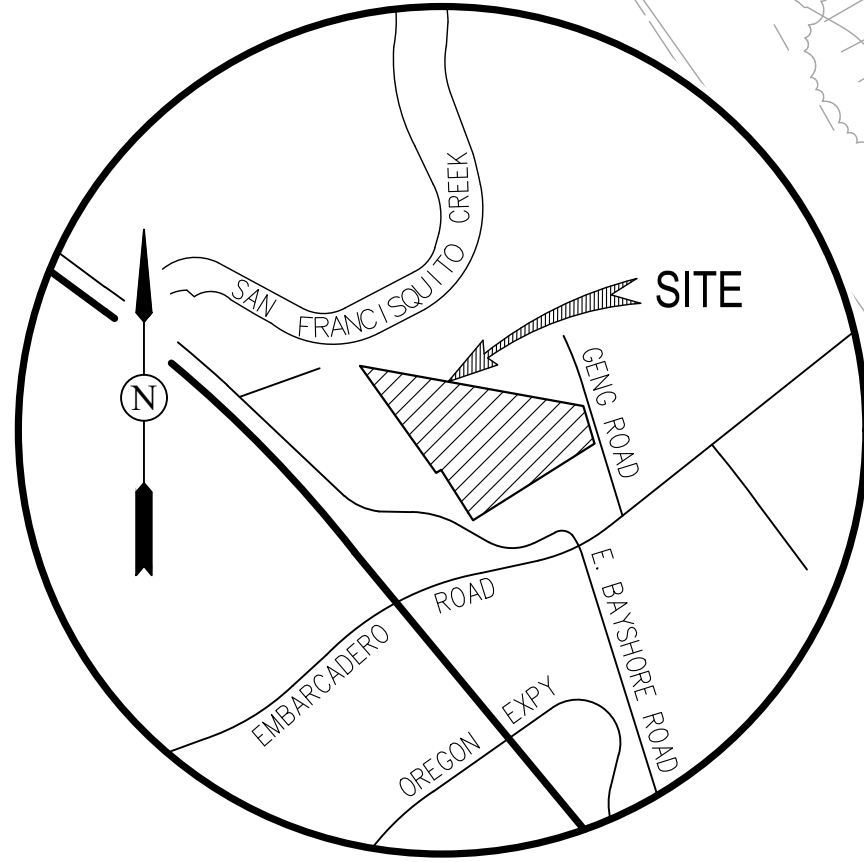


GENERAL NOTES:

1. OWNER: SAN FRANCISCO NO. 69, LLC  
26 NORTH EUCLID AVENUE  
PASADENA, CA 91011
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: R0 (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. PURSUANT 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 H1271, 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 0817, 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 6771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.

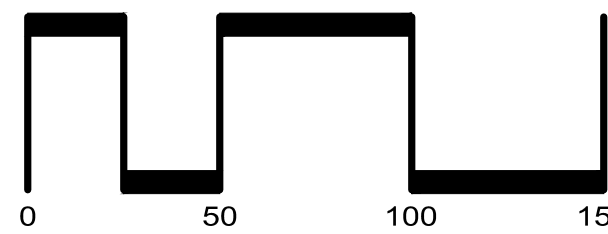
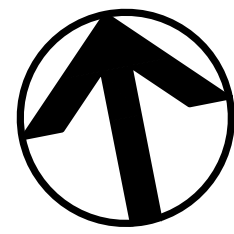
SHEET INDEX	
SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY PARKING PLAN
C4.0	PRELIMINARY GRADING PLAN
C4.1	PRELIMINARY GRADING SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORM WATER MANAGEMENT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

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=50' DATE: NOVEMBER 20, 2025



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ROSEVILLE • (916) 788-4456  
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SHEET NO.  
**TM1.0**  
OF 12 SHEETS

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
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'



EXISTING EASEMENTS:

- ① EX 5' WIDE PUBLIC UTILITY EASEMENT (PUE) IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK G729, PAGE 488 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- ② EX 10' WIDE PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 4969, PAGE 374 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- ③ EX 10' WIDE EASEMENT FOR A SINGLE LINE OF POLES AND ALL WRES AND APPURTENANCES THERETO FOR TRANSMITTING AND DISTRIBUTING ELECTRICAL ENERGY AND FOR TELEPHONE AND TELEGRAPH SERVICE AND RIGHTS INCIDENTAL IN FAVOR OF PACIFIC GAS & ELECTRIC AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY (PER BOOK 1465, PAGE 198 OF OFFICIAL RECORDS) TO BE REMOVED/QUITCLAIMED.
- ④ EX 20' EASEMENT FOR INGRESS AND EGRESS IN 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

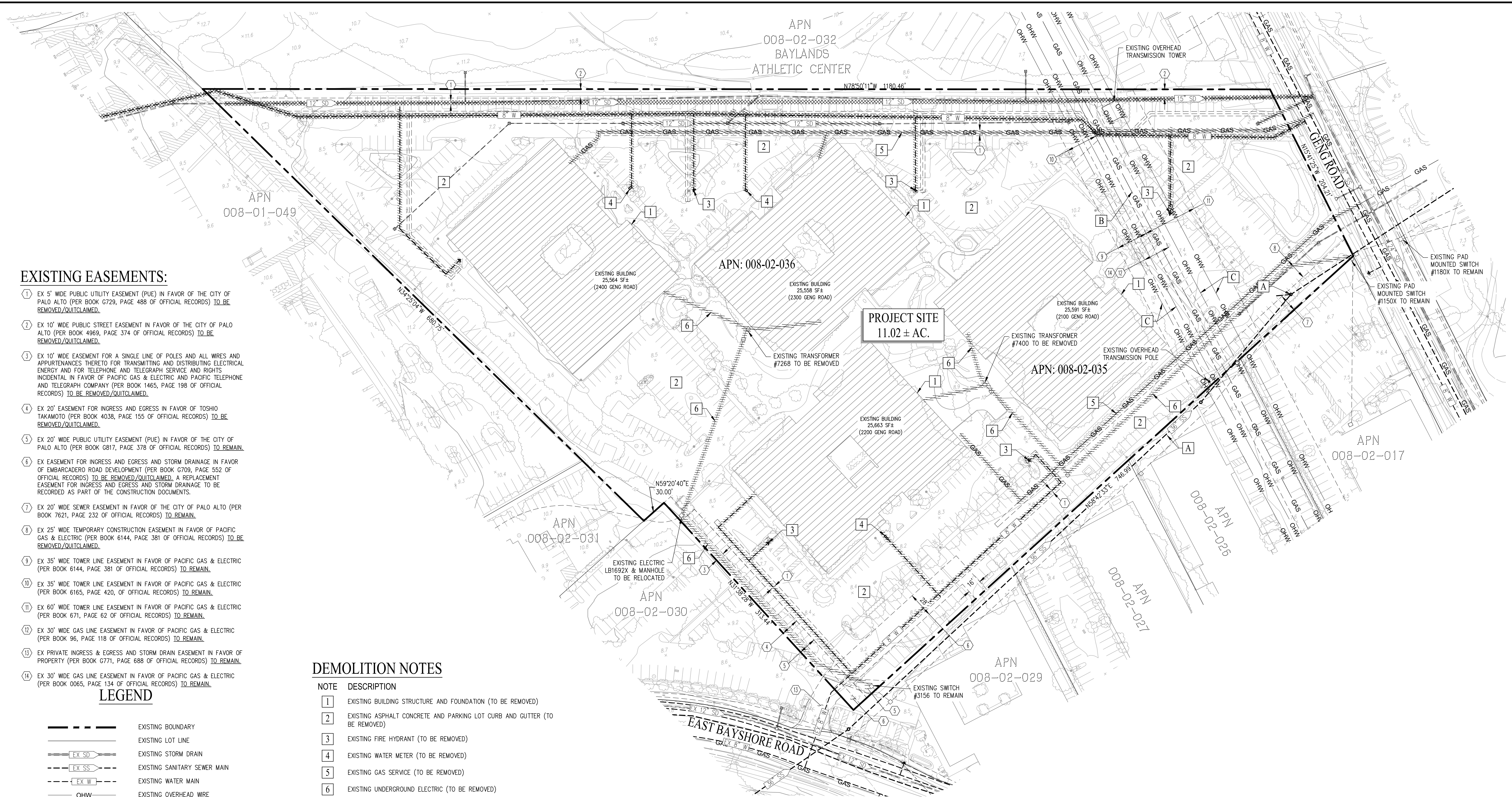
DEMOLITION NOTES

- | 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)                                      |
| 6    | EXISTING UNDERGROUND ELECTRIC (TO BE REMOVED)                             |

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

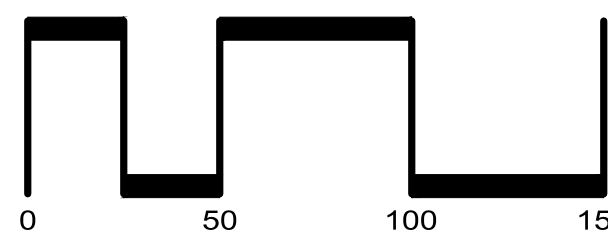
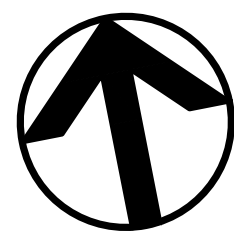
PRESERVATION MEASURES

- | 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: NOVEMBER 20, 2025



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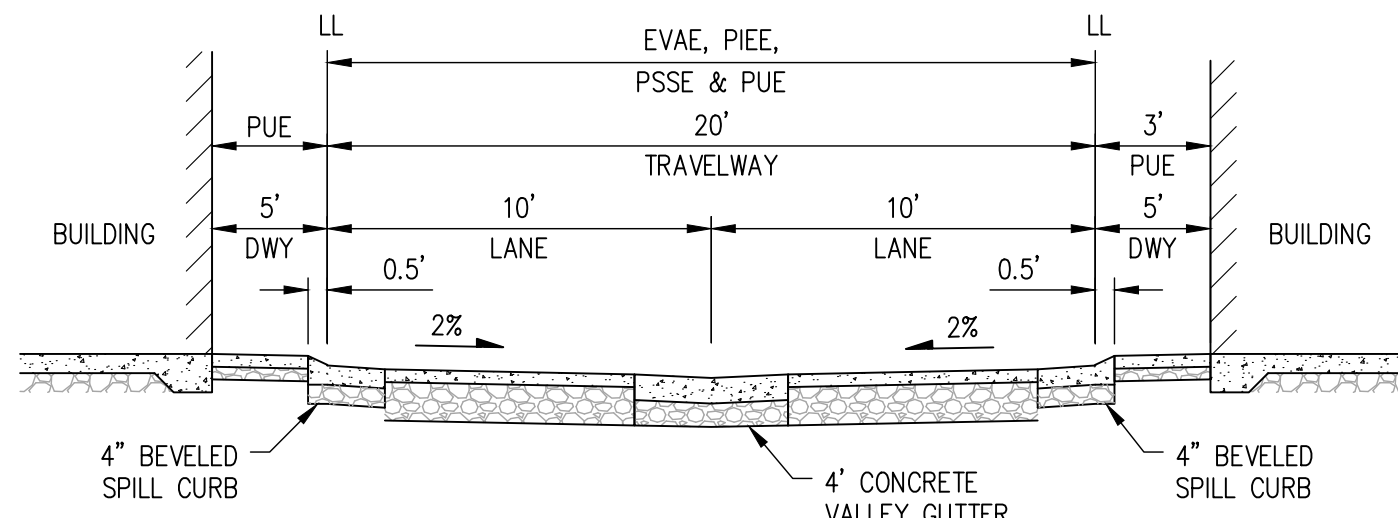
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C1.0  
OF 12 SHEETS

