

# GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 ALMA ST. PALO ALTO, CA 94306

APN - 132-25-037



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## PROJECT PARTICIPANTS:

### ARCHITECT:

JOHN LUM ARCHITECTURE  
3246 17TH STREET  
SAN FRANCISCO, CA 94110

PROJECT MANAGER:  
HENRY MALMBERG  
T: 415.558.9550 x10023  
F: 415.558.0554

### OWNER:

GEMINI DEVELOPMENT ONE PALO ALTO LLC  
1350 BAYSHORE HIGHWAY, SUITE 950  
BURLINGAME, CA 94010

### GENERAL CONTRACTOR:

T.B.D.

### STRUCTURAL ENGINEER:

SUNG ENGINEERING  
SUITE 190  
29300 KOHOUTEK WAY  
UNION CITY, CA 94587  
T: 510.475.7300

### ARBORIST:

ADVANCED TREE CARE  
ROBERT WEATHERILL  
965 E. SAN CARLOS AVE.  
SAN CARLOS, CA 94070  
T: 650.839.9539

### CIVIL ENGINEER:

LEA & BRAZE ENGINEERING  
T: 510.887.4086

### SURVEYOR:

LC ENGINEERING  
598 E SANTA CLARA ST. #270  
SAN JOSE, CA 95112  
T: 408.806.7187

### GEOTECHNICAL ENGINEER:

MURRAY ENGINEERS  
835 FREMONT AVE.  
LOS ALTOS, CA 94024  
T: 650.559.9980

### LANDSCAPE ARCHITECT:

KAREN AITKEN & ASSOCIATES  
PAM JONES  
T: 408.842.0245

## PROJECT DATA:

### CODES

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE PALO ALTO MUNICIPAL CODES

### PROJECT ADDRESS

2609, 2611, 2615, & 2617 ALMA ST  
PALO ALTO, CA 94306

### PROJECT DESCRIPTION

- DECONSTRUCT 2 1-STORY 2-UNIT RESIDENTIAL BUILDINGS.  
- CONSTRUCT (4) 3-STORY 1-UNIT BUILDINGS FOR MARKET-RATE RENTAL. EACH BUILDING TO INCLUDE 3 BEDROOMS, 2.5 BATHS, KITCHEN, LIVING ROOM, & PRIVATE YARD.

- BUILDINGS TO BE EQUIPPED WITH FULLY AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13 UNDER SEPARATE PERMIT.

### PLANNING INFORMATION

APN	132-25-057
ZONING DISTRICT	RM-30
BUILDING HEIGHT	EXISTING - 10'-0" PROPOSED - 30'-0" (35'-0" MAX)
NUMBER OF STORIES	EXISTING - 1 PROPOSED - 3
SETBACKS	FRONT - 24'-0" (24'-0" MIN) REAR - 11'-6" (10'-0" MIN) SIDES - 10'-0" (6'-0" MIN)
LOT SIZE	8,070 SQ. FT. (.185 ACRES)
LOT DENSITY	3 UNITS (MIN) 5 UNITS (MAX)
ALLOWABLE FAR	(8,070 x 0.6) = 4,842 SQ. FT.
PROPOSED FAR	4,839 SQ. FT.
SITE COVERAGE	3,034.8 SQ. FT. (3,228 SQ. FT. MAX.)
FLOOD HAZARD AREA (NAVD88 DATUM)	X
PARKING SPACES (PAMC 18.52.040)	8 PROPOSED (8 REQUIRED)
BIKE PARKING SPACES (PAMC 18.52.040)	4 PROPOSED (4 REQUIRED)
COMMON USABLE OPEN SPACE	346 SQ. FT. (300 SQ. FT. MIN.)
PRIVATE USABLE OPEN SPACE	2,298 SQ. FT. (200 SQ. FT. MIN.)

### GROSS FLOOR AREAS:

TOTAL EXISTING	2,920 SQ.FT.	TOTAL
FIRST FLOOR	1,544 SQ.FT.	CONDITIONED
SECOND FLOOR	1,927 SQ.FT.	CONDITIONED
THIRD FLOOR	1,368 SQ.FT.	CONDITIONED
TOTAL PROPOSED	4,839 SQ.FT.	CONDITIONED
	0 SQ.FT.	UNCONDITIONED
	4,839 SQ.FT.	TOTAL

### UNIT AREAS:

UNIT 1 - GROSS FLOOR AREA	1,211.7 SQ. FT.
PRIVATE OPEN SPACE	474.5 SQ. FT. (150 SQ. FT. MIN.)
UNIT 2 - GROSS FLOOR AREA	1,211.7 SQ. FT.
PRIVATE OPEN SPACE	474.5 SQ. FT. (150 SQ. FT. MIN.)
UNIT 3 - GROSS FLOOR AREA	1,207.9 SQ. FT.
PRIVATE OPEN SPACE	674.5 SQ. FT. (150 SQ. FT. MIN.)
UNIT 4 - GROSS FLOOR AREA	1,207.9 SQ. FT.
PRIVATE OPEN SPACE	674.5 SQ. FT. (150 SQ. FT. MIN.)

### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5A
OCCUPANCY	R2
MINIMUM ROOF CLASS	CLASS B
FIRE SPRINKLERS	NFPA-13
PHOTOVOLTAIC SYSTEM	TO BE SUBMITTED UNDER SEPARATE PERMIT
UTILITIES	ALL ELECTRIC

## DEPARTMENT STAMPS



## GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 Alma St.  
Palo Alto, CA 94306

client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 950  
Burlingame, CA 94010

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

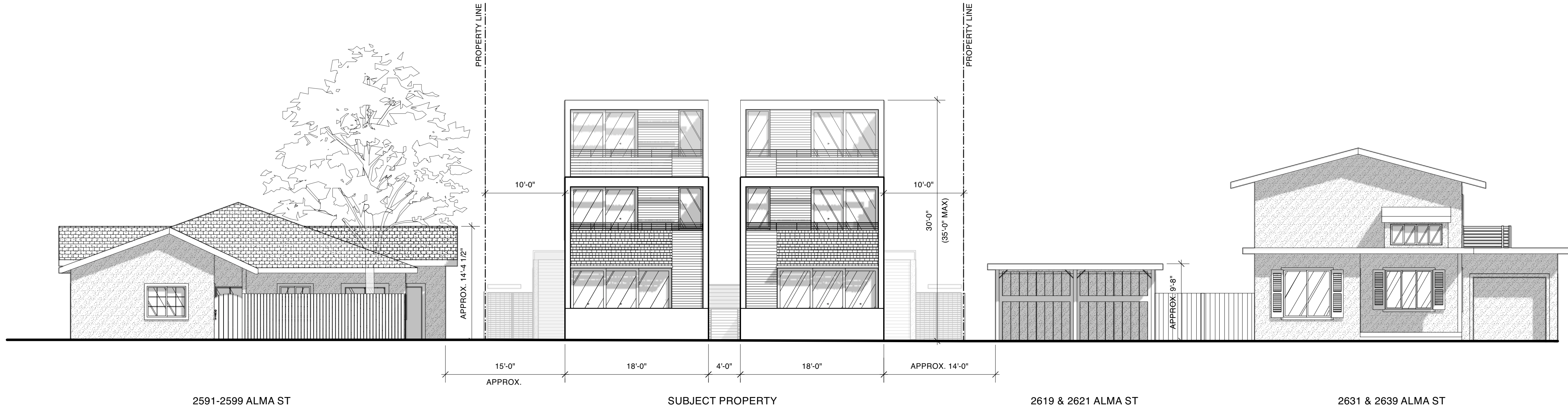
TITLESHEET

A0.00









1 STREET CONTEXT ELEVATION  
A0.02 Scale: 1/8" = 1'-0"



ADJACENT PROPERTY: 2571, 2577, & 2581 ALMA ST



ADJACENT PROPERTY: 2595 ALMA ST



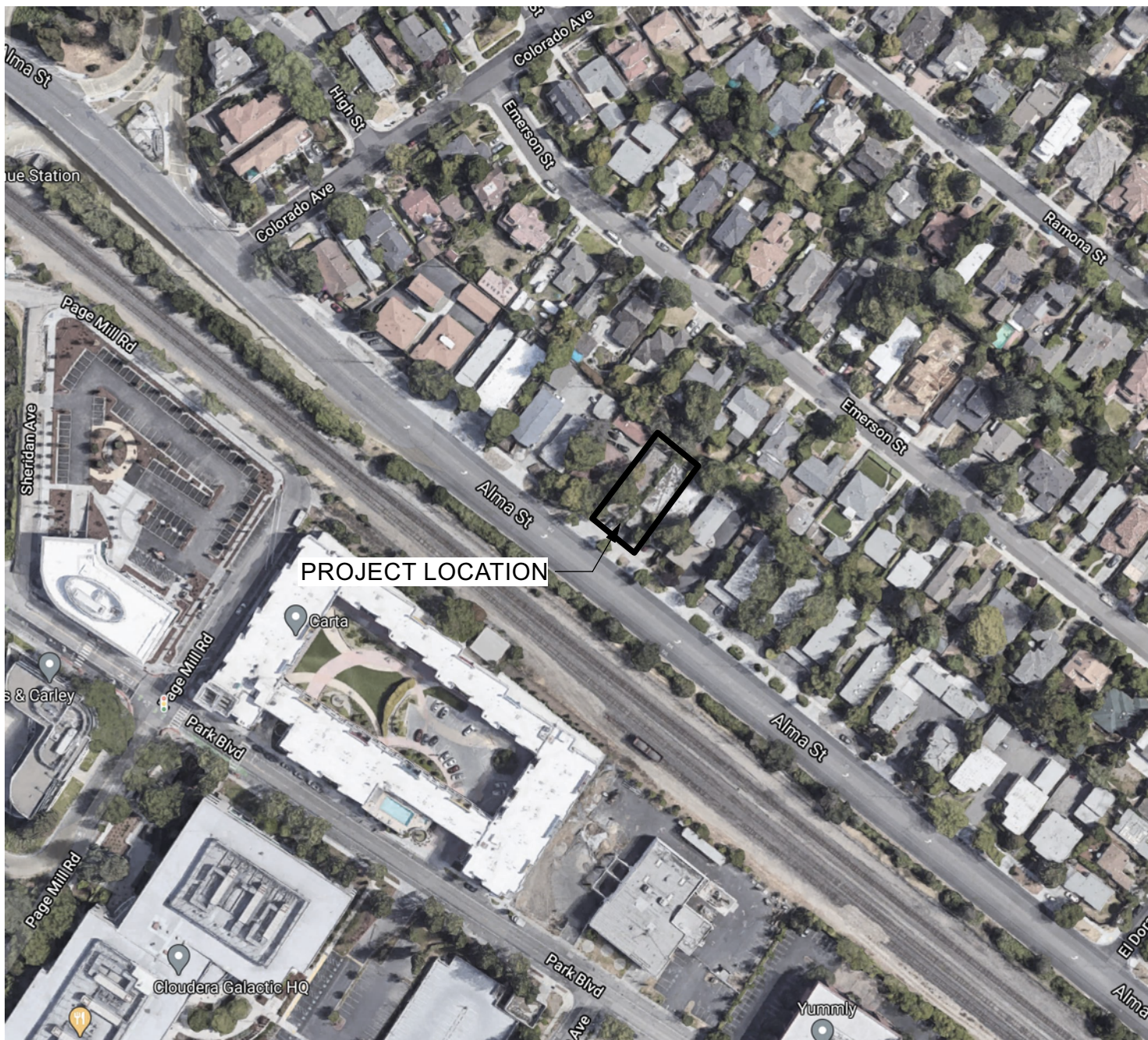
SUBJECT PROPERTY: 2609, 2911, 2615, & 2617 ALMA ST



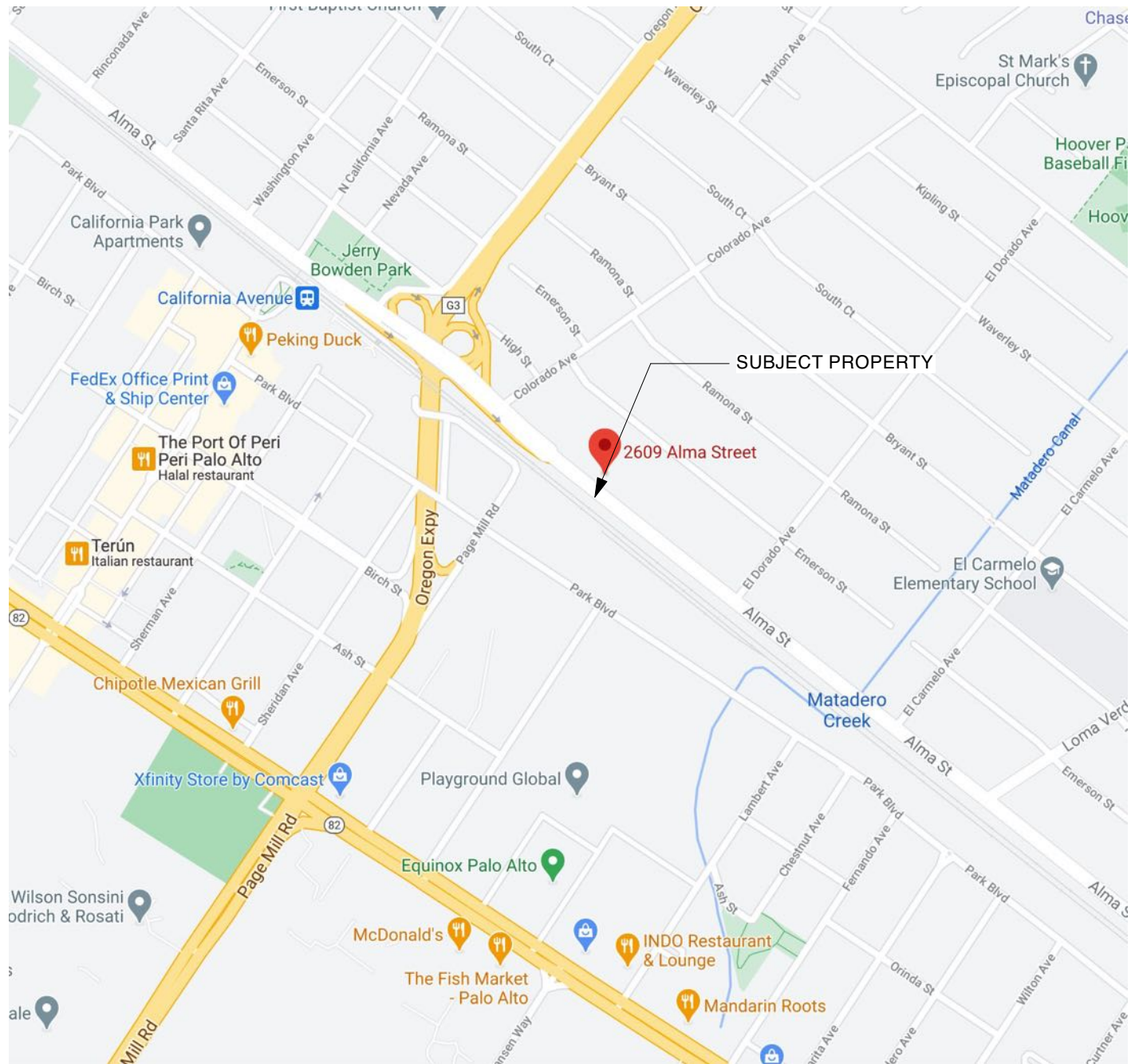
ADJACENT PROPERTY: 2619 & 2621 ALMA ST



ADJACENT PROPERTY: 2631, 2633, 2635 & 2637 ALMA ST



SATELLITE MAP



VICINITY MAP



VIEW ACROSS ALMA ST. FROM SUBJECT PROPERTY

DEPARTMENT STAMPS:

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
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SITE CONTEXT

A0.02

GEMINI - PALO ALTO HOUSING

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Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
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JOHN LUM

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2501 - 2505 ALMA ST



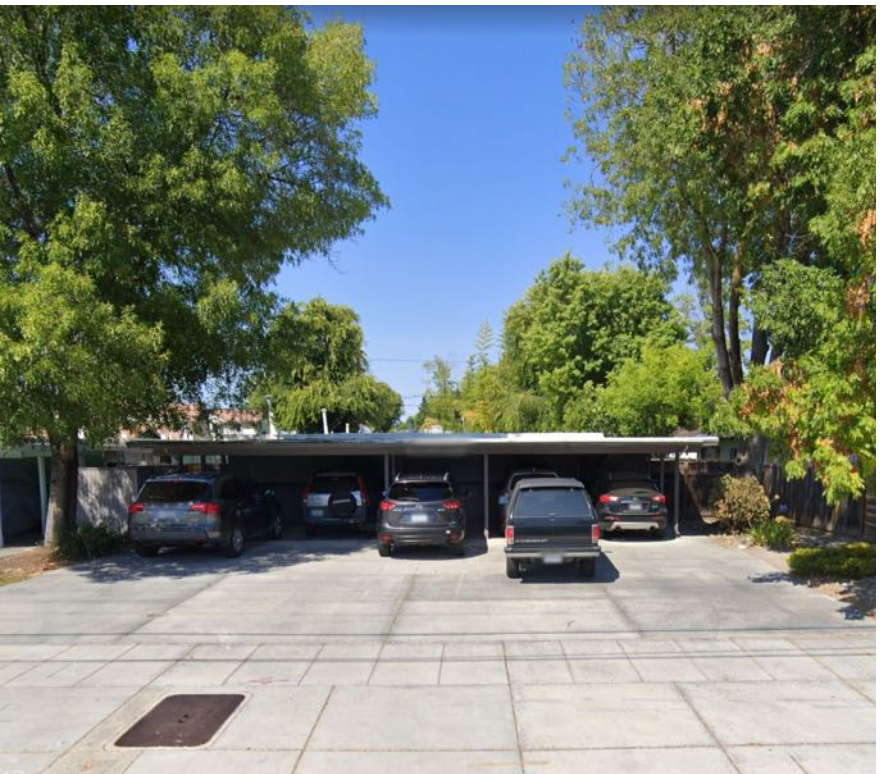
2507 - 2515 ALMA ST



2517 - 2533 ALMA ST



2537 & 2539 ALMA ST



2551 - 2559 ALMA ST



2571 - 2585 ALMA ST



2591 - 2599 ALMA ST



SUBJECT PROPERTY: 2609 - 2617 ALMA ST



2619 - 2621 ALMA ST



2631 - 2639 ALMA ST



2631 - 2639 ALMA ST



2643 - 2651 ALMA ST



2673 - 2681 ALMA ST



2689 - 2695 ALMA ST



2701 - 2721 ALMA ST



2725 - 2757 ALMA ST



2773 - 2781 ALMA ST



2799 ALMA ST

DEPARTMENT STAMPS:

STREET CONTEXT

A0.03

GEMINI - PALO ALTO HOUSING

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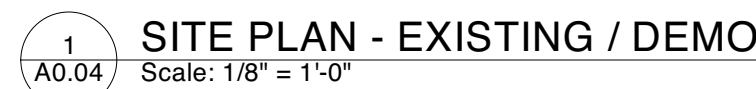




client-

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
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01.06.22	Major AR - Rev.2	hm

# A0.04



DEPARTMENT STAMPS:





# GEMINI - PALO ALTO HOUSING

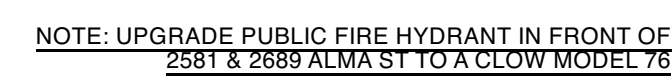
2609, 2611, 2615, & 2617 Alma St.  
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01.06.22	Major AR - Rev.2	hm

## SITE PLAN

## A0.05



**ADJACENT PROPERTY:**  
**2591 ALMA ST**  
**APN 132-25-039**

**ADJACENT PROPERTY:**  
**2600 EMERSON ST**  
**APN 132-25-008**

— APPROX. OUTLINE OF (E) ADJ. STRUCTURE,  
 \ (TYP.)

(E) UNREGULATED NEIGHBORING TREE, (TYP.)  
DASHED LINE INDICATED RADIUS OF TREE  
PROTECTION FENCING, RADIUS TO BE 10X  
DBH - SEE ARBORIST REPORT FOR DETAILS  
-HATCHED AREAS ARE TO BE HAND DUG PER  
ARBORIST REPORT  
-BEFORE WORKING IN THIS AREA, CONTACT  
THE PROJECT SITE ARBORIST

4 (N) UNENCLOSED ELECTRIC METER BOXES

(N) ELECTRICAL PULL BOX WITH UNDERGROUND ELECTRICAL CONDUIT TO SUPPLY METER BOXES

— APPROX. LOCATION OF (E) UTILITY POLE

— (N) WOOD DECK , TYP.

**ADJACENT PROPERTY:**  
**2610 EMERSON ST**  
**APN 132-25-009**

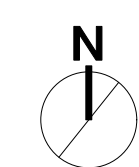
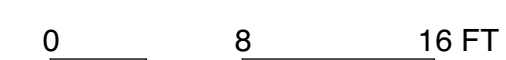
(N) COVERED TRASH ENCLOSURE  
-THE FUTURE TENANTS OR PROPERTY  
MANAGER WILL BE RESPONSIBLE TO BRING  
THE CARTS TO THE CURB FOR REFUSE  
SERVICE AND IMMEDIATELY STORE THE  
CARTS BACK IN THE REFUSE ENCLOSURE  
AFTER SERVICE

— (N) LONG TERM BIKE PARKING SPACE, (TYP.)

