acacia, blue gum, Canary Island date palm, evergreen ash, river red gum, and yellow willow. All street trees and other public trees are also considered *Protected*, regardless of species.

One hundred and thirty-eight (138) trees meet the criteria for *Protected* status: eighty-seven (87) are large enough to be considered protected mature trees; 48 blue gums appear to be on City property at Baylands Athletic Center, making them public trees; two trees (#7 and 20) are street trees. *Protected* trees are regulated by the City of Palo Alto and cannot be removed without a permit. Replacement tree plantings will be required for the removal of any *Protected* trees.

Protected status of each tree is provided in the ***Tree Assessment Form*** (see exhibits).

Project Data

T-2

CITY OF PALO ALTO

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Include this sheet(s) on Project Sheet Index or Legend Page.
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Special Tree Protection Instruction Sheet
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T-2

TREE PROTECTION, T-2 SHEET
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Tree Protection - It's Part of the Plan!

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail.

We must be concerned, however, about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure, and death should be allowed to continue.
Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than non-vigorous trees are. For example, many blue gums were in poor condition. These trees would not tolerate construction impacts as well as those in fair condition.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are more likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, coast redwood and river she-oak are tolerant of root severance and general construction impacts. Sweetgum is moderately tolerant. Blue gum is intolerant.
- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. Most trees in this assessment were semi-mature or mature in development stage.
- **Invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (https://www.cal-ipc.org/paf/) lists species identified as being invasive. Palo Alto is part of the Central West Floristic Province. Blackwood acacia, blue gum, Canary Island date palm, and glossy privet have limited invasive potential. Mayten is on the watch list.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (Table 2, following page).

Table 2: Tree suitability for preservation.
2100 – 2400 Geng Road, Palo Alto

High	Trees in good health and with structural stability that have the potential for longevity at the site. Six trees had high suitability for preservation: Canary Island date palms #22 and 252, coast live oak #219, river red gum #216, and river she-oaks #200 and 201.
Moderate	Trees in fair health and/or with structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter lifespans than those in the "high" category. One hundred and twenty-three (123) trees had moderate suitability for preservation: black alder #50, nine blackwood acacias, blue gum #23, cherries #68 and 74, Chinese flame tree #124, four coast live oaks, 23 coast redwoods, nine crabapples, evergreen ash #51, ginkgo #222, holly oaks #42 and 43, Japanese maple #34, mayten #95, 11 river red gums, 19 river she-oaks, silk oaks #223 and 230, southern magnolias #217 and 218, eight sweetgums, 24 water gums, and western redbud #3.
Low	Trees in poor health or with significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. One hundred and forty-one (141) trees had low suitability for preservation. African fern-pines #143 and 144, blackwood acacias #19, 160, and 234, 48 blue gums, four coast live oaks, 10 coast redwoods, six European white birch, six glossy privets, Japanese maples #147, 148, and 154, 13 Raywood ash, four river red gums, 22 river she-oaks, silk oaks #231, 233, and 235, 15 sweetgums, water gum #139, and yellow willow #44.

We consider trees with high suitability for preservation to be the best candidates for preservation. Retention of trees with moderate or low suitability for preservation depends upon the intensity of proposed site changes and the use nature of the site.

Preliminary Evaluations of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Impacts from construction were estimated using a conceptual site plan (*Geng Road Site, Dahlin Group and CBG, dated 7/25/25*), a Tree Disposition Plan (*The Guzzardo Partnership, dated 8/26/2025*) and conversations with the project team (*to date 8/28/2025*). Plans are preliminary in nature. As such, this evaluation of impacts must be considered preliminary.

The site plan depicted locations of new townhomes and associated access roads. All existing structures will be demolished. Improvements would fill the entire site, property line to property line. A storm line is proposed off-site along the edge of the Baylands Athletic Center. No opportunities for tree preservation exist within the property.

Off-site trees adjacent to the project area will be impacted by the proposed construction including root severance and crown pruning. Impacts may be severe. First, demolition of existing infrastructure and landscape may damage trees. Second, grading, excavation, and other construction activities will injure trees, both directly by mechanical injury and indirectly by altering drainage. Most notably, a retaining wall is proposed at the property line on the north side of the site near a row of large, mature blue gums. Finally, existing branches may encroach into the site, requiring significant pruning.

The Project proposes to remove 207 existing trees within the project site and two street trees (209 total tree removals). The grade over the entire site will be raised, and no trees can be preserved within the boundaries. Of these, 83 trees are considered *Protected* trees by the City of Palo Alto and will require replacement (***see Preliminary Tree Disposition and Estimate of Value table in the Exhibits***).

Forty-five (45) trees were near the property boundary of Baylands Athletic Center and identified for potential preservation due to the installation of a retaining wall at the property line. All were mature blue gums, and unlikely to respond well to drastic site changes such as the proposed retaining wall and grade change. As a species, blue gums are intolerant of root impacts. The retaining wall is proposed immediately adjacent to the stand of trees at the property line. I expect impacts to be severe, and some trees may sustain impacts that exceed their tolerances. Until excavation begins or an exploratory trench is dug to expose roots, impacts must be considered preliminary. Disposition may change depending on expected impacts if preservation is not expected to be successful. I recommend reevaluating as designs develop.

Palm #22, blue gums #23 and 253, and blackwood acacia #25 were also located off-site at Baylands Athletic Center. Near these trees, no retaining wall will be installed. I expect impacts to be negligible for palm #22 and moderate for trees #23, 25, and 253. These four trees are identified for potential preservation.

The remaining 12 trees on private property bordering the site are also identified for potential preservation. Impacts may be severe, depending on the required root severance during installation of retaining walls and clearance pruning. Disposition may change depending on expected impacts if preservation is not expected to be successful. I recommend reevaluating as designs develop.

The Project's tree removal requirements are a result of coastal flooding issues. The Project site's elevation is currently between 6 and 10 feet above sea level. The site lies in a FEMA flood zone of AE-11, meaning that the site could flood up to 11 feet above sea level in a severe storm or high tide event. To mitigate this, the entire site must be raised to a minimum of 11 feet above sea level by importing 1 – 6 feet of additional soil across the site.

The Project site is zoned for multifamily housing, with a portion of the site designated in the City's 6th Cycle Housing Element as a housing inventory site. Redevelopment of the project site for these uses is not possible without the entire site grade being raised.

Consistent with Palo Alto Municipal Code Section 8.10.050 (d)(1), there is no feasible way to retain the protected trees without reducing the otherwise-permissible buildable area by more than twenty-five percent. Based on the Project sponsor's analysis, there is no financially feasible design alternative that would allow for retention of these protected trees in connection with redevelopment of the site for housing.

The Project will fully mitigate the protected tree removals with a robust replacement tree planting plan, prioritizing native species, climate-adaptive drought tolerant species (in alignment with Palo Alto Municipal Code Section 8.10.030 (b)(2), and 8.10.050 (d)(3)(ii)), and species that provide high quality habitat for birds and other wildlife.

Because the plans are preliminary, there may be opportunities to reduce tree impacts. The ability to preserve trees on this site and along the edges of the property depends on 1) selecting trees with moderate or good suitability for preservation and 2) establishing a tree protection zone large enough to sustain tree health and stability. All plans should include surveyed tree trunk locations so that impacts can be accurately assessed, and adequate tree protection measures can be determined. Once a design alternative is selected, impacts to trees should be revisited.

Estimate of Value

To estimate the reproduction cost of each tree, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Atlanta GA, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations, and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects tree health and structural integrity. Functional limitations reflect constraints to tree development based on the site and species. For example, the off-site blue gums along the north edge of the property were crowded together, and competed for available growing space. Trees in this row were depreciated for the limited growing area and proximity to the property boundary. I did not note any external limitations.

Based on the information gathered, I estimated the reproduction cost for individual trees to range from $250 to $26,950, totaling $843,838 for all trees. The estimated value of trees identified for removal was $791,784 ($411,250 *Protected*). The estimated value of trees identified for potential preservation was $142,045 ($134,300 *Protected*). The estimated value of trees identified for preservation was $9,605 (all *Protected*). Values per tree are depicted in the ***Preliminary Disposition and Estimate of Value*** exhibit (see exhibits).

Palo Alto Tree Replacement

Tree replacement mitigation is required for *Protected* tree removals. Replacement quantities are based on the average canopy spread of the removed tree. Two options are presented in the Palo Alto Tree Technical Manual for Replacement Trees or Alternative Trees (Figure 1). Individual assignments for replacement trees are described in the ***Preliminary Disposition and Estimate of Value*** exhibit (see exhibits).

The project's landscape architect will use these ratios to inform the replacement planting plan.

Tree Canopy - Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy*)	Replacement Trees	Alternative Tree
0'-6'	Two 24" Box Size	One 36" Box Size
10'-27'	Three 24" Box Size	Two 36" Box Size
28'-40'	Four 24" Box Size	Two 48" Box Size
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-80'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
80'+	**	**

*Add half of the difference between the two to the narrowest measurement for the average canopy
** Replace the tree with a combination of both Tree Canopy and Tree Value Standards.

Note: Basis of this table is determined by the growth of one 24" box size tree, growing at a rate approximately 12" canopy once the crown of the plant.

Figure 1: Replacement tree matrix. Sourced from Palo Alto Tree Technical Manual.

Preliminary Tree Preservation Guidelines

Trees on adjacent properties may be impacted by construction activities. The key to tree preservation is to minimize adverse impacts near trees to be retained. The following are recommendations for design and construction phases that will assist in successful tree preservation.