JOB NO.: 3860-000

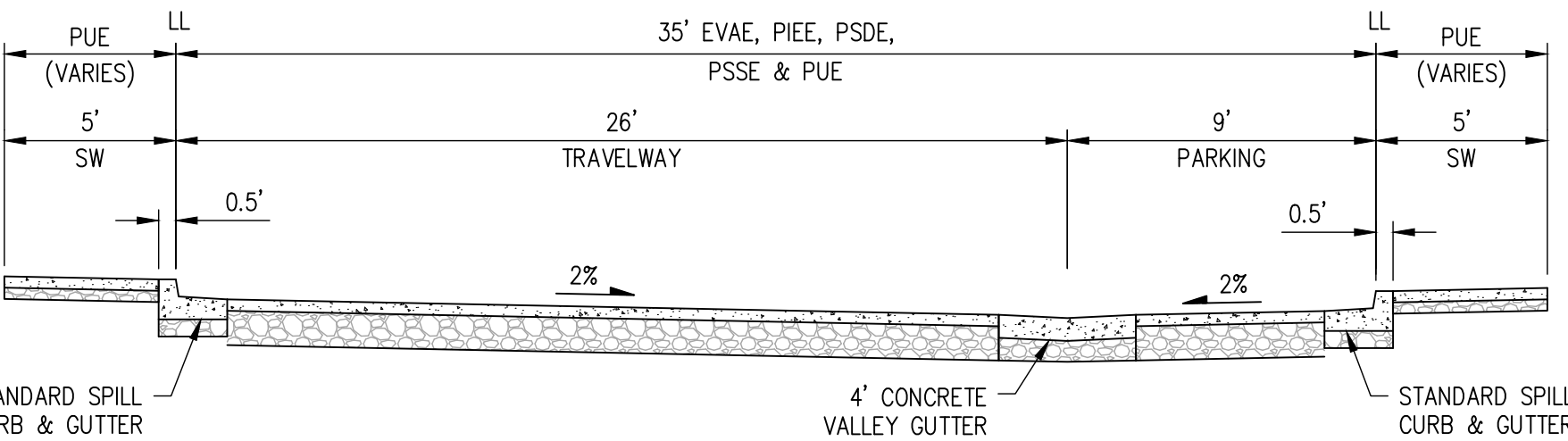


EXISTING EASEMENTS:

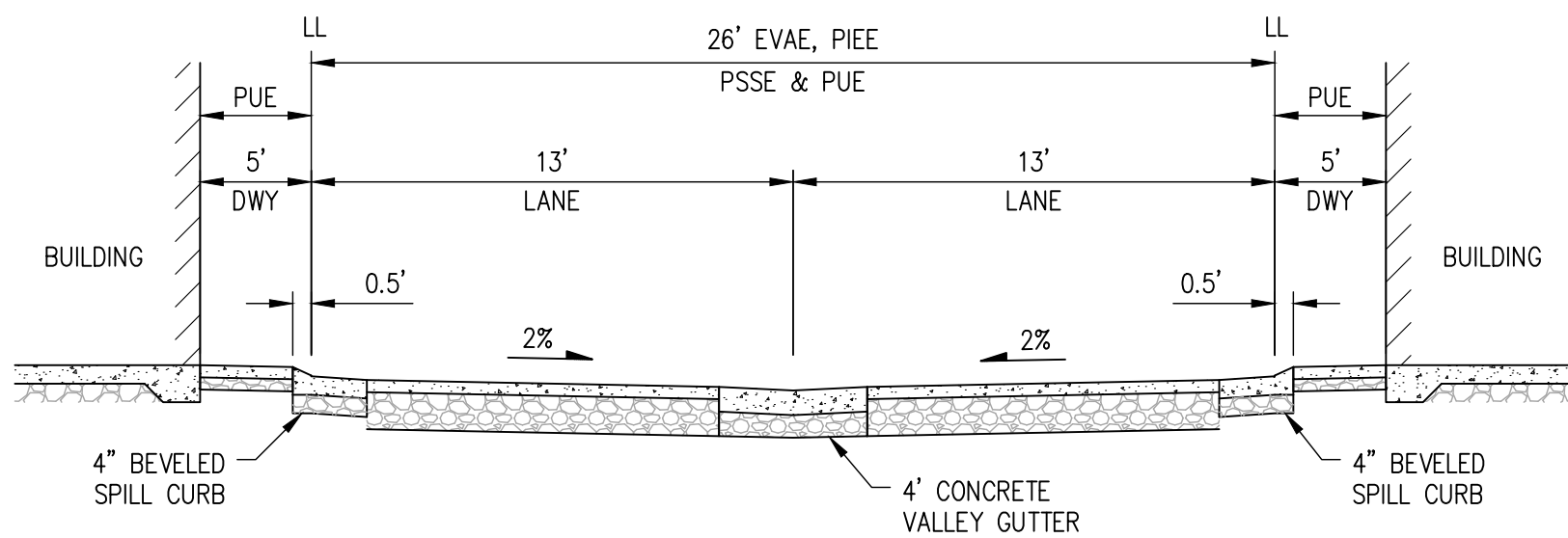
- 5 EX 20' WIDE PUBLIC UTILITY EASEMENT (PUE) IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 6817, PAGE 378 OF OFFICIAL RECORDS) TO REMAIN.
- 7 EX 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PALO ALTO (PER BOOK 7621, PAGE 232 OF OFFICIAL RECORDS) TO REMAIN.
- 9 EX 35' WIDE TOWER LINE EASEMENT IN FAVOR 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 6771, PAGE 688 OF OFFICIAL RECORDS) TO REMAIN.



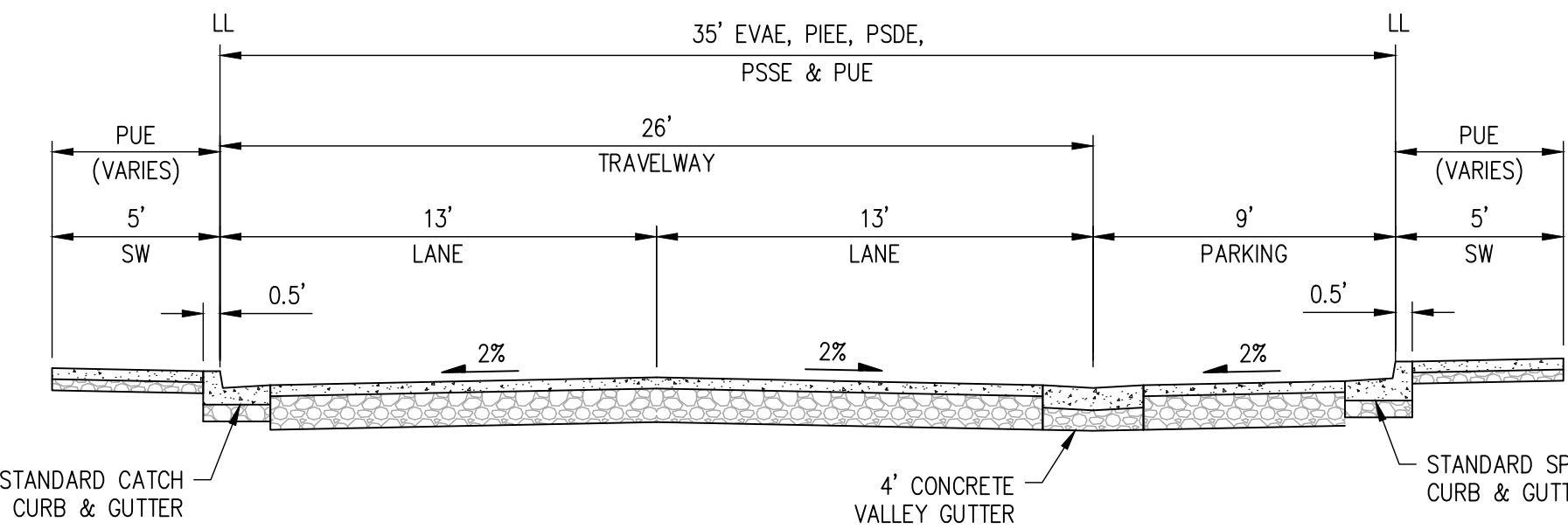
TYPICAL DRIVES E-G SECTION  
(NOT TO SCALE)



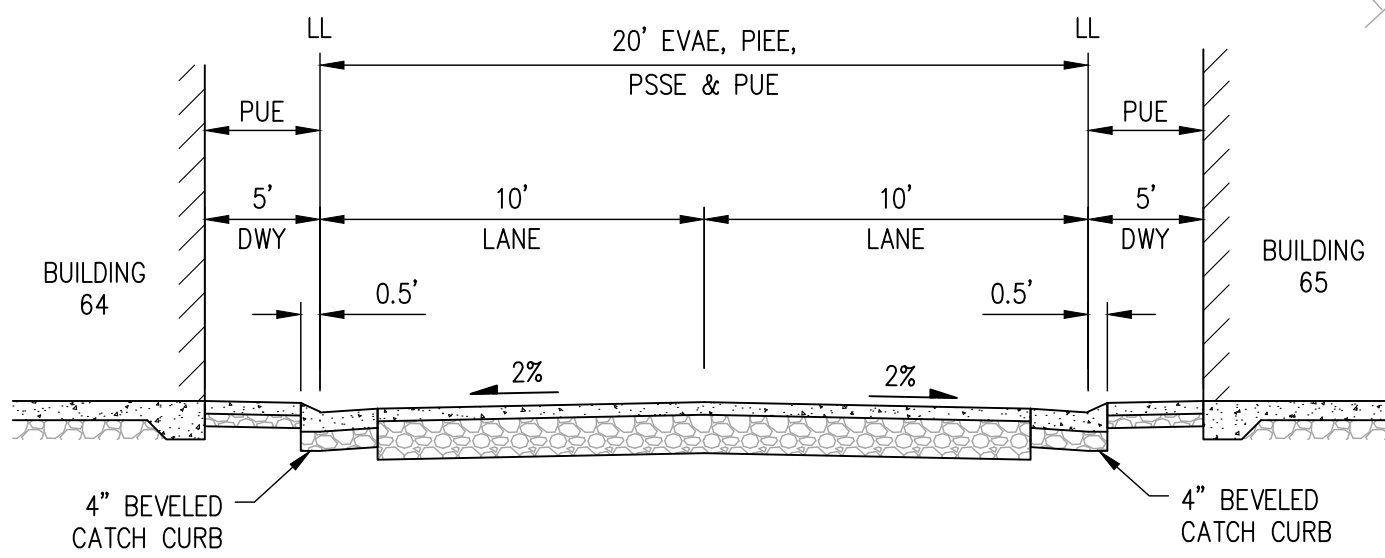
TYPICAL STREET A SECTION  
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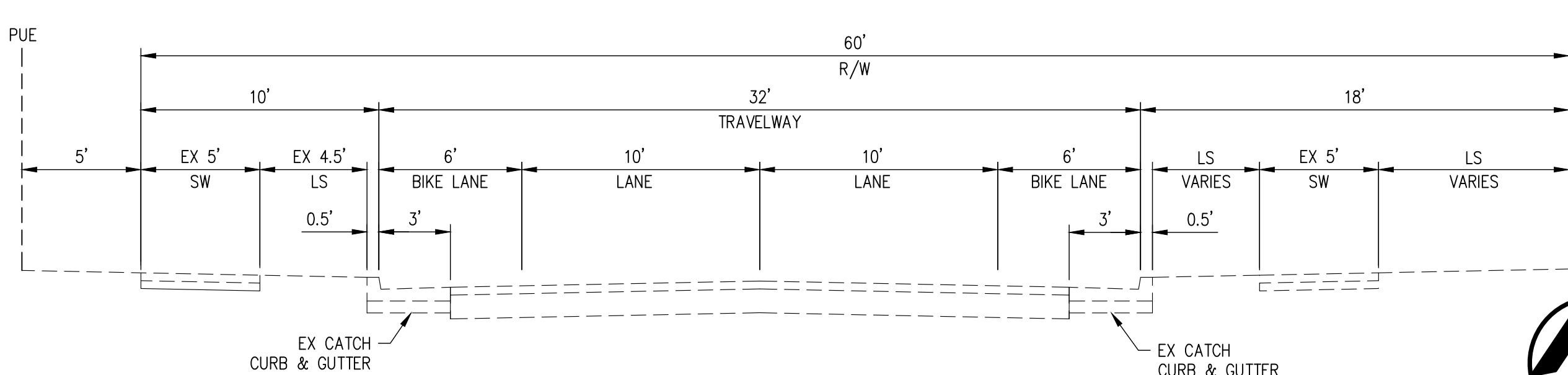
ALLEY C & D SECTION  
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TYPICAL STREET B SECTION  
(NOT TO SCALE)



DRIVE H SECTION  
(NOT TO SCALE)



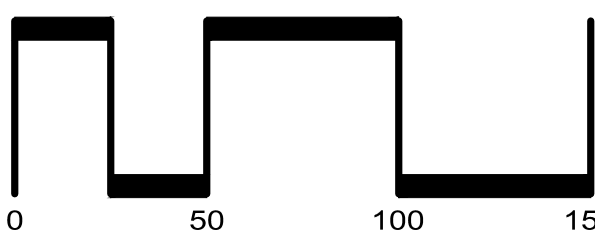
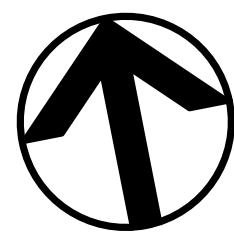
EXISTING GENG ROAD SECTION  
(NOT TO SCALE)