ALMA STREET

**SITE PLAN - PROPOSED**  
Scale: 1/8" = 1'-0"

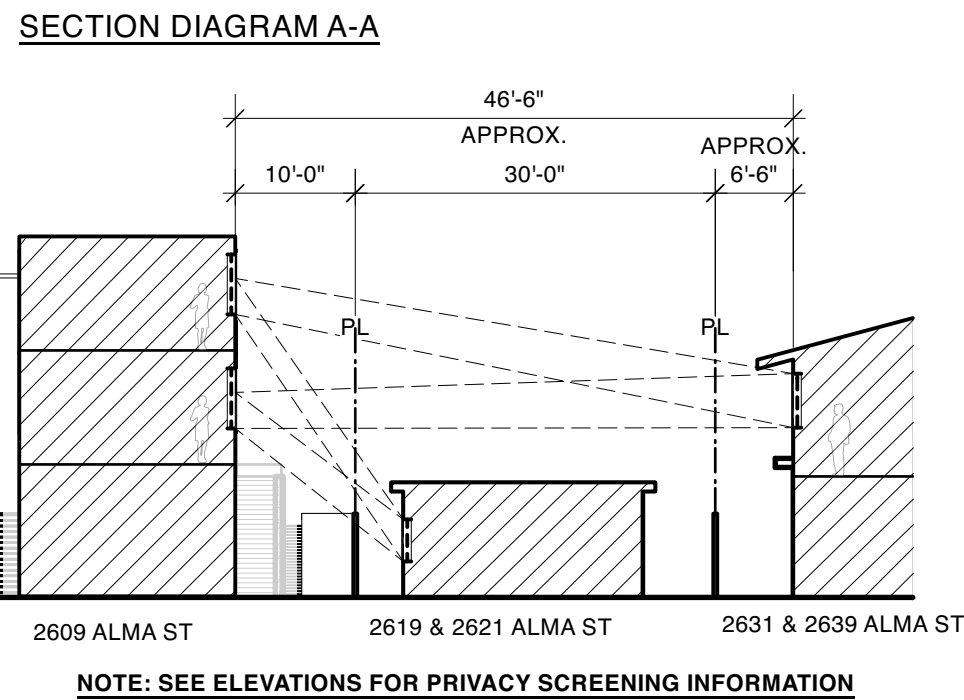
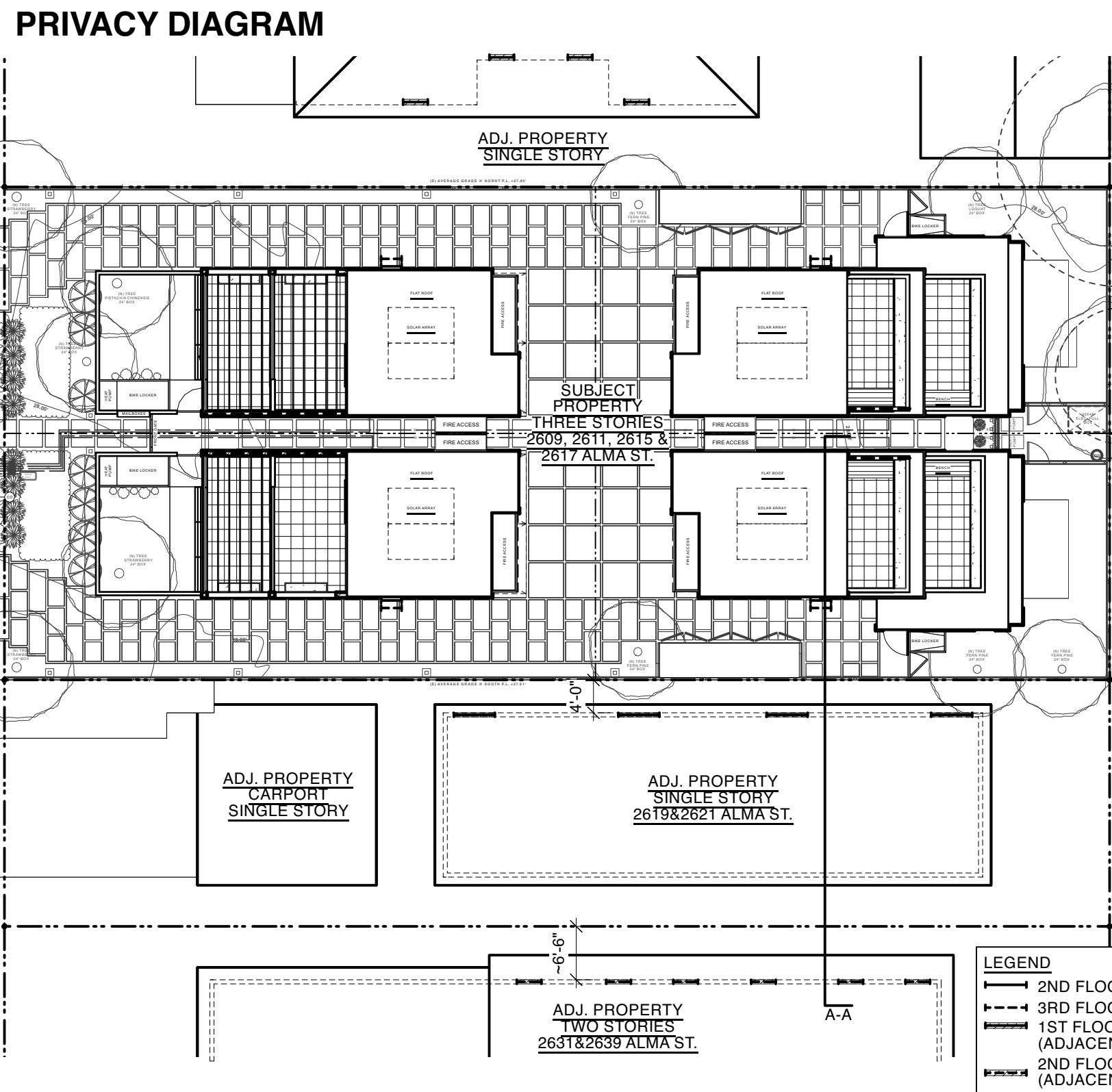
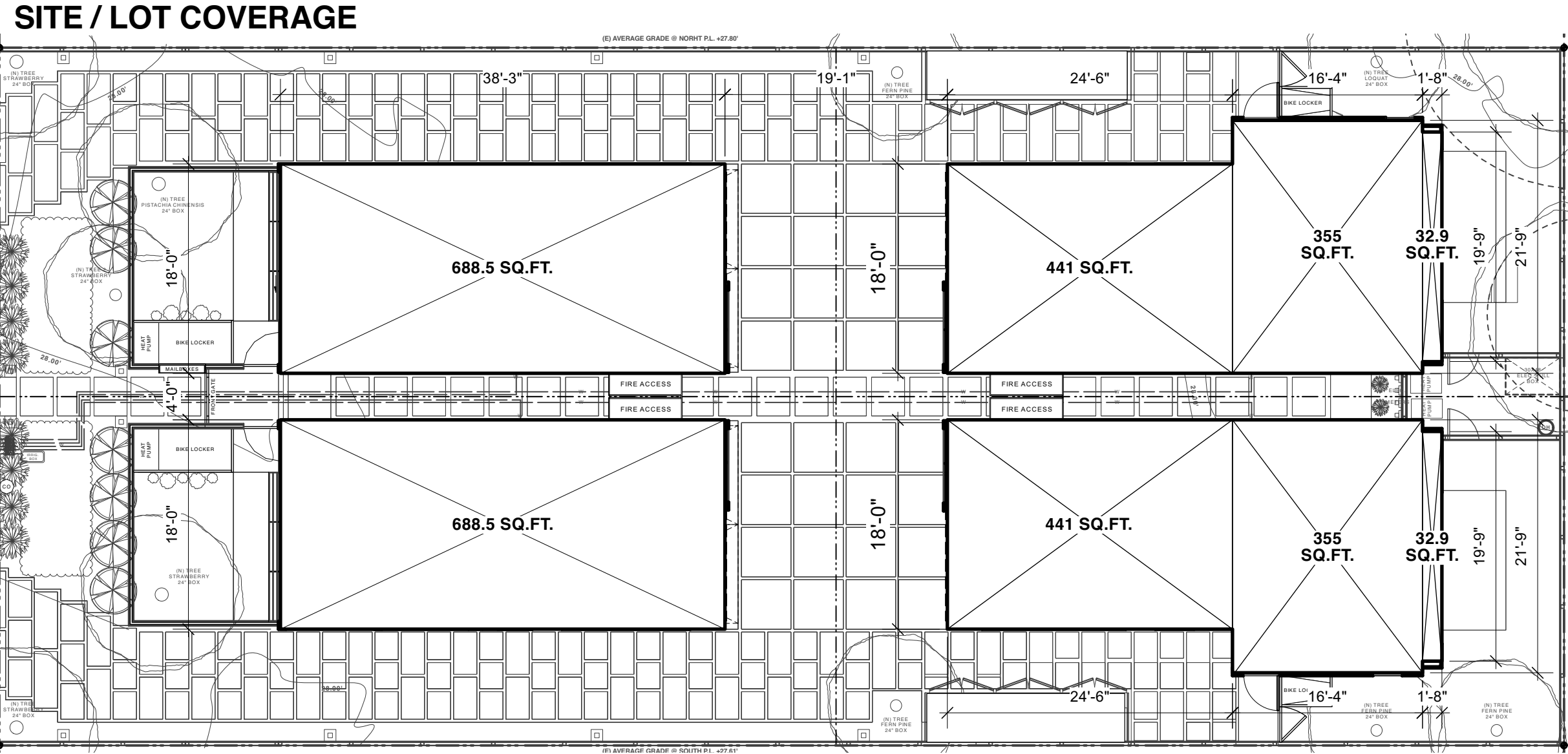
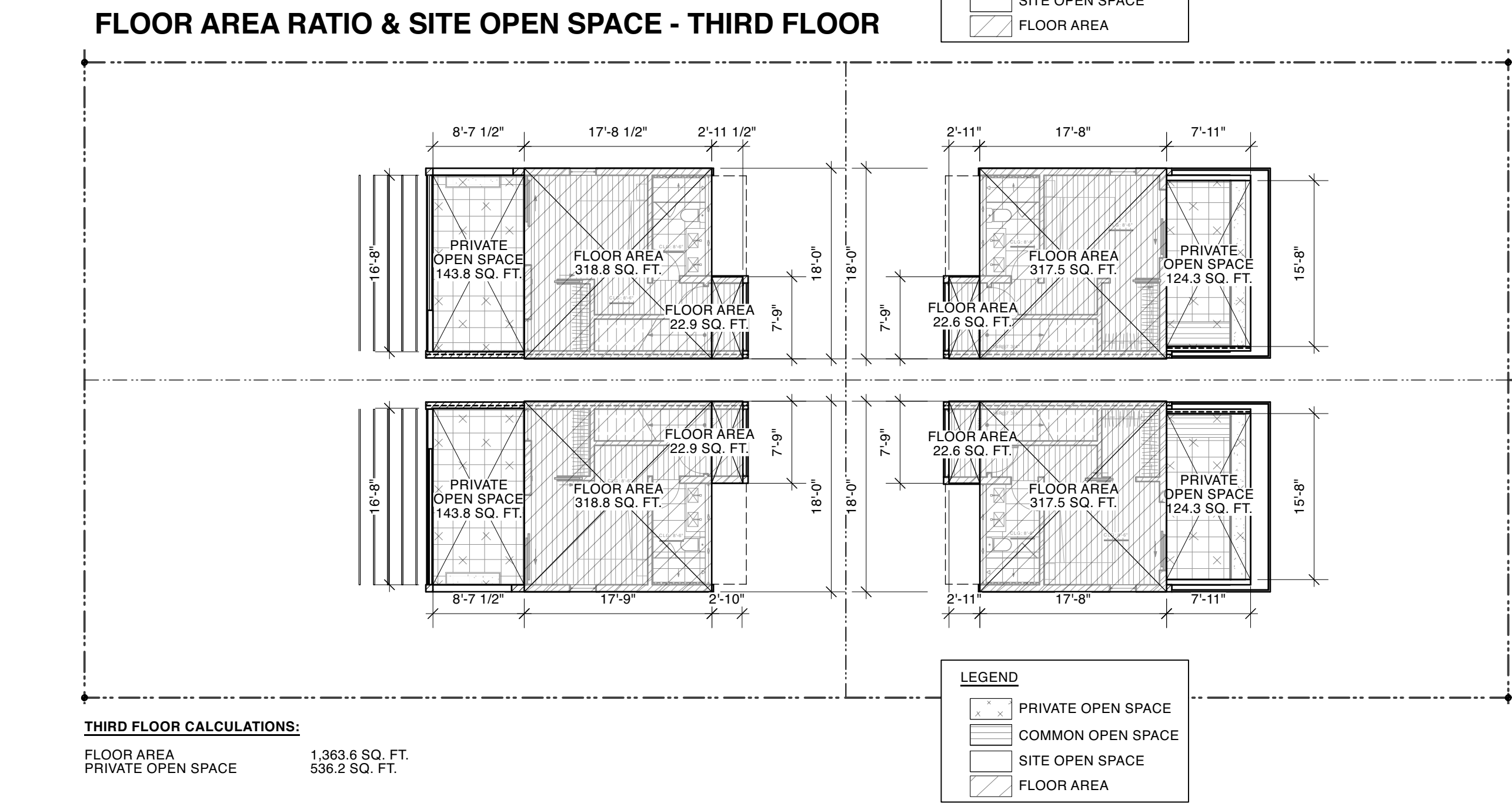
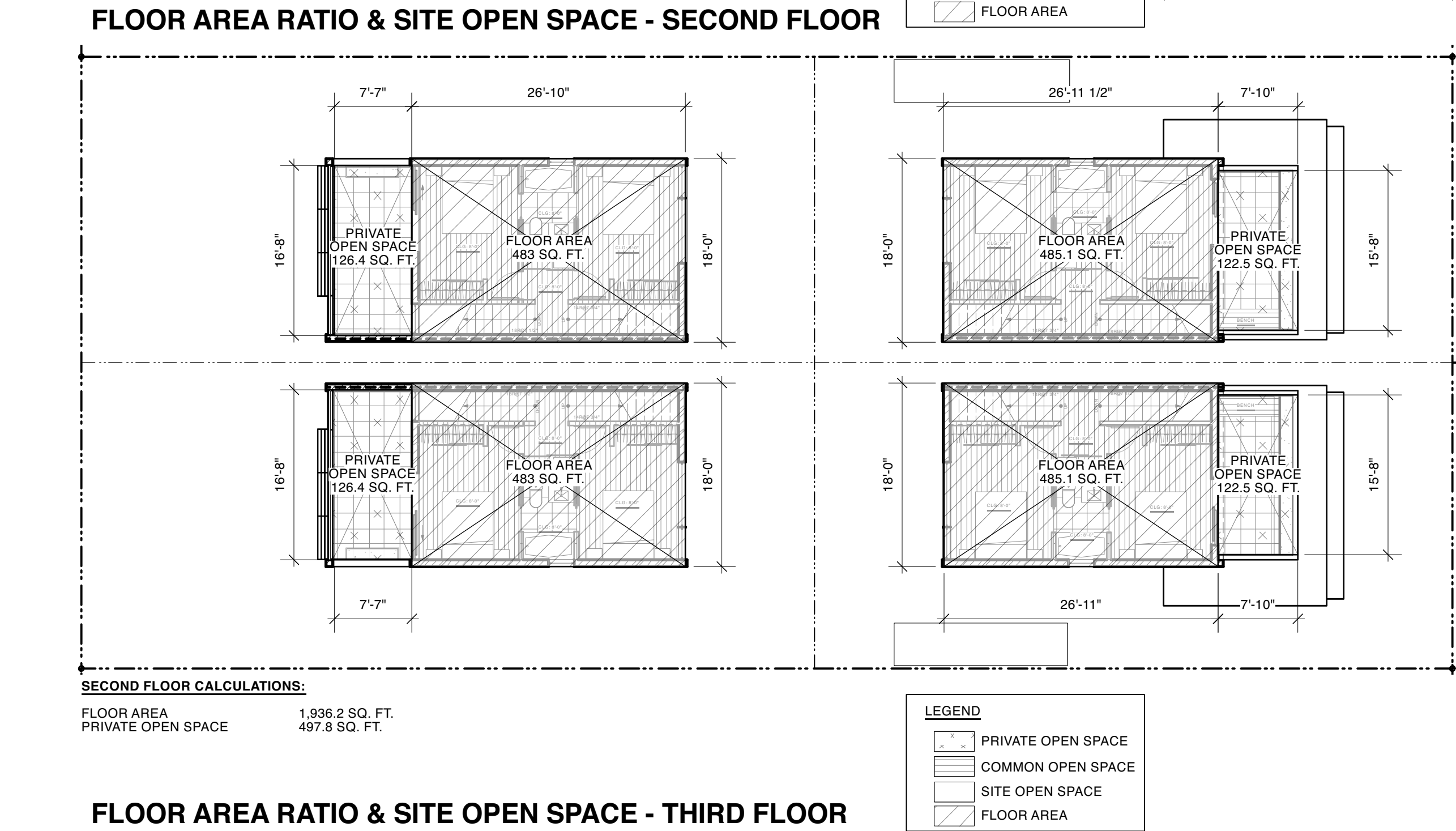
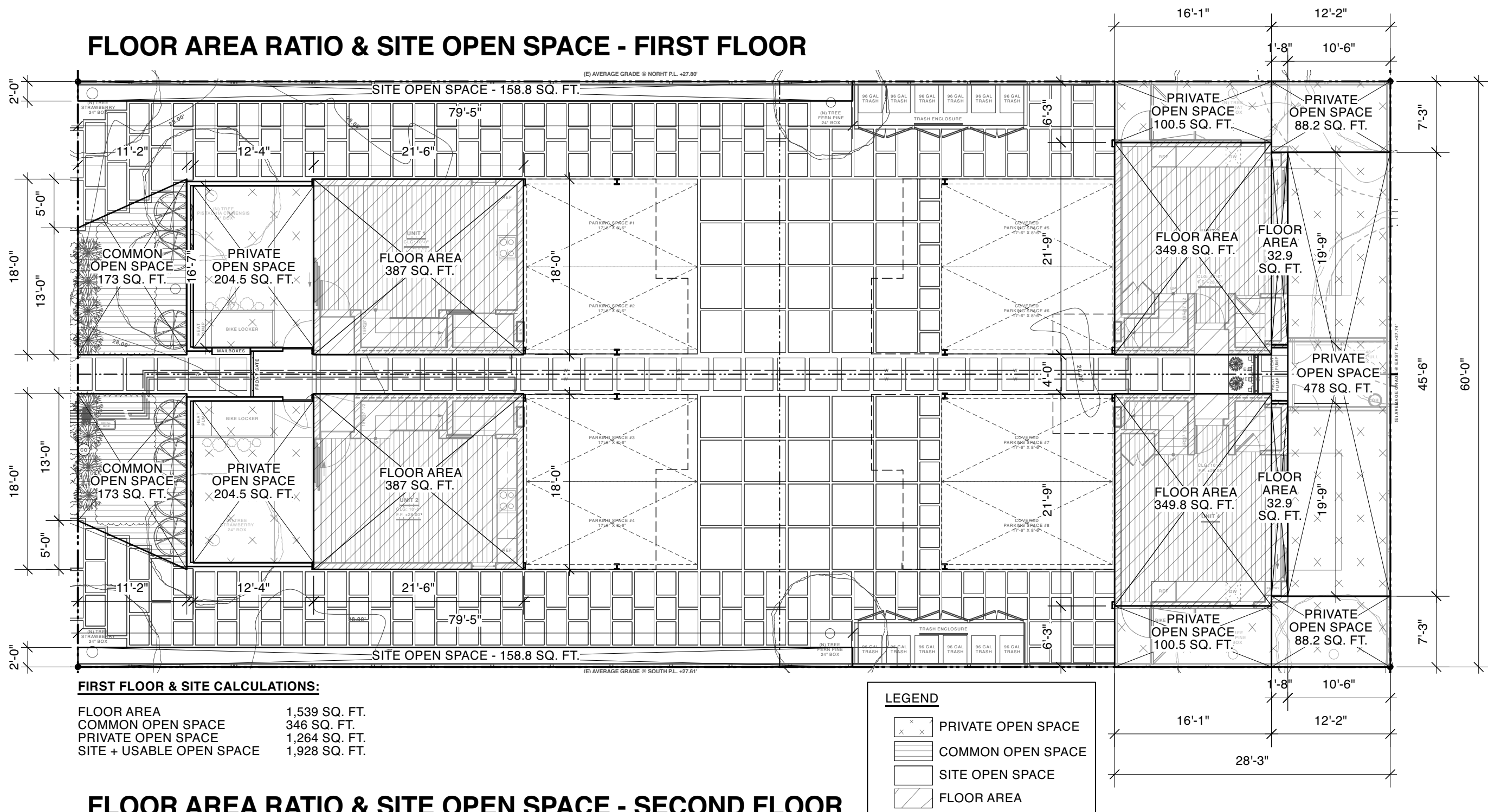
Scale:  $1/8" = 1'-0"$



DEPARTMENT STAMPS:



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**FAR, PARKING, & OPEN SPACE CALCULATIONS**

<b>PRIVATE OPEN SPACE</b>			
FIRST FLOOR	1,241 SQ.FT.		
SECOND FLOOR	425.8 SQ.FT.		
THIRD FLOOR	466.5 SQ.FT.		
TOTAL	2,132.8 SQ.FT.		
REQUIRED	(4X50 SQ.FT.) = 200 SQ.FT.	COMPLIES	
<b>COMMON OPEN SPACE</b>			
FIRST FLOOR	346 SQ.FT.		
REQUIRED	(4X75 SQ.FT.) = 300 SQ.FT.	COMPLIES	
<b>USABLE OPEN SPACE</b>			
REQUIRED	2,479.0 SQ.FT.	COMPLIES	
	(4X150 SQ.FT.) = 600 SQ.FT.		
<b>SITE OPEN SPACE</b>			
	317.6 SQ. FT.		
<b>SITE + USABLE OPEN SPACE</b>			
REQUIRED	2,796.6 SQ.FT.	COMPLIES	
	(.3 X 8,070 SQ.FT.) = 2,421 SQ.FT.		
<b>SITE COVERAGE</b>			
MAXIMUM	3,034.8 SQ.FT.	COMPLIES	
	(.4 X 8,070 SQ.FT.) = 3,228 SQ.FT.		
<b>FLOOR AREA RATIO</b>			
FIRST FLOOR	1,544 SQ.FT.		
SECOND FLOOR	1,927.2 SQ.FT.		
THIRD FLOOR	1,367.7 SQ.FT.		
TOTAL	4,838.9 SQ.FT.	COMPLIES	
MAX. ALLOWED	(8,070 X 0.6) = 4,842 SQ.FT.		
<b>PARKING REQUIREMENTS (PER PAMC18.52.040 TABLE 1)</b>			
BICYCLE PARKING	(1 PER UNIT X 4 UNITS) = 4 SPACES	COMPLIES	
CAR PARKING	(2 PER UNIT X 4 UNITS) = 8 SPACES	COMPLIES	
	MIN. (4 COVERED + 4 UNCOVERED) = 8 SPACES		

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CALCULATIONS

A0.06

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DEPARTMENT STAMPS:

PERSPECTIVES

A0.07

GEMINI - PALO ALTO HOUSING

2606, 2811, 2615, & 2617 Alma St.  
Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
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Burlingame, CA 94010



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3246 SEVENTEEN STREET SAN FRANCISCO, CA 94110  
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PERSPECTIVES

A0.08

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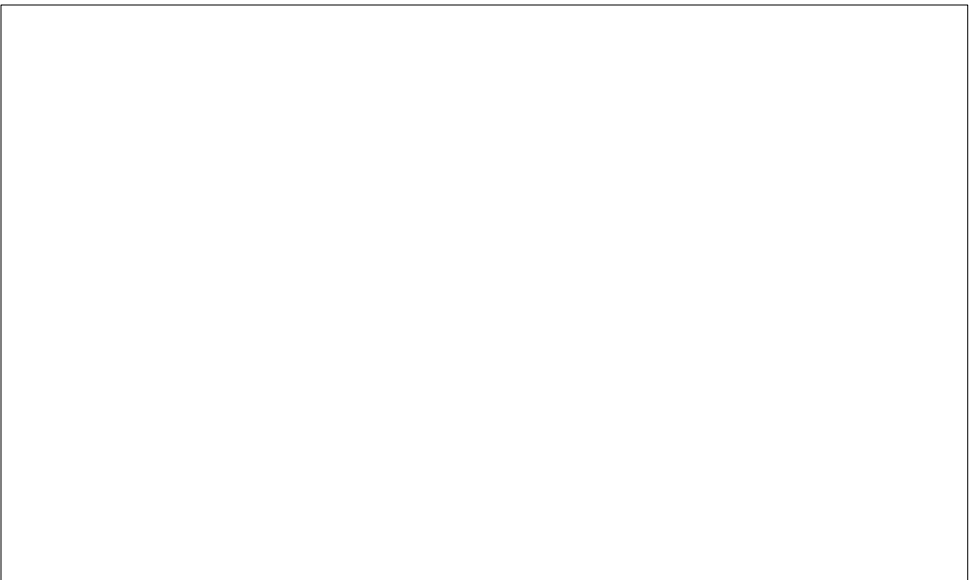