1. Reevaluate tree disposition as project plans progress.
2. The **Tree Protection Zone** shall be the project property line. The project's security fence will serve as the tree protection fencing.
3. Off-site trees may require pruning to provide vertical clearance for construction. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices — Tree Pruning published by the International Society of Arboriculture.
4. On-site trees to be removed that have branches extending into the canopy of off-site trees to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist should remove the tree in a manner that causes no damage to the trees and understory to remain.
5. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
6. Enlist the project arborist monitor excavation for the footing of the retaining wall along the north edge of the property. Once roots are exposed, recommendations can be made on management decisions. Overall dispositions may change depending on the size and number of roots encountered.
7. Enlist the project arborist to monitor off-site trees identified for potential preservation on a monthly basis throughout the construction timeline to monitor any changes in condition.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Ryan Suttle, Consulting Arborist & Urban Forester
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist #813
ASCA Tree and Plant Appraisal Qualified

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

HORT SCIENCE | BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
1	River she-oak	18	Yes	4	Moderate	10,15,12,10	Codominant trunks arise from 10'; high crown; suppressed south.
2	River she-oak	19	Yes	4	Moderate	12,8,15,10	Codominant trunks arise from 12&14'; narrow suppressed crown.
3	Western redbud	7	No	4	Moderate	6,6,6,6	Codominant trunks arise from 3'; round crown.
4	Crabapple	5	No	3	Moderate	7,2,6,7	Suppressed west; no lower branching; swollen base.
5	Crabapple	8	No	3	Moderate	5,8,7,5	Codominant trunks arise from 4'; high crown; suppressed south.
6	Crabapple	8	No	3	Moderate	10,8,5,7	Multiple trunks arise from 5'; high crown; suppressed north.
7	River she-oak	24	Yes; Street Tree	4	Moderate	17,17,17,17	Street tree; codominant trunks arise from high in crown; topping cuts throughout crown.
8	Crabapple	7	No	3	Moderate	5,8,7,3	Multiple trunks arise from 5'; no lower branches.
9	Crabapple	8	No	3	Moderate	13,7,8,10	Multiple trunks arise from 5'; no lower branches.
10	Crabapple	7	No	3	Moderate	7,4,6,6	Multiple trunks arise from 6'; no lower branches; messy structure.
11	Crabapple	7	No	3	Moderate	7,7,7,7	Wide multiple trunks arise from 4'; 8"x2" basal decay cavity.
12	Crabapple	7	No	3	Moderate	7,3,5,9	Heavily suppressed north; trunk bends north at 2'.
13	Crabapple	10	No	4	Moderate	14,10,10,8	Multiple trunks arise from 5'; no lower branches; swollen base.
14	River she-oak	11	No	3	Moderate	12,10,12,12	Codominant trunks arise from 14'; narrow thin crown.
15	River she-oak	18	Yes	3	Moderate	10,12,14,11	Codominant trunks arise from 14'; narrow thin crown; southern trunk leans south.
16	River she-oak	18	Yes	3	Moderate	7,9,12,12	High narrow crown bows south high in crown; suppressed south.
17	River she-oak	19	Yes	4	Moderate	18,15,18,18	Codominant trunks arise from high in crown; topping cuts throughout crown.
18	Blackwood acacia	25	No; invasive, Cal-IPC	4	Moderate	22,22,22,22	Exposed surface roots; single upright trunk.
19	Blackwood acacia	20	No; invasive, Cal-IPC	3	Low	10,8,12,12	Codominant trunks arise from 7'; crown weight is southern.
20	River she-oak	18	Yes; Street Tree	3	Low	16,14,12,15	Street tree; straight upright crown; dead and dying branches throughout crown.

Project Data

T-2

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T-2

TREE PROTECTION, T-2 SHEET
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Tree Protection - It's Part of the Plan!

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
21	Blackwood acacia	18	No; invasive, Cal-IPC	4	Moderate	15,15,15,15	Straight upright trunk; some decay on lowest branch (4"); good form.
22	Canary Island date palm	40	Yes; on City property	4	High	10,10,10,10	Off-site tagged on fence; extends over property by 13'; 8' wood feet of brown trunk; heavily suppressed under blue gum.
23	Blue gum	42	Yes; on City property	4	Moderate	30,25,40,20	Off-site tagged on fence; extends over property by 40'; high crown; heading cuts throughout.
24	Blue gum	26	No; invasive, Cal-IPC	3	Low	20,5,9,24	S-shape in trunk @ 20'; sap sucker evidence on upper crown.
25	Blackwood acacia	12	Yes; on City property	4	Moderate	8,8,7,8	Off-site tagged on fence; extends over site by 7'; straight upright crown; good form and condition.
26	Water gum	8	No	3	Moderate	8,5,7,8	Pruned for light clearance; good young tree.
27	Water gum	7	No	3	Moderate	8,8,8,8	In median planter; round crown; good form.
28	Water gum	8	No	4	Moderate	8,8,8,8	In median planter; round crown; good form.
29	Water gum	9	No	4	Moderate	9,9,9,9	In median planter; round crown; good form.
30	Water gum	9	No	4	Moderate	11,11,11,11	In median planter; round crown; good form.
31	Water gum	9	No	4	Moderate	10,10,10,10	In median planter; round crown; good form.
32	Blackwood acacia	12	No; invasive, Cal-IPC	4	Moderate	5,10,10,10	Narrow codominant trunks arise from 8'; slight lean east.
33	Blackwood acacia	18	No; invasive, Cal-IPC	3	Moderate	14,14,14,14	Multiple trunks arise from 10'; thin crown.
34	Japanese maple	7,6	Yes	4	Moderate	14,5,5,14	Codominant trunks arise from 1'; heavily suppressed under the building; dead twigs.
35	Coast redwood	18	Yes	3	Low	12,12,12,12	In raised planter; twig dieback; brown leaves.
36	Coast redwood	20	Yes	3	Low	10,10,10,10	In raised planter; twig dieback; brown leaves.
37	Coast redwood	19	Yes	3	Low	10,10,10,10	In raised planter; twig dieback; brown leaves.
38	River red gum	32	No; invasive, Cal-IPC	3	Moderate	20,16,10,20	Trunk bows north; high crown; good growth.
39	River red gum	31	No; invasive, Cal-IPC	4	Moderate	21,21,21,25	Trunk bows north; high crown; good growth.
40	River red gum	20	No; invasive, Cal-IPC	4	Moderate	11,6,11,8	Codominant trunks arise from 12'; leans west.
41	River red gum	23	No; invasive, Cal-IPC	4	Moderate	14,14,14,14	Multiple trunks arise from 12'; vase shape crown.
42	Holly oak	7	No	3	Moderate	14,6,2,6	Off-site extends over property by 14'; suppressed.
43	Holly oak	6	No	3	Moderate	9,5,2,5	Off-site extends over property by 9'; suppressed.
44	Yellow willow	20,12	No; high water use	3	Low	15,15,10,15	Off-site extends over property by 15', Codominant trunks lean over property, suppressed.
45	River red gum	35	No; invasive, Cal-IPC	4	Moderate	23,29,18,20	In parking island; leans over property; high crown; good growth.
46	River red gum	32	No; invasive, Cal-IPC	4	Moderate	18,18,18,18	In parking island; multiple trunks arise from 10'; high crown; good growth.
47	River red gum	12	No; invasive, Cal-IPC	4	Moderate	10,10,10,10	Codominant trunks arise from base&12' wester trunk removed.
48	River she-oak	24	Yes	3	Low	13,13,15,12	Off-site; Codominant trunks; extends over property 13'.
49	Coast live oak	13	Yes	3	Moderate	12,8,8,10	Off-site extends over property by 12'; thin; leans north over property.
50	Black alder	7	No; high water use	3	Moderate	9,9,9,9	Trunk leans west suppressing trees on west side.
51	Evergreen ash	11,10	No; fruit per Palo Alto website	3	Moderate	10,12,15,15	Codominant trunks are fussed from base to 3'; suppressed west.
52	Raywood ash	16	Yes	3	Low	16,16,16,16	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
53	Raywood ash	11	No	3	Low	12,12,12,12	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
54	Raywood ash	13	No	3	Low	11,11,11,11	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
55	Raywood ash	18	Yes	2	Low	15,15,15,15	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
56	Raywood ash	14	No	2	Low	12,11,11,6	In open planter; round crown; multiple trunks arise from 8'; sun-scold; history of branch failure; decay.
57	Raywood ash	18	Yes	2	Low	16,16,15,13	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
58	Raywood ash	16	Yes	3	Low	15,15,15,15	In open planter; round crown; multiple trunks arise from 8'; sun-scold.
59	Raywood ash	16	Yes	3	Low	15,15,15,15	In open planter; round crown; multiple trunks arise from 8'; thin; sun-scold.
60	Raywood ash	14	No	3	Low	16,15,15,15	In open planter; round crown; multiple trunks arise from 8'; thin; sun-scold.
61	Raywood ash	14	No	3	Low	11,12,12,13	In open planter; round crown; multiple trunks arise from 8'; thin; sun-scold.
62	Sweetgum	14	No	3	Low	12,4,12,12	High crown suppressed by building.
63	Sweetgum	16	Yes	4	Moderate	18,15,18,18	Multiple trunks arise from 15'; seams in attachments.
64	Sweetgum	14	No	3	Low	9,5,12,9	High crown suppressed by building.
65	Coast redwood	30	Yes	3	Low	20,20,20,20	Heavily suppressed by building on east; high crown.
66	Coast redwood	29	Yes	3	Low	13,13,13,13	Heavily suppressed by building on east; high crown.
67	Coast redwood	31	Yes	3	Low	17,17,17,17	Heavily suppressed by building on east; high crown.
68	Cherry	7	No	4	Moderate	5,5,5,5	Grafted at 4'; multiple trunks arise from 4'; healthy crown.
69	Sweetgum	12	No	3	Low	20,15,2,15	High crown suppressed by building.
70	Sweetgum	11	No	3	Low	11,10,11,8	Sinuous trunk; suppressed north.
71	Sweetgum	13	No	3	Low	10,12,12,12	Upright trunk; twig dieback.
72	Sweetgum	13	No	3	Low	12,12,8,11	Codominant trunks arise from 12'; no lower branches.
73	Sweetgum	12	No	3	Low	20,15,2,15	High crown suppressed by building.
74	Cherry	10	No	4	Moderate	5,5,9,9	Grafted at 4'; multiple trunks arise from 4'; healthy crown; growth on west side.
75	Coast redwood	26	Yes	3	Low	14,14,14,14	Typical from; tight cluster of trees; high crown.
76	Coast redwood	19	Yes	3	Low	12,12,12,12	Typical from; tight cluster of trees; high crown.
77	Coast redwood	17	No	3	Low	11,11,11,11	Typical from; tight cluster of trees; high crown.
78	Coast redwood	17	No	3	Low	13,13,13,13	Typical from; tight cluster of trees; high crown.
79	Coast redwood	32	Yes	4	Moderate	15,15,15,15	Typical from; tight cluster of trees; high crown.
80	Coast redwood	28	Yes	3	Moderate	13,13,13,13	Typical from; tight cluster of trees; high crown.
81	Sweetgum	10	No	2	Low	10,8,8,7	High crown; decay on trunk; poor and condition form.
82	Coast redwood	25	Yes	3	Moderate	12,12,12,12	Typical from; tight cluster of trees; high crown; suppressed on southeast.
83	Coast redwood	21	Yes	3	Moderate	8,8,8,8	Typical from; tight cluster of trees; high crown; suppressed on west.
84	Coast redwood	26	Yes	3	Moderate	13,13,13,13	Typical from; tight cluster of trees; high crown; suppressed on north.
85	Coast redwood	28	Yes	3	Moderate	14,14,14,14	Typical from; suppressed by building.
86	Coast redwood	27	Yes	3	Moderate	13,13,13,13	Typical from; suppressed by building.
87	European white birch	7	No; high water use	3	Low	6,6,6,6	Upright thin crown; twig dieback in upper crown.
88	Coast redwood	32	Yes	4	Moderate	16,16,16,16	Typical from; good crown and structure; high crown.
89	Coast redwood	25	Yes	3	Moderate	13,13,13,13	Typical from; high crown.
90	Coast redwood	28	Yes	3	Moderate	14,14,14,14	Typical from; high crown.
91	Coast redwood	26	Yes	3	Moderate	12,12,12,12	Typical from; high crown; in tight cluster; suppressed by building.
92	Coast redwood	25	Yes	3	Moderate	12,12,12,12	Typical from; high crown; in tight cluster.
93	Coast redwood	26	Yes	3	Moderate	15,15,15,15	Typical from; high crown; in tight cluster.
94	Coast redwood	31	Yes	3	Moderate	15,15,15,15	Typical from; high crown; in tight cluster.
95	Mayten	11	No	3	Moderate	15,16,10,6	Multiple trunks arise from 6'; suppressed east; moderate form.
96	Water gum	11	No	3	Moderate	12,13,8,5	Heavily suppressed by building; good health.
97	Water gum	11	No	3	Moderate	9,11,9,0	Heavily suppressed by building; good health.
98	Water gum	9	No	3	Moderate	9,10,9,0	Heavily suppressed by building; good health.
99	Water gum	10	No	3	Moderate	0,9,9,0	Heavily suppressed by building; good health.
100	Raywood ash	18	Yes	2	Low	10,8,8,8	Multiple trunks arise from but headed back 12'; thin.
101	Water gum	11	No	3	Moderate	0,11,14,14	Heavily suppressed by building; good health.
102	Water gum	11	No	3	Moderate	4,12,14,14	Heavily suppressed by building; good health.
103	Water gum	11	No	3	Moderate	7,10,13,13	Heavily suppressed by building; good health.
104	Water gum	10	No	3	Moderate	7,0,14,11	Heavily suppressed by building; good health.
105	Water gum	9	No	3	Moderate	0,13,12,11	Heavily suppressed by building; good health.
106	Raywood ash	23	Yes	2	Low	17,17,17,17	Multiple trunks arise from 12'; headed back; thin.
107	Sweetgum	12	No	3	Low	11,12,14,11	High crown suppressed by building.
108	Sweetgum	11	No	3	Low	11,10,10,13	In planter; multiple trunks with cavity at attachment point.
109	Sweetgum	13	No	3	Low	12,0,10,14	High crown suppressed by building.
110	Sweetgum	16	Yes	3	Low	12,12,0,12	High crown suppressed by building; thin.
111	Coast redwood	34	Yes	4	Moderate	17,17,17,17	Typical from; good crown and structure; high crown; suppressed by building.
112	Coast redwood	35	Yes	4	Moderate	18,18,18,18	Typical from; good crown and structure; high crown; suppressed by building; good leaf color.
113	Sweetgum	14	No	3	Low	7,7,7,7	Straight upright trunk; thin.
114	Sweetgum	12	No	3	Low	9,8,14,9	Multiple trunks; thin.
115	Sweetgum	11	No	3	Low	14,14,0,14	Wide codominant trunks arise from 12'; thin.
116	Coast redwood	29	Yes	4	Moderate	15,15,15,15	Typical from; good crown and structure; high crown; suppressed; good leaf color.
117	Coast redwood	26	Yes	4	Moderate	12,12,12,12	Typical from; good crown and structure; high crown; suppressed; good leaf color.
118	Coast redwood	30	Yes	4	Moderate	14,14,14,14	Typical from; good crown and structure; high crown; suppressed; good leaf color.
119	Coast redwood	31	Yes	4	Moderate	14,14,14,14	Typical from; good crown and structure; high crown; suppressed; good leaf color.
120	Coast redwood	25	Yes	4	Moderate	15,15,15,15	Typical from; good crown and structure; high crown; suppressed; good leaf color.
121	Coast redwood	27	Yes	4	Moderate	16,16,16,16	Typical from; good crown and structure; high crown; suppressed; good leaf color.
122	Coast redwood	35	Yes	4	Moderate	18,18,18,18	Typical from; good crown and structure; high crown; suppressed; good leaf color.
123	Raywood ash	21	Yes	2	Low	9,12,15,15	Multiple trunks headed back; thin; wide attachments.
124	Chinese flame tree	11	No	4	Moderate	14,14,17,17	Multiple trunks arise from 10'; wide attachments; somewhat thin.
125	River she-oak	18	Yes	3	Moderate	10,12,12,10	High narrow crown; history of branch failure.
126	Blackwood acacia	15	No; invasive, Cal-IPC	4	Moderate	15,15,15,15	Good upright form; base is flat on both the west and east sides.
127	River she-oak	19	Yes	3	Moderate	7,7,12,10	Codominant trunks arise from 12'&14'; thin; suppressed west.
128	River she-oak	14	No	3	Moderate	9,14,9,9	High narrow crown; codominant trunks high in crown.
129	River she-oak	16	Yes	3	Moderate	9,9,9,9	High narrow crown; bleeding at base.
130	Blackwood acacia	26	No; invasive, Cal-IPC	4	Moderate	17,17,17,17	Codominant trunks arise from 17'; high crown.
131	Sweetgum	19	Yes	4	Moderate	16,16,16,16	High crown suppressed by building.
132	Sweetgum	19	Yes	3	Moderate	15,15,15,15	Codominant trunks; thin; no lower foliage; Sa sucker evidence.
133	Sweetgum	12	No	3	Moderate	11,12,8,6	Codominant trunks; messy crown.
134	Sweetgum	15	Yes	3	Moderate	19,15,0,15	Codominant trunks; messy crown.
135	Sweetgum	17	Yes	3	Moderate	9,11,11,11	Corrected bow on trunk; high crown; thin.
136	Sweetgum	10	No	3	Moderate	13,12,8,12	Upright trunk thin crown.
137	Sweetgum	12	No	3	Moderate	16,12,12,12	Crooked trunk; thin; one-sided east.
138	Water gum	12	No	3	Moderate	14,9,8,11	Heavily suppressed by building; good health.
139	Water gum	12	No	3	Low	18,5,5,11	Heavily suppressed by building; thin.
140	Water gum	12	No	3	Moderate	10,8,0,10	Heavily suppressed by building; good health.
141	Water gum	13	No	3	Moderate	9,9,5,12	Heavily suppressed by building; good health.
142	Water gum	12	No	3	Moderate	17,3,0,12	Heavily suppressed by building; good health; codominant trunk; gurdling root.
143	African fern-pine	16	Yes	3	Low	15,16,16,0	Leans east away from building; thin; gurdling root; healthy leaves.
144	African fern-pine	13	No	3	Low	10,10,10,10	In planter; wide attachment; good growth.
145	European white birch	8	No; high water use	3	Low	5,5,5,5	High narrow crown; thin.
146	European white birch	10	No; high water use	3	Low	8,8,8,8	Crook at 2'; high narrow crown; thin.
147	Japanese maple	6	No	3	Low	8,0,11,12	Suppressed under building; bows away from structure.
148	Japanese maple	7	No	3	Low	0,0,10,10	Suppressed under building on two sides; bows away from structure.
149	Blackwood acacia	29	No; invasive, Cal-IPC	3	Moderate	9,19,28,15	Leans and bows west away from other trees; multiple trunks arise from 13'; somewhat thin.
150	River she-oak	22	Yes	3	Moderate	9,9,12,6	Multiple trunks arise from 11'; thin; high narrow crown.
151	River she-oak	25	Yes	3	Moderate	11,6,12,12	Multiple trunks arise from 10'; thin; high narrow crown.
152	River she-oak	20	Yes	3	Moderate	8,8,10,8	Codominant trunks arise from 8'; thin; high narrow crown.