SEE SHEET C3.0 FOR DETACHED TOWNHOME FENCING DETAILS

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

PRELIMINARY  
SITE PLAN  
2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=50' DATE: NOVEMBER 20, 2025

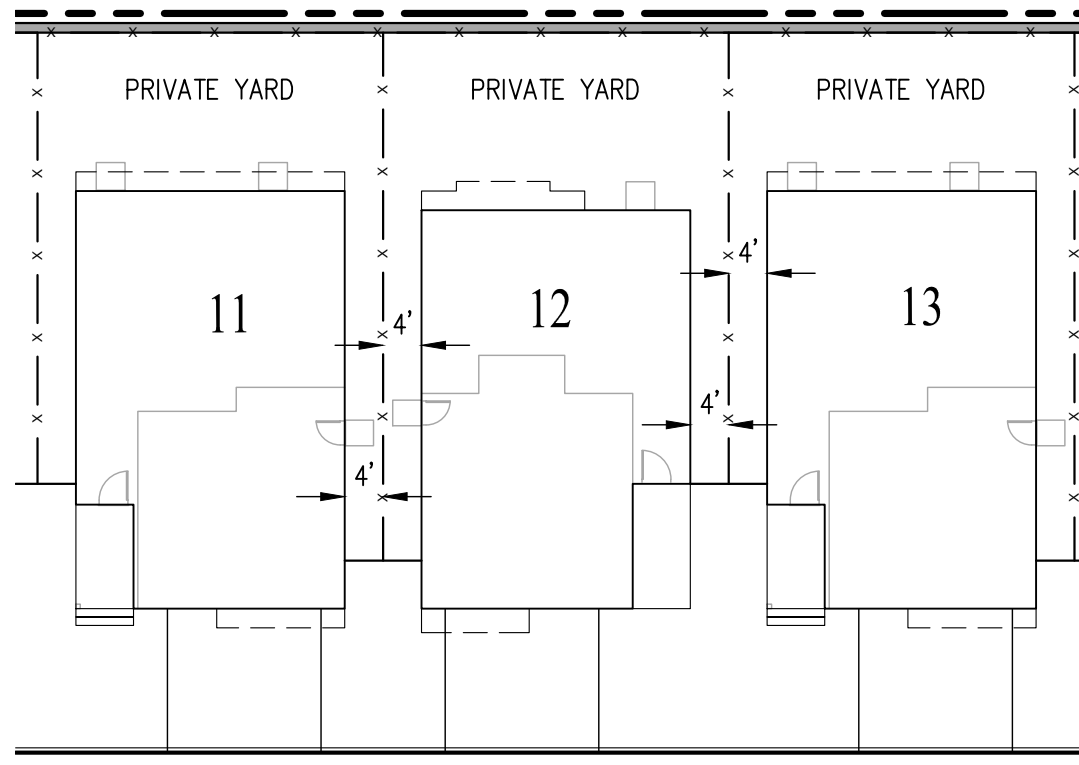


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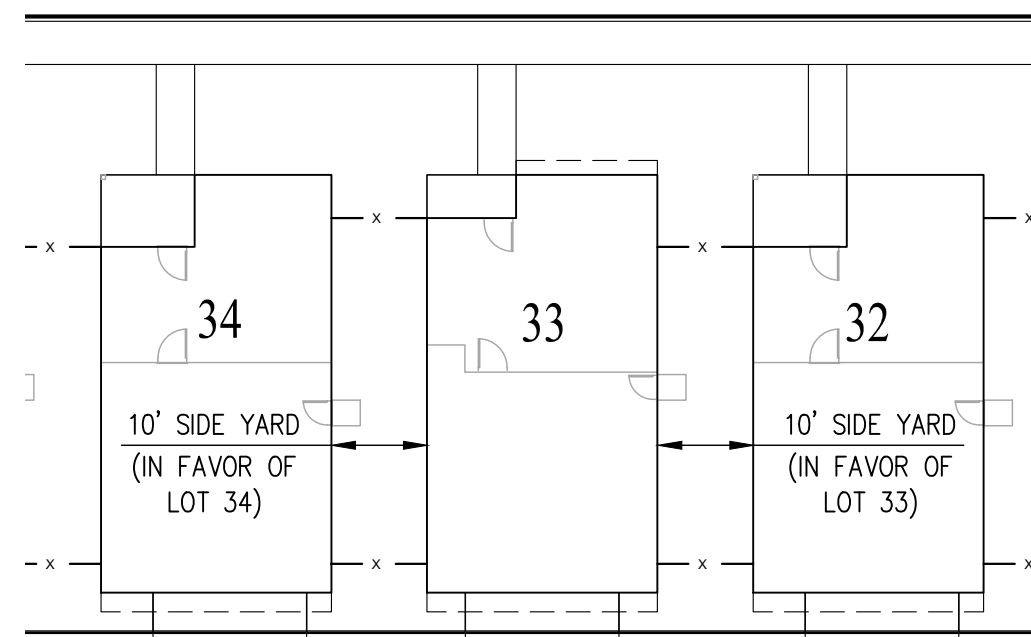
SHEET NO.  
C2.0  
OF 12 SHEETS

JOB NO.: 3860-000

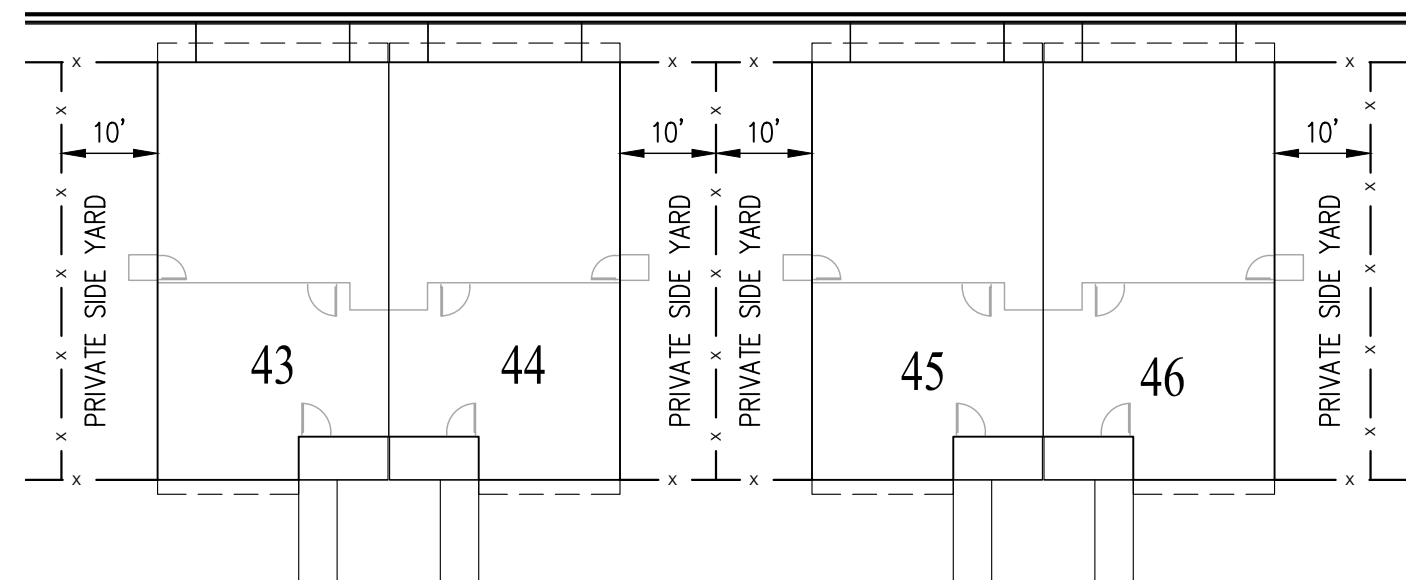




TYPICAL FENCING DETAIL  
(FRONT LOADED DETACHED TOWNHOMES)  
NOT TO SCALE



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



TYPICAL FENCING DETAIL  
(ALLEY LOADED DUPLEX)  
NOT TO SCALE

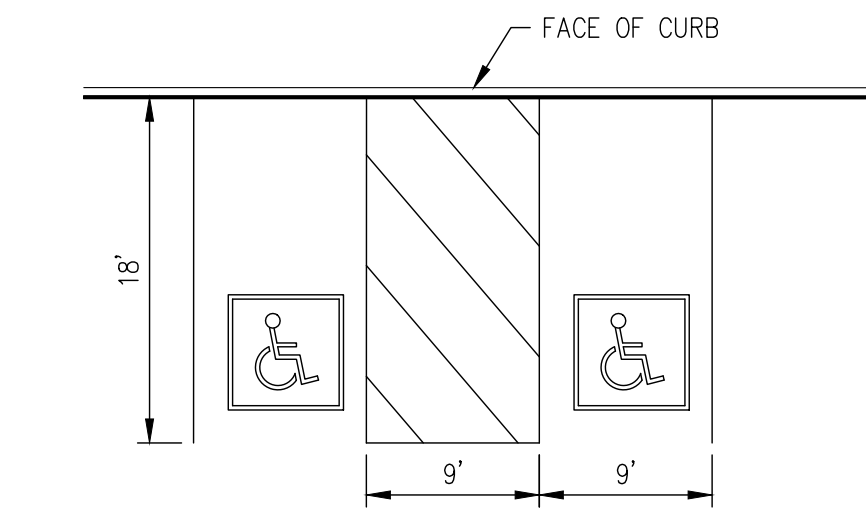
**CIRCULATION NOTE:**  
ALL STREETS AND ALLEYS SHALL ACT AS BOTH VEHICULAR CIRCULATION PATHS AND AS BICYCLE CIRCULATION PATHS.

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

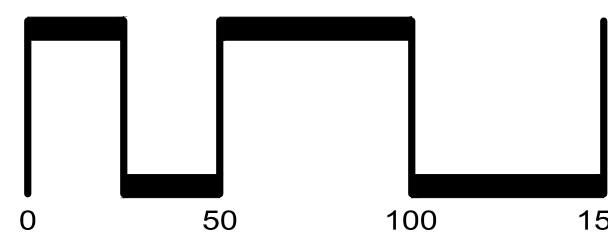
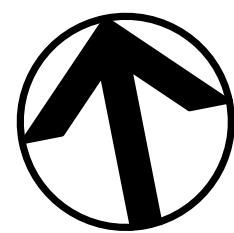
- PARKING SUMMARY NOTES:**
- TYPICAL PERPENDICULAR ONSITE GUEST PARKING SHALL BE 9'X18'.
  - PARALLEL PARKING SPOTS SHALL BE 9'X22' TYPICAL.
  - ALL STREETS, DRIVES AND ALLEYS THAT DO NOT HAVE DESIGNATED PARKING SHALL BE POSTED "NO PARKING - FIRE LANE".
  - THERE SHALL BE A TOTAL OF 145 EV PARKING SPACES 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: NOVEMBER 20, 2025



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SHEET NO.  
C3.0  
OF 12 SHEETS