GEMINI - ALMA STREET HOUSING  
MATERIALS BOARD

06.02.2021



SHOU-SUGI-BAN WOOD SIDING - DELTA MILLOWORKS "WOLVERINE"



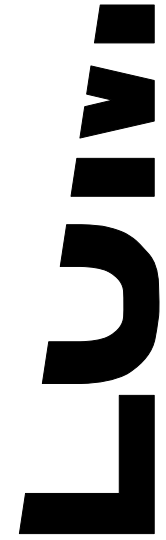
ALUMINUM WINDOWS - BRONZE ANODIZED



STUCCO - DRYVIT - MOONLIGHT 612

GEMINI - PALO ALTO

2609, 2611, 2615, & 2617 ALMA ST.  
PALO ALTO, CA 94306



JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

2

DEPARTMENT STAMPS:

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05.17.21	SB-330 Pre App Submittal	rm
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GEMINI - PALO ALTO HOUSING

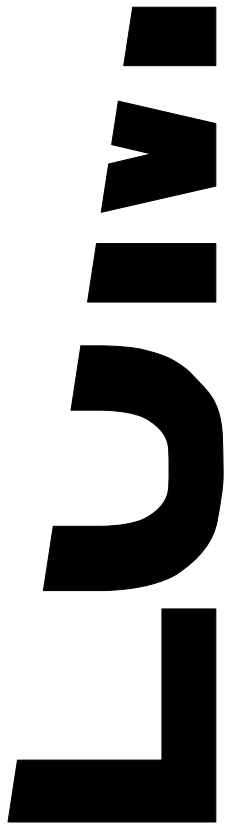
2609, 2611, 2615, & 2617 Alma St.  
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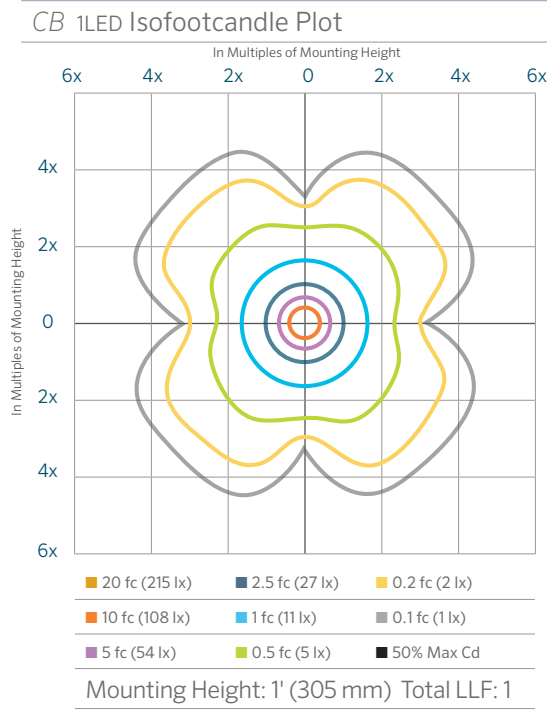
MATERIALS BOARD

A0.09



JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554





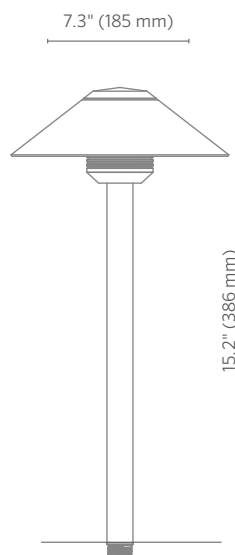
## CB Path Light

DESIGNER PREMIUM

Classic styling combines metals in this 1 or 3 LED area light. Copper and brass construction. RGBW capable with **Luxor®** system.

### Quick Facts

- Copper/brass construction
- Natural copper/brass, powder coat, or antique finishes
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



### LANDSCAPE LIGHTING

## CB Path Light SPECIFICATIONS

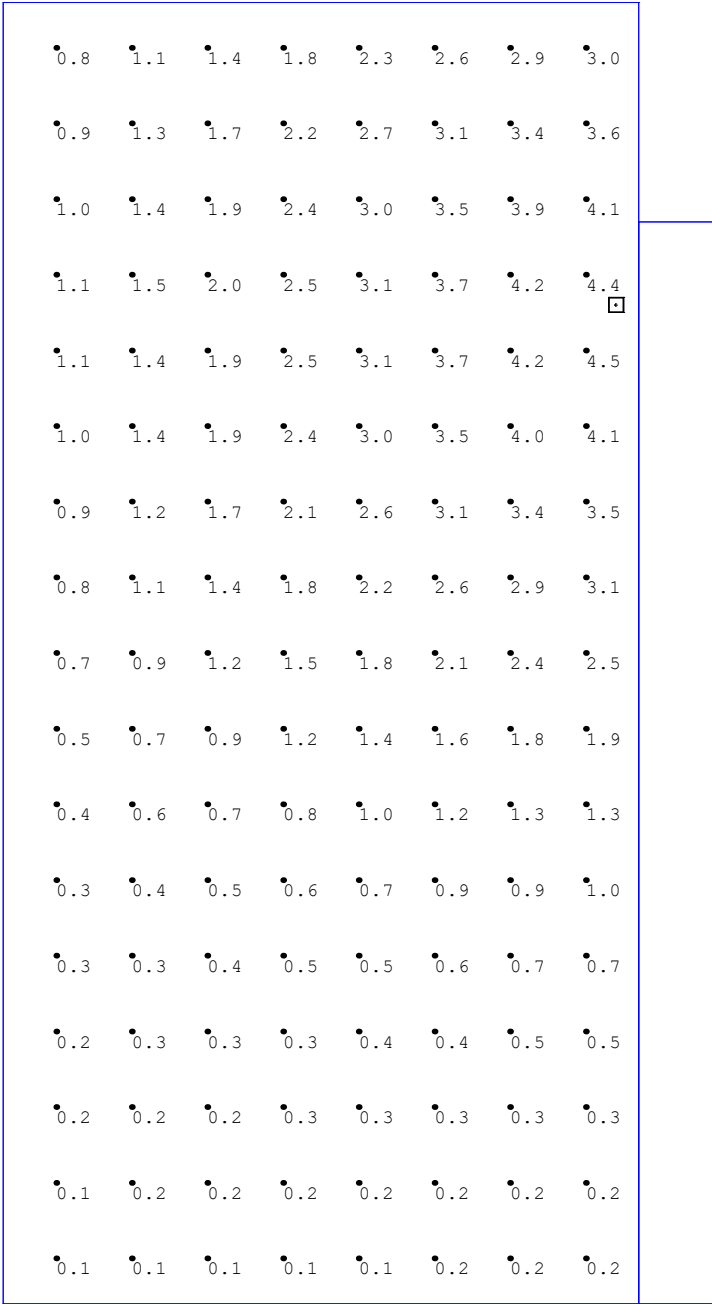
Output	1LED	3LED	3LEDT	ZDC
Total Lumens*	44	94	74	83
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	23	64	21	36
Color Rendering Index (CRI)	80+	80+	--	80+
Max Candela	15	30	29	40
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	--	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000Hrs

\*\* For optimal performance, use a trailing-edge, phase-cut dimmer.  
\* Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

## CB Path Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Riser	Finish
CB*	[default] Zone	1LED 44 Lumens	08R 8" (203 mm) Riser	CU Natural Copper
	ZD Zone/Dim	3LED 94 Lumens	12R 12" (305 mm) Riser	BZ Bronze Metallic
		3LEDT** Wildlife-Friendly Amber (585-595 nm) Riser	18R 18" (457 mm) Riser	DG Desert Granite
	ZDC Zone/Dim/Color	[default] 83 Lumens	24R 24" (610 mm) Riser	WI Weathered Iron
			36R 36" (914 mm) Riser	FB Black
				WG White Gloss
				NP Nickel Plate

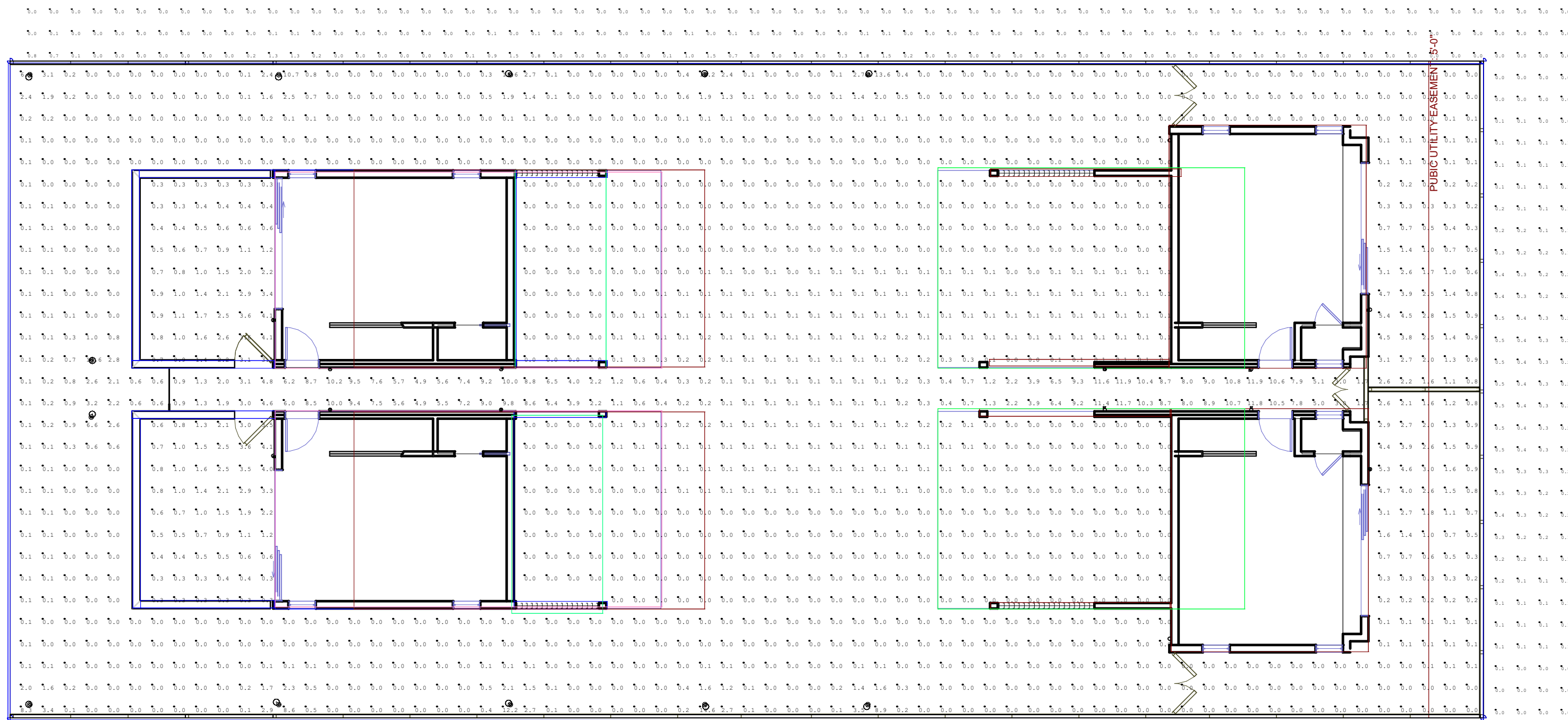
Learn more. Visit: [fxl.com](http://fxl.com) | +1760.744.5240



Calculation Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
Object_20_Top_1	Illuminance	1.50	4.5	0.1	15.00	45.00

## 2 PHOTOMETRIC PLAN - TYPICAL UPPER FLOOR DECK

Scale: Actual Size



Calculation Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
ext perim	Illuminance	0.11	1.8	0.0	N.A.	N.A.
Perimeter	Illuminance	0.67	18.2	0.0	N.A.	N.A.

## 1 PHOTOMETRIC PLAN - SITE PLAN

Scale: Actual Size

# WAC LIGHTING

## Caliber

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens
WS-W36610 10"	3000K 90	AL Brushed Aluminum BK Black BZ Bronze	11W	735	560

BK

Example: **WS-W36610-BZ**  
For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

### DESCRIPTION

Light projection tuned with precision, Caliber is a discrete cylinder with minimal mounting hardware. Available in a single or double light configuration which can be mounted both vertically and horizontally. The light engine is factory sealed for maximum protection against the harshest elements.

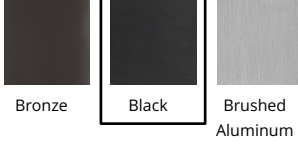
### FEATURES

- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

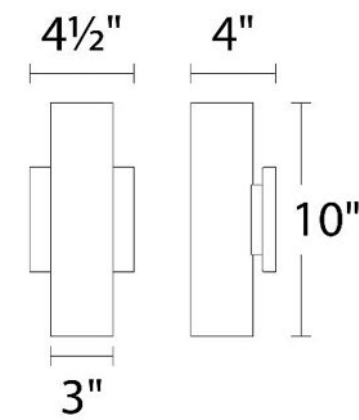
### SPECIFICATIONS

Color Temp:	3000K
Input:	120-277 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	72000 Hours
Mounting:	Can be mounted on wall vertically or horizontally
Standards:	ETL, cETL, IP65 Wet Location Listed
Construction:	Aluminum hardware with lens diffuser

### FINISHES:



### LINE DRAWING:



WS-W36610

[wacighting.com](http://wacighting.com) | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. June 2021



## GEMINI - PALO ALTO HOUSING

2606, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

Gemini Development One Palo Alto LLC  
1350 Bayshore Highway Suite 850  
Burlingame, CA 94010

client:

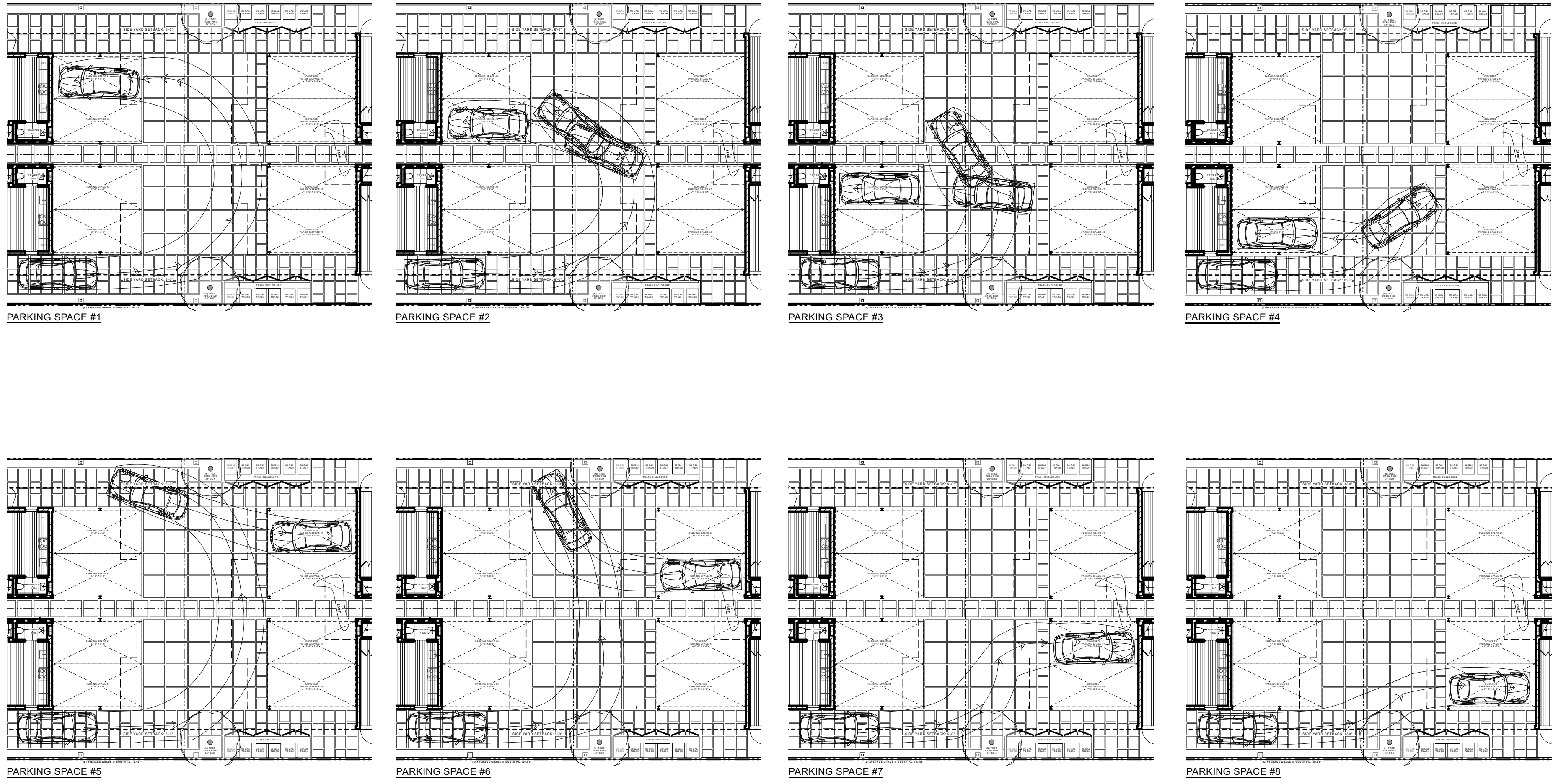
date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

## PHOTOMETRIC PLAN

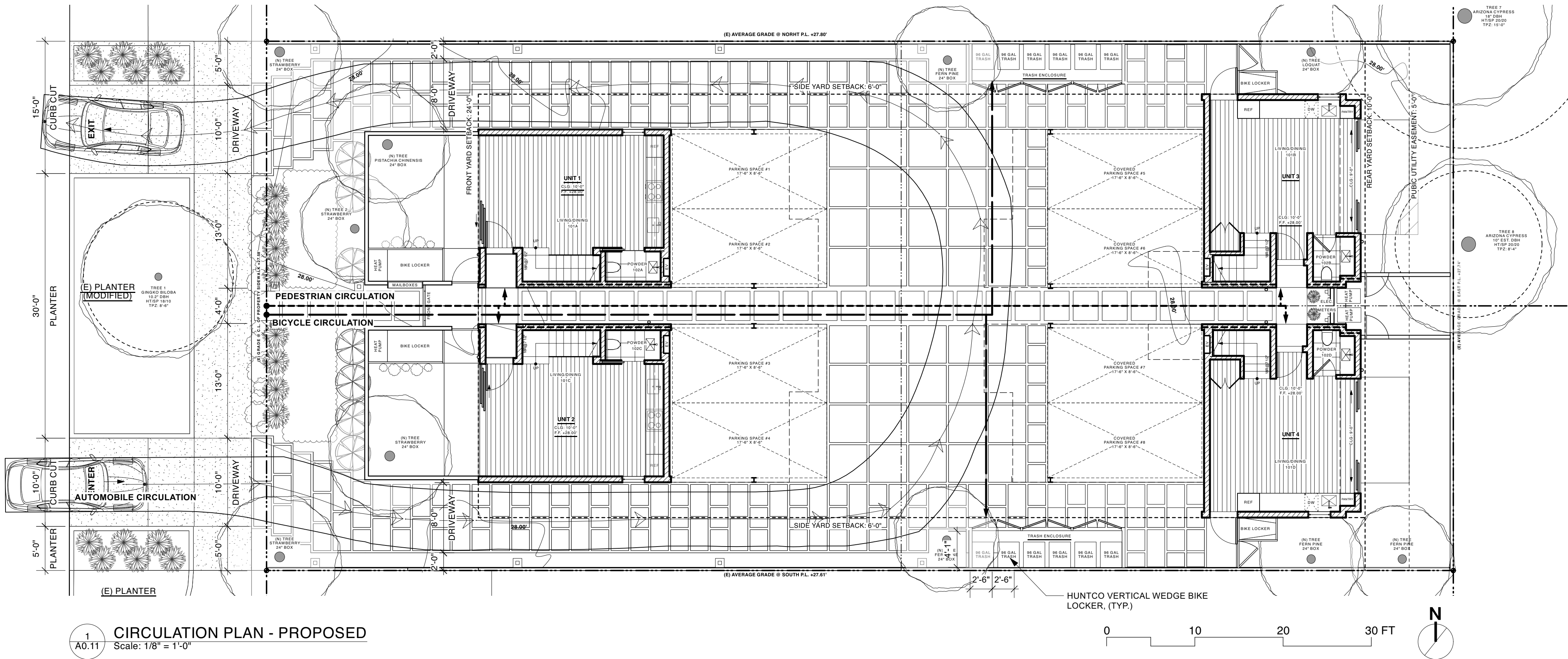
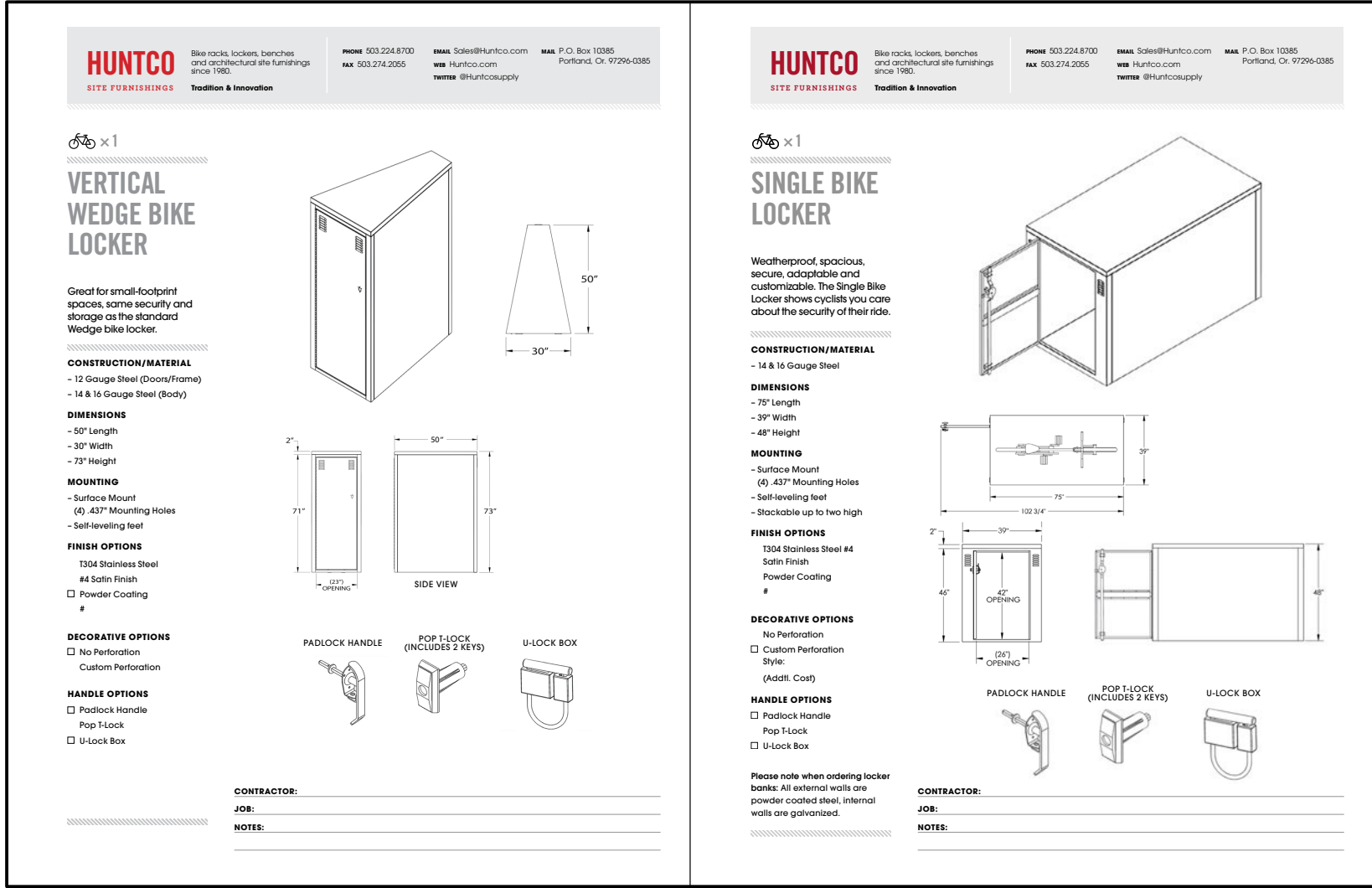
# A0.10



PARKING ACCESS PLANS



BICYCLE PARKING SPECIFICATION



JOHN LUM ARCHITECTURE



GEMINI - PALO ALTO HOUSING

2609, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway Suite 850  
Burlingame, CA 94010

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

CIRCULATION PLAN

A0.11



## MATERIALS:

1. METER MOUNTING DEVICE WITH MAIN DISCONNECT BUILT INTO THE SAME CABINET.
2. UNDERGROUND SERVICE ENTRANCE CONDUIT SHALL BE CONTINUOUS; NO BREAKS, OPENINGS, OR LB'S ARE ALLOWED. CONDUIT SHALL BE GALVANIZED RIGID STEEL OR PVC SCH 40
3. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, TYPE DB-120, OR HOT DIPPED GALVANIZED RIGID STEEL.
4. PLASTIC TO STEEL ADAPTOR, IF PLASTIC CONDUIT IS USED FOR 3.
5. MAY REDUCE TO CEC REQUIREMENTS.