Project Data

T-2

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-2

TREE PROTECTION, T-2 SHEET

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

TREE PROTECTION, T-2 SHEET

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City of Palo Alto
Tree Protection - It's Part of the Plan!

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
153	European white birch	7	No; high water use	3	Low	5,5,5,5	High narrow crown; thin.
154	Japanese maple	6,4	Yes	3	Low	0,0,10,12	Suppressed under building on two sides; bows away from structure.
155	European white birch	6	No; high water use	3	Low	2,2,6,5	High narrow crown; heavily suppressed; thin.
156	European white birch	10	No; high water use	3	Low	4,4,8,5	High narrow crown; heavily suppressed; thin.
157	River she-oak	19	Yes	3	Moderate	6,6,10,10	Multiple trunks arise from high in crown; bleeding on trunk at 2'; thin; high narrow crown.
158	River she-oak	16	Yes	3	Moderate	6,6,10,10	Single upright trunk; high narrow crown.
159	River she-oak	15	Yes	3	Moderate	9,9,12,7	Codominant trunks arise from 10'; thin; high narrow crown.
160	Blackwood acacia	9	No; invasive, Cal-IPC	2	Low	5,7,7,6	Bows south; dead top; thin.
161	Blue gum	25	Yes; on City property	2	Low	40,10,10,20	Off-site tagged on fence; can't see trunk; extends over property by 7'; messy form.
162	Blue gum	38	Yes; on City property	2	Low	30,15,15,30	Off-site tagged on fence; can not see trunk; extends over property by 16'; messy form; pruned away from property.
163	Blue gum	36	Yes; on City property	2	Low	25,20,10,20	Off-site tagged on fence; can't see trunk; extends over property by 7'; messy form; pruned away from property.
164	Blue gum	38	Yes; on City property	2	Low	10,6,5,15	Off-site tagged on fence; can't see trunk; extends over property by 8'; messy form; pruned away from property.
165	Blue gum	36	Yes; on City property	3	Low	35,30,20,25	Off-site tagged on fence; can't see trunk; extends over property by 10'; messy form; pruned away from property.
166	Blue gum	40	Yes; on City property	3	Low	40,50,25,35	Off-site tagged on fence; can't see trunk; extends over property by 16'; messy form; pruned away from property.
167	Blue gum	56	Yes; on City property	3	Low	40,35,10,5	Off-site tagged on fence; extends over property by 10'; messy form; pruned away from property; leans heavily away from property.
168	Blue gum	40	Yes; on City property	3	Low	40,25,15,5	Off-site tagged on fence; can't see trunk; extends over property by 10'; messy form; pruned away from property.
169	Blue gum	28,26	Yes; on City property	3	Low	40,10,15,10	Off-site tagged on fence; can't see trunk; extends over property by 9'; messy form; pruned away from property.