**LEGEND**

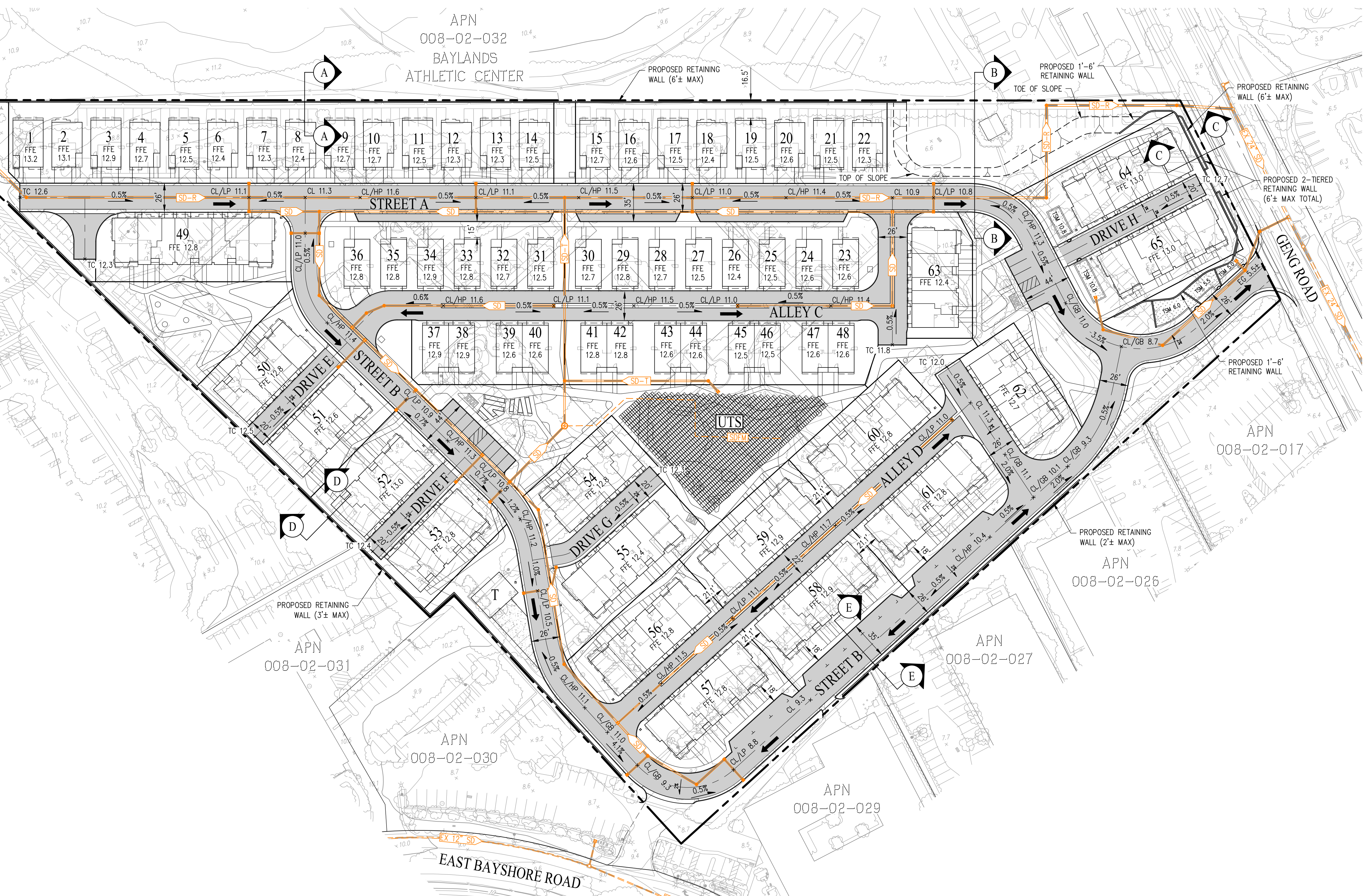
- PROJECT BOUNDARY
- CURB, GUTTER AND SIDEWALK
- TRANSFORMER
- BIORETENTION AREA
- OVERLAND RELEASE

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: NOVEMBER 20, 2025

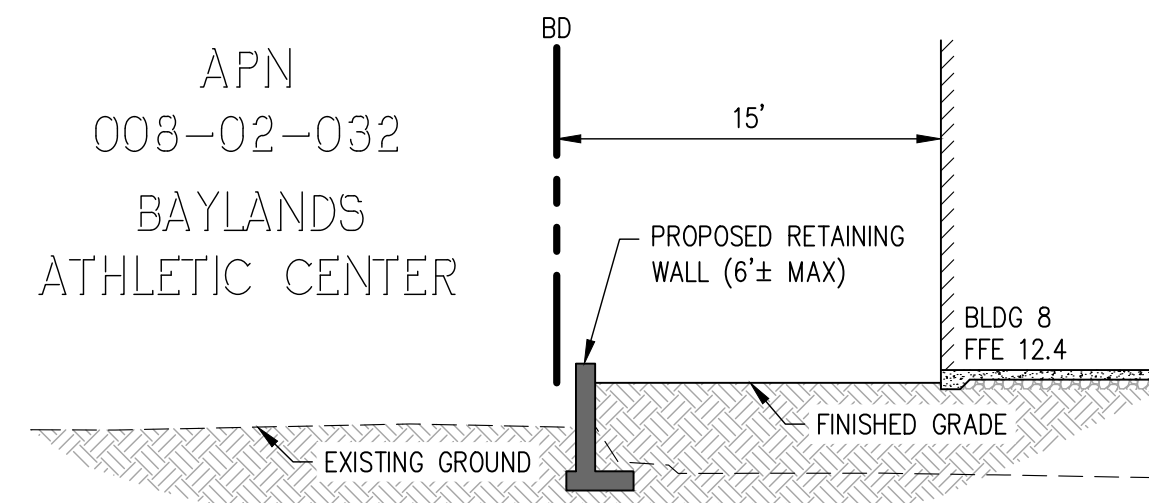
CIVIL ENGINEERS    SURVEYORS    PLANNERS

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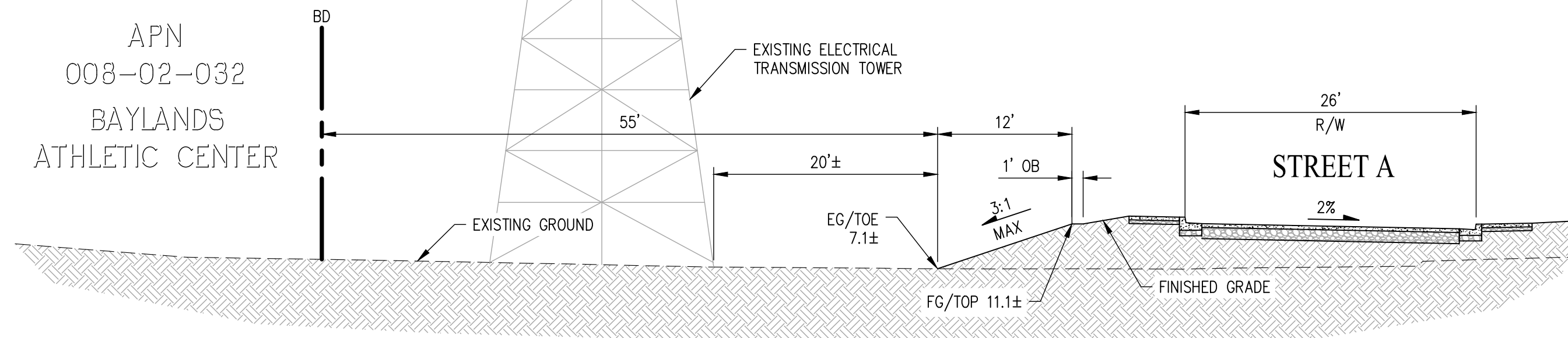
SHEET NO.  
**C4.0**  
OF 12 SHEETS

JOB NO.: 3860-000

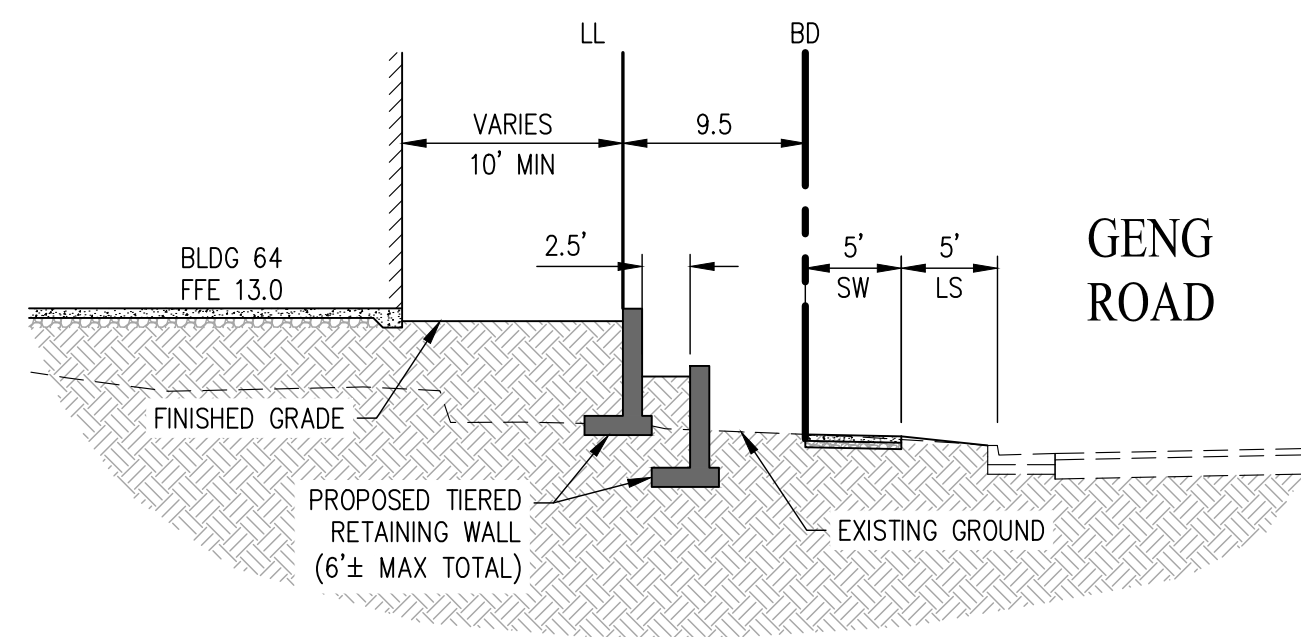




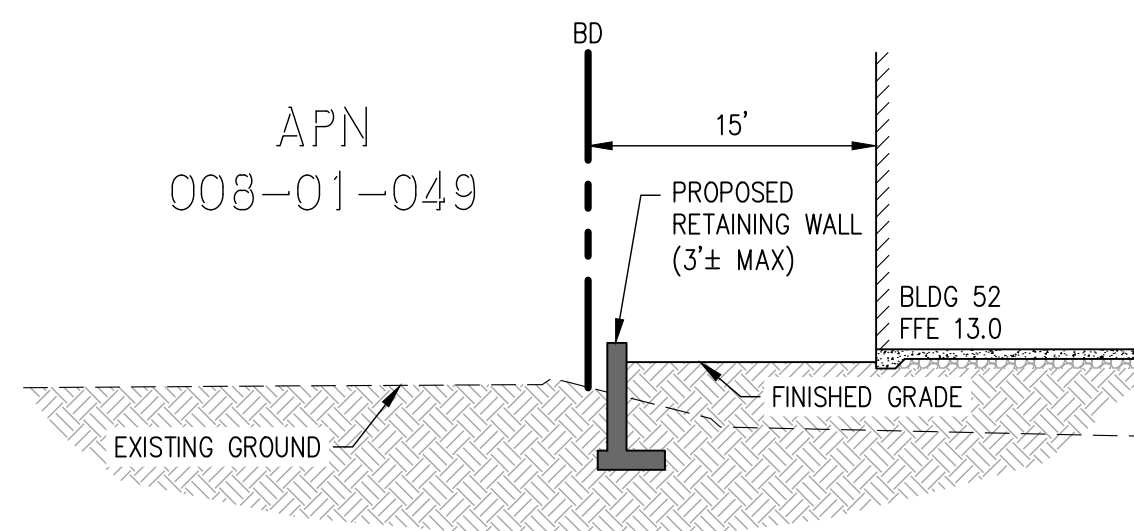
SECTION A-A  
SCALE: 1"=10'