**CUSTOMER SERVICE LATERAL CABLES CAP AND TAPE CABLE ENDS TO SEAL OUT MOISTURE**

ONLY CPA ELECTRIC OPERATIONS CREWS SHALL MAKE CONNECTIONS IN BOX.

CPA CONDUIT  
CPA SECONDARY CABLES—  
SEE NOTE 1  
CUSTOMER CONDUIT

\* 2 X THE LENGTH OF THE BOX

**MATERIALS:**

1. METER MOUNTING DEVICE WITH MAIN DISCONNECT BUILT INTO THE SAME CABINET.
2. UNDERGROUND SERVICE ENTRANCE CONDUIT SHALL BE CONTINUOUS; NO BREAKS, OPENINGS, OR LB'S ARE ALLOWED. CONDUIT SHALL BE GALVANIZED RIGID STEEL OR PVC SCH 40
3. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, TYPE DB-120, OR HOT DIPPED GALVANIZED RIGID STEEL.
4. PLASTIC TO STEEL ADAPTOR, IF PLASTIC CONDUIT IS USED FOR 3.
5. MAY REDUCE TO CEC REQUIREMENTS.

**INSTALLATION NOTES:**

1. STEEL CONDUITS SHALL EXTEND 2" MAX. INTO BOX AND SHALL TERMINATE WITH INSULATED BUSHINGS. PLASTIC CONDUITS SHOULD BE TERMINATED WITH BELL ENDS FUSING WITH THE WALL OF THE BOX. ALL CONDUIT ENTRANCES SHALL BE GROUTED. SEE CPA STANDARD DRAWING DT--SS-U-1002.
2. IF THE GRADE OF THE TOP OF THE UTILITY SERVICE BOX IS MORE THAN ONE FOOT ABOVE THE END OF THE CONDUIT THAT TERMINATES AT THE BUILDING, BOTH ENDS OF THE SERVICE CONDUIT SHALL BE SEALED BY CUSTOMER WITH APPROVED PLUGS. SUFFICIENT MEASURES SHALL BE PROVIDED TO ENSURE WA DOES NOT ENTER METER.
3. IF THE GRADE OF THE METER IS BELOW THE GRADE OF THE UTILITY BOX, AN ADDITIONAL BOX MUST BE PLACED IN THE GROUND JUST BEFORE THE METER FOR DETAILS PLEASE CONTACT ELECTRIC ENGINEERING
4. CPAU INSPECTOR MUST BE PRESENT WHEN INSTALLING CONDUIT OR PULLING CABLES INTO CPAU BOX.
5. A SPLICE BOX MAY BE REQUIRED IF ALLOWABLE CABLE PULLING TENSION WILL BE EXCEEDED.
6. EXISTING 1½" OR 2" CONDUIT MAY BE ALLOWED FOR PANEL INSTALLATION IN THE SAME LOCATION IF THEY MEET AMPACITY AND CONDUIT FILL REQUIREMENTS, AND IS APPROVED BY CPAU FILL ENGINEERING.
7. SEE CPAU ENG STD DWG SR-MT-E-1012 FOR MINIMUM CLEARANCE REQUIREMENTS AROUND METER PANELS AND SR-MT-E-1035 FOR REQUIREMENTS ON FLETERS WITH INSTALLED DRIVERS.
8. PER CEC ARTICLE 404.8(A) THE HIGHEST POSITION OF THE BREAKER HANDLE MUST BE LESS THAN 79" ABOVE GRADE/FLOOR.
9. PRESS ON LUGS ARE REQUIRED FOR CABLE TERMINATIONS ON SERVICE PANELS 400A OR LARGER, USE PANEL MANUFACTURER FOR APPROVED LUGS.

### SERVICE LATERAL CONDUIT AND CABLE SIZE

Service Voltage (Volts)	Main Service (Amps)	Customer's Minimum Conduit Size	CPAU Approved Conductor Size **
			AL    CU
120/240	125	2"	1/0    2
1-phase	200	3"	4/0    2/0
3 wire	400*	4"	350    4/0
120/208 1-phase 3 wire	200	3"	4/0    2/0

\* CLASS 320 (UNDERGROUND RESIDENTIAL ONLY)  
 \*\* CONDUCTOR SIZE IS PER PHASE AND A FULL SIZE NEUTRAL IS REQUIRED

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING STANDARD

## RESIDENTIAL UNDERGROUND SERVICE REQUIREMENTS

# CITY OF PALO ALTO CALIFORNIA

REV	DATE	DESCRIPTION	APPR
5	9-16	ADDED 2" CONDUIT EXCEPTION	TT
4	3-16	REV NOTES, TABLE, & DWG	TT
3	5-13	ADDED GAS METER CLEARANCES	TT
2	1-12	REVISED MATERIALS & NOTES	TT
1	10-08	REVISED NOTE 2	TT

NTS
SR-CN-U-1010
1 of 1

SCALE

STANDARD NO.

SHEET NO.

**NOTES**

1. UNUSUAL FIELD CONDITIONS MAY DICTATE BOX DIMENSIONS FOR DESIGNS DIFFERENT FROM THOSE SPECIFIED IN THIS DRAWING. THE DETAILS FOR INSTALLATIONS VARYING FROM THESE SPECIFICATIONS WILL BE FURNISHED BY ELECTRIC UTILITY.
2. ALL BOXES SHALL BE COMPLETE WITH BODY, COVER, SOLID BASE, AND NECESSARY EXTENSIONS. A SOLID, CONCRETE FLOOR IS REQUIRED FOR ALL BOXES.
3. ALL NON-CONCRETE ENCLOSURES (BODY, BASE, COVER, AND EXTENSIONS WHERE REQUIRED) SHALL MEET TIER 15 REQUIREMENTS AS SPECIFIED IN SCT 707 2009 (OR LATEST VERSION) AND PER CPAU SPECIFICATION SS-01-09 – SPECIFICATION FOR NON-CONCRETE ENCLOSURES.
4. THE NUMBER OF EXTENSIONS REQUIRED IS DEPENDENT ON THE DEPTH OF THE CONDUIT. THE CONDUIT SHALL ENTER STRAIGHT INTO THE BOX, PARALLEL WITH THE COVER, I.E. WITH NO VERTICAL BENDS OR SWEEPS.
5. ALL NON-ROUND COVERS ON ALL BOXES MUST BE SECURED BY RECESSED HOLD-DOWN BOLTS.
6. ALL BOXES SHALL HAVE COVERS APPROVED BY CPAU AND HAVE A NON-SLIP SURFACE.
7. THE WORDS "CPA ELECTRIC," "CPA SL," "CPA TS," OR "CPA COMM" SHALL BE CAST OR INSCRIBED IN THE SURFACE OF ALL COVERS, 30"x48" AND SMALLER DEPENDING ON APPLICATION. LARGER BOXES SHALL HAVE "CPA-HIGH VOLTAGE" INSCRIBED ON THE FRAME.
8. BOXES LARGER THAN 30"x48" SHALL HAVE PROVISIONS FOR ATTACHING A METAL PLATE INDICATING THE VAULT NUMBER (I.E. LOCATION NUMBER), ALONG WITH THE CORRESPONDING NUMBER PLATE. CONTACT THE UTILITY ENGINEER FOR THE NUMBER BEFORE ORDERING THE BOX.
9. THE BASE OF EACH BOX SHALL BE PLACED ON A MINIMUM 6" BEDDING OF 3/4" DRAIN ROCK ON UNDISTURBED OR 95% COMPACTED EARTH. THE BOXES SHALL BE INSTALLED SO THE COVERS ARE LEVEL WITH THE ADJACENT CURB, DRIVEWAY, OR SIDEWALK GRADE.
10. FOR 30"x48" OR SMALLER BOXES, AN ALLOWANCE SHALL BE MADE FOR THE THICKNESS OF THE COVER TO ENSURE THE COVER IS FLUSH WITH THE FINISH GRADE. WHEN NO FINISH GRADE IS ESTABLISHED, BOX COVERS SHALL BE 2" ABOVE THE ADJACENT TERRAIN.
11. IT IS INTENDED THAT CONDUITS SHALL ENTER CONCRETE BOXES THROUGH THE KNOCKOUTS PROVIDED. BOX WALL MAY BE CUT OR CORE DRILLED AT OTHER LOCATIONS TO PROVIDE CONDUIT ENTRY WITH APPROVAL OF THE CPAU UNDERGROUND INSPECTOR.
12. STEEL CONDUITS SHALL EXTEND NO MORE THAN 2" INTO A BOX AND SHALL BE TERMINATED WITH GROUNDING BUSHINGS. PLASTIC CONDUITS SHALL BE TERMINATED WITH BELL ENDS, FLUSH WITH THE WALL OF THE BOX. BELL ENDS MAY NOT PROJECT INTO THE BOX. ALL CONDUIT EXTENSIONS SHALL BE GROUTED.
13. BOXES USED IN HIGHWAY TRAFFIC AREAS SHALL BE DESIGNED FOR H-20-44 TRAFFIC LOADING.
14. BOXES 3'x5' OR LARGER SUBJECT TO MOTOR VEHICLE TRAFFIC, BACKFILL WITH A 6" MINIMUM WIDTH OF TWO SACK SLURRY, OTHERWISE BACKFILL WITH 12" MINIMUM WIDTH OF 3/4" BASE ROCK AT 95% COMPACTION.
15. BOXES 3'x5' OR LARGER REQUIRE A 12" X 12" CONCRETE COLLAR WITH REBAR AROUND THE FRAME AND VAULT. COVER SHALL BE CLASS 2, CONTAINING SIX (6) SACKS OF CEMENT PER CUBIC YARD AND SHALL PROVIDE A MINIMUM COMPREHENSIVE STRENGTH OF 3500 POUNDS PER SQUARE INCH AT 28 DAYS (MUST MEET CITY OF PALO ALTO SIDEWALK REQUIREMENTS, SECTION 16). TWO PINTS OF LAMPBLACK PER CUBIC YARD OF CONCRETE IS REQUIRED. (SEE DRAWING/DT-SS-U-1038 FOR DETAILS)
16. STEEL TRAFFIC LIDS ARE FOR REPLACEMENT PURPOSES ONLY.
17. ALL BOXES LISTED IN TABLE 1 SHALL BE SIZED FOR THE LARGEST CONDUCTOR THEY ARE EXPECTED TO CARRY.
18. FOR BOX INSTALLATION AT THE BASE OF A POLE RISER, SEE CPAU DWG'S DT-SS-U-1001 AND DT-SS-U-1001A.

	9	9-16	CORRECTED NOTE 14	TT
	7	9-15	REVISED	JP
	6	1-12	REVISED	TT
	5	1-09	REVISED	TT
	4	3-95	REVISED	PV/MJ
	3	7-89	REVISED	DH
	REV	DATE	DESCRIPTION	APPR

APPROVED 3-29-04

**MDG** *City Engineer*

ENGR *City Engineer*

DRAWN KU MJ

CHECKED PEV

ENGINEERING STANDARD

**UNDERGROUND**

**JUNCTION BOXES**

**CITY OF PALO ALTO**

**CALIFORNIA**

NTS

**DT-SS-U-1002**

3 OF 3

SCALE

STANDARD NO.

SHEET NO.

### BUILDING ELEVATION

**RECOMMENDED SERVICE ENTRANCE CONDUCTOR**

Service Voltage (Volts)	Main Service (Amps)	Customer's Minimum Conduit Size	Recommended Conductor Size
		AL	CU
120/240	100/125	1 1/2"	2"
1-phase	200	2"	2/0
3 wire	400 *	4"	500
120/208			
1-phase	200	2"	2/0
3 wire			

\* Note: Class 320 (Residential only)

### TYPICAL OVERHEAD SERVICE INSTALLATION

APPROVED 12/2006  
  
 DRAWN BY: [Signature]  
 CHECKED BY: PEV

ENGINEERING STANDARD

**CITY OF PALO ALTO**  
**CALIFORNIA**

### NOTES:

- NO OBSTRUCTIONS ARE PERMITTED WITHIN THE AREA AROUND THE METER. SEE DWG SR-MT-C-1012 FOR DETAILS.
- MANTAIN A 30" WIDE X 36" DEEP CLEAR AND LEVEL WORKING SPACE IN FRONT OF THE ELECTRIC METER.
- THE WEATHERHEAD SHALL BE LOCATED NO MORE THAN 24" FROM THE SERVICE ATTACHMENT POINT AND BETWEEN 16" AND 48" ABOVE THE ROOF. 24" TO 30" RECOMMENDED. IF THE PERSONS EXTENDS MORE THAN 30" ABOVE THE ROOF IT SHALL BE BRACED AGAINST THE SERVICE CONDUCTOR PULL.
- THE POINT OF ATTACHMENT MAY BE EITHER ON THE BUILDING WALL NEAR THE UTILITY LINE OR ON A PERSONSCE FIXED TO THE BUILDING'S ROOF NOT MORE THAN 18 INCHES BACK OF THE ROOFLINE.
- THE POINT OF ATTACHMENT SHALL BE BETWEEN 12 AND 18 FEET ABOVE GRADE AND SAFELY ACCESSIBLE BY LADDER. WORKING SPACE FOR A LADDER SHOULD BE TO A DEPTH OF 1/4 THE HEIGHT OF THE LADDER TOP SUPPORT IS REQUIRED.
- BRACING SHALL BE TWO GALVANIZED STEEL BRACES (3/4" RIGID STEEL PIPE OR 1-1/4" X 1-1/4" X 1/8" STEEL ANGLE, IRON MINIMUM) SECURELY BOLTED OR LAGGED TO THE FRAMEWORK WITH 3/8" X 3" X 3" LAG SCREWS WITH A 90° SPREAD AND SECURED TO THE PERSONS NO MORE THAN 6" BELOW THE SERVICE POINT OF ATTACHMENT.
- ROOF CLEARANCES FOR THE SERVICE DROP MUST MEET THE REQUIREMENTS OF CEC ARTICLE 230.24.
- ONLY ELECTRICAL FACILITIES MAY BE ATTACHED TO THE ELECTRICAL WEATHERHEAD.
- ONLY THREADED PIPE COUPLINGS ARE ALLOWED (NO COMPRESSION COUPLINGS) AND BRACING IS REQUIRED BOTH ABOVE AND BELOW THE COUPLING.
- METER SIGHT CLEARANCE FROM THE GROUND SHALL BE MEASURED FROM THE MAIN FRAME.
- WHERE LOAD REQUIRES HEAVY SERVICE DROP CONDUCTORS, THE SERVICE DROP WILL BE 3 SINGLE CONDUCTORS INSTEAD OF CABLE AND 2 EYEBOULTS OR INSULATED CLEAVES WILL BE REQUIRED.
- METER MOUNTING DEVICE SHALL HAVE A MAIN DISCONNECT IN THE SAME CABINET. FOR MORE DETAILED INFORMATION CONSULT CPA ELECTRIC SERVICE REQUIREMENTS MANUAL.
- UNLESS OTHERWISE NOTED, ALL SERVICE FACILITIES ARE THE RESPONSIBILITY OF THE CUSTOMER.
- SERVICE ENTRANCE CONDUIT AND CABLE MUST MEET CEC REQUIREMENTS.
- PER CEC ARTICLE 404.8(A) THE HIGHEST POINT OF THE BREAKER HANDLE CANNOT BE MORE THAN 79" ABOVE GRADE/FLOOR.
- SEE CPAU ENG STD DWG SR-MT-3-1035 FOR METER DETAILS ON METER INSTALLATIONS IN DRIVEWAYS.

5	3/16	REV NOTES, ADDED 16,17	TT
4	6/13	REVISED NOTES	TT
3	8/08	REVISED	TT
2	12/06	REVISED	TOP/TE
1	9/99	REVISED	FINCH
REV	DATE	DESCRIPTION	APPR

NTS **SR-CN-0-1009** 1 OF 1

SCALE STANDARD NO. SHEET

NOTE: DIMENSION "A" APPLIES ONLY TO THAT PORTION OF THE CABINET ENCLOSING DOOR IN FRONT OF THE METER.

**NOTE:**

- THE CABINET SHOULD BE DESIGNED SO THAT NEITHER THE ROOF NOR THE DOOR SUPPORTS INTERFERE WITH THE INSTALLATION OF THE METER.
- AT LEAST 16" VERTICAL AND HORIZONTAL CLEAR SPACE SHALL BE PROVIDED DIRECTLY IN FRONT OF THE SOCKET (8" ABOVE AND BELOW, AND 8" ON EITHER SIDE OF THE CENTER OF THE METER SOCKET).
- THE CABINET DOORS SHALL HAVE SIDE HINGES, WILL OPEN GREATER THAN 90 DEGREES, AND WILL HAVE A LATCH TO KEEP IT IN THE OPEN POSITION.
- METER CABINET ENCLOSURES INSTALLED IN LOCATIONS SUSCEPTIBLE TO VEHICULAR DAMAGE MUST COMPLY WITH THE REQUIREMENTS OF CPWA STD DWG SR-MT-E-1035.

APPROVED	199	ENGINEERING STANDARD					
<div style="writing-mode: vertical-rl; transform: rotate(180deg);">             Not Stamped              Not Approved              by Engineer           </div>	ENCLOSURE		2	3/16		ADDED NOTE 4	TT
	DRAWING		1	11/08		REVISED NOTES AND DIMENSIONS	TT
	CHECKED		REV	DATE		DESCRIPTION	APPR
	REV						
		CITY OF PALO ALTO				SR-MT-E-1013	1 OF 1
		CALIFORNIA				NTS	
						STANDARD NO.	SHEET NO.

LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94111  
TEL 415.558.9550 FAX 415.558.0554

NOV 24 2017

STATE OF CALIFORNIA

JOHN LUM ARCHITECT

NO. 24837

10.31.17

Seal of the State Architectural Board of California

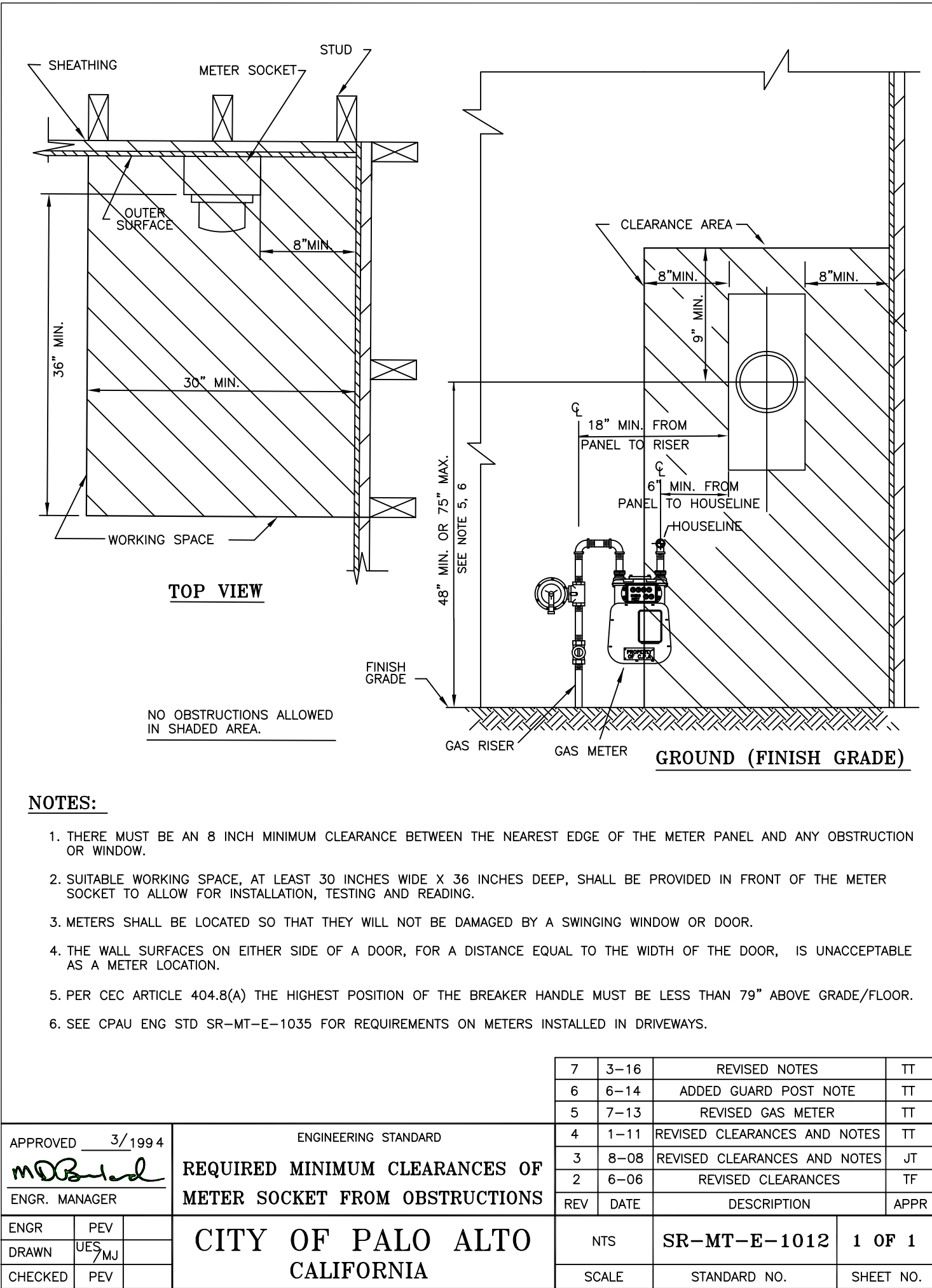
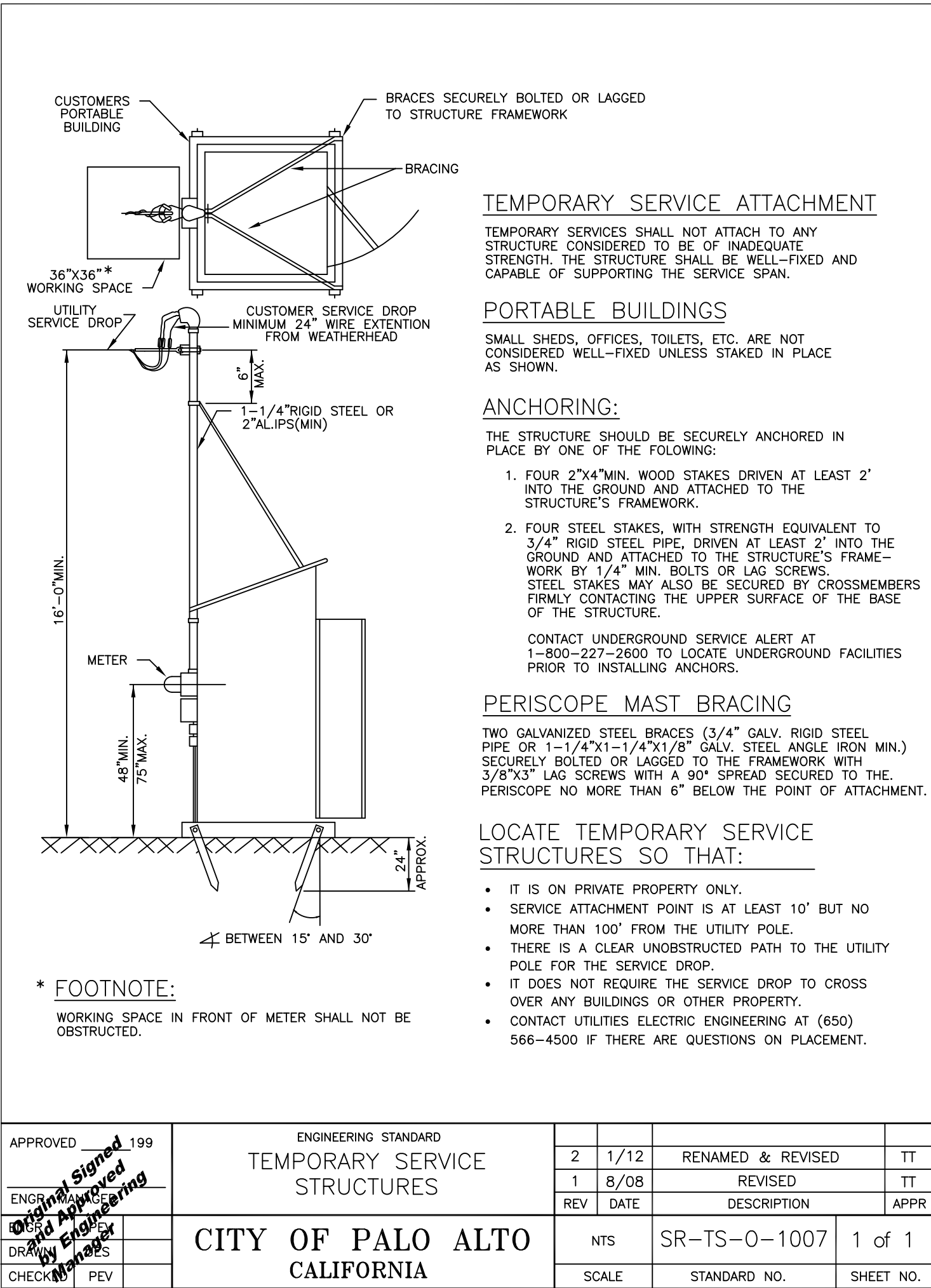
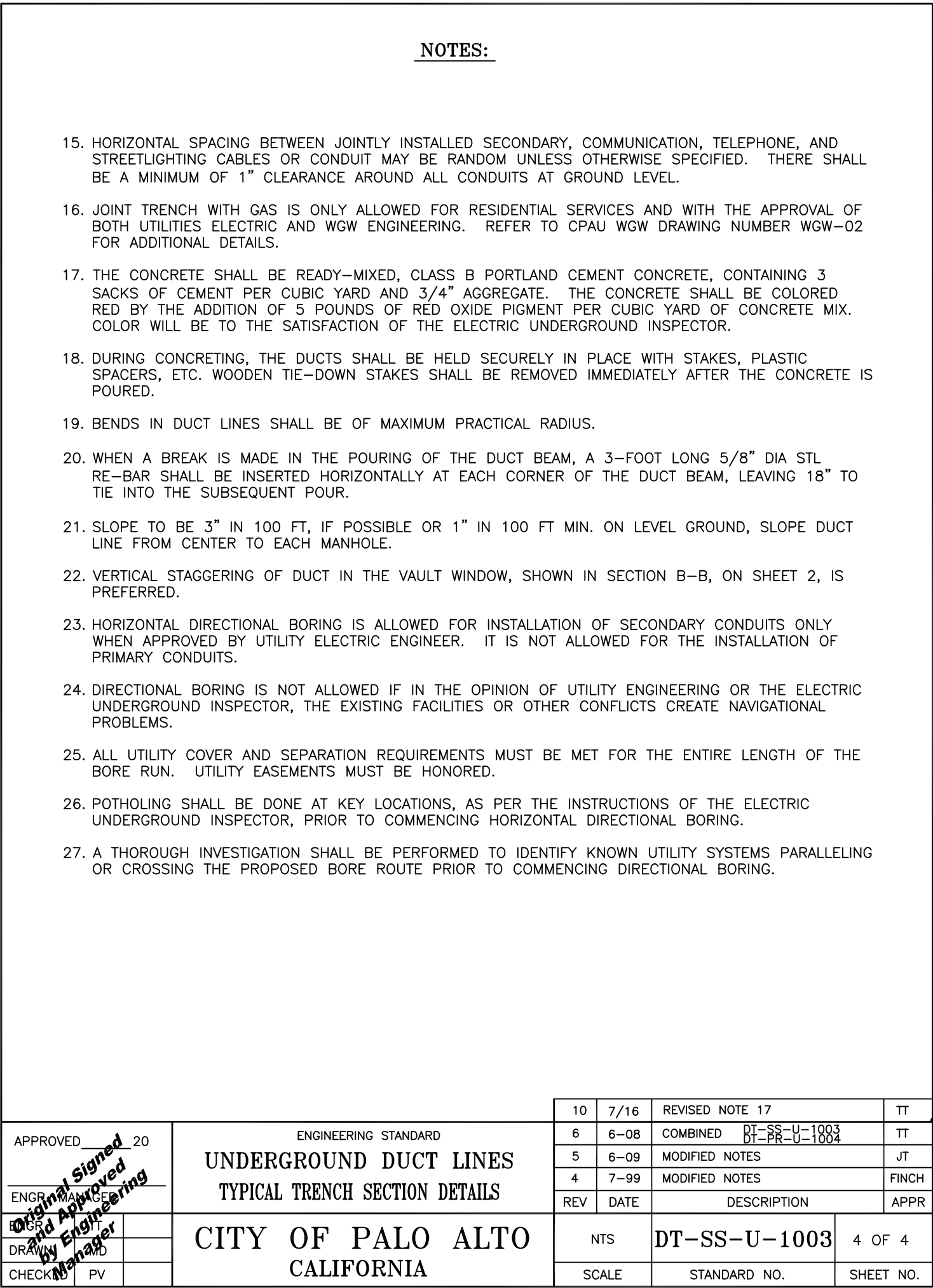
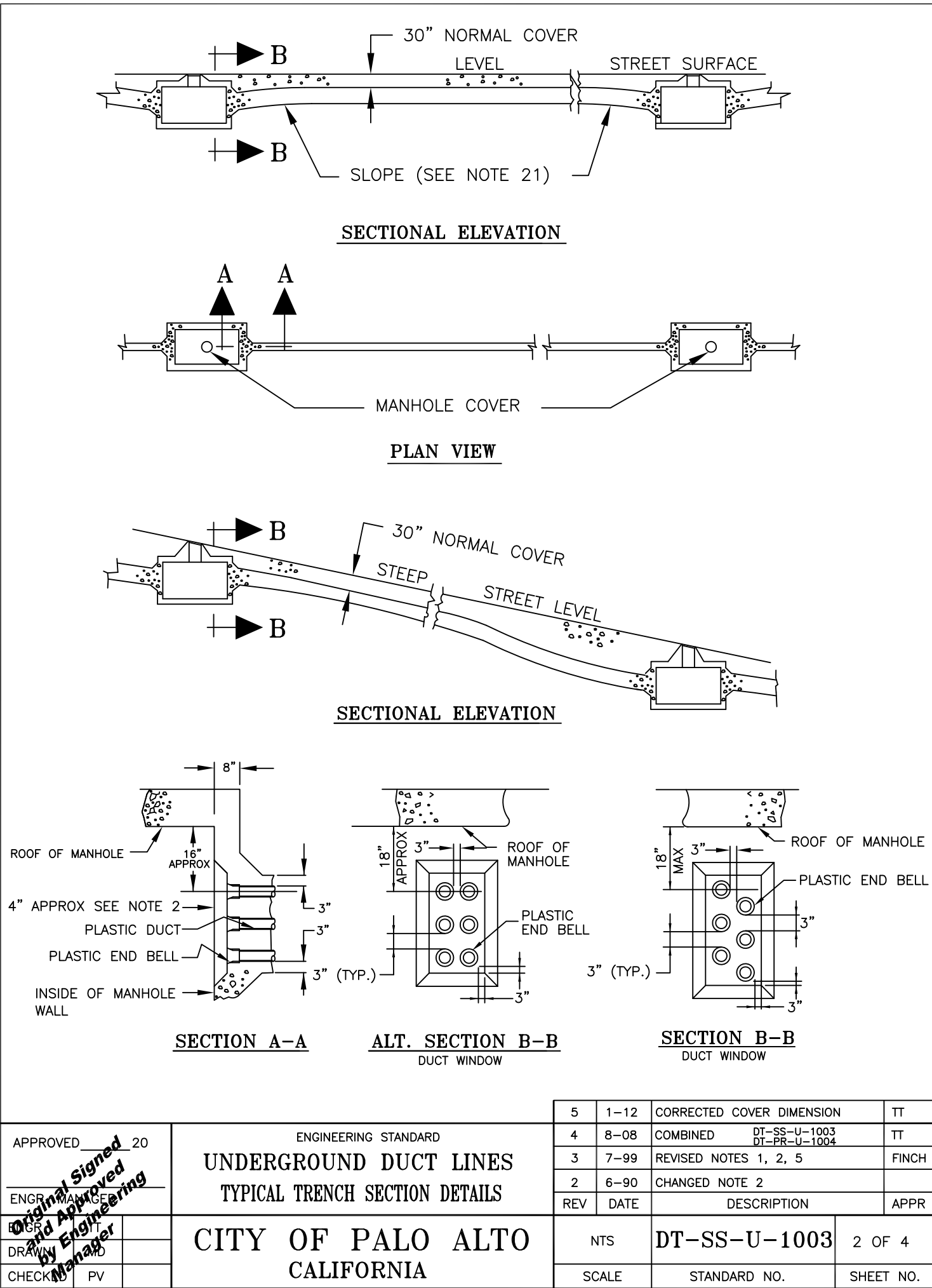
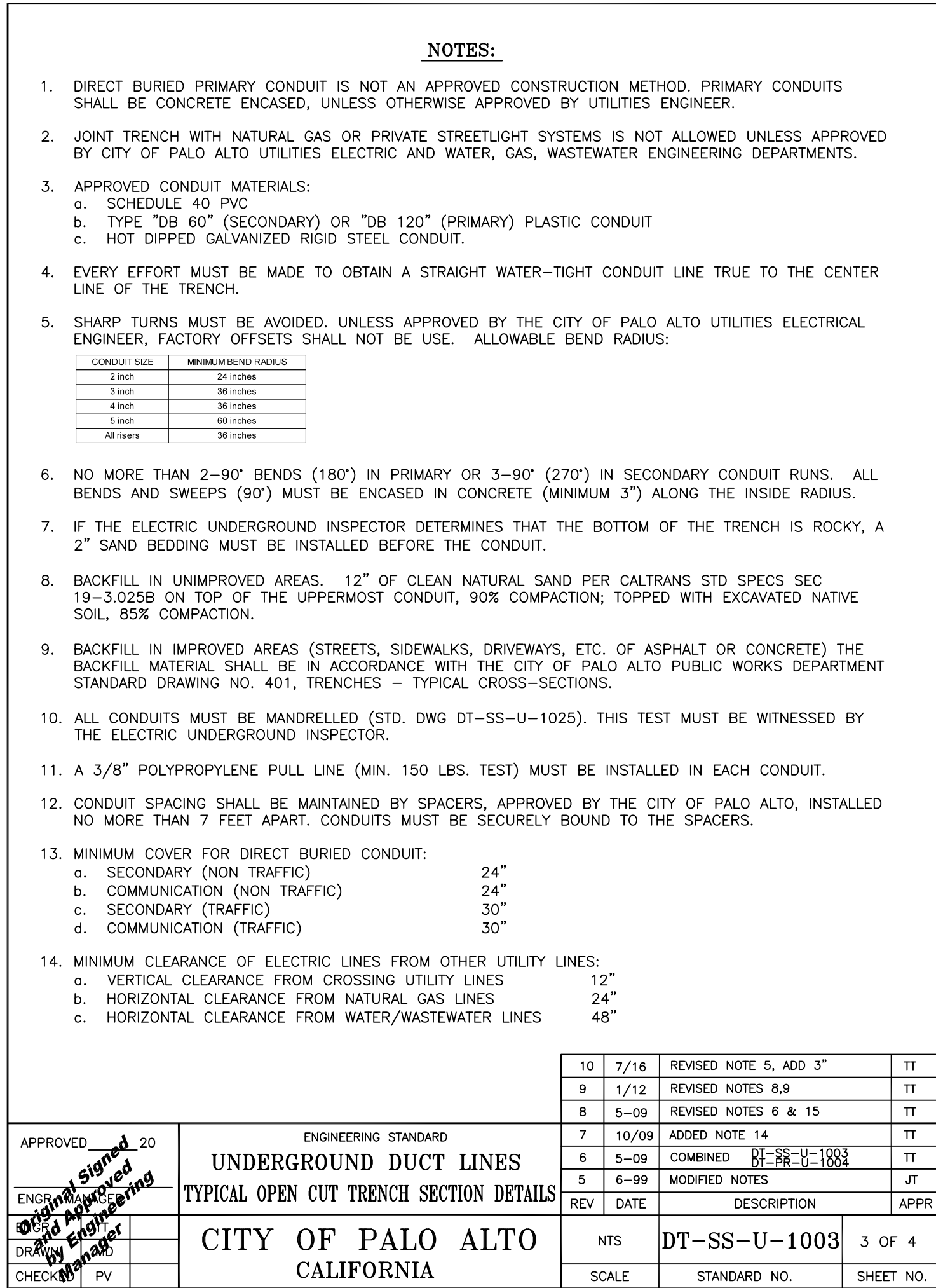
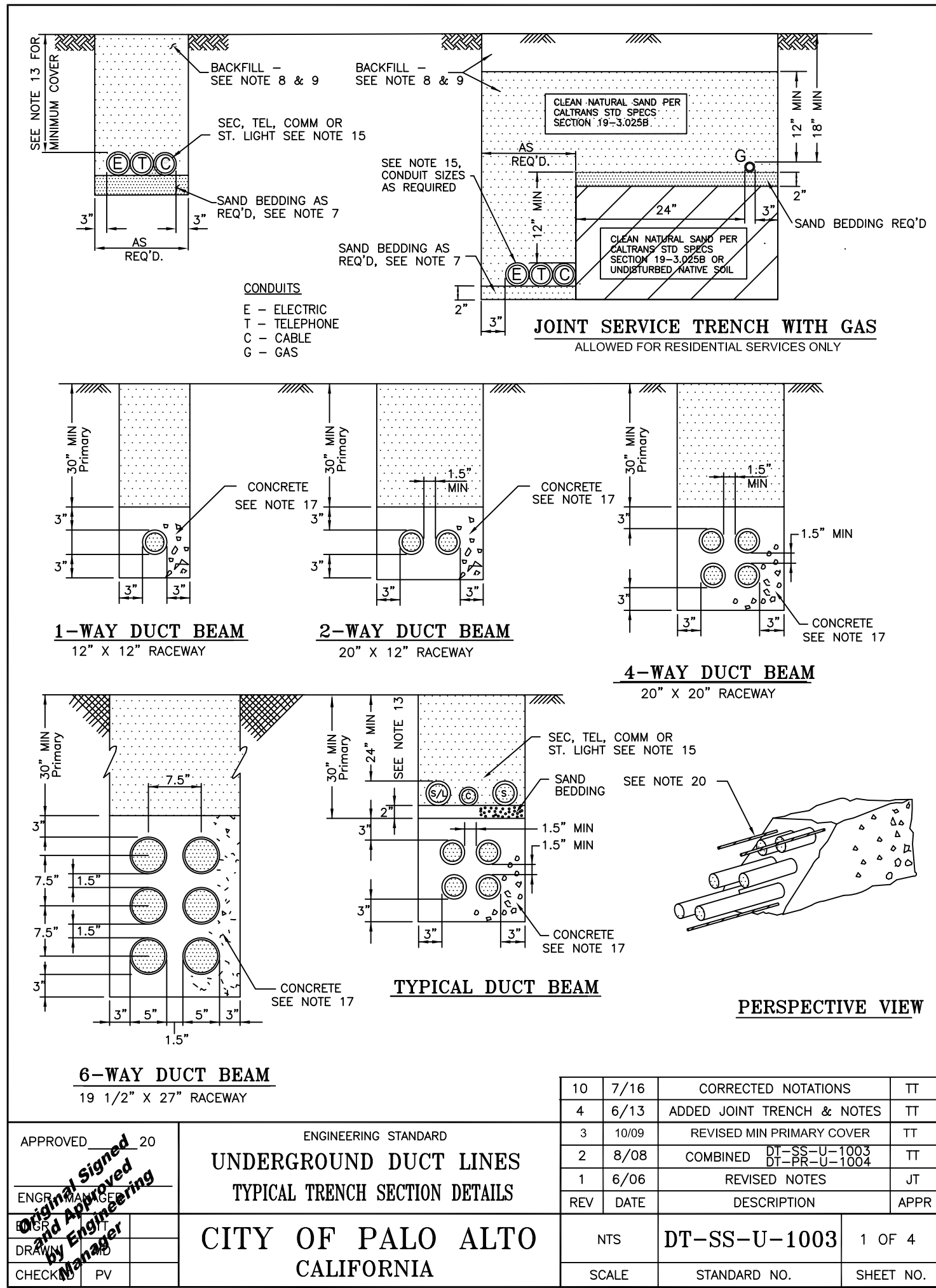
GEMINI - PALO ALTO HOUSING

2609, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

client:  
  
Gemini Development One Palo Alto LLC  
1330 Bryant Street  
Burlingame, CA 94010

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01.06.22	Major AR - Rev.2	hm





DEPARTMENT STAMPS:

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

CPAU STANDARDS

A0.13

GEMINI - PALO ALTO HOUSING

2609, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 850  
Burlingame, CA 94010



JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.8550 FAX 415.558.8554



T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed)  
 Include this sheet(s) on Project Sheet Index or Legend Page.  
 A copy of T-1 can be downloaded at  
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

# Special Tree Protection Instruction Sheet

## City of Palo Alto



T1

TREE PROTECTION PLAN

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 protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**  
 For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at [www.cityofpaloalto.org/trees/](http://www.cityofpaloalto.org/trees/).

**TREE DISCLOSURE STATEMENT**

CITY OF PALO ALTO  
 Planning Division, 250 Hamilton Avenue  
 Palo Alto, CA 94301  
 (650) 329-2441  
<http://www.cityofpaloalto.org>

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 disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

**PROPERTY ADDRESS:** \_\_\_\_\_

Are there Regulated trees on or adjacent to the property? **YES** **NO** (If no, proceed to Section 4)

[Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

☐ On the property  
☐ On adjacent property overhanging the project site  
☐ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)\*

\*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected<sup>1</sup> or Designated<sup>1</sup> Trees? **YES** (Check where applicable) **NO**

☐ Protected Tree (s)  
☐ Designated Tree (s)  
☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? **YES** **NO**  
*If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.23). Attach this report to Sheet T-1, Tree Protection, as Part of the Plan, per Site Plan Requirements.*

4. Are the Site Plan Requirements\*\* completed? **YES** **NO**

\*\*Protection of Regulated Trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM, Section 2.15 for area to be fenced)

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.