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
170	Blue gum	38	Yes; on City property	3	Low	30,35,15,20	Off-site tagged on fence; can't see trunk; extends over property by 7'; messy form; pruned away from property.
171	Blue gum	21	Yes; on City property	2	Low	15,10,5,1	Off-site tagged on fence; can't see trunk; extends over property by 2'; messy form; pruned away from property.
172	Blue gum	19	Yes; on City property	2	Low	15,10,10,10	Off-site tagged on fence; can't see trunk; extends over property by 8'; messy form; pruned away from property.
173	Blue gum	19	Yes; on City property	2	Low	35,20,10,5	Off-site tagged on fence; can't see trunk; extends over property by 7'; messy form; pruned away from property.
174	Blue gum	42	Yes; on City property	2	Low	40,55,10,10	Off-site tagged on fence; can't see trunk; extends over property by 7'; messy form; pruned away from property.
175	Blue gum	53	Yes; on City property	2	Low	40,40,10,15	Off-site tagged on fence; can't see trunk; doesn't extend over property; roots are lifting parking lot pavement; pruned and leans away from property.
176	Blue gum	48	Yes; on City property	2	Low	25,20,25,30	Off-site tagged on fence; can't see trunk; extends over property by 10'; messy form; pruned away from property.
177	Blue gum	42	Yes; on City property	2	Low	35,15,15,30	Off-site tagged on fence; can't see trunk; extends over property by 4'; messy form; pruned away from property.
178	Blue gum	25	Yes; on City property	2	Low	20,15,10,5	Off-site tagged on fence; can't see trunk; extends over property by 10'; messy form; pruned away from property; base at fence line.
179	Blue gum	36	Yes; on City property	2	Low	30,10,15,15	Off-site tagged on fence; can't see trunk; extends over property by 9'; messy form; pruned away from property.
180	Blue gum	17	Yes; on City property	2	Low	5,5,8,4	Off-site tagged on fence; can't see trunk; extends over property by 4'; messy form; pruned away from property.
181	Blue gum	46	Yes; on City property	3	Low	35,45,15,20	Off-site tagged on fence; can't see trunk; extends over property by 8'; messy form; pruned away from property.
182	Blue gum	42	Yes; on City property	3	Low	30,15,10,25	Off-site tagged on fence; can't see trunk; extends over property by 4'; messy form; pruned away from property.
183	Blue gum	16,10,5	Yes; on City property	2	Low	30,10,10,5	Off-site tagged on fence; can't see trunk; extends over property by 6'; messy form; pruned away from property.
184	Blue gum	25	Yes; on City property	2	Low	25,10,10,20	Off-site tagged on fence; can't see trunk; extends over property by 6'; messy form; pruned away from property.

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
185	Blue gum	26	Yes; on City property	2	Low	35,25,10,5	Off-site tagged on fence; can't see trunk; extends over property by 8'; messy form; pruned away from property.
186	Blue gum	28	Yes; on City property	2	Low	15,20,10,5	Off-site tagged on fence; can't see trunk; extends over property by 9'; messy form; pruned away from property.
187	Blue gum	52	Yes; on City property	3	Low	40,35,20,45	Off-site tagged on fence; can't see trunk; extends over property by 8'; messy form; pruned away from property.
188	Blue gum	26	Yes; on City property	2	Low	5,10,5,5	Off-site tagged on fence; can't see trunk; extends over property by 5'; messy form; pruned away from property.
189	River she-oak	10	No	3	Low	6,6,6,6	Codominant trunks arise from 8'; high narrow crown.
190	River she-oak	6	No	2	Low	0,6,8,5	Codominant trunks arise from 8'; branch is horizontal turning at 6"; high narrow crown.
191	River she-oak	10	No	2	Low	5,5,9,6	Single upright trunk; high narrow crown.
192	River she-oak	12	No	3	Low	0,8,12,7	Single upright trunk; high narrow crown.
193	River she-oak	7	No	2	Low	5,5,5,5	No tag; single upright trunk; topped; yellow jacket nest at base; high narrow crown.
194	River she-oak	8	No	2	Low	0,6,8,3	Single upright trunk; high narrow crown.
195	River she-oak	7	No	2	Low	0,7,7,0	Single upright trunk; topped; yellow jacket nest at base; high narrow crown.
196	Blue gum	30	No; invasive, Cal-IPC	2	Low	20,20,30,20	Off-site tagged on fence; can't see trunk; extends over property by 9'; deback; pruned away from property.
197	River red gum	26	No; invasive, Cal-IPC	3	Moderate	12,15,20,20	Wide codominant attachment @ 12',some included bark; good growth.
198	River red gum	39	No; invasive, Cal-IPC	3	Low	16,10,20,20	Wide multiple trunks arise from 20'; branches over property topped.
199	River red gum	30	No; invasive, Cal-IPC	3	Moderate	16,18,20,16	Wide multiple trunks arise from 15&17'; sap sucker evidence; branches over property topped.
200	River she-oak	15	Yes	4	High	10,10,10,10	Single upright trunk; good form; good growth.
201	River she-oak	23	Yes	4	High	17,17,17,17	Codominant upright trunks; good form; good growth.
202	River she-oak	12	No	4	Moderate	6,6,8,8	Codominant upright trunks arise from 12&14'; branches topped; good growth.
203	Water gum	15	Yes	4	Moderate	8,5,12,19	Heavily suppressed by building; good health; codominant trunks.

Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
204	Water gum	15	Yes	3	Moderate	14,0,15,16	Heavily suppressed by building; good health; thin.
205	Water gum	10	No	3	Moderate	10,0,10,8	Heavily suppressed by building; good health; thin; multiple trunks arise from 8'.
206	Water gum	10	No	3	Moderate	14,0,12,10	Heavily suppressed by building; good health; thin; codominant and multiple trunks.
207	Water gum	9	No	3	Moderate	12,0,10,8	Heavily suppressed by building; good health; thin; codominant trunks.
208	River red gum	40	No; invasive, Cal-IPC	4	Moderate	24,24,26,24	Wide multiple trunks arise from 12&15'; good growth and condition.
209	Blackwood acacia	32	No; invasive, Cal-IPC	3	Moderate	20,22,18,20	Wide multiple trunks arise from 8'; thin; in small planter.
210	River red gum	22	No; invasive, Cal-IPC	3	Moderate	13,14,15,18	Narrow codominant trunks arise from 10'; sap sucker evidence in upper crown decay on southern branch.
211	River red gum	38	No; invasive, Cal-IPC	3	Low	12,15,20,15	Trunk bow over neighbor property; topped in places; thin.
212	River red gum	32	No; invasive, Cal-IPC	2	Low	26,26,26,26	Narrow codominant trunks arise from 20'; thin; a lot of dead and dying branches.
213	River red gum	26	No; invasive, Cal-IPC	2	Low	26,24,26,28	Wide multiple trunks arise from 12'; thin; only growth is epicormic.
214	Glossy privet	8,6,4	No; invasive, Cal-IPC	1	Low	8,4,5,6	Growing in fence; multiple trunks arise from base; thin; ivy.
215	Coast live oak	18	Yes	3	Low	23,22,20,22	Growing at property fence line; suppressed; high crown.
216	River red gum	43	No; invasive, Cal-IPC	4	High	40,35,35,35	Codominant trunks arise from high in crown; good form and growth; oak under crown.
217	Southern magnolia	19	Yes	4	Moderate	24,22,24,24	Multiple trunks arise from 4'; good form and growth; round crown.
218	Southern magnolia	12	No	4	Moderate	17,17,16,18	Multiple trunks arise from 4'; good form and growth; round crown.
219	Coast live oak	16	Yes	5	High	10,21,8,10	Off-site tagged on fence; extends over the property by 15'.
220	Coast live oak	11	Yes	4	Moderate	8,17,15,10	Off-site tagged on fence; extends over the property by 8'.
221	Coast live oak	15	Yes	4	Moderate	6,11,15,15	Off-site tagged on fence; extends over the property by 4'.
222	Ginkgo	15	Yes	3	Moderate	18,12,18,18	Straight upright crown; one-sided east.

Tree Assessment

2100 - 2400 Geng Road
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
223	Silk oak	32	Yes	3	Moderate	18,18,20,18	Multiple trunks arise from 5'; high crown.
224	River she-oak	15	Yes	3	Moderate	15,15,15,15	Straight upright trunk; leans slightly east; minimal lateral branching.
225	River she-oak	6	No	3	Low	12,12,5,12	Codominant trunks arise from 14'; leans slightly east; minimal lateral branching.
226	River she-oak	12	No	2	Low	4,4,4,4	Single topped trunk; no branches.
227	Coast live oak	7	No	3	Low	6,0,4,5	Off-site tagged on fence; trunk embedded in property line fence; doesn't extend over property.
228	Coast live oak	15	Yes	3	Low	4,4,15,7	Off-site tagged on fence; bows south; doesn't extend over property.
229	Glossy privet	7,6,5,4,4,4	No; invasive, Cal-IPC	1	Low	8,8,8,8	Off-site; growing in fence; multiple trunks arise from base; thin; ivy.
230	Silk oak	15	Yes	3	Moderate	8,8,8,8	Single upright trunk; narrow high crown.
231	Silk oak	12	No	3	Low	6,6,6,6	Crook in single upright trunk at 2'; narrow high crown.
232	Glossy privet	6	No; invasive, Cal-IPC	3	Low	10,10,0,0	Sucker growth throughout crown; suppressed.
233	Silk oak	7	No	3	Low	6,6,6,6	High narrow crown.
234	Blackwood acacia	17	No; invasive, Cal-IPC	2	Low	17,13,0,0	Leans heavily north; growth only at top.
235	Silk oak	13	No	3	Low	10,10,10,10	High narrow crown; suppressed.
236	River she-oak	21	Yes	3	Low	18,22,25,20	Codominant trunks arise from high in crown; leans slightly south; suppressing other trees.
237	River she-oak	17	Yes	3	Low	5,5,12,10	Codominant trunks arise from high in crown; trunk engulfed in ivy; somewhat suppressed.
238	River she-oak	14	No	3	Low	5,5,10,8	Codominant trunks arise from high in crown; in row of other trees; somewhat suppressed.
239	River she-oak	13	No	3	Low	6,4,8,5	Straight upright trunk; in row of other trees; somewhat suppressed.
240	River she-oak	10	No	3	Low	6,5,8,8	Straight upright trunk; in row of other trees; topped; somewhat suppressed.
241	River she-oak	19	Yes	3	Low	10,8,15,10	Straight upright trunk; in row of other trees; somewhat suppressed.