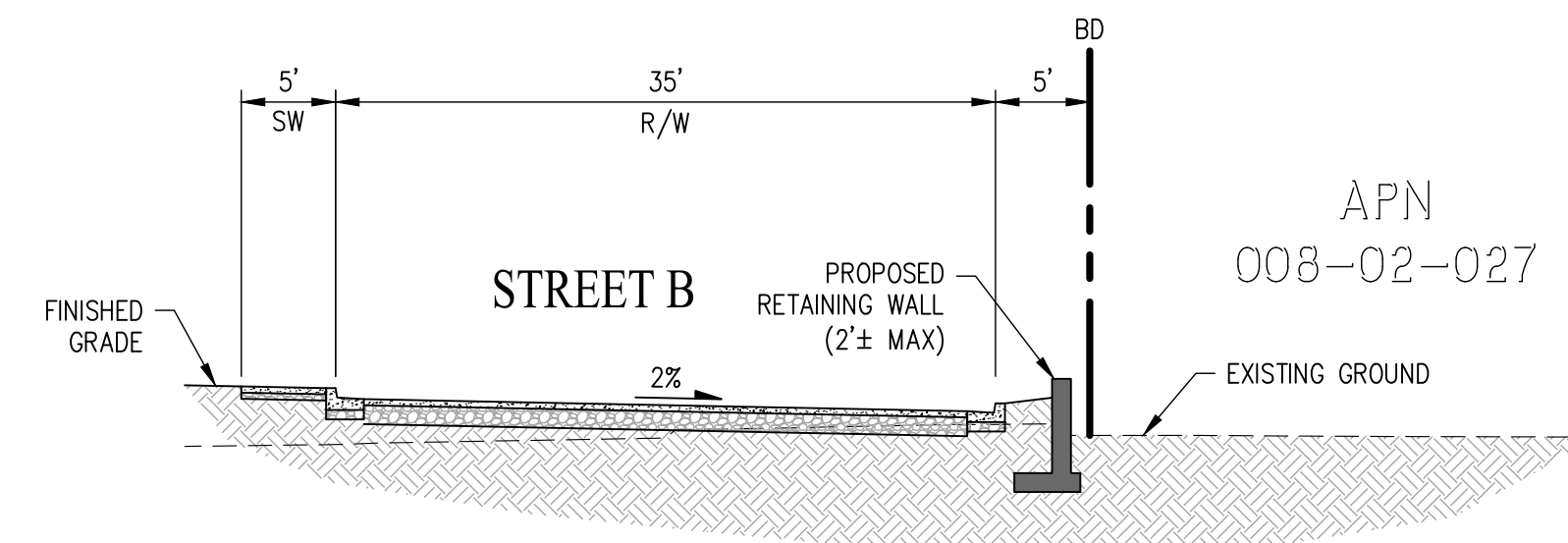
SECTION B-B  
SCALE: 1"=10'



SECTION C-C  
SCALE: 1"=10'



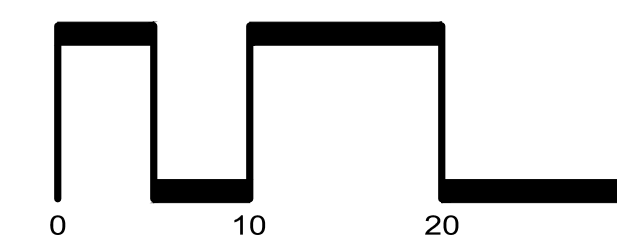
SECTION D-D  
SCALE: 1"=10'



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: NOVEMBER 20, 2025



JOB NO.: 3860-000



CIVIL ENGINEERS

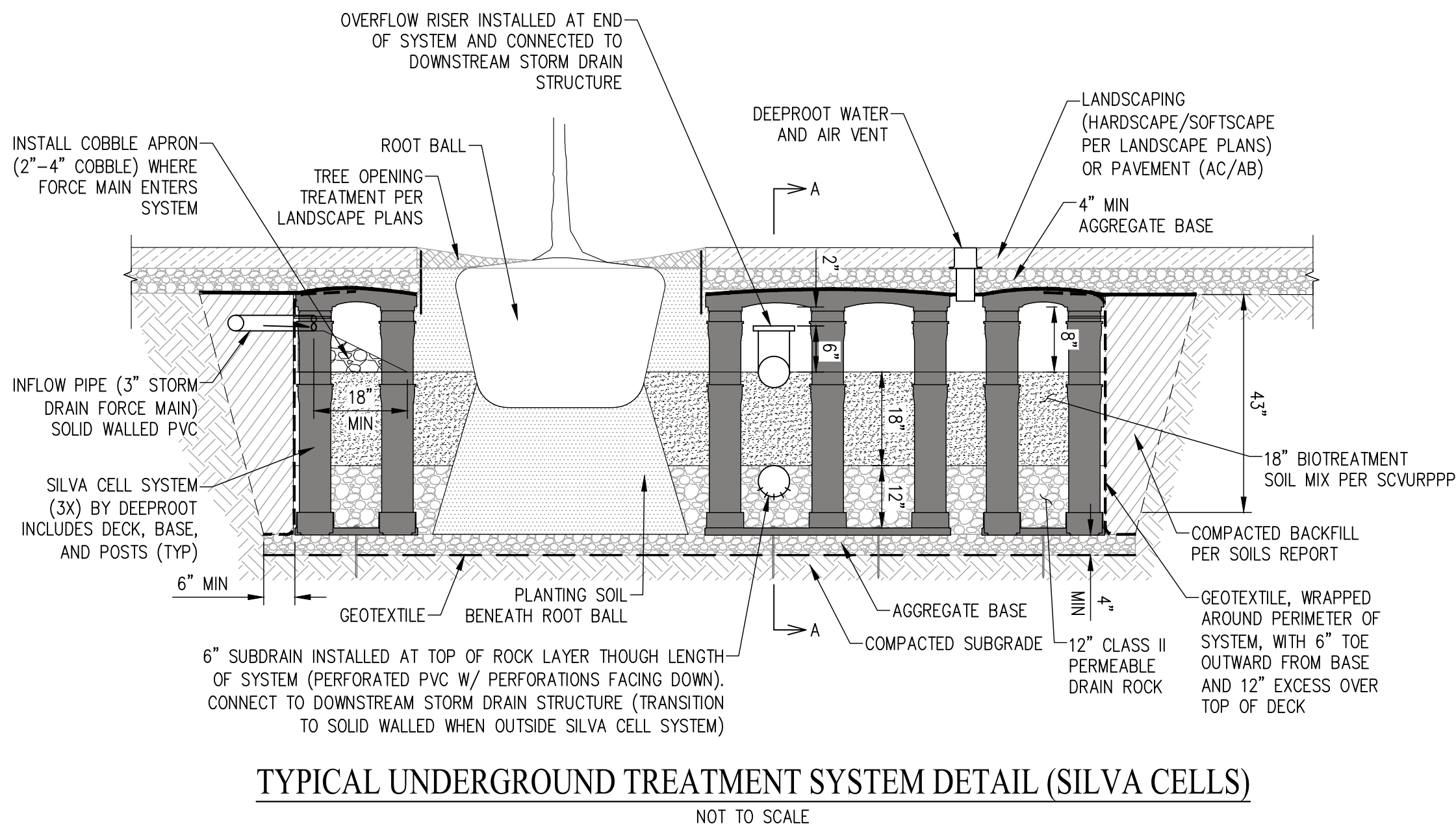
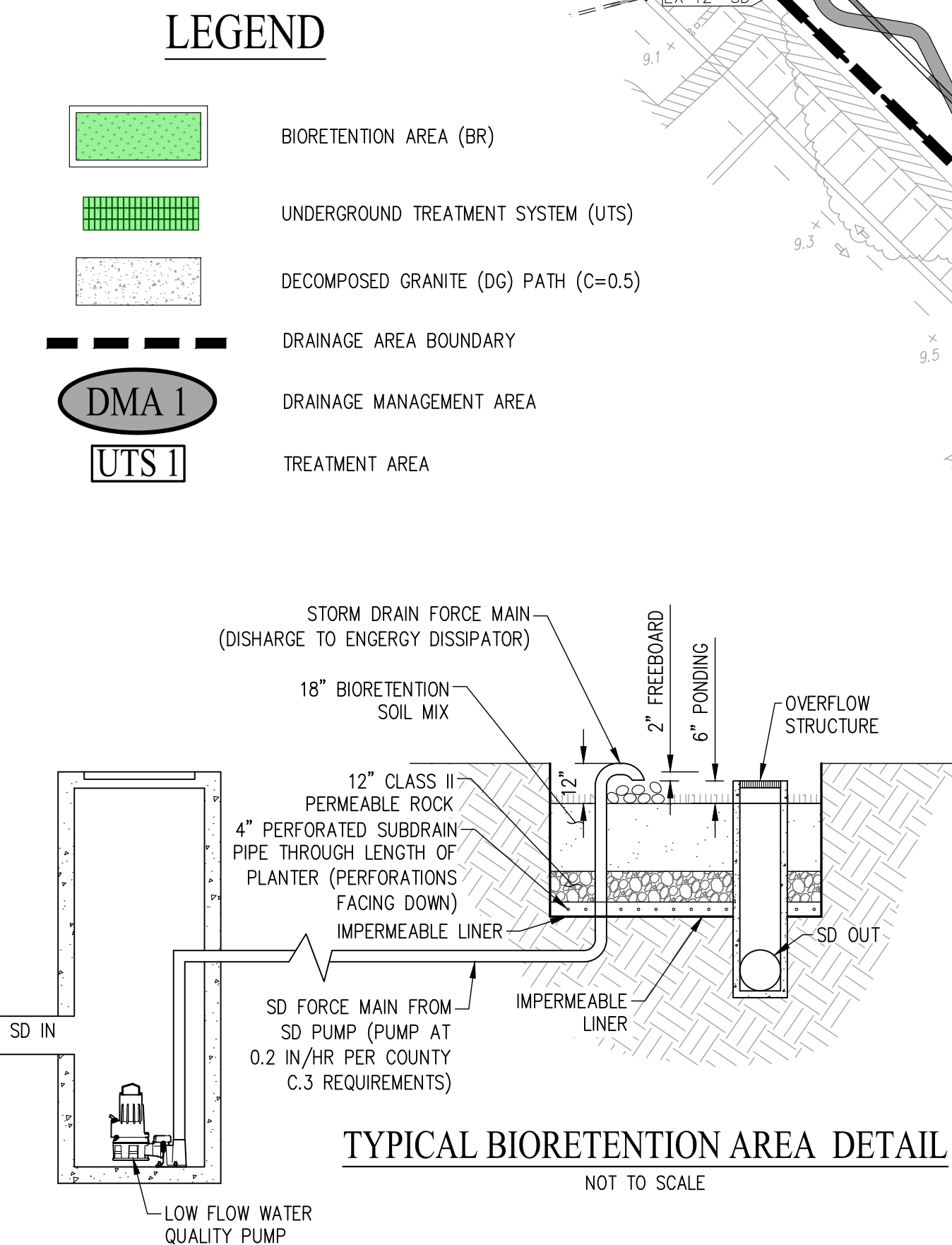
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SHEET NO.  
**C4.1**  
OF 12 SHEETS



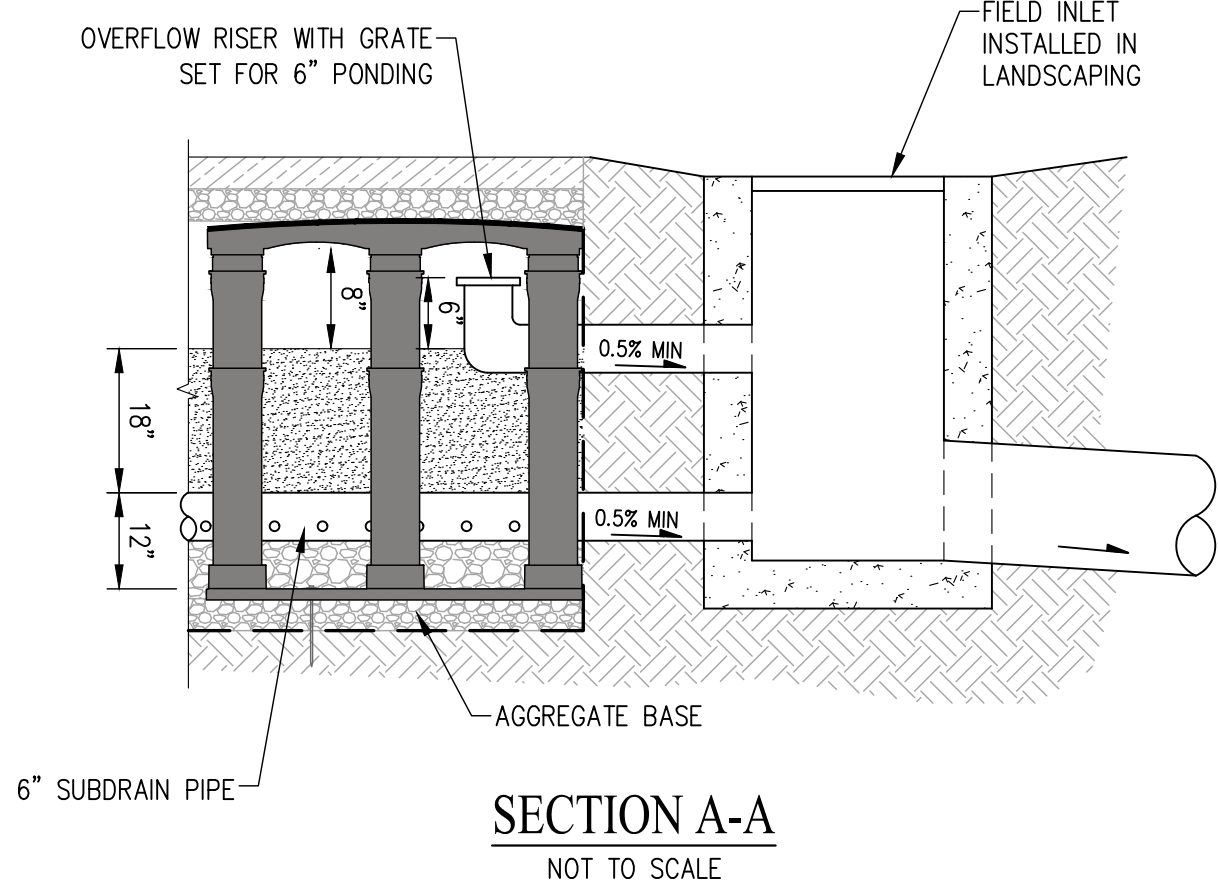






STORM WATER TREATMENT SUMMARY									
DMA	TREATMENT TYPE	TREATMENT AREA NAME	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	DG* AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE AREA TO BE TREATED (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	SILVA CELL	UTS-1	417,340	272,600	4,495	140,245	288,872	11,555	11,755
2	BIORETENTION	BR-2	10,440	6,270	0	4,170	6,687	267	290
3	BIORETENTION	BR-3	12,770	9,150	0	3,620	9,512	380	418
4	BIORETENTION	BR-4	39,680	25,613	0	14,067	27,020	1,081	1,272