Signature: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Prop. Owner or Agent)

**FOR STAFF USE:**

Protective Fencing  
 Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. **YES** **NO**  
 (N/A if there are no protected trees, check here ☐)

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. **YES** **NO**  
 (N/A if there are no street trees, check here ☐)

\* Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees as trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.  
 \* Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at [http://www.cityofpaloalto.org/planning-communityenvironment/tree\\_technical-manual.html](http://www.cityofpaloalto.org/planning-communityenvironment/tree_technical-manual.html)

S:\Plan\Div\Arb\Tree Protection Info\Tree Disclosure Statement Revised 08/06

**City of Palo Alto**  
 250 Hamilton Avenue, Palo Alto, CA 94301

Search: \_\_\_\_\_ Advanced \_\_\_\_\_ Browse By Topic \_\_\_\_\_

Home » Planning & Community Environment

**Tree Technical Manual**

**To purchase the Tree Technical Manual**

**June, 2001 First Edition**

View by section:

- Table of Contents (PDF, 67KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

**View ALL sections:**

- Tree Technical Manual - Full (PDF, 1.84MB)

**APPENDICES**

A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations  
 B: Tree City - USA  
 C: ISA Hazard Evaluation Form  
 D: List of Inherent Failure Patterns for Selected Species (Reference source)  
 E: ISA Tree Pruning Guidelines (PDF, 1.89MB)  
 F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)  
 G: Pruning Performance Standards, ANSI A300-1995 (Reference source)  
 H: Tree Planting Details, Diagram 504 & 505  
 I: Tree Disclosure Statement  
 J: Palo Alto Standard Tree Protection Instructions

For written specifications associated with illustrations below, see Public Works Specifications Section 31  
 Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) ([www.cityofpaloalto.org/trees/](http://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 Technical Manual Sec 2.15(E).
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), 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**

For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagnosed on the plan.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

8 x 11-inch Warning Signs one each side

6-foot high chain link fence, typical

TPZ either 10 x Tree Diameter or 10-Feet, whichever is greater

**Type II Tree Protection**

2-inches of Orange Plastic Fencing overlaid with 2-inch Thick Wooden Slats

Any proposed trench in TPZ requires approval See TTM 2.20 C-D for instructions

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

**Type III Tree Protection**

(to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06

Scale: NTS

**Tree Protection During Construction**

City of Palo Alto Standard

Approved by: \_\_\_\_\_  
 Dave Dockter  
 PE No. \_\_\_\_\_  
 Date 2006  
 Dwg No. 605

**APPENDIX J**

**PALO ALTO STREET TREE PROTECTION INSTRUCTIONS**  
 -SECTION 31-

**31-1 General**

a. **Tree protection has three primary functions:** 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve root and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.

**31-2 Reference Documents**

a. **Detail 605** - Illustration of situations described below.

b. **Tree Technical Manual (TTM) Forms** (<http://www.cityofpaloalto.org/trees/>)

- Trenching Restriction Zones (TTM, Section 2.20C-D)
- Arborist Reporting Protocol (TTM, Section 6.23)
- Site Plan Requirements (TTM, Section 6.23)
- Tree Disclosure Statement (TTM, Appendix J)

c. **Street Tree Verification (STV) Form** (<http://www.cityofpaloalto.org/trees/forms>)

**31-3 Execution**

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.

e. **Warning signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

g. **During construction**

- All neighbors' trees that overhang the project site shall be protected from impact of any kind.
- The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
- The following tree preservation measures apply to all trees to be retained:
  - No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
  - The ground under and around the tree canopy area shall not be altered.
  - Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION  
 City of Palo Alto 2004 Standard Drawings and Specifications  
 Street Tree Verification of Protection, PWE, Section 31  
 Revised 08/06

**Table 2-2 Palo Alto Tree Technical Manual**

**CONTRACTOR & ARBORIST INSPECTION SCHEDULE**

Reference: the Palo Alto Tree Technical Manual is available at [www.cityofpaloalto.org/environment/](http://www.cityofpaloalto.org/environment/)

**ALL CHECKED ITEMS APPLY TO THIS PROJECT:**

1. ☒ **Inspection of Protective Tree Fencing** For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39)

2. ☒ **Pre-Construction Meeting** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).

3. ☒ **Inspection of Rough Grading or Trenching** Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect irrigation systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.

4. ☒ **Monthly Tree Activity Report Inspections.** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).

5. ☒ **Special activity within the Tree Protection Zone.** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).

6. ☐ **Landscape Architect Inspection.** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.

7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

\* \_\_\_\_\_  
 \* \_\_\_\_\_

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here

Unit: \_\_\_\_\_  
 RCA/ISA Certified Arborist #WE-000  
 Contact Cell #: \_\_\_\_\_

**Monthly Tree Activity Report- Construction Site**

Inspection Date:	Site address:	Contractor- Main Site Contact Information	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
Inspection # _____	Palo Alto, CA		
		Also present:	
Distribution:	1. City of Palo Alto 2. Others	Attn: Dave Dockter	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)

- Pre-construction meeting requirement with sub-contractors
- Inspect to verify that tree protection measures are in place
- Determine if field adjustments, watering or plan revisions may be needed

2. Field Observations (general site-wide and list by individual tree number)

- Tree Protection Fences (TPF) are ...
- Trenching has/will occur ...

3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due

- Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
- Root zone buffer material (wood chips) can be installed next
- Schedule sewer trench, foundation dig with ...

4. Photographs (use often)

5. Tree Location Map (mandatory 8.5 x 11 sheet)

6. Recommendations, notes or monitor items for project/staff/schedule

7. Past visits (list carry-over items satisfied/still outstanding)

Respectfully submitted,

Project site arborist  
 Consultant contact information (Include email, cell#, and mailing)  
 Cc: \_\_\_\_\_

Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

**---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**

City of Palo Alto Tree Protection Instructions are located at <http://www.city.palo-alto.ca.us/trees/technical-manual.html>

**SPECIAL INSPECTIONS**

**TREE PROTECTION INSPECTIONS MANDATORY**

PAMC 8.10 PROTECTED TREES: CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: \_\_\_\_\_

DATE OF 1<sup>ST</sup> TREE ACTIVITY REPORT: \_\_\_\_\_

CITY STAFF: \_\_\_\_\_

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use additional "T" sheets as needed

GEMINI - PALO ALTO HOUSING

2606, 2611, 2615, & 2617 Alma St.  
 Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
 1350 Bayshore Highway, Suite 850  
 Burlingame, CA 94010

JOHN LUM ARCHITECTURE  
 3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
 TEL 415.558.9550 FAX 415.558.9554





Tenzin Tsungmey  
Gemini Development One Palo Alto LLC  
1350 Bayshore Hwy Ste. 520  
Burlingame, CA - 94010

Site: 2609/2611 Alma St., Palo Alto

Dear Tenzin,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. The two adjacent lots will be merged and the two single story apartment buildings will be deconstructed and replaced by four new individual units, prompting the need for this tree protection report.

**Method:**  
Palo Alto regulates coast live oaks and valley oaks greater than 11.5 inches in diameter, and coastal redwoods greater than 18.0 inches in diameter. Palo Alto requests that all trees with a trunk diameter greater than 6 inches at standard height be included in the report including all street trees and trees on neighboring properties that might be impacted.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill  
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Maiden hair tree <i>Ginkgo biloba</i>	10.2"	18/10	50	Fair health and condition, street tree, topped, <b>Regulated</b>
2	Monterey pine <i>Pinus radiata</i>	9.1"	30/8	40	Poor health and condition, one sided canopy, <b>Not Regulated</b>
3	Monterey pine <i>Pinus radiata</i>	14.2"	50/20	55	Fair health and condition, <b>joint owned</b> <b>Not Regulated</b>
4	Chinese elm <i>Ulmus parvifolia</i>	13.7"	40/25	55	Fair health and condition, growing through fence, <b>Not Regulated</b>
5	Monterey pine <i>Pinus radiata</i>	16.6"	50/25	55	Fair health and condition, growing through fence, <b>Not Regulated</b>
6	Silk oak <i>Grevillea robusta</i>	15.7"	40/20	55	Fair health and condition, one sided canopy, <b>Not Regulated</b>
7	Arizona cypress <i>Cupressus arizonica</i>	18"est	20/20	50	Fair health and condition, topped by utility, neighbors <b>Not Regulated</b>
8	Arizona cypress <i>Cupressus arizonica</i>	10"est	20/20	50	Fair health and condition, topped by utility, neighbors <b>Not Regulated</b>
9	Camphor <i>Cinnamomum camphor</i>	5@2"0	20/10	40	Fair health, poor condition, basal sprouts, <b>Not Regulated</b>
10	Pyracantha <i>Pyracantha spp</i>	14"@1"	20/10	40	Fair health, poor condition <b>Not Regulated</b>
11	Chinese elm <i>Ulmus parvifolia</i>	8.0"	20/15	40	Fair health, poor condition <b>Not Regulated</b>
12	Tree of heaven <i>Ailanthus altissima</i>	7.1"	30/15	70	Good health and condition, invasive <b>Not Regulated</b>

Summary:

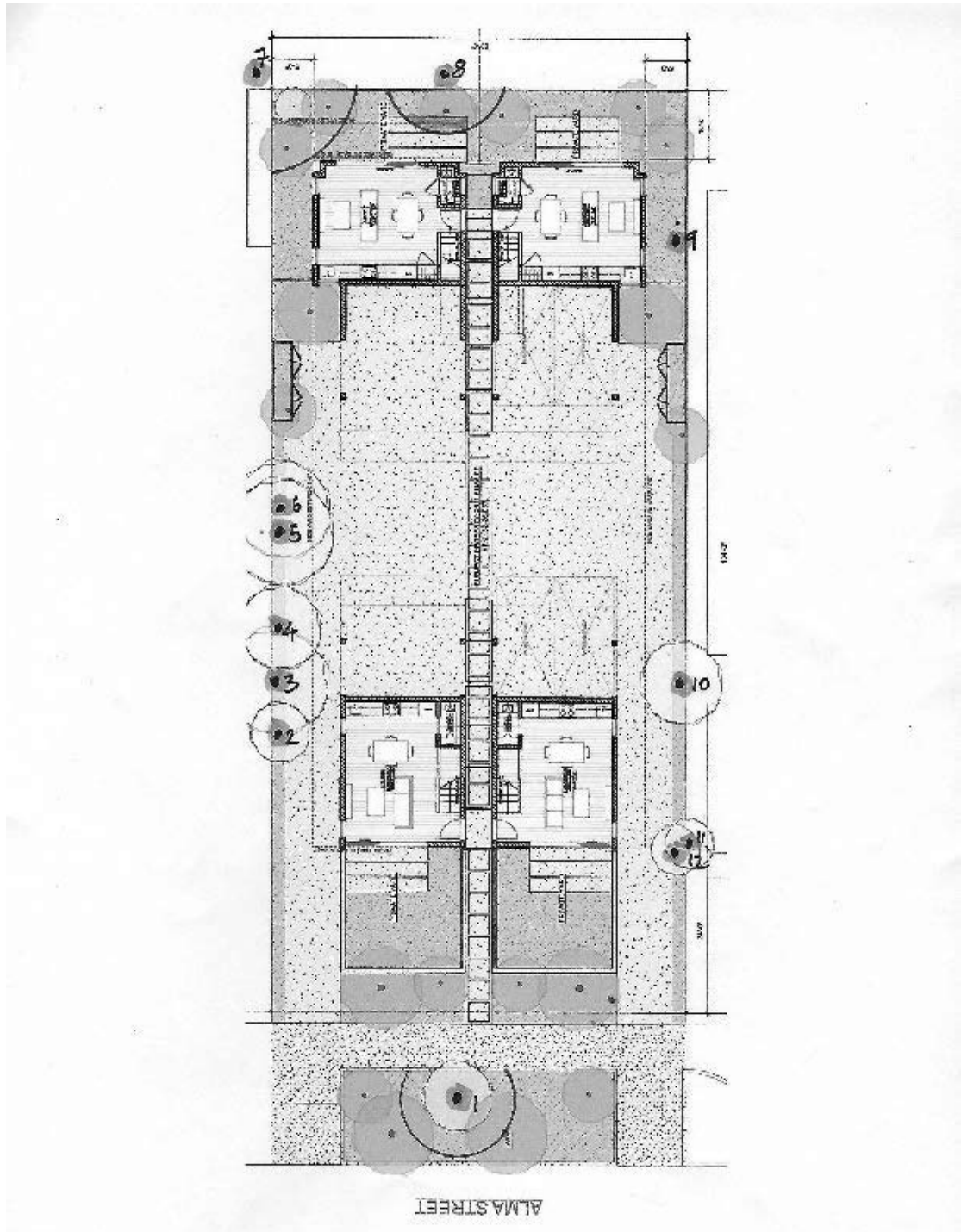
The trees on the site are a variety of natives and non-natives.

Tree # 1 is a street tree that is Regulated and should be protected during construction.

Tree #s 2, 4, 5, 6, 9, 10, 11 and 12 are not Regulated trees and can be removed if desired.

Tree # 3 is not a Regulated tree but because of its location on the property line it is a joint owned tree. The tree is in fair health and condition but not tolerant of construction activity. With all the surrounding trees removed, this tree will look unsightly since its growth pattern has been influenced by the surrounding trees. I recommend that this tree be removed, but because it is joint owned, the neighbor's permission is required.

Tree #s 7 and 8 are not Regulated trees but are located on the rear neighbor's property, consequently, both trees should be protected during construction.



Location of proposed 4 new individual units, protected trees and their Tree Protection Zones

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 8.5 feet from the trunk closing on the edge of sidewalk and road in accordance with Type II Tree Protection as outlined and illustrated in image 2.15- 3<sup>(6)</sup>. The improvements to the existing sidewalk within the TPZ should be done by hand. No roots greater than 2" in diameter should be cut.

Tree #s 7 and 8: TPZ should be at 15 and 8 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 <sup>(6)</sup> .

The patio encroaching into TPZ for Tree # 8 should be dug with hand tools within the TPZ, area shaded in blue. No roots greater than 2" in diameter should be cut.



IMAGE 2.15-1  
Tree Protection Fence at the Dripline



IMAGE 2.15-2  
Tree Protection Fence at the Dripline

• **Type I Tree Protection**  
The fences shall enclose the entire area under the **canopy dripline** or **TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). **Parking Areas:** If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.



IMAGE 2.15-3  
Tree Protection within a Planter Strip

• **Type II Tree Protection**  
For trees situated within a **narrow planting strip**, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.(see *Image 2.15-3*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.<sup>(2)</sup>

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.<sup>(2)</sup>

5. **Do Not:**<sup>(4)</sup>

- Allow run off or spillage of damaging materials into the area below any tree canopy.
- Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- Allow fires under any adjacent trees.
- Discharge exhaust into foliage.
- Secure cable, chain or rope to trees or shrubs.
- Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.<sup>(6)</sup>

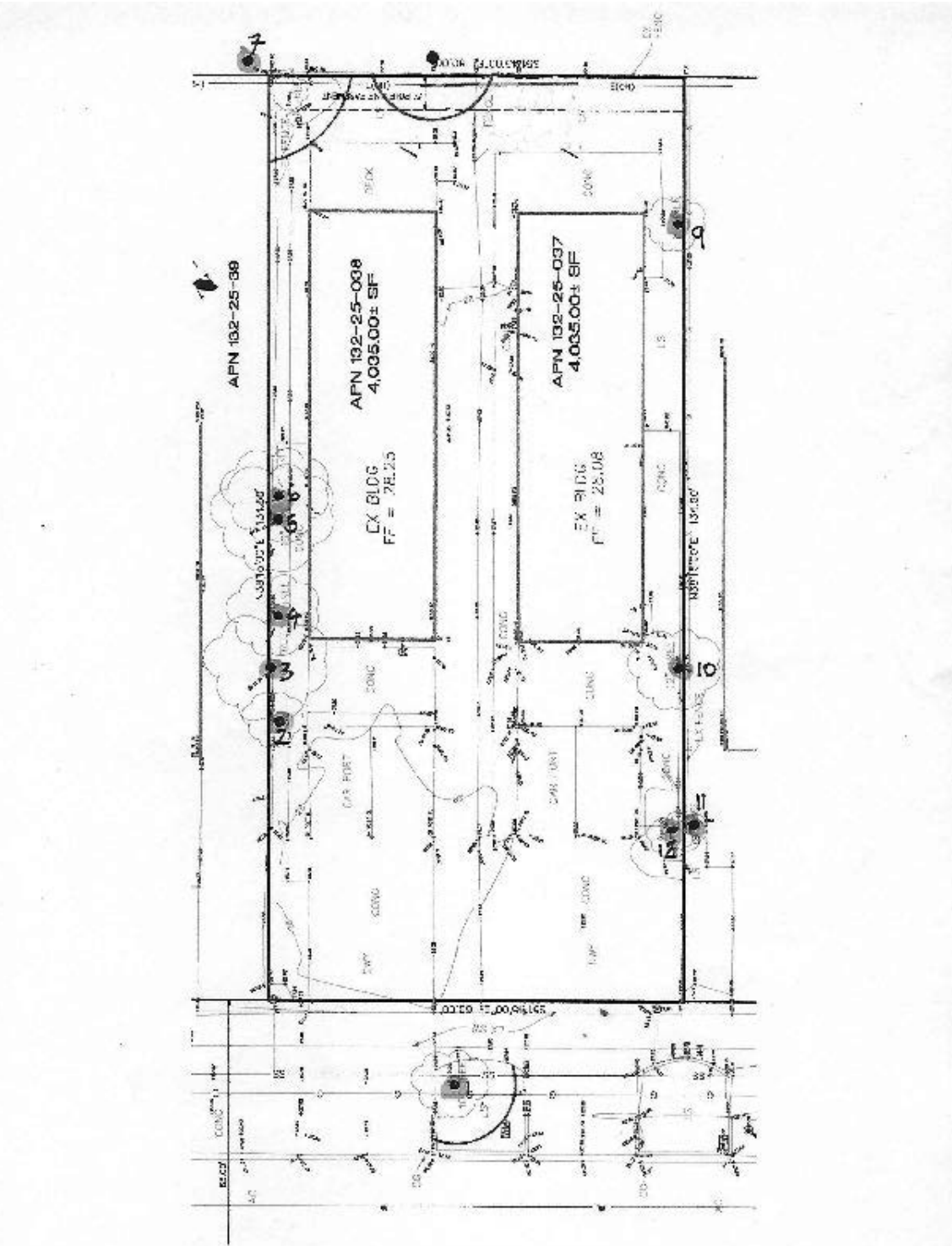
7. Route pipes into alternate locations to avoid conflict with roots.<sup>(4)</sup>

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.<sup>(4)</sup>

9. Compaction of the soil within the dripline shall be kept to a minimum.<sup>(2)</sup> If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored



Location of existing apartments on adjacent lots, protected trees and their Tree Protection Zones

Glossary

<b>Canopy</b>	The part of the crown composed of leaves and small twigs. <sup>(2)</sup>
<b>Cavities</b>	An open wound, characterized by the presence of extensive decay and resulting in a hollow. <sup>(1)</sup>
<b>Decay</b>	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin <sup>(1)</sup>
<b>Dripline</b>	The width of the crown as measured by the lateral extent of the foliage. <sup>(1)</sup>
<b>Genus</b>	A classification of plants showing similar characteristics.
<b>Root plate</b>	The point at which the trunk flares out at the base of the tree to become the root system.
<b>Species</b>	A Classification that identifies a particular plant.
<b>Standard height</b>	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Docketer, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance<sup>(3)</sup>

I, Robert Weatherill certify:

\* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

\* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

\* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

\* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

\* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

\* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed





Robert Weatherill  
Certified Arborist WE 1936a  
Date: 8/2/21

Terms and Conditions<sup>(3)</sup>

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.





			Compliance Path Verification							
			Plan Check	Rough GB Inspection I/R # 152	Final Inspection I/R # 153					
			CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
4.1 Planning and Design										
			Code Section	Y	Plan Sheet, Spec or Attachment Reference					
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 16.14.070/ A4.106.2.3	X						
	Mandatory	Grading and paving	4.106.3	X						
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X						
	Tier 2 Mand.	Cool roof for reduction of heat island effect - Tier 2 requirements	PAMC 16.14.070/ A4.106.5	X						
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420/ A4.106.8	X						
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.1	X						
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X						
	Mandatory	EV Charging: New Hotels	PAMC 16.14.420/ A4.106.8.3	X						
	Mandatory	Bicycle Parking (MF) (locally amended)When an addition or change of use results in increased parking	PAMC 18.54.060/ A4.106.9	X						
Elective (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 16.14.090/ A4.104.1	X						
	Elective	Deconstruction (Locally amended; Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1	X						
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.130/ A4.105.2	X						
	Elective	Soil analysis	A4.106.2.1	X						
	Elective	Soil protection	A4.106.2.2	X						
	Elective	Landscape design	A4.106.3	X						
	Elective	Vegetated roof	A4.106.6	X						
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X						
PAMC 16.17 Energy Reach Code	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10	X						
	Elective	Innovative concepts and local environmental conditions	A4.106.11	X						
	Mandatory	Effective April 1, 2020: All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building. Exception: Detached newly constructed Accessory Dwelling Units, ADU's	PAMC 16.17.110/ 2016 Title 24, Part 6	X						
	Mandatory			X						
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: (MF) Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	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: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2	X						
	Mandatory	Outdoor potable water use in landscape areas (MWEL0)	4.304.1	X						
Elective (choose 3)	Mandatory	Recycled water supply systems [N]	4.305.1	X						
	Tier 2 Mand.	Recycled water for landscape irrigation (MF only)[AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3	X						
	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X						
	Elective	Alternate water sources for nonpotable applications	A4.303.2	X						
	Elective	Appliances	A4.303.3	X						
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4	X						
	Elective	Hot water recirculation systems	A4.303.5	X						
	Elective	Rainwater catchment systems	A4.304.1	X						
	Elective	Potable water elimination	A4.304.2	X						
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.220/ A4.304.3	X						
Mandatory	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.230/ A4.305.1	X						
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2	X						
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3	X						
	Elective	Innovative concepts and local environmental conditions	A4.306.1	X						
Elective (choose 4)	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070/ A4.405.3.1	X						
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1	X						
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of 65%)	PAMC 16.14.260/ 4.406.1	X						
	Mandatory	Construction waste management plan in Green Halo	4.406.2	X						
	Mandatory	Waste management company	4.406.3	X						
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X						
	Mandatory	Recycling by occupants (≥ 5 multi-family units)	4.410.2	X						
	Elective	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2	X						
	Elective	Efficient framing techniques - Lumber size	A4.404.1	X						
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2	X						
Elective (choose 4)	Elective	Efficient framing techniques - Building systems	A4.404.3	X						
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4	X						
	Elective	Prefinished building materials	A4.405.1	X						
	Elective	Concrete floors	A4.405.2	X						
	Elective	Use of building materials from rapidly renewable sources	A4.405.4	X						
	Elective	Drainage around foundations	A4.407.1	X						
	Elective	Roof drainage	A4.407.2	X						
	Elective	Flashing details	A4.407.3	X						
	Elective	Material protection	A4.407.4	X						
	Elective	Door protection	A4.407.6	X						
Elective (choose 4)	Elective	Roof overhangs	A4.407.7	X						
	Elective	Innovative concepts and local environmental conditions	A4.411.1	X						

			Compliance Path Verification							
			Plan Check	Rough GB Inspection I/R # 152	Final Inspection I/R # 153					
			CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
4.5 Environmental Quality										
			Code Section	Y	Plan Sheet, Spec or Attachment Reference					
Mandatory	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric on or after April 1, 2020)	4.503.1	X						
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	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 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 16.14.070/ A4.504.2	X						
Elective (1)	Mandatory	Composite wood products	4.504.5	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:	4.506.1	X						
		1. ENERGY STAR fans ducted to outside of building.	X							
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system	X							
	Mandatory	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	X							
		Heating and air conditioning system design	4.507.2	X						
		Indoor Air Quality Management Plan	PAMC 16.14.410	X						
	Elective	Compliance with formaldehyde limits	PAMC 16.14.250/ A4.504.1	X						
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.5	X						
	Elective	Construction filters (HR)	A4.506.2	X						
	Elective	Direct-vent appliances	A4.506.3	X						
	Elective	Innovative concepts and local environmental conditions.	A4.509.1	X						

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

ADU Exception:

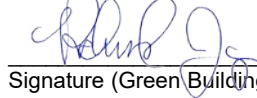
Free standing detached Accessory Dwelling Units of new construction shall meet the following:  
1. California Green Building Standards Code Mandatory plus Tier 2 prerequisite requirements.  
2. No Planning and Design electives.  
3. Two (2) Water Efficiency and Conservation electives.  
4. Two (2) Material Conservation and Resource Efficiency electives.  
5. One (1) Environmental Quality elective.