Tree Assessment

2100 - 2400 Geng Road
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
242	Coast live oak	7	No	3	Low	12,7,12,8	Codominant trunks arise from base; suppressed north.
243	Coast live oak	19	Yes	3	Moderate	15,10,18,15	Upright trunk; healthy but suppressed.
244	River she-oak	19	Yes	3	Low	0,0,18,0	Leaning heavily west; animal borrowing at base; heavily one sided south.
245	River she-oak	24	Yes	3	Low	18,18,18,18	Straight upright trunk; in row of other trees; somewhat suppressed.
246	Glossy privet	9,8,7	No; invasive, Cal-IPC	2	Low	11,11,11,11	Multiple trunks; twig and branch dieback.
247	Glossy privet	6,5,4	No; invasive, Cal-IPC	2	Low	8,8,8,8	Multiple trunks; twig and branch dieback; suppressed.
248	River she-oak	25	Yes	3	Low	15,0,10,15	Straight upright trunk; suppressed north.
249	River she-oak	22	Yes	3	Low	14,14,16,14	Straight upright trunk; high narrow crown.
250	River she-oak	18	Yes	2	Low	0,15,15,10	Straight upright trunk; high narrow crown; upper crown complete enfolded in other trees.
251	Glossy privet	8,8	No; invasive, Cal-IPC	3	Low	19,19,0,10	Codominant trunks; heavily suppressed north.
252	Canary Island date palm	34	No; invasive, Cal-IPC	4	High	14,14,14,14	18' wood feet typical form.
253	Blue gum	13	Yes; on City property	2	Low	5,8,5,4	Off-site; tag on fence; branches S 5' over fence; very narrow codominant at 5'; narrow crown; poor structure.
254	Blue gum	18	Yes; on City property	2	Low	15,10,4,10	Off-site; heading cuts at property fence; repeatedly topped.
255	Blue gum	25	Yes; on City property	3	Low	30,35,10,10	Off-site; tag on fence; multiple attachments at 15 feet; one-sided N; branch tips over fence by 5' to S.
256	Blue gum	20	Yes; on City property	3	Low	15,15,4,6	Off-side; tag on fence; one-sided N; narrow intermediate tree.
257	Blue gum	14	Yes; on City property	3	Low	15,10,3,5	Off-side; tag on fence; one-sided N; narrow suppressed tree.
258	Blue gum	8,6,6,6,5,5	Yes; on City property	2	Low	6,5,6,7	Off-side; tag on fence; small stems from narrow attachment at base.
259	Blue gum	10	Yes; on City property	2	Low	6,3,3,3	Off-side; tag on fence; suppressed and leans E.

Project Data

T-2

CITY OF PALO ALTO

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Include this sheet(s) on Project Sheet Index or Legend Page.
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http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet
City of Palo Alto

CITY OF PALO ALTO

T-2

TREE PROTECTION, T-2 SHEET
GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

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City of Palo Alto

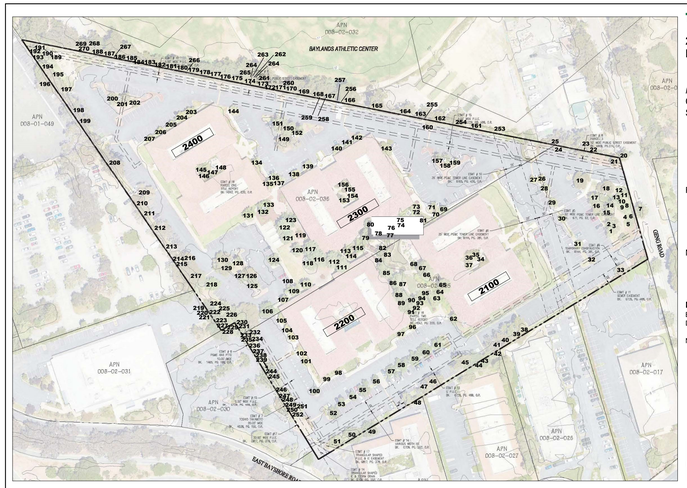
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Tree Assessment

2100 - 2400 Geng Road
Palo Alto, CA
November 2024

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Canopy Spread (N,E,S,W) (ft.)	Comments
260	Blue gum	12	Yes; on City property	2	Low	6,3,3,3	Off-side; tag on fence; suppressed and leans N away from fence.
261	Blue gum	22	Yes; on City property	2	Low	20,20,5,5	Off-side; tag on fence; suppressed and leans N away from fence to baseball field; N most in group.
262	Blue gum	16	Yes; on City property	2	Low	6,30,5,0	Off-side; tag on fence; suppressed and heavy Bow E away from fence to baseball field; middle of group.
263	Blue gum	12	Yes; on City property	2	Low	15,5,5,0	Off-side; tag on fence; suppressed and heavy Bow N away from fence to baseball field.
264	Blue gum	12	Yes; on City property	2	Low	10,5,3,5	Off-side; tag on fence; suppressed and heavy Bow N away from fence to baseball field; mechanical damage at base S.
265	Blue gum	26,10	Yes; on City property	2	Low	35,15,10,10	Off-side; tag on fence; narrow intermediate tree.
266	Blue gum	10,8,6,6,5	Yes; on City property	2	Low	10,10,6,10	Off-side; tag on fence; stump resprout; suppressed.
267	Blue gum	35,4,4,4	Yes; on City property	2	Low	30,30,10,15	Off-side; tag on fence; set back from fence; branch tips reach fence to S.
268	Blue gum	20	Yes; on City property	2	Low	10,10,10,8	Off-side; tag on fence; set back from fence; ivy engulfed; suppressed.
269	Blue gum	30	Yes; on City property	3	Low	30,30,10,5	Off-side; tag on fence; set back from fence; ivy engulfed; sweep E.
270	Blue gum	25	Yes; on City property	3	Low	25,5,5,10	Off-side; tag on fence; set back from fence; ivy engulfed; suppressed.



Tree Assessment Map

2100 –2400 Geng Road
Palo Alto, CA

Prepared for:
Carlson, Barbee & Gibson
San Ramon, CA

Revised November 2024

No Scale

Notes:
Base map provided by:
Dahlin

Numbered tree locations are approximate.

HORT SCIENCE BARTLETT CONSULTING
2500 Ninth Street, Suite 112
Berkeley, CA 94710
Phone 925.464.0211
Fax 925.464.0596

Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
Revised August 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
1	River she-oak	18	Yes	Remove	Within development footprint	$ 6,750.00	24	Three 24-inch box	Two 36-inch box
2	River she-oak	19	Yes	Remove	Within development footprint	$ 7,500.00	23	Three 24-inch box	Two 36-inch box
3	Western redbud	7	No	Remove	Within development footprint	$ 2,000.00	12	Three 24-inch box	Two 36-inch box
4	Crabapple	5	No	Remove	Within development footprint	$ 750.00	11	Three 24-inch box	Two 36-inch box
5	Crabapple	8	No	Remove	Within development footprint	$ 1,650.00	13	Three 24-inch box	Two 36-inch box
6	Crabapple	8	No	Remove	Within development footprint	$ 1,650.00	15	Three 24-inch box	Two 36-inch box
7	River she-oak	24	Yes; street tree	Remove	Frontage being demolished and redesigned.	$ 6,850.00	34	Four 24-inch box	Two 48-inch box
8	Crabapple	7	No	Remove	Within development footprint	$ 1,300.00	12	Three 24-inch box	Two 36-inch box
9	Crabapple	8	No	Remove	Within development footprint	$ 1,650.00	19	Three 24-inch box	Two 36-inch box
10	Crabapple	7	No	Remove	Within development footprint	$ 1,300.00	12	Three 24-inch box	Two 36-inch box
11	Crabapple	7	No	Remove	Within development footprint	$ 1,300.00	14	Three 24-inch box	Two 36-inch box
12	Crabapple	7	No	Remove	Within development footprint	$ 1,300.00	12	Three 24-inch box	Two 36-inch box
13	Crabapple	10	No	Remove	Within development footprint	$ 3,350.00	21	Three 24-inch box	Two 36-inch box
14	River she-oak	11	No	Remove	Within development footprint	$ 1,950.00	23	Three 24-inch box	Two 36-inch box
15	River she-oak	18	Yes	Remove	Within development footprint	$ 4,900.00	24	Three 24-inch box	Two 36-inch box
16	River she-oak	18	Yes	Remove	Within development footprint	$ 4,900.00	20	Three 24-inch box	Two 36-inch box
17	River she-oak	19	Yes	Remove	Within development footprint	$ 7,500.00	35	Four 24-inch box	Two 48-inch box
18	Blackwood acacia	25	No; invasive	Remove	Within development footprint	$ 12,850.00	44	Six 24-inch box	Two 48-inch box & two 36-inch box
19	Blackwood acacia	20	No; invasive	Remove	Within development footprint	$ 5,150.00	21	Three 24-inch box	Two 36-inch box

Preliminary Disposition and Estimate of Value

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HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
20	River she-oak	18	Yes; street tree	Remove	Frontage being demolished and redesigned.	$ 2,900.00	29	Four 24-inch box	Two 48-inch box
21	Blackwood acacia	18	No; invasive	Remove	Within development footprint	$ 6,750.00	30	Four 24-inch box	Two 48-inch box
22	Canary Island date palm	40	Yes; City property	Potentially preserve	Off-site; negligible impacts.	$ 3,704.00	20	Three 24-inch box	Two 36-inch box
23	Blue gum	42	Yes; City property	Potentially preserve	Off-site; moderate impacts.	$ 4,300.00	58	Two 24-inch box & two 36-inch box + two 48-inch box	Replace the tree with a combination of both tree canopy and tree value standards
24	Blue gum	26	No; invasive	Remove	Within development footprint	$ 4,650.00	29	Four 24-inch box	Two 48-inch box
25	Blackwood acacia	12	Yes; City property	Potentially preserve	Off-site; moderate impacts.	$ 1,050.00	16	Three 24-inch box	Two 36-inch box
26	Water gum	8	No	Remove	Within development footprint	$ 1,400.00	14	Three 24-inch box	Two 36-inch box
27	Water gum	7	No	Remove	Within development footprint	$ 1,300.00	16	Three 24-inch box	Two 36-inch box
28	Water gum	8	No	Remove	Within development footprint	$ 2,200.00	16	Three 24-inch box	Two 36-inch box
29	Water gum	9	No	Remove	Within development footprint	$ 2,750.00	18	Three 24-inch box	Two 36-inch box
30	Water gum	9	No	Remove	Within development footprint	$ 2,750.00	22	Three 24-inch box	Two 36-inch box
31	Water gum	9	No	Remove	Within development footprint	$ 2,750.00	20	Three 24-inch box	Two 36-inch box
32	Blackwood acacia	12	No; invasive	Remove	Within development footprint	$ 1,850.00	18	Three 24-inch box	Two 36-inch box
33	Blackwood acacia	18	No; invasive	Remove	Within development footprint	$ 3,550.00	28	Four 24-inch box	Two 48-inch box
34	Japanese maple	7,6	Yes	Remove	Within development footprint	$ 1,450.00	19	Three 24-inch box	Two 36-inch box
35	Coast redwood	18	Yes	Remove	Within development footprint	$ 1,800.00	24	Three 24-inch box	Two 36-inch box
36	Coast redwood	20	Yes	Remove	Within development footprint	$ 2,200.00	20	Three 24-inch box	Two 36-inch box
37	Coast redwood	19	Yes	Remove	Within development footprint	$ 2,000.00	20	Three 24-inch box	Two 36-inch box

Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
38	River red gum	32	No; invasive	Remove	Within development footprint	$ 6,550.00	33	Four 24-inch box	Two 48-inch box
39	River red gum	31	No; invasive	Remove	Within development footprint	$ 8,550.00	44	Six 24-inch box	Two 48-inch box & two 36-inch box
40	River red gum	20	No; invasive	Remove	Within development footprint	$ 3,650.00	18	Three 24-inch box	Two 36-inch box
41	River red gum	23	No; invasive	Remove	Within development footprint	$ 4,800.00	28	Four 24-inch box	Two 48-inch box
42	Holly oak	7	No	Potentially preserve	Off-site; severe impacts	$ 900.00	14	Three 24-inch box	Two 36-inch box
43	Holly oak	6	No	Potentially preserve	Off-site; severe impacts	$ 700.00	11	Three 24-inch box	Two 36-inch box
44	Yellow willow	20,12	No; high water use	Potentially preserve	Off-site; severe impacts	$ 3,800.00	28	Four 24-inch box	Two 48-inch box
45	River red gum	35	No; invasive	Remove	Within development footprint	$ 10,850.00	45	Six 24-inch box	Two 48-inch box & two 36-inch box
46	River red gum	32	No; invasive	Remove	Within development footprint	$ 9,100.00	36	Four 24-inch box	Two 48-inch box
47	River red gum	12	No; invasive	Remove	Within development footprint	$ 1,450.00	20	Three 24-inch box	Two 36-inch box
48	River she-oak	24	Yes	Potentially preserve	Off-site; severe impacts	$ 2,600.00	27	Three 24-inch box	Two 36-inch box
49	Coast live oak	13	Yes	Potentially preserve	Off-site; severe impacts	$ 900.00	19	Three 24-inch box	Two 36-inch box
50	Black alder	7	No; high water use	Remove	Within development footprint	$ 700.00	18	Three 24-inch box	Two 36-inch box
51	Evergreen ash	11,10	No; messy fruit	Remove	Within development footprint	$ 2,050.00	26	Three 24-inch box	Two 36-inch box
52	Raywood ash	16	Yes	Remove	Within development footprint	$ 3,800.00	32	Four 24-inch box	Two 48-inch box
53	Raywood ash	11	No	Remove	Within development footprint	$ 1,900.00	24	Three 24-inch box	Two 36-inch box
54	Raywood ash	13	No	Remove	Within development footprint	$ 2,550.00	22	Three 24-inch box	Two 36-inch box
55	Raywood ash	18	Yes	Remove	Within development footprint	$ 2,900.00	30	Four 24-inch box	Two 48-inch box
56	Raywood ash	14	No	Remove	Within development footprint	$ 1,850.00	20	Three 24-inch box	Two 36-inch box
57	Raywood ash	18	Yes	Remove	Within development footprint	$ 2,900.00	30	Four 24-inch box	Two 48-inch box
58	Raywood ash	16	Yes	Remove	Within development footprint	$ 2,900.00	30	Four 24-inch box	Two 48-inch box
59	Raywood ash	16	Yes	Remove	Within development footprint	$ 2,900.00	30	Four 24-inch box	Two 48-inch box
60	Raywood ash	14	No	Remove	Within development footprint	$ 2,250.00	31	Four 24-inch box	Two 48-inch box

Project Data

T-2

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
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Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-2

TREE PROTECTION, T-2 SHEET

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

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City of Palo Alto

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Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
Revised August 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
61	Raywood ash	14	No	Remove	Within development footprint	$ 2,250.00	24	Three 24-inch box	Two 36-inch box
62	Sweetgum	14	No	Remove	Within development footprint	$ 2,250.00	20	Three 24-inch box	Two 36-inch box
63	Sweetgum	16	Yes	Remove	Within development footprint	$ 6,500.00	35	Four 24-inch box	Two 48-inch box
64	Sweetgum	14	No	Remove	Within development footprint	$ 2,250.00	18	Three 24-inch box	Two 36-inch box
65	Coast redwood	30	Yes	Remove	Within development footprint	$ 4,650.00	40	Four 24-inch box	Two 48-inch box
66	Coast redwood	29	Yes	Remove	Within development footprint	$ 4,350.00	26	Three 24-inch box	Two 36-inch box
67	Coast redwood	31	Yes	Remove	Within development footprint	$ 4,950.00	34	Four 24-inch box	Two 48-inch box
68	Cherry	7	No	Remove	Within development footprint	$ 1,250.00	10	Three 24-inch box	Two 36-inch box
69	Sweetgum	12	No	Remove	Within development footprint	$ 1,700.00	26	Three 24-inch box	Two 36-inch box
70	Sweetgum	11	No	Remove	Within development footprint	$ 1,900.00	20	Three 24-inch box	Two 36-inch box
71	Sweetgum	13	No	Remove	Within development footprint	$ 3,750.00	23	Three 24-inch box	Two 36-inch box
72	Sweetgum	13	No	Remove	Within development footprint	$ 3,750.00	22	Three 24-inch box	Two 36-inch box
73	Sweetgum	12	No	Remove	Within development footprint	$ 1,700.00	26	Three 24-inch box	Two 36-inch box
74	Cherry	10	No	Remove	Within development footprint	$ 2,300.00	14	Three 24-inch box	Two 36-inch box
75	Coast redwood	26	Yes	Remove	Within development footprint	$ 5,800.00	28	Four 24-inch box	Two 48-inch box
76	Coast redwood	19	Yes	Remove	Within development footprint	$ 3,200.00	24	Three 24-inch box	Two 36-inch box
77	Coast redwood	17	No	Remove	Within development footprint	$ 2,600.00	22	Three 24-inch box	Two 36-inch box
78	Coast redwood	17	No	Remove	Within development footprint	$ 2,600.00	26	Three 24-inch box	Two 36-inch box
79	Coast redwood	32	Yes	Remove	Within development footprint	$ 12,050.00	30	Four 24-inch box	Two 48-inch box
80	Coast redwood	28	Yes	Remove	Within development footprint	$ 6,700.00	26	Three 24-inch box	Two 36-inch box
81	Sweetgum	10	No	Remove	Within development footprint	$ 850.00	17	Three 24-inch box	Two 36-inch box
82	Coast redwood	25	Yes	Remove	Within development footprint	$ 5,350.00	24	Three 24-inch box	Two 36-inch box

Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
83	Coast redwood	21	Yes	Remove	Within development footprint	$ 3,850.00	16	Three 24-inch box	Two 36-inch box
84	Coast redwood	26	Yes	Remove	Within development footprint	$ 5,800.00	26	Three 24-inch box	Two 36-inch box
85	Coast redwood	28	Yes	Remove	Within development footprint	$ 4,100.00	28	Four 24-inch box	Two 48-inch box
86	Coast redwood	27	Yes	Remove	Within development footprint	$ 3,800.00	26	Three 24-inch box	Two 36-inch box
87	European white birch	7	No; high water use	Remove	Within development footprint	$ 500.00	12	Three 24-inch box	Two 36-inch box
88	Coast redwood	32	Yes	Remove	Within development footprint	$ 12,050.00	32	Four 24-inch box	Two 48-inch box
89	Coast redwood	25	Yes	Remove	Within development footprint	$ 3,300.00	26	Three 24-inch box	Two 36-inch box
90	Coast redwood	28	Yes	Remove	Within development footprint	$ 4,100.00	28	Four 24-inch box	Two 48-inch box
91	Coast redwood	26	Yes	Remove	Within development footprint	$ 3,550.00	24	Three 24-inch box	Two 36-inch box
92	Coast redwood	25	Yes	Remove	Within development footprint	$ 3,300.00	24	Three 24-inch box	Two 36-inch box
93	Coast redwood	26	Yes	Remove	Within development footprint	$ 3,550.00	30	Four 24-inch box	Two 48-inch box
94	Coast redwood	31	Yes	Remove	Within development footprint	$ 4,950.00	30	Four 24-inch box	Two 48-inch box
95	Mayten	11	No	Remove	Within development footprint	$ 2,450.00	24	Three 24-inch box	Two 36-inch box
96	Water gum	11	No	Remove	Within development footprint	$ 1,100.00	19	Three 24-inch box	Two 36-inch box
97	Water gum	11	No	Remove	Within development footprint	$ 1,100.00	15	Three 24-inch box	Two 36-inch box
98	Water gum	9	No	Remove	Within development footprint	$ 800.00	14	Three 24-inch box	Two 36-inch box
99	Water gum	10	No	Remove	Within development footprint	$ 950.00	9	Two 24-inch box	One 36-inch box
100	Raywood ash	18	Yes	Remove	Within development footprint	$ 2,900.00	17	Three 24-inch box	Two 36-inch box
101	Water gum	11	No	Remove	Within development footprint	$ 1,100.00	20	Three 24-inch box	Two 36-inch box
102	Water gum	11	No	Remove	Within development footprint	$ 1,100.00	22	Three 24-inch box	Two 36-inch box
103	Water gum	11	No	Remove	Within development footprint	$ 1,100.00	22	Three 24-inch box	Two 36-inch box
104	Water gum	10	No	Remove	Within development footprint	$ 950.00	16	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
105	Water gum	9	No	Remove	Within development footprint	$ 800.00	18	Three 24-inch box	Two 36-inch box
106	Raywood ash	23	Yes	Remove	Within development footprint	$ 4,650.00	34	Four 24-inch box	Two 48-inch box
107	Sweetgum	12	No	Remove	Within development footprint	$ 1,700.00	24	Three 24-inch box	Two 36-inch box
108	Sweetgum	11	No	Remove	Within development footprint	$ 1,900.00	22	Three 24-inch box	Two 36-inch box
109	Sweetgum	13	No	Remove	Within development footprint	$ 2,000.00	18	Three 24-inch box	Two 36-inch box
110	Sweetgum	16	Yes	Remove	Within development footprint	$ 2,900.00	18	Three 24-inch box	Two 36-inch box
111	Coast redwood	34	Yes	Remove	Within development footprint	$ 8,250.00	34	Four 24-inch box	Two 48-inch box
112	Coast redwood	35	Yes	Remove	Within development footprint	$ 8,700.00	36	Four 24-inch box	Two 48-inch box
113	Sweetgum	14	No	Remove	Within development footprint	$ 2,950.00	14	Three 24-inch box	Two 36-inch box
114	Sweetgum	12	No	Remove	Within development footprint	$ 2,200.00	20	Three 24-inch box	Two 36-inch box
115	Sweetgum	11	No	Remove	Within development footprint	$ 1,900.00	21	Three 24-inch box	Two 36-inch box
116	Coast redwood	29	Yes	Remove	Within development footprint	$ 6,050.00	30	Four 24-inch box	Two 48-inch box
117	Coast redwood	26	Yes	Remove	Within development footprint	$ 4,900.00	24	Three 24-inch box	Two 36-inch box
118	Coast redwood	30	Yes	Remove	Within development footprint	$ 6,450.00	28	Four 24-inch box	Two 48-inch box
119	Coast redwood	31	Yes	Remove	Within development footprint	$ 6,850.00	28	Four 24-inch box	Two 48-inch box
120	Coast redwood	25	Yes	Remove	Within development footprint	$ 7,450.00	30	Four 24-inch box	Two 48-inch box
121	Coast redwood	27	Yes	Remove	Within development footprint	$ 8,650.00	32	Four 24-inch box	Two 48-inch box
122	Coast redwood	35	Yes	Remove	Within development footprint	$ 14,400.00	36	Four 24-inch box	Two 48-inch box
123	Raywood ash	21	Yes	Remove	Within development footprint	$ 3,900.00	26	Three 24-inch box	Two 36-inch box
124	Chinese flame tree	11	No	Remove	Within development footprint	$ 2,650.00	31	Four 24-inch box	Two 48-inch box
125	River she-oak	18	Yes	Remove	Within development footprint	$ 3,550.00	22	Three 24-inch box	Two 36-inch box
126	Blackwood acacia	15	No; invasive	Remove	Within development footprint	$ 3,450.00	30	Four 24-inch box	Two 48-inch box
127	River she-oak	19	Yes	Remove	Within development footprint	$ 3,950.00	18	Three 24-inch box	Two 36-inch box
128	River she-oak	14	No	Remove	Within development footprint	$ 2,250.00	21	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
129	River she-oak	16	Yes	Remove	Within development footprint	$ 2,850.00	18	Three 24-inch box	Two 36-inch box
130	Blackwood acacia	26	No; invasive	Remove	Within development footprint	$ 6,050.00	34	Four 24-inch box	Two 48-inch box
131	Sweetgum	19	Yes	Remove	Within development footprint	$ 5,500.00	32	Four 24-inch box	Two 48-inch box
132	Sweetgum	19	Yes	Remove	Within development footprint	$ 4,000.00	30	Four 24-inch box	Two 48-inch box
133	Sweetgum	12	No	Remove	Within development footprint	$ 1,700.00	19	Three 24-inch box	Two 36-inch box
134	Sweetgum	15	Yes	Remove	Within development footprint	$ 2,550.00	25	Three 24-inch box	Two 36-inch box
135	Sweetgum	17	Yes	Remove	Within development footprint	$ 3,250.00	21	Three 24-inch box	Two 36-inch box
136	Sweetgum	10	No	Remove	Within development footprint	$ 1,250.00	23	Three 24-inch box	Two 36-inch box
137	Sweetgum	12	No	Remove	Within development footprint	$ 1,700.00	26	Three 24-inch box	Two 36-inch box
138	Water gum	12	No	Remove	Within development footprint	$ 1,300.00	21	Three 24-inch box	Two 36-inch box
139	Water gum	12	No	Remove	Within development footprint	$ 1,300.00	20	Three 24-inch box	Two 36-inch box
140	Water gum	12	No	Remove	Within development footprint	$ 1,300.00	14	Three 24-inch box	Two 36-inch box
141	Water gum	13	No	Remove	Within development footprint	$ 1,450.00	18	Three 24-inch box	Two 36-inch box
142	Water gum	12	No	Remove	Within development footprint	$ 1,300.00	16	Three 24-inch box	Two 36-inch box
143	African fern-pine	16	Yes	Remove	Within development footprint	$ 2,900.00	24	Three 24-inch box	Two 36-inch box
144	African fern-pine	13	No	Remove	Within development footprint	$ 3,150.00	20	Three 24-inch box	Two 36-inch box
145	European white birch	8	No; high water use	Remove	Within development footprint	$ 600.00	10	Three 24-inch box	Two 36-inch box
146	European white birch	10	No; high water use	Remove	Within development footprint	$ 800.00	16	Three 24-inch box	Two 36-inch box
147	Japanese maple	6	No	Remove	Within development footprint	$ 350.00	16	Three 24-inch box	Two 36-inch box
148	Japanese maple	7	No	Remove	Within development footprint	$ 350.00	10	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
149	Blackwood acacia	29	No; invasive	Remove	Within development footprint	$ 10,650.00	36	Four 24-inch box	Two 48-inch box
150	River she-oak	22	Yes	Remove	Within development footprint	$ 6,200.00	18	Three 24-inch box	Two 36-inch box
151	River she-oak	25	Yes	Remove	Within development footprint	$ 7,950.00	21	Three 24-inch box	Two 36-inch box
152	River she-oak	20	Yes	Remove	Within development footprint	$ 5,150.00	17	Three 24-inch box	Two 36-inch box
153	European white birch	7	No; high water use	Remove	Within development footprint	$ 500.00	10	Three 24-inch box	Two 36-inch box
154	Japanese maple	6,4	Yes	Remove	Within development footprint	$ 400.00	11	Three 24-inch box	Two 36-inch box
155	European white birch	6	No; high water use	Remove	Within development footprint	$ 400.00	8	Two 24-inch box	One 36-inch box
156	European white birch	10	No; high water use	Remove	Within development footprint	$ 800.00	11	Three 24-inch box	Two 36-inch box
157	River she-oak	19	Yes	Remove	Within development footprint	$ 4,700.00	16	Three 24-inch box	Two 36-inch box
158	River she-oak	16	Yes	Remove	Within development footprint	$ 3,350.00	16	Three 24-inch box	Two 36-inch box
159	River she-oak	15	Yes	Remove	Within development footprint	$ 3,000.00	19	Three 24-inch box	Two 36-inch box
160	Blackwood acacia	9	No; invasive	Remove	Within development footprint	$ 500.00	13	Three 24-inch box	Two 36-inch box
161	Blue gum	25	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,450.00	40	Four 24-inch box	Two 48-inch box
162	Blue gum	38	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 3,050.00	45	Six 24-inch box	Two 48-inch box & two 36-inch box
163	Blue gum	36	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 2,750.00	38	Four 24-inch box	Two 48-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
164	Blue gum	38	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 3,050.00	18	Three 24-inch box	Two 36-inch box
165	Blue gum	36	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 4,500.00	55	Six 24-inch box	Two 48-inch box & two 36-inch box
166	Blue gum	40	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 5,500.00	75	Replace the tree with a combination of both tree canopy and tree value standards	Replace the tree with a combination of both tree canopy and tree value standards
167	Blue gum	56	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 10,550.00	45	Six 24-inch box	Two 48-inch box & two 36-inch box
168	Blue gum	40	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 5,500.00	43	Six 24-inch box	Two 48-inch box & two 36-inch box
169	Blue gum	28,26	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 5,050.00	38	Four 24-inch box	Two 48-inch box
170	Blue gum	38	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 5,000.00	50	Six 24-inch box	Two 48-inch box & two 36-inch box
171	Blue gum	21	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,100.00	16	Three 24-inch box	Two 36-inch box
172	Blue gum	19	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 900.00	23	Three 24-inch box	Two 36-inch box

Project Data

T-2

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-2

TREE PROTECTION, T-2 SHEET

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

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THE **Guzzardo Partnership,** INC.
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DAHLIN GROUP
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Pleasanton, California 94588
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DAHLIN

City of Palo Alto

Tree Protection - It's Part of the Plan!