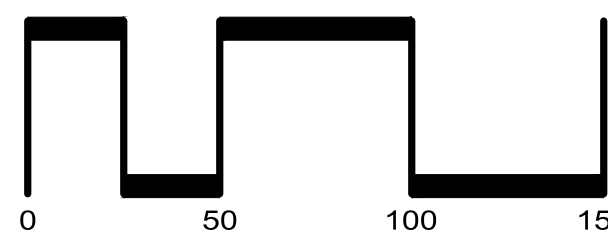
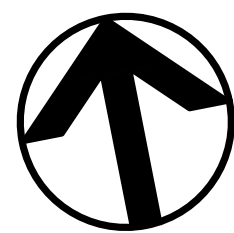
NOTE:  
\* DECOMPOSED GRANITE AREAS ARE SEMI-PERVIOUS AND SHALL HAVE A C-VALUE OF 0.5 FOR THE PURPOSES OF PRELIMINARY STORM WATER CALCULATIONS.



# PRELIMINARY STORM WATER MANAGEMENT PLAN

## 2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=50' DATE: NOVEMBER 20, 2025



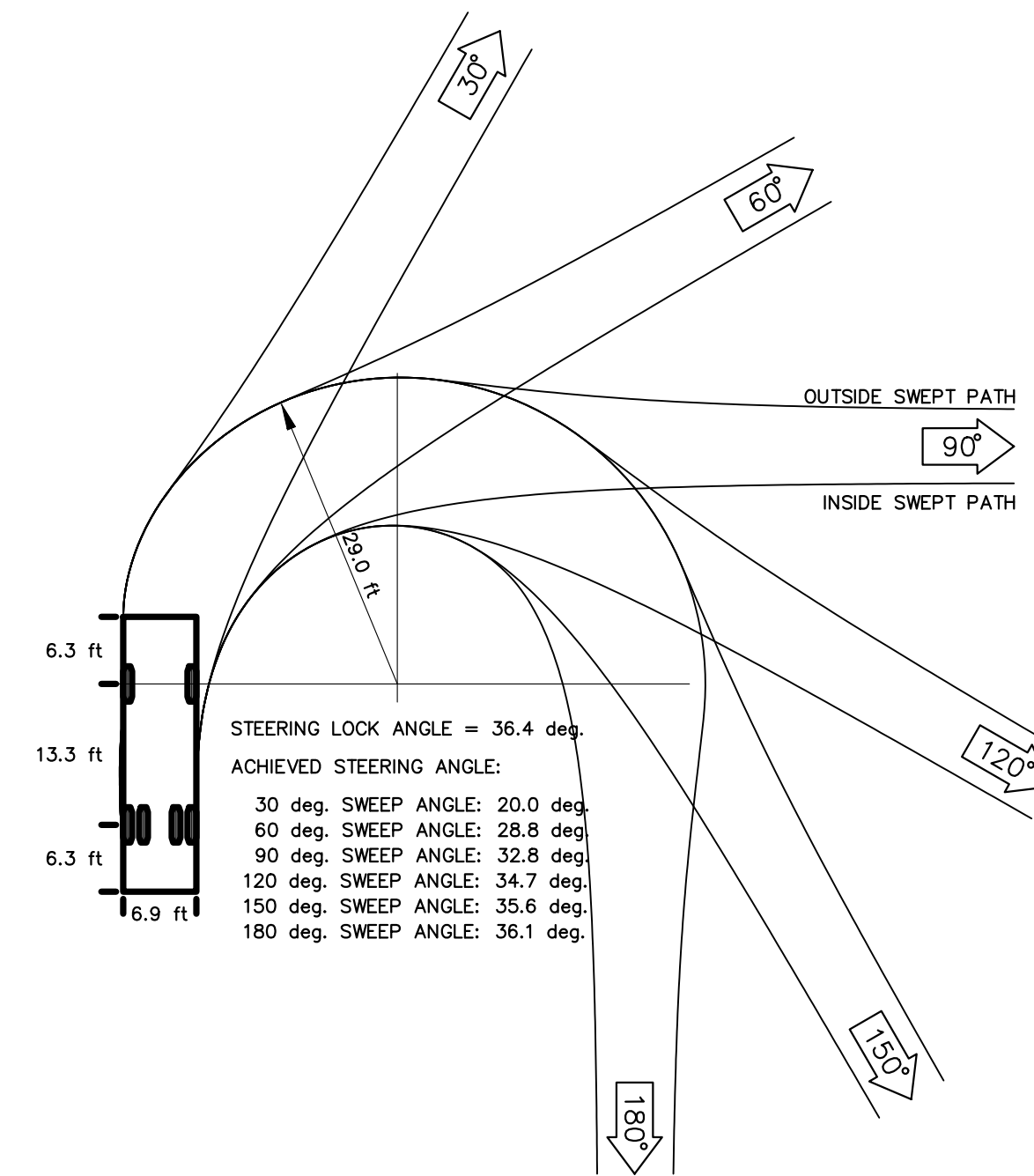
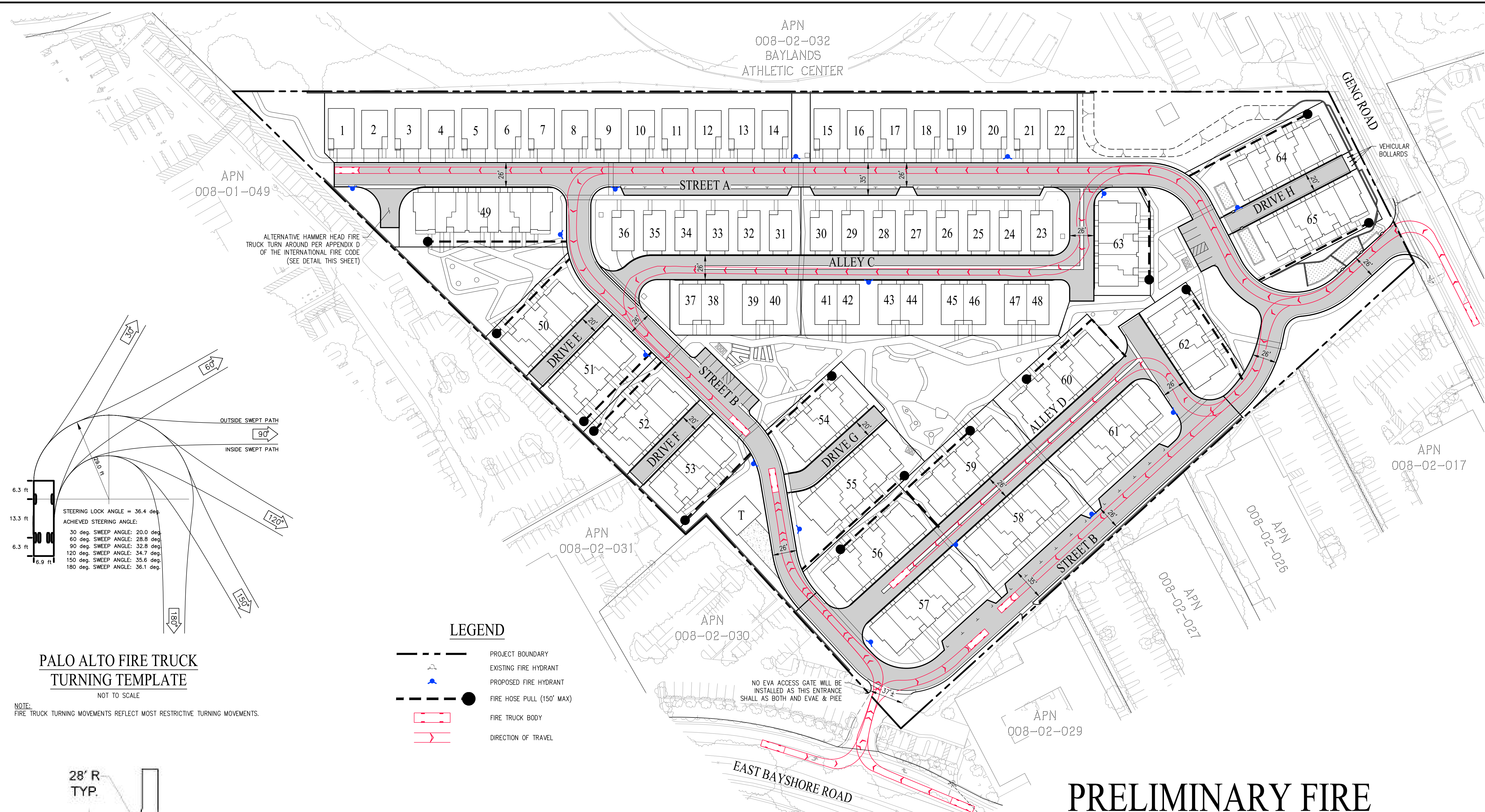
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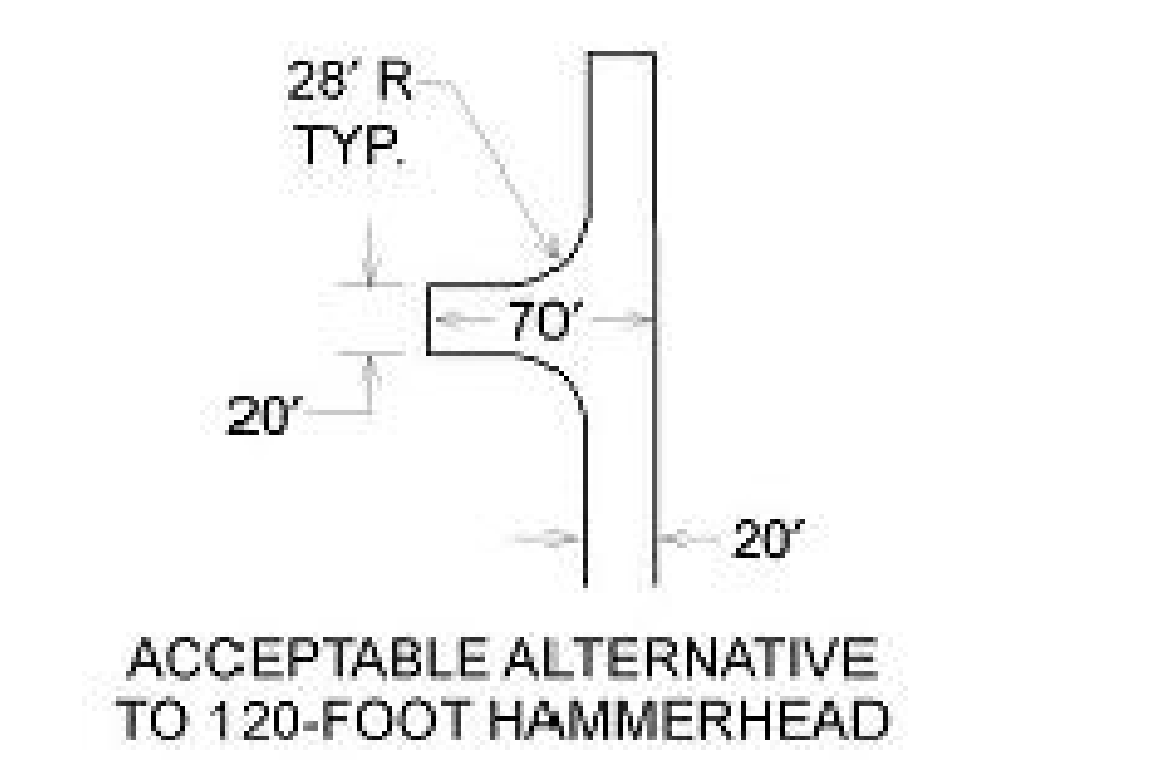
JOB NO.: 3860-000

- STORMWATER NOTES:**
- 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.
  - 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.
  - 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](http://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL) FOR GUIDANCE.
  - AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
  - 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."