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 reference page here \_\_\_\_\_.

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)

Richard Yang  
Print Name

richard@jbrycilc.com  
Phone or Email

6/7/2021  
Date

Certified Energy Analyst Acknowledgement

The project will be verified by a  
CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE  
ON APRIL 1, 2020

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

\_\_\_\_\_  
Date

SECTION TO BE COMPLETED  
AFTER CONSTRUCTION

After construction is complete submit the following at the City Development Center to schedule your final inspection:

- ☐ Construction debris receipts from an approved facility using Green Halo.
- ☐ If HERS testing was required per the homes energy report, attach the completed forms.
- ☐ If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.

I certify that:

- ☐ CALGreen inspections were performed throughout construction.



REVISIONS	BY

AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy, CA 95020  
Calif. Reg. #2239 (408) 842-0245  
karen@kaa.design

**GEMINI - PALO ALTO**  
2609 - 2617 Alma Street, Palo Alto, CA.

## PLANTING & LIGHTING PLAN

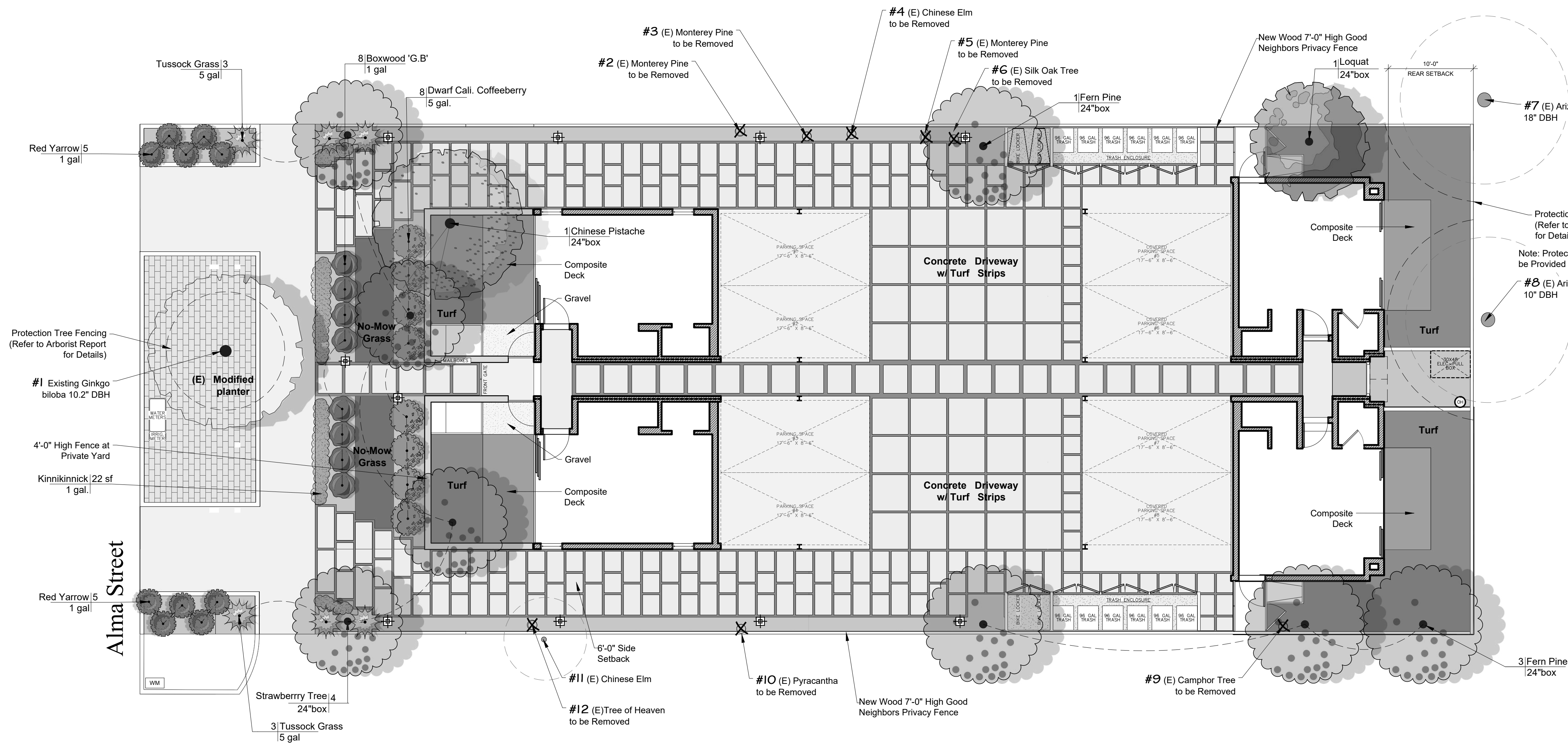
JOB GEMINI-PALO ALTO

SCALE 1/8" = 1'-0"

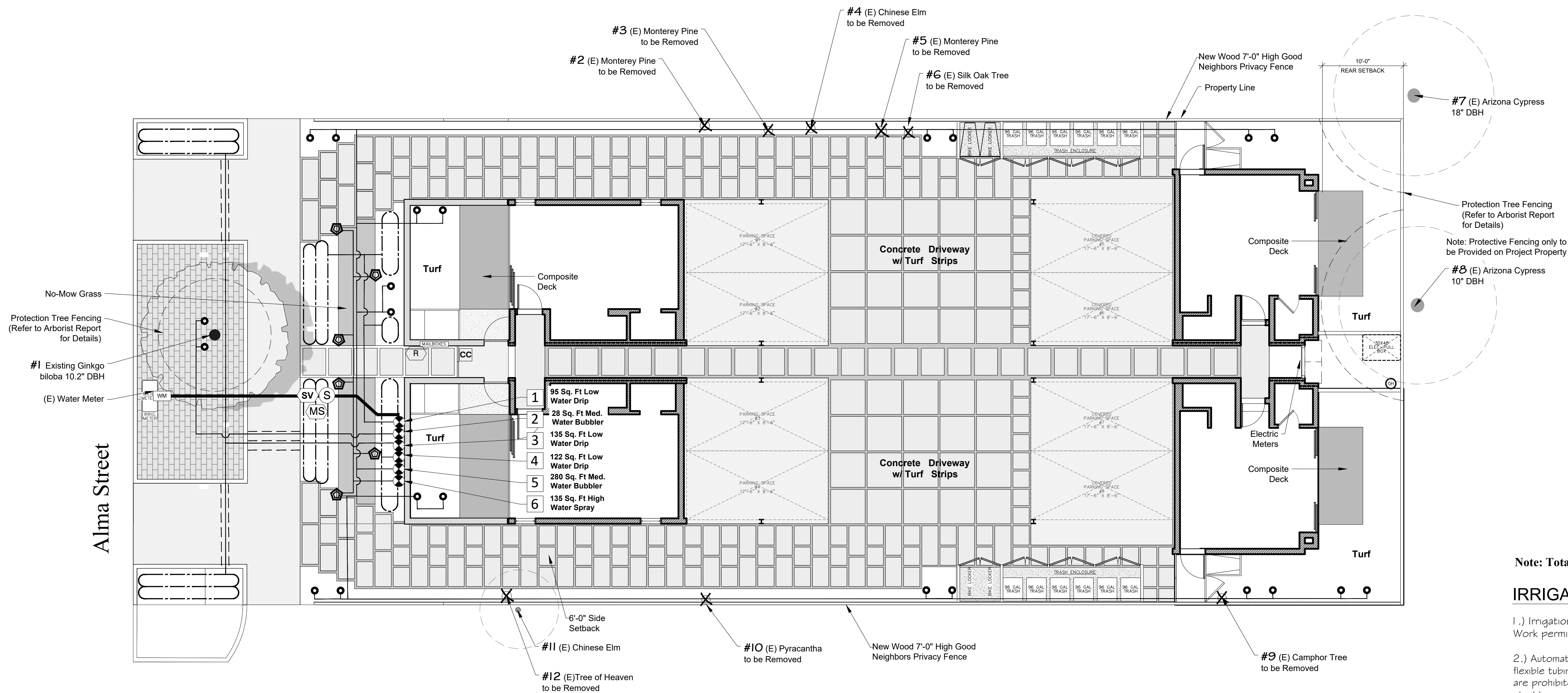
0 8 16 24 32

**A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.**

**Refer to L-3 for Planting Details**





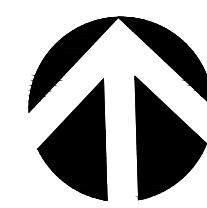


IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/MODEL	QTY
	1300 Series Bubblers:	
	-1 Bubbler per 15 Gallon Tree	
	-2 Bubbler per 24" Box Tree	
	-3 Bubbler per 36" Box Tree	
	Area to Receive Dripline	
	Rain Bird XFS-06-12	
	Rainbird 1800 series 6" Spray Head	
	w/ Rainbird Valve PEB	
SYMBOL MANUFACTURER/MODEL QTY		
	Rain Bird DVF (DRIP)	
	Rain Bird ESP4-SMTE with (3) ESP-SM6	
	Master Shutoff Valve behind P.O.C	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	
	Rainbird RSD Series Rain Shut Off	
	Rainbird SMRT-Y Soil Moisture Sensor	
	Rainbird Flow Sensor FS-200-P	
	Note: Provide a clear, unobstructed distance of at least 10x the pipe's diameter upstream of the sensor and at least 5x the pipe's diameter downstream of the sensor	
	HYDROZONE NUMBER	
	WATER USE AND TYPE	
	1 LOW WATER DRIP	

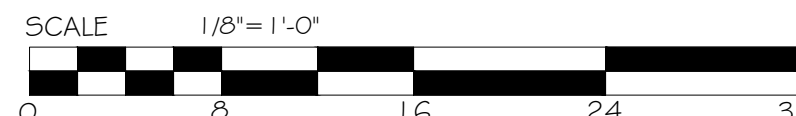
Note: Total irrigated Landscape Area = 684 Sq.Ft.

IRRIGATION NOTES

- 1.) Irrigation and tree planting in the right of way requires a street Work permit per CPA public works standards
- 2.) Automatic irrigation shall be provided for each tree. Two bubbler heads mounted on flexible tubing placed at the edge of the root ball. Bubblers mounted inside an aeration tube are prohibited. the tree irrigation system shall be connected to a separate Valve from other shrubbery and ground cover, pursuant to the city's Landscape water efficiency standards.



NORTH



\*NOTES (E)= Existing  
P.A.= Planting Area

Refer to L-3 for Water Calculation & Irrigation Details

AITKEN ASSOCIATES

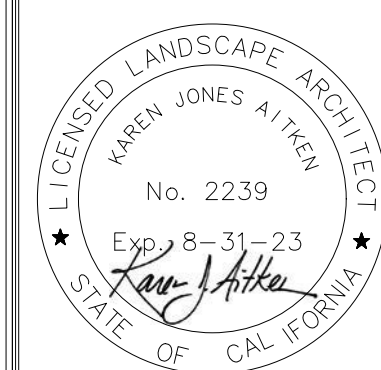
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy, CA 95020  
Calif. Reg. #2239 (408) 842-0245  
karen@kaa.design

GEMINI - PALO ALTO

2609 - 2617 Alma Street, Palo Alto, CA.

IRRIGATION PLAN



DATE	01-06-2022
SCALE	1/8" = 1'-0"
DRAWN	AD - EM
JOB	GEMINI-PALO ALTO

L-2









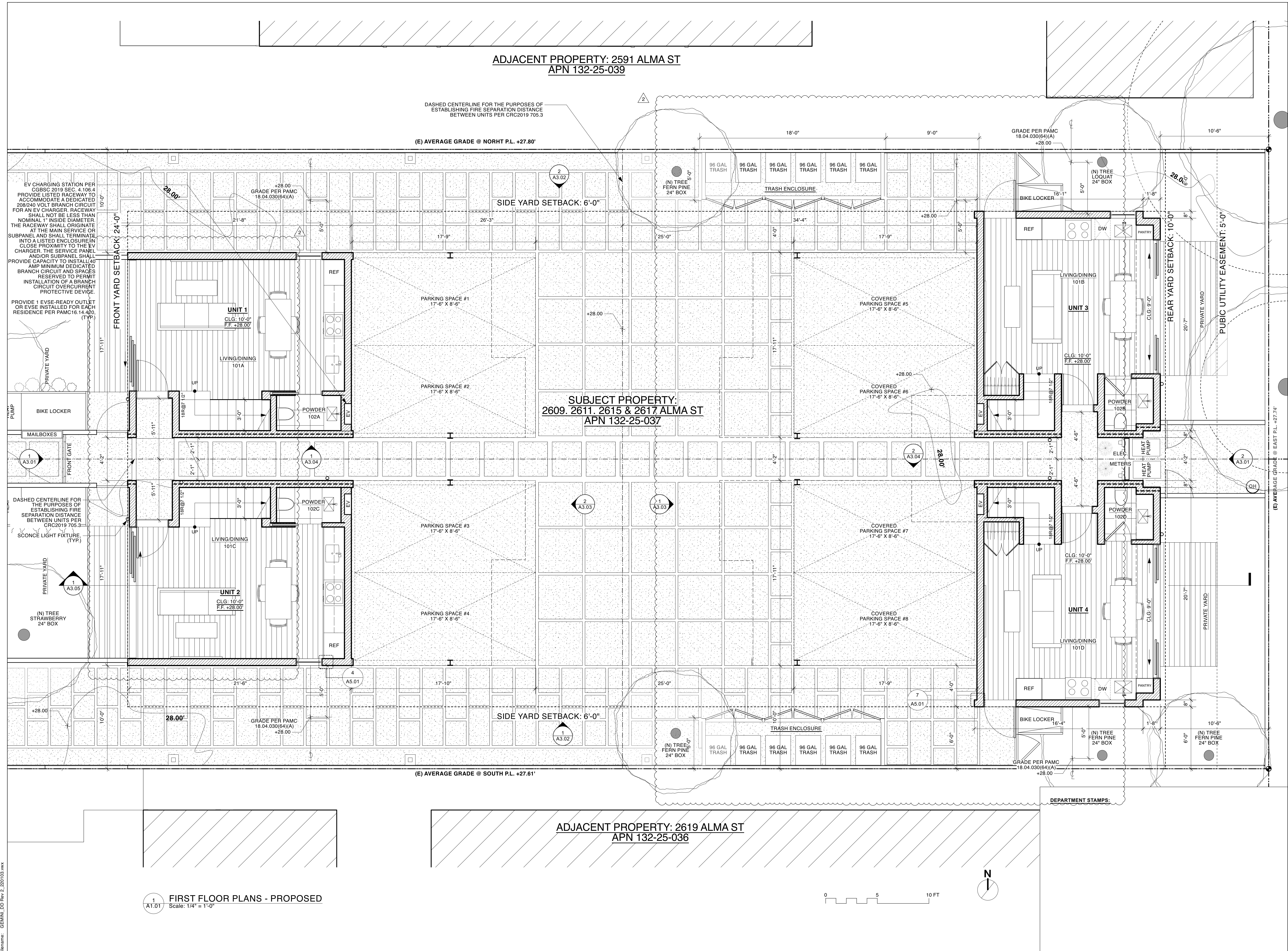
# GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 Alma St.  
Palo Alto, CA 94306

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

## 1ST FLR PLANS - PROPOSED

## A1.01







# GEMINI - PALO ALTO HOUSING

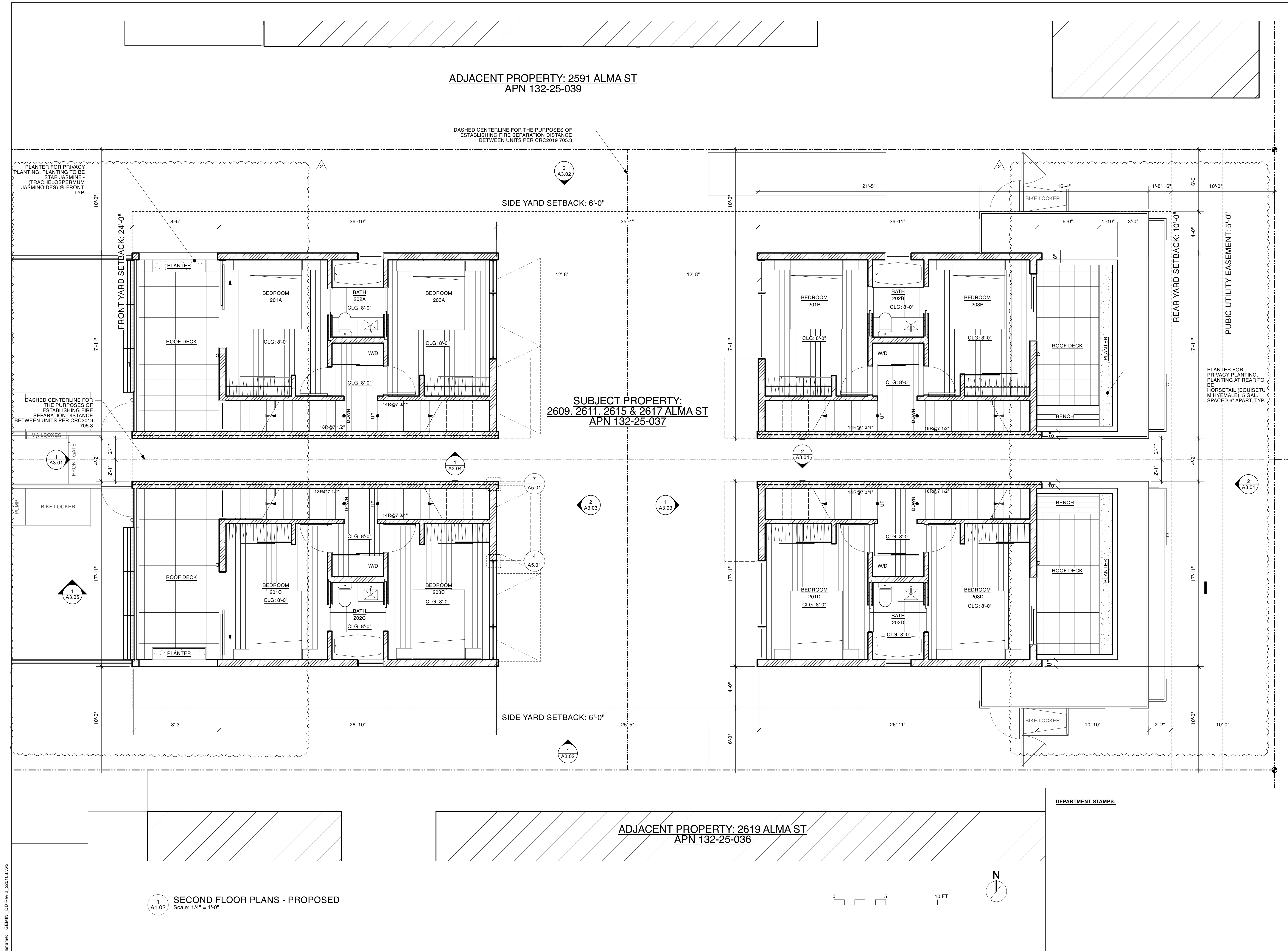
2609, 2611, 2615, & 2617 Alma St.  
Palo Alto, CA 94306

client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 950  
Burlingame, CA 94010

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

## 2ND FLR PLANS - PROPOSED

## A1.02







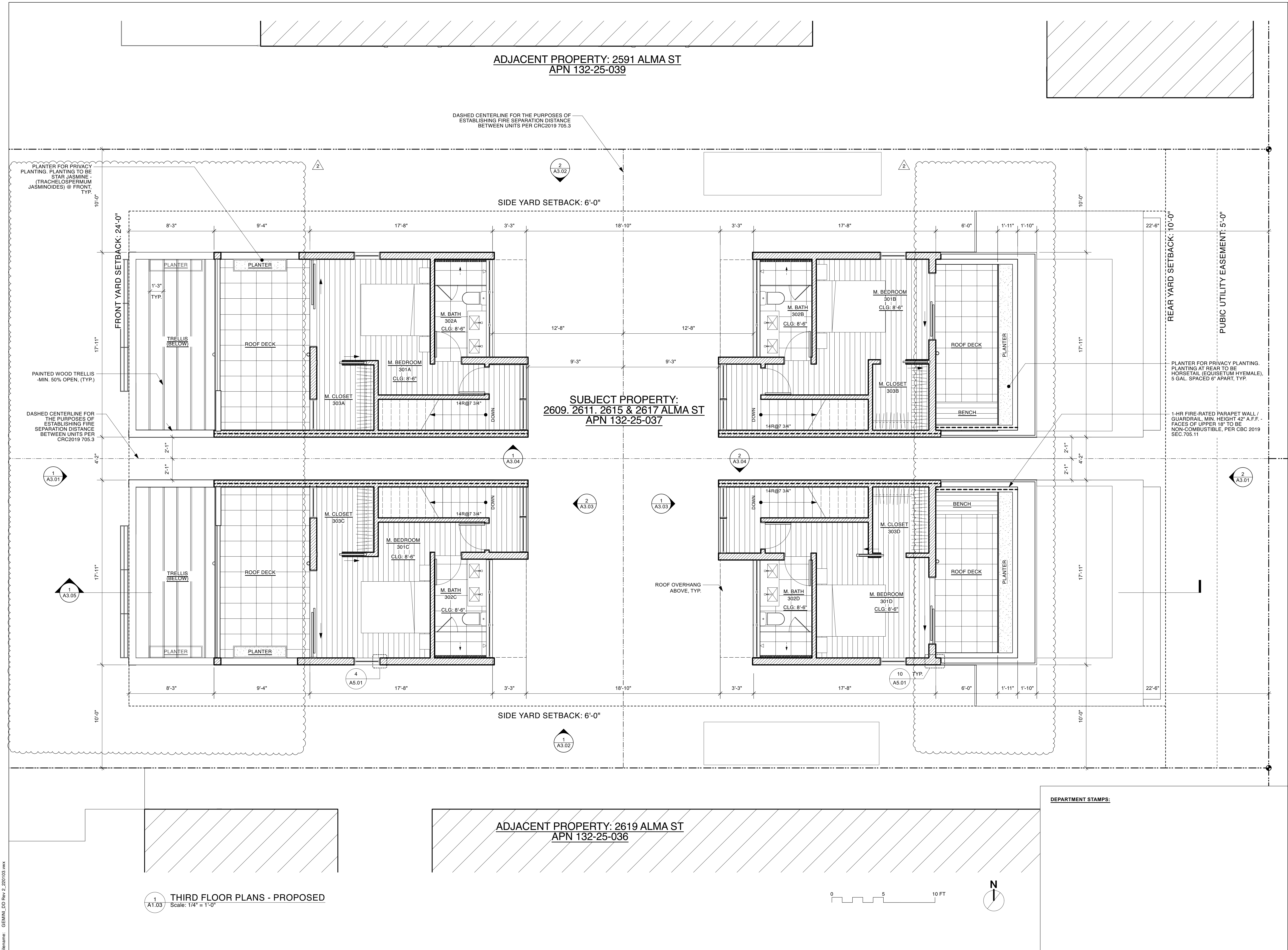
2609, 2611, 2615, & 2617 Alma St.  
Palo Alto, CA 94306