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
173	Blue gum	19	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 900.00	35	Four 24-inch box	Two 48-inch box
174	Blue gum	42	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 3,700.00	58	Two 24-inch box & two 36-inch box + two 48-inch box	Replace the tree with a combination of both tree canopy and tree value standards
175	Blue gum	53	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 5,750.00	53	Six 24-inch box	Two 48-inch box & two 36-inch box
176	Blue gum	48	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 4,750.00	50	Six 24-inch box	Two 48-inch box & two 36-inch box
177	Blue gum	42	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 3,700.00	48	Six 24-inch box	Two 48-inch box & two 36-inch box
178	Blue gum	25	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,450.00	25	Three 24-inch box	Two 36-inch box
179	Blue gum	36	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 2,750.00	35	Four 24-inch box	Two 48-inch box
180	Blue gum	17	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 750.00	11	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
181	Blue gum	46	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 7,200.00	58	Two 24-inch box & two 36-inch box + two 48-inch box	Replace the tree with a combination of both tree canopy and tree value standards
182	Blue gum	42	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 6,050.00	40	Four 24-inch box	Two 48-inch box
183	Blue gum	16,10,5	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 900.00	28	Four 24-inch box	Two 48-inch box
184	Blue gum	25	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,450.00	33	Four 24-inch box	Two 48-inch box
185	Blue gum	26	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,550.00	38	Four 24-inch box	Two 48-inch box
186	Blue gum	28	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,750.00	25	Three 24-inch box	Two 36-inch box
187	Blue gum	52	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 9,150.00	70	Replace the tree with a combination of both tree canopy and tree value standards	Replace the tree with a combination of both tree canopy and tree value standards
188	Blue gum	26	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,550.00	13	Three 24-inch box	Two 36-inch box
189	River she-oak	10	No	Remove	Within development footprint	$ 1,450.00	12	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
190	River she-oak	6	No	Remove	Within development footprint	$ 450.00	10	Three 24-inch box	Two 36-inch box
191	River she-oak	10	No	Remove	Within development footprint	$ 950.00	13	Three 24-inch box	Two 36-inch box
192	River she-oak	12	No	Remove	Within development footprint	$ 2,000.00	14	Three 24-inch box	Two 36-inch box
193	River she-oak	7	No	Remove	Within development footprint	$ 550.00	10	Three 24-inch box	Two 36-inch box
194	River she-oak	8	No	Remove	Within development footprint	$ 700.00	9	Two 24-inch box	One 36-inch box
195	River she-oak	7	No	Remove	Within development footprint	$ 550.00	7	Two 24-inch box	One 36-inch box
196	Blue gum	30	No; invasive	Potentially preserve	Off-site; severe impacts	$ 2,000.00	45	Six 24-inch box	Two 48-inch box & two 36-inch box
197	River red gum	26	No; invasive	Remove	Within development footprint	$ 7,200.00	34	Four 24-inch box	Two 48-inch box
198	River red gum	39	No; invasive	Remove	Within development footprint	$ 15,900.00	33	Four 24-inch box	Two 48-inch box
199	River red gum	30	No; invasive	Remove	Within development footprint	$ 9,500.00	35	Four 24-inch box	Two 48-inch box
200	River she-oak	15	Yes	Remove	Within development footprint	$ 4,100.00	20	Three 24-inch box	Two 36-inch box
201	River she-oak	23	Yes	Remove	Within development footprint	$ 9,400.00	34	Four 24-inch box	Two 48-inch box
202	River she-oak	12	No	Remove	Within development footprint	$ 2,700.00	14	Three 24-inch box	Two 36-inch box
203	Water gum	15	Yes	Remove	Within development footprint	$ 2,550.00	22	Three 24-inch box	Two 36-inch box
204	Water gum	15	Yes	Remove	Within development footprint	$ 1,900.00	23	Three 24-inch box	Two 36-inch box
205	Water gum	10	No	Remove	Within development footprint	$ 950.00	14	Three 24-inch box	Two 36-inch box
206	Water gum	10	No	Remove	Within development footprint	$ 950.00	18	Three 24-inch box	Two 36-inch box
207	Water gum	9	No	Remove	Within development footprint	$ 800.00	15	Three 24-inch box	Two 36-inch box
208	River red gum	40	No; invasive	Remove	Within development footprint	$ 23,350.00	49	Six 24-inch box	Two 48-inch box & two 36-inch box
209	Blackwood acacia	32	No; invasive	Remove	Within development footprint	$ 6,550.00	40	Four 24-inch box	Two 48-inch box
210	River red gum	22	No; invasive	Remove	Within development footprint	$ 5,200.00	30	Four 24-inch box	Two 48-inch box
211	River red gum	38	No; invasive	Remove	Within development footprint	$ 15,100.00	31	Four 24-inch box	Two 48-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
212	River red gum	32	No; invasive	Remove	Within development footprint	$ 6,550.00	52	Six 24-inch box	Two 48-inch box & two 36-inch box
213	River red gum	26	No; invasive	Remove	Within development footprint	$ 4,400.00	52	Six 24-inch box	Two 48-inch box & two 36-inch box
214	Glossy privet	8,6,4	No; invasive	Remove	Within development footprint	$ 300.00	12	Three 24-inch box	Two 36-inch box
215	Coast live oak	18	Yes	Remove	Within development footprint	$ 1,550.00	44	Six 24-inch box	Two 48-inch box & two 36-inch box
216	River red gum	43	No; invasive	Remove	Within development footprint	$ 26,950.00	73	Replace the tree with a combination of both tree canopy and tree value standards	Replace the tree with a combination of both tree canopy and tree value standards
217	Southern magnolia	19	Yes	Remove	Within development footprint	$ 6,450.00	47	Six 24-inch box	Two 48-inch box & two 36-inch box
218	Southern magnolia	12	No	Remove	Within development footprint	$ 1,850.00	34	Four 24-inch box	Two 48-inch box
219	Coast live oak	16	Yes	Potentially preserve	Off-site; severe impacts	$ 3,050.00	25	Three 24-inch box	Two 36-inch box
220	Coast live oak	11	Yes	Potentially preserve	Off-site; severe impacts	$ 1,250.00	25	Three 24-inch box	Two 36-inch box
221	Coast live oak	15	Yes	Potentially preserve	Off-site; severe impacts	$ 2,150.00	24	Three 24-inch box	Two 36-inch box
222	Ginkgo	15	Yes	Remove	Within development footprint	$ 3,350.00	33	Four 24-inch box	Two 48-inch box
223	Silk oak	32	Yes	Remove	Within development footprint	$ 21,750.00	37	Four 24-inch box	Two 48-inch box
224	River she-oak	15	Yes	Remove	Within development footprint	$ 3,000.00	30	Four 24-inch box	Two 48-inch box
225	River she-oak	6	No	Remove	Within development footprint	$ 650.00	21	Three 24-inch box	Two 36-inch box
226	River she-oak	12	No	Remove	Within development footprint	$ 1,250.00	8	Two 24-inch box	One 36-inch box
227	Coast live oak	7	No	Potentially preserve	Off-site; severe impacts	$ 500.00	8	Two 24-inch box	One 36-inch box
228	Coast live oak	15	Yes	Potentially preserve	Off-site; severe impacts	$ 1,600.00	15	Three 24-inch box	Two 36-inch box
229	Glossy privet	7,6,5,4,4,4,4	No; invasive	Potentially preserve	Off-site; severe impacts	$ 250.00	16	Three 24-inch box	Two 36-inch box

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
230	Silk oak	15	Yes	Remove	Within development footprint	$ 4,150.00	16	Three 24-inch box	Two 36-inch box
231	Silk oak	12	No	Remove	Within development footprint	$ 2,700.00	12	Three 24-inch box	Two 36-inch box
232	Glossy privet	6	No; invasive	Remove	Within development footprint	$ 400.00	10	Three 24-inch box	Two 36-inch box
233	Silk oak	7	No	Remove	Within development footprint	$ 700.00	12	Three 24-inch box	Two 36-inch box
234	Blackwood acacia	17	No; invasive	Remove	Within development footprint	$ 1,300.00	15	Three 24-inch box	Two 36-inch box
235	Silk oak	13	No	Remove	Within development footprint	$ 2,000.00	20	Three 24-inch box	Two 36-inch box
236	River she-oak	21	Yes	Remove	Within development footprint	$ 4,750.00	43	Six 24-inch box	Two 48-inch box & two 36-inch box
237	River she-oak	17	Yes	Remove	Within development footprint	$ 3,200.00	16	Three 24-inch box	Two 36-inch box
238	River she-oak	14	No	Remove	Within development footprint	$ 2,250.00	14	Three 24-inch box	Two 36-inch box
239	River she-oak	13	No	Remove	Within development footprint	$ 1,950.00	12	Three 24-inch box	Two 36-inch box
240	River she-oak	10	No	Remove	Within development footprint	$ 1,250.00	14	Three 24-inch box	Two 36-inch box
241	River she-oak	19	Yes	Remove	Within development footprint	$ 3,950.00	22	Three 24-inch box	Two 36-inch box
242	Coast live oak	7	No	Remove	Within development footprint	$ 700.00	20	Three 24-inch box	Two 36-inch box
243	Coast live oak	19	Yes	Remove	Within development footprint	$ 3,200.00	29	Four 24-inch box	Two 48-inch box
244	River she-oak	19	Yes	Remove	Within development footprint	$ 3,950.00	9	Two 24-inch box	One 36-inch box
245	River she-oak	24	Yes	Remove	Within development footprint	$ 6,150.00	36	Four 24-inch box	Two 48-inch box
246	Glossy privet	9,8,7	No; invasive	Remove	Within development footprint	$ 750.00	22	Three 24-inch box	Two 36-inch box
247	Glossy privet	6,5,4	No; invasive	Remove	Within development footprint	$ 450.00	16	Three 24-inch box	Two 36-inch box
248	River she-oak	25	Yes	Remove	Within development footprint	$ 6,650.00	20	Three 24-inch box	Two 36-inch box
249	River she-oak	22	Yes	Remove	Within development footprint	$ 5,200.00	29	Four 24-inch box	Two 48-inch box
250	River she-oak	18	Yes	Remove	Within development footprint	$ 600.00	20	Three 24-inch box	Two 36-inch box

Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
Revised August 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
251	Glossy privet	8,8	No; invasive	Remove	Within development footprint	$ 1,000.00	24	Three 24-inch box	Two 36-inch box
252	Canary Island date palm	34	No; invasive	Remove	Within development footprint	$ 8,334.00	28	Four 24-inch box	Two 48-inch box
253	Blue gum	13	Yes; City property	Potentially preserve	Off-site; moderate impacts.	$ 550.00	11	Three 24-inch box	Two 36-inch box
254	Blue gum	18	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 850.00	20	Three 24-inch box	Two 36-inch box
255	Blue gum	25	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 2,250.00	43	Six 24-inch box	Two 48-inch box & two 36-inch box
256	Blue gum	20	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,500.00	20	Three 24-inch box	Two 36-inch box
257	Blue gum	14	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 850.00	17	Three 24-inch box	Two 36-inch box
258	Blue gum	8,6,6,6,5,5	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 400.00	12	Three 24-inch box	Two 36-inch box
259	Blue gum	10	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 400.00	8	Two 24-inch box	One 36-inch box
260	Blue gum	12	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 500.00	8	Two 24-inch box	One 36-inch box
261	Blue gum	22	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,150.00	25	Three 24-inch box	Two 36-inch box

Project Data

T-2

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-2

TREE PROTECTION, T-2 SHEET

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

1214.009 | 09-25-2025

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
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DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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City of Palo Alto

Tree Protection - It’s Part of the Plan!

Preliminary Disposition and Estimate of Value

2100 - 2400 Geng Road
Palo Alto, CA
Revised August 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disposition	Notes	Estimated Value	Canopy (Avg. Diameter, ft.)	Replacement Trees (24-inch box)	Alternative Trees (36-inch box)
262	Blue gum	16	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 700.00	21	Three 24-inch box	Two 36-inch box
263	Blue gum	12	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 500.00	13	Three 24-inch box	Two 36-inch box
264	Blue gum	12	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 500.00	12	Three 24-inch box	Two 36-inch box
265	Blue gum	26,10	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,750.00	35	Four 24-inch box	Two 48-inch box
266	Blue gum	10,8,6,6,5	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 550.00	18	Three 24-inch box	Two 36-inch box
267	Blue gum	35,4,4,4	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 2,650.00	43	Six 24-inch box	Two 48-inch box & two 36-inch box
268	Blue gum	20	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 1,000.00	19	Three 24-inch box	Two 36-inch box
269	Blue gum	30	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 3,200.00	38	Four 24-inch box	Two 48-inch box
270	Blue gum	25	Yes; City property	Potentially preserve	Off-site; potential for severe impacts from retaining wall; reevaluate as plans develop through construction.	$ 2,250.00	23	Three 24-inch box	Two 36-inch box
					Total	**$ 943,838**			

Project Data

T-2

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Special Tree Protection Instruction Sheet

City of Palo Alto

T-2

TREE PROTECTION, T-2 SHEET

GENG ROAD TOWNHOMES | SAN FRANCISCO NO.69 LLC

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