**PALO ALTO FIRE TRUCK TURNING TEMPLATE**  
NOTE: FIRE TRUCK TURNING MOVEMENTS REFLECT MOST RESTRICTIVE TURNING MOVEMENTS.



**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% REDUCTION 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 OBWATE 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: NOVEMBER 20, 2025

SAN RAMON • (925) 866-0322  
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**C7.0**  
OF 12 SHEETS

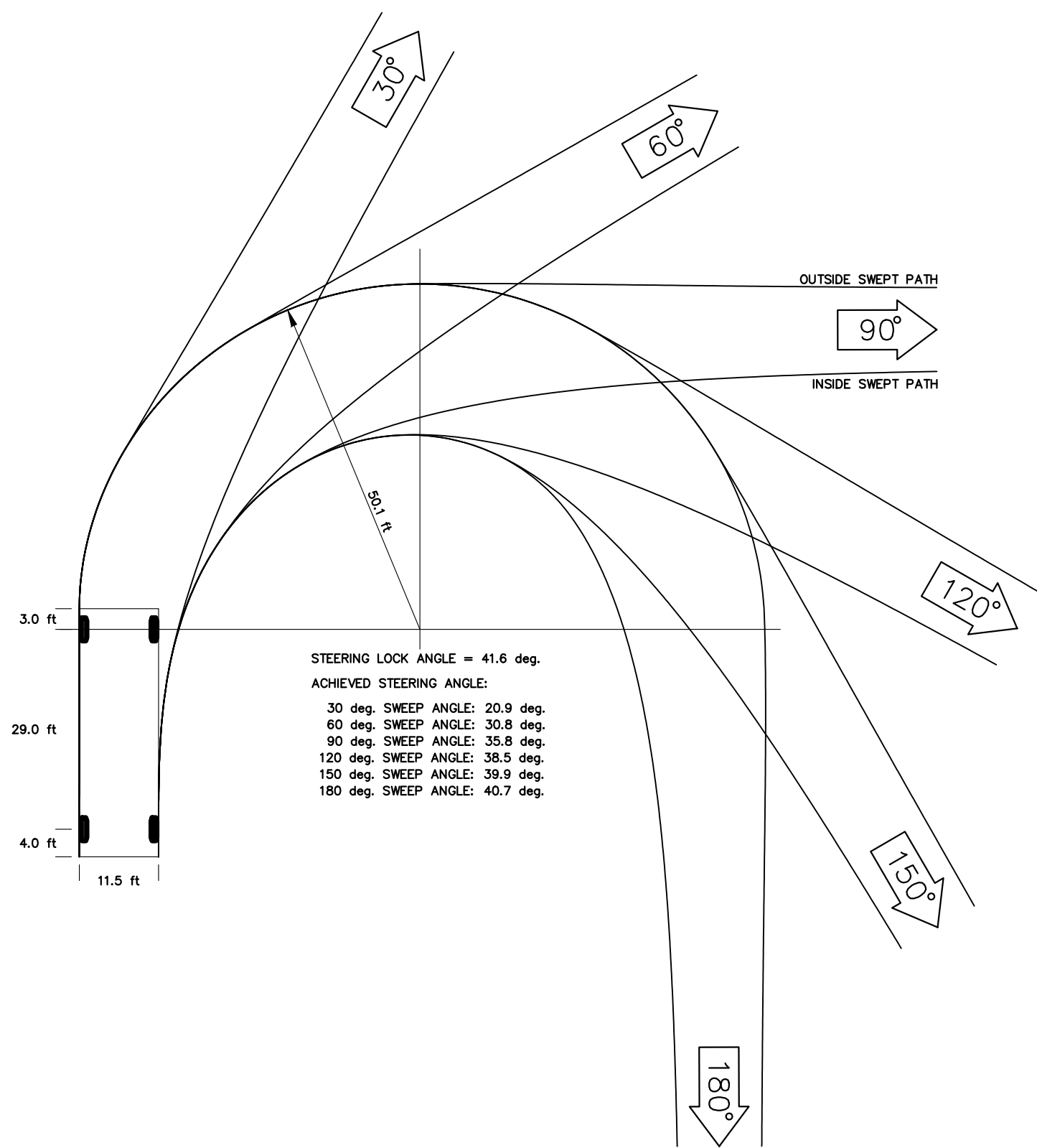
JOB NO.: 3860-000





LEGEND

- PROJECT BOUNDARY
- 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

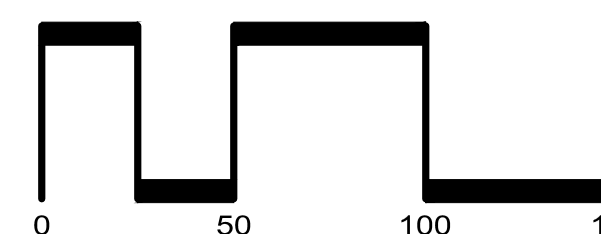
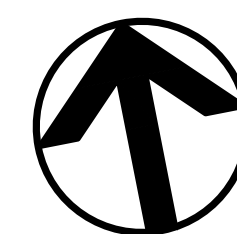
NOT TO SCALE

SOLID WASTE COLLECTION PROCESS:

- 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.
- A PRIVATE CONDOERGE SERVICE SHALL COLLECT THE TRASH FROM EACH INDIVIDUAL UNIT USING THE SINGLE AXLE TRASH TRAILERS STORED IN THE TRASH ENCLOSURE.
- 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: NOVEMBER 20, 2025

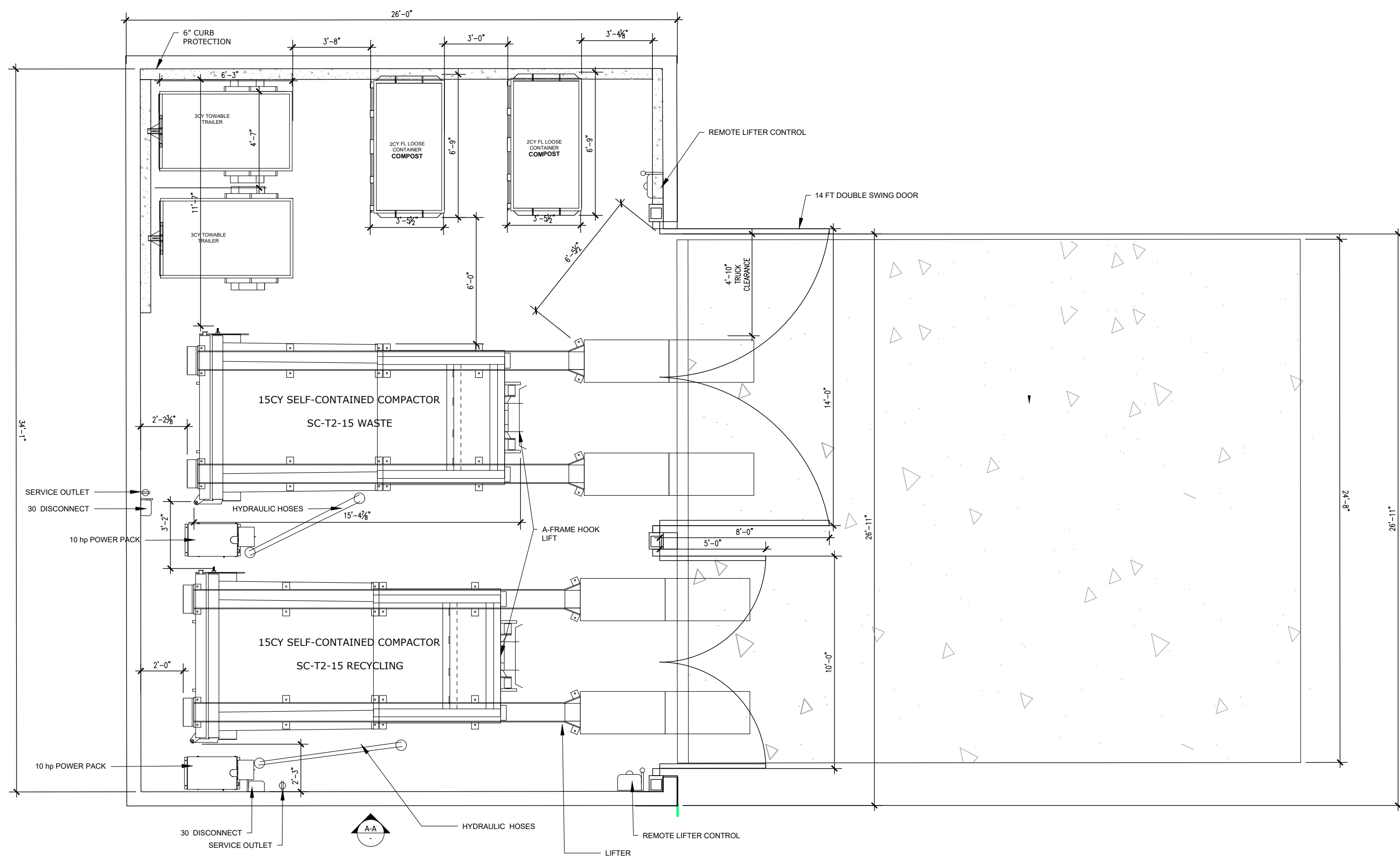


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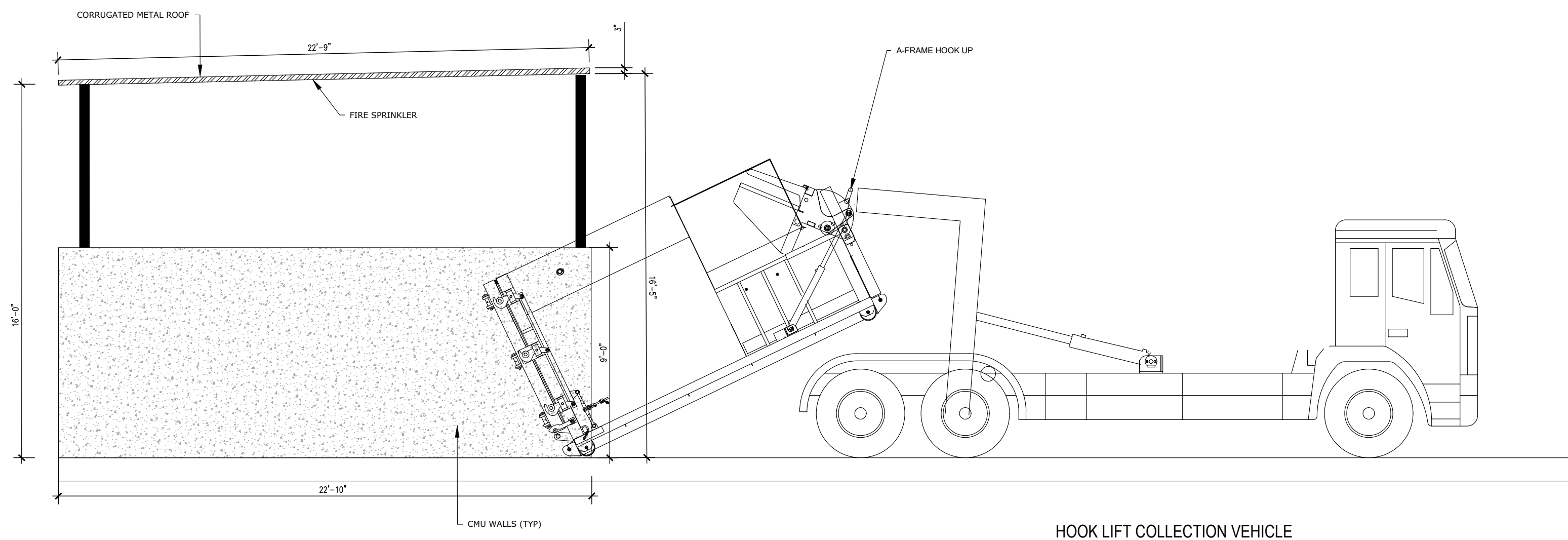
SHEET NO.  
C8.0  
OF 12 SHEETS