Client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 950  
Burlingame, CA 94010

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06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

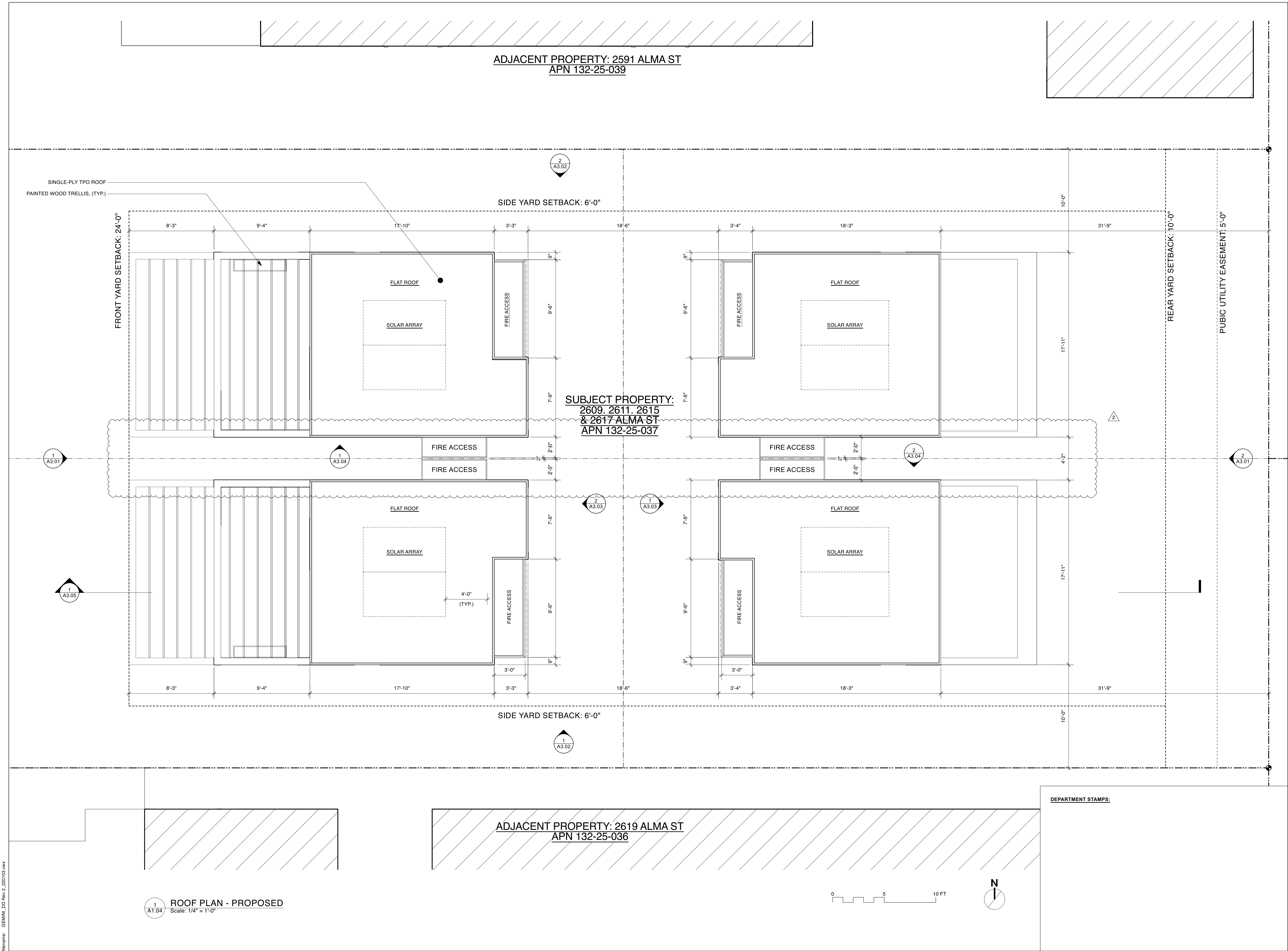
### 3RD FLR PLANS - PROPOSED

## A1.03





filename: GEMINI\_DD\_Rev 2\_220103.wrk



GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 Alma St  
Palo Alto, CA 94306

client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 850  
Burlingame, CA 94010

date	issues / revisions	by
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06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

ROOF PLANS

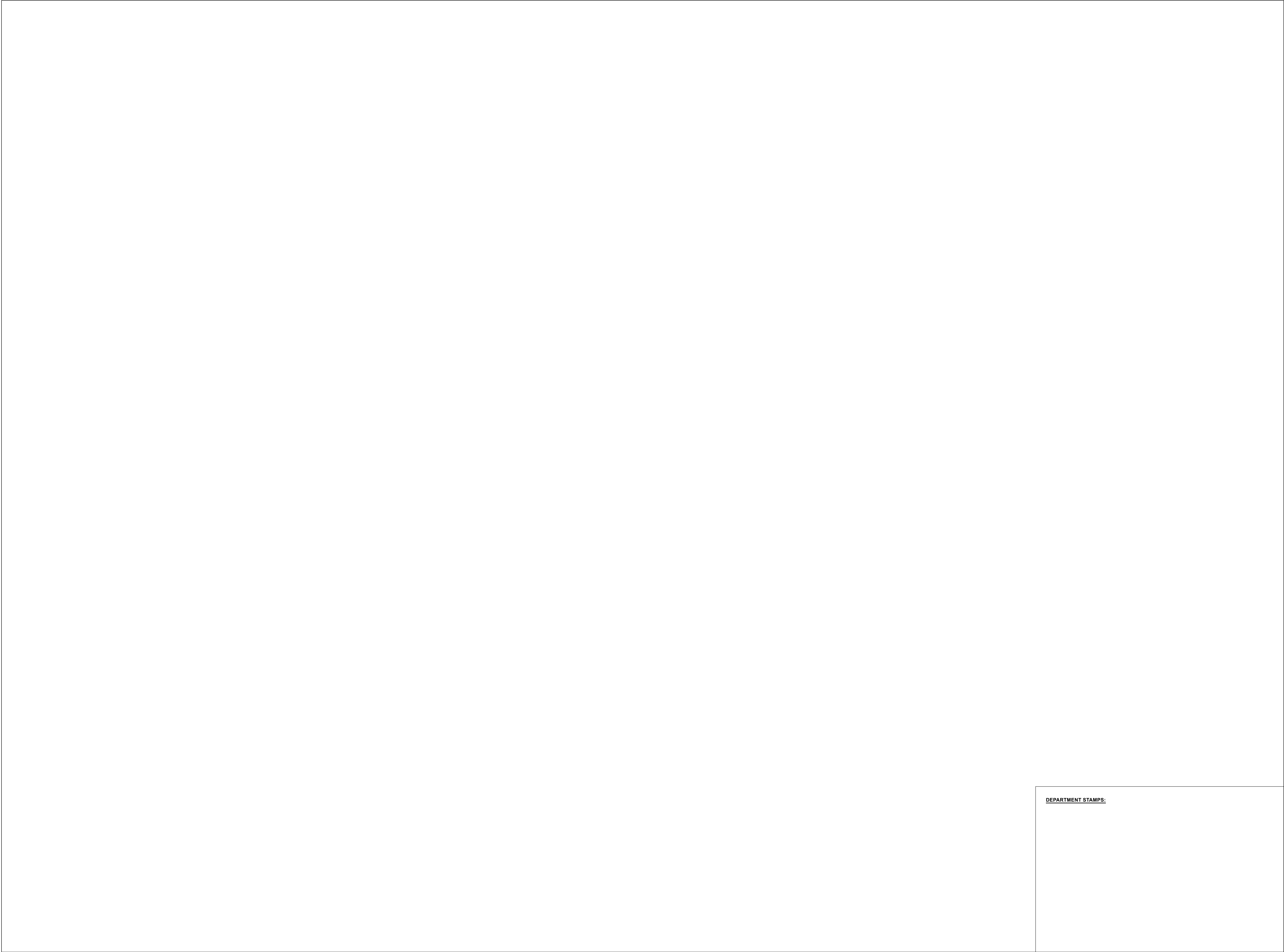
A1.04



JOHN LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEEN STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.9554





DEPARTMENT STAMPS:

ELECTRICAL PLANS

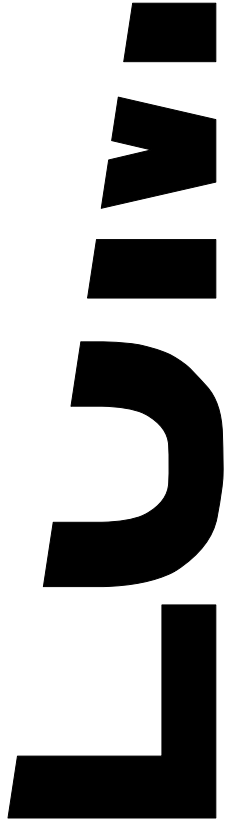
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date	issues / revisions	by
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06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

GEMINI - PALO ALTO HOUSING

2608, 2811, 2615, & 2617 Alma St  
Palo Alto, CA 94306

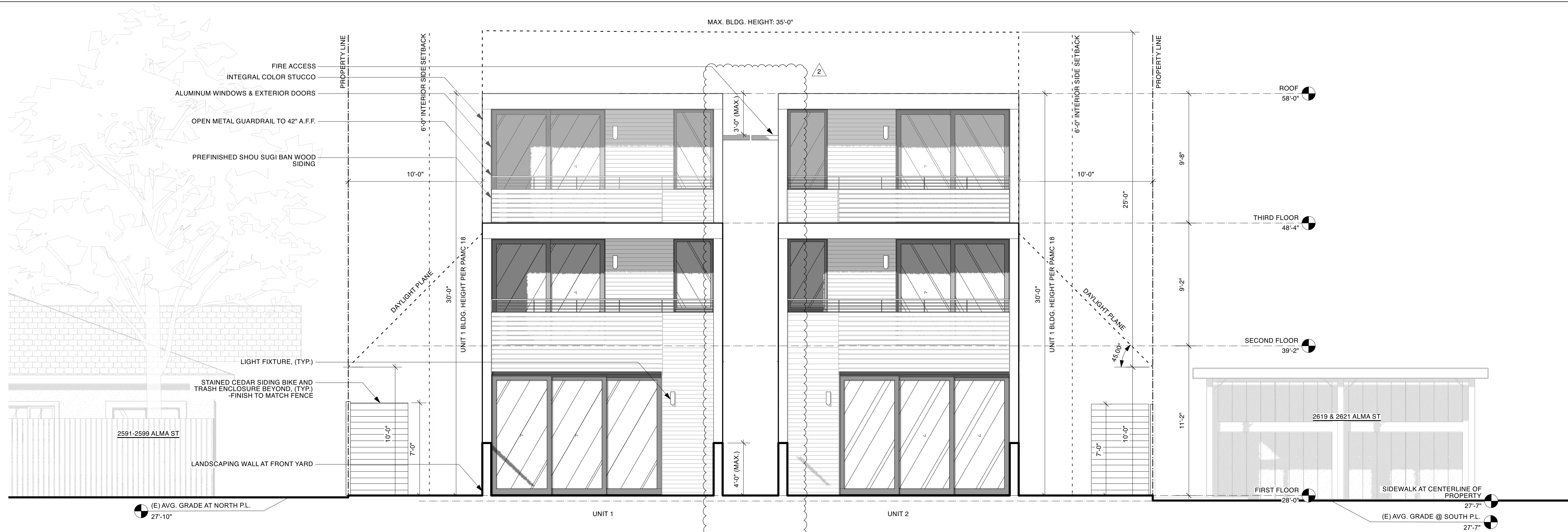
client: Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 850  
Burlingame, CA 94010



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TEL 415.558.9550 FAX 415.558.0554



filenames: GEMINI\_DD Rev 2\_220103L.wrk



1  
A3.01  
EXTERIOR ELEVATION - WEST - UNITS 1 & 2  
Scale: 1/4" = 1'-0"



2  
A3.01  
EXTERIOR ELEVATION - EAST - UNITS 3 & 4  
Scale: 1/4" = 1'-0"

DEPARTMENT STAMPS:

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

EXTERIOR ELEVATIONS

A3.01



GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 Alma St  
Palo Alto, CA 94306

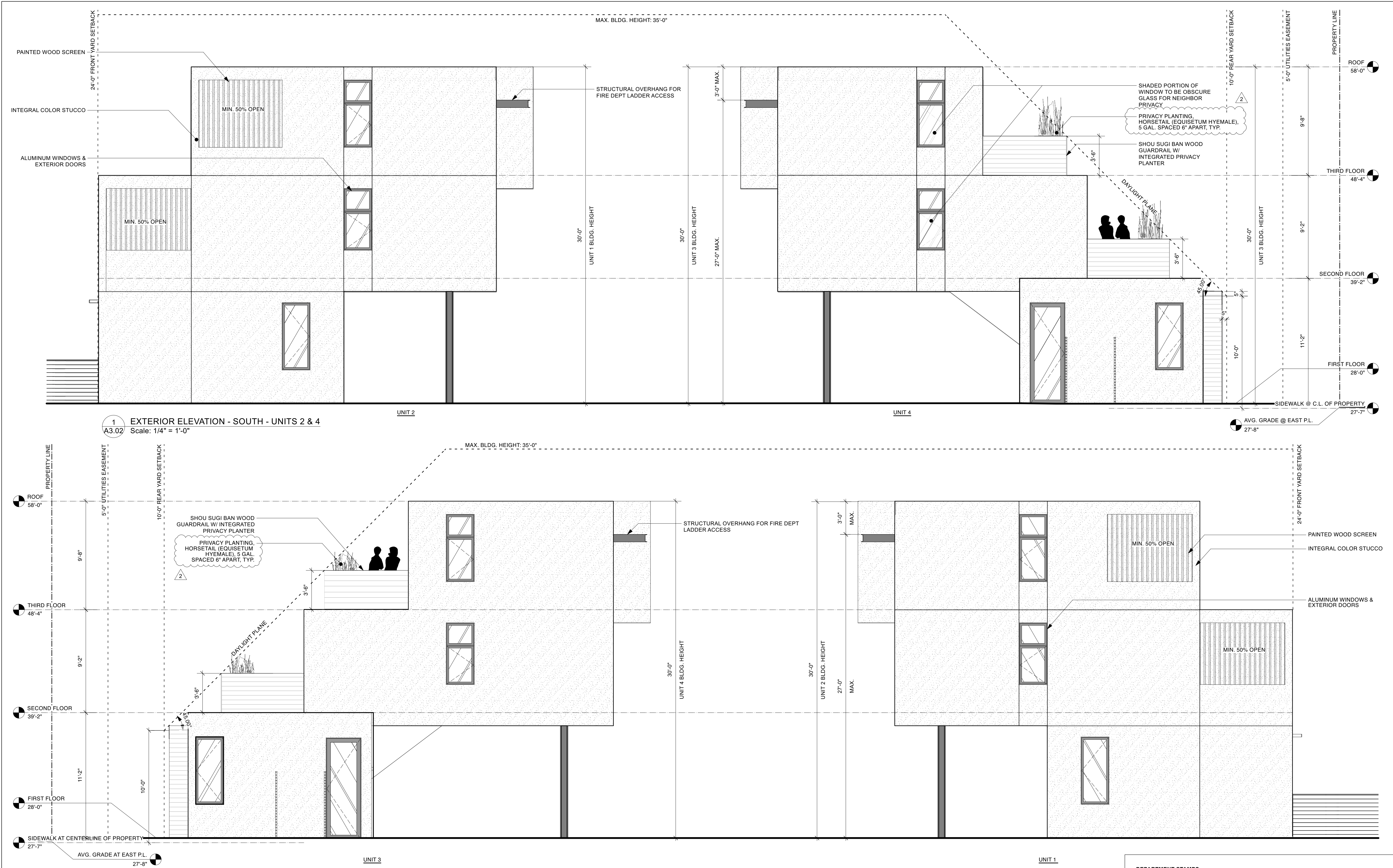
client:

Gemini Development One Palo Alto LLC  
1350 Bayshore Highway Suite 850  
Burlingame, CA 94010

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.9554



filename: GEMINI\_DD Rev 2\_220103L.vwk



0 5 10 FT

DEPARTMENT STAMPS:

## GEMINI - PALO ALTO HOUSING

2606, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 850  
Burlingame, CA 94010

EXTERIOR ELEVATIONS

A3.02



**LUM**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.8550 FAX 415.358.0554

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm



filename: GEMINI\_DD\_Rev 2\_220103.wrk



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A3.03  
EXTERIOR ELEVATION - WEST - UNITS 3 & 4  
Scale: 1/4" = 1'-0"



2  
A3.03  
EXTERIOR ELEVATION - EAST - UNITS 1 & 2  
Scale: 1/4" = 1'-0"



DEPARTMENT STAMPS:

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

EXTERIOR ELEVATIONS

A3.03

GEMINI - PALO ALTO HOUSING

2609, 2611, 2615, & 2617 Alma St  
Palo Alto, CA 94306

client:

Gemini Development One Palo Alto LLC  
1350 Bayshore Highway, Suite 850  
Burlingame, CA 94010

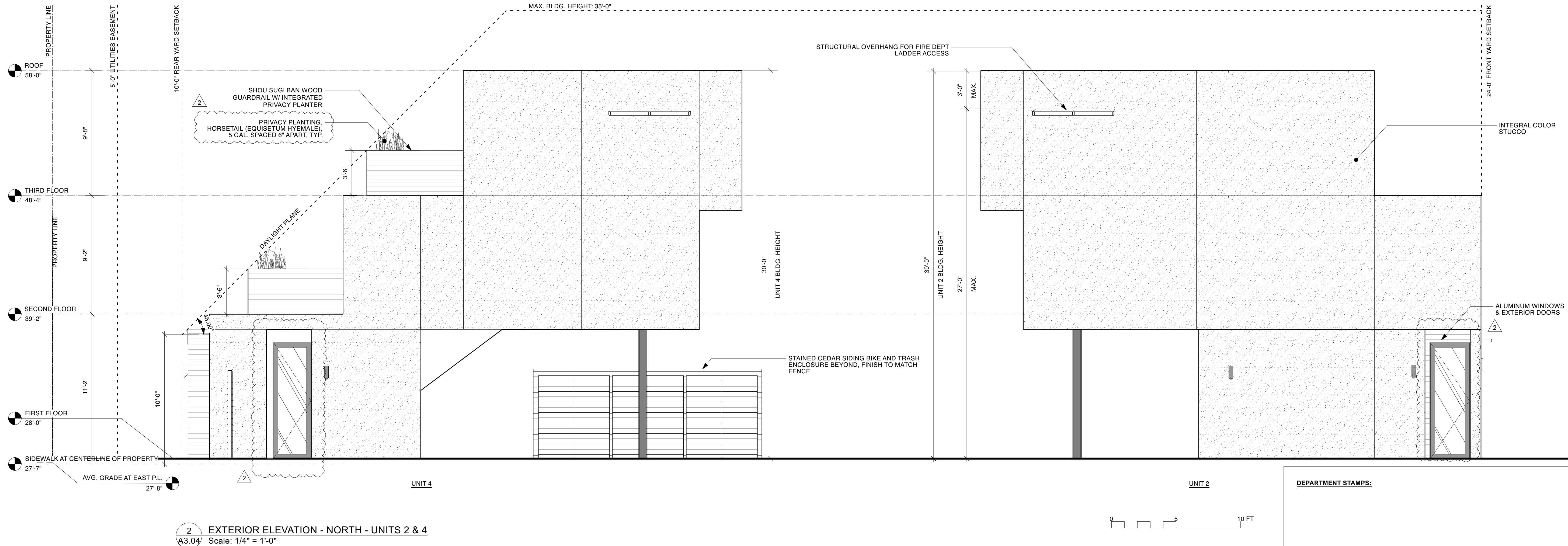
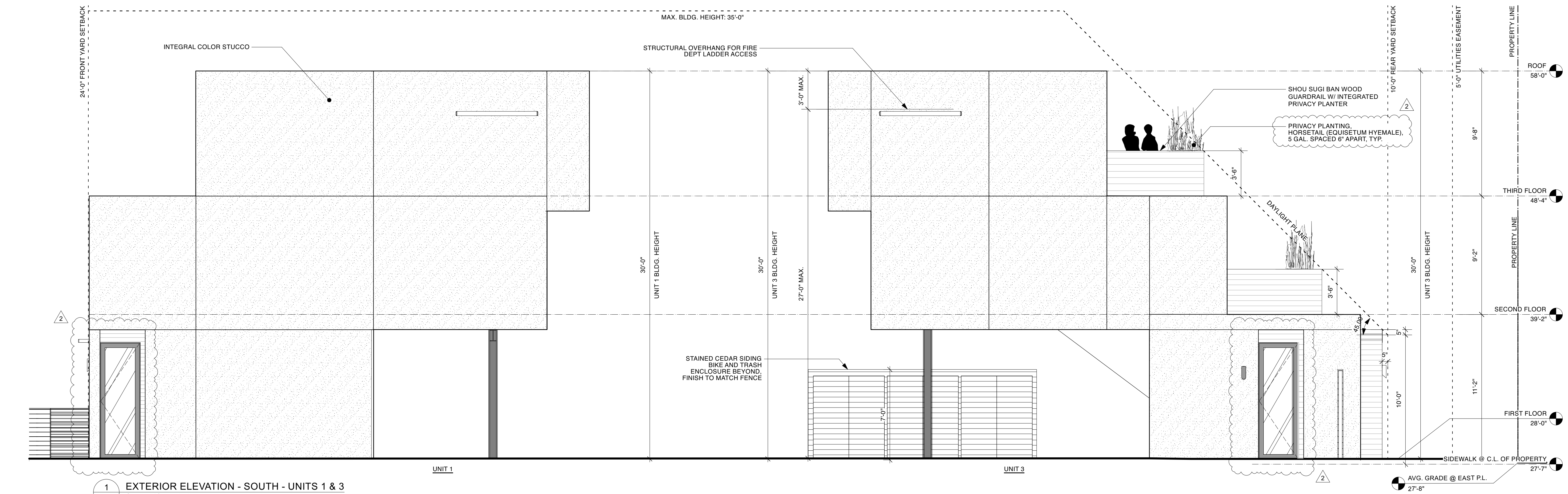


JOHN LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEEN STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



filename: GEMINI\_DD Rev 2\_220103.vwx



DEPARTMENT STAMPS:

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05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

EXTERIOR ELEVATIONS

A3.04

GEMINI - PALO ALTO HOUSING

2606, 2811, 2815, & 2817 Alma St.  
Palo Alto, CA 94306

client: Gemini Development One Palo Alto LLC  
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Burlingame, CA 94010



JOHN LUM