JOB NO.: 3860-000



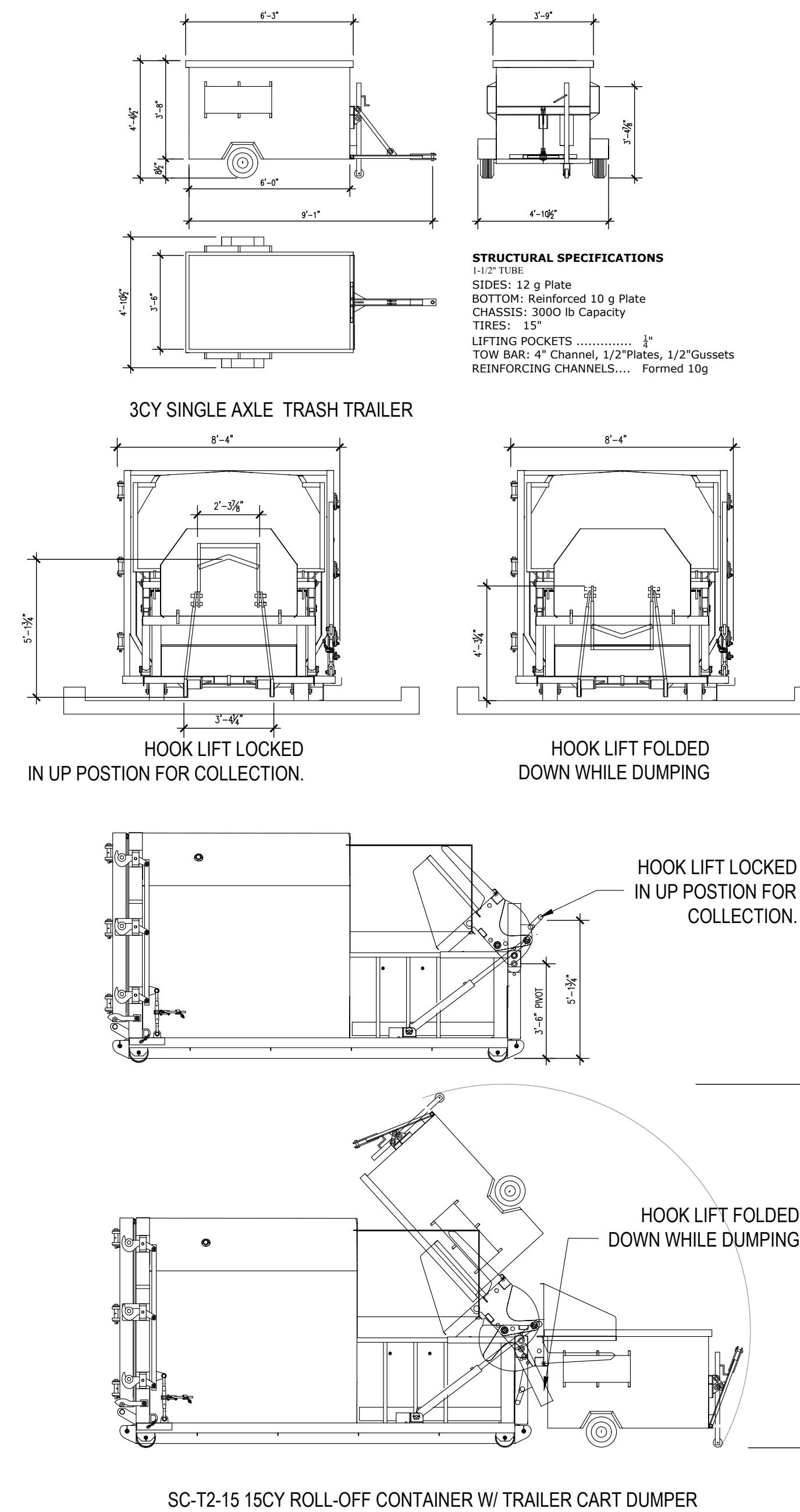


TRASH COLLECTION ENCLOSURE



SECTION A-A

HOOK LIFT COLLECTION VEHICLE



STRUCTURAL SPECIFICATIONS

1-1/2" TUBES  
SIDES: 12 g Plate  
BOTTOM: Reinforced 10 g Plate  
CHASSIS: 3000 lb Capacity  
TIRES: 15"  
LIFTING POCKETS ..... 3"  
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

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

- CENTRAL TRASH COLLECTION AREA IS OPEN ENCLOSURE - RESTRICTED ACCESS.
- (1) 15CY SELF-CONTAINED COMPACTOR FOR WASTE. (1) 15CY SELF-CONTAINED COMPACTOR FOR RECYCLING. PROVIDE CONTAINER DUMPERS FOR EACH.
- GUIDE CHANNELS WELDED TO PLATFORM DECK TO ASSIST WASTE HAULER IN PLACING COMPACTORS. GUIDE CHANNELS PROVIDED BY MANUFACTURER.
- PP- COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED . (2) 10HP 3-PHASE, 208/230/480V. 30A DISCONNECTS 60" AFF.
- PROVIDE A-FRAME HOOK UP TO COMPACTOR (DETAILS/ SPECS TBD)
- PROVIDE REMOTE LIFTER CONTROL FOR LIFTER OPERATION. Q008924-HD DUMPER, 75'FORK I.D, 3500 LB MAX LIFT, REQUIRES INTEGRAL CONTROL.
- PROVIDE 3CY TRASH TRAILER FOR WASTE & RECYCLING. (2) 2CY FL CONTAINERS FOR COMPOST.

GENERAL NOTES:

- 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.
- 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.
- 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

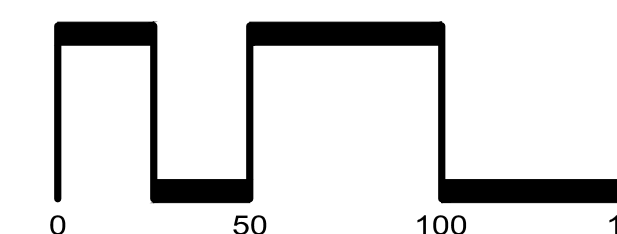
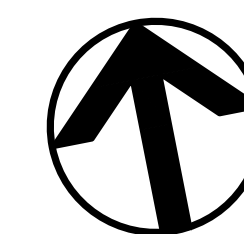
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- THE CITY OF PALO ALTO SHALL SEND A HOOK LIFT COLLECTION VEHICLE TO COLLECT THE FILLED TRASH COMPACTOR FROM THE TRASH ENCLOSURE AND REPLACE IT WITH AN EMPTY UNIT FOR THE FOLLOWING WEEK.

# PRELIMINARY SOLID WASTE NOTES AND DETAILS 2100-2400 GENG ROAD

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: NOVEMBER 20, 2025

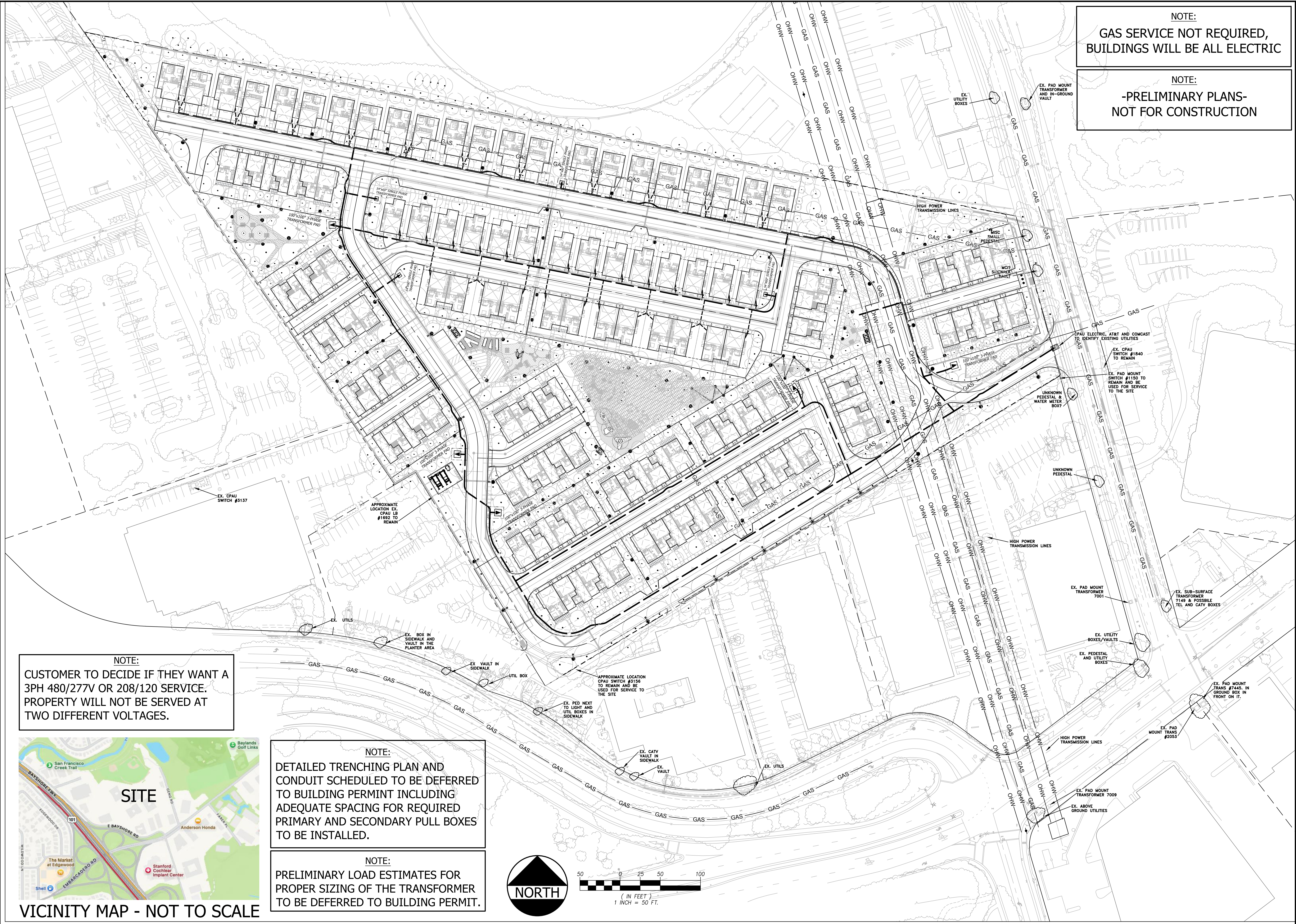


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OF 12 SHEETS

JOB NO.: 3860-000





NOTE:  
GAS SERVICE NOT REQUIRED,  
BUILDINGS WILL BE ALL ELECTRIC

NOTE:  
-PRELIMINARY PLANS-  
NOT FOR CONSTRUCTION

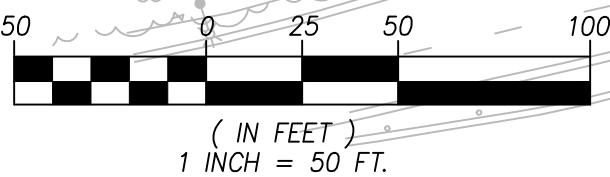
NOTE:  
CUSTOMER TO DECIDE IF THEY WANT A  
3PH 480/277V OR 208/120 SERVICE.  
PROPERTY WILL NOT BE SERVED AT  
TWO DIFFERENT VOLTAGES.



VICINITY MAP - NOT TO SCALE

NOTE:  
DETAILED TRENCHING PLAN AND  
CONDUIT SCHEDULED TO BE DEFERRED  
TO BUILDING PERMIT INCLUDING  
ADEQUATE SPACING FOR REQUIRED  
PRIMARY AND SECONDARY PULL BOXES  
TO BE INSTALLED.

NOTE:  
PRELIMINARY LOAD ESTIMATES FOR  
PROPER SIZING OF THE TRANSFORMER  
TO BE DEFERRED TO BUILDING PERMIT.



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	
PROJECT NO:	24-1888	DATE:	24-1888
DESIGNED BY:	AG	CHECKED BY:	AG
SCALE:	1"=50'	LAST MODIFIED:	11-25-25
STRADA	JOINT TRENCH INTENT GENG ROAD	PALO ALTO	CALIFORNIA
SHEET NO.	INT1	SHEET 1 OF 1	REVISION NUMBER: 0
PLOT DATE:	11-25-25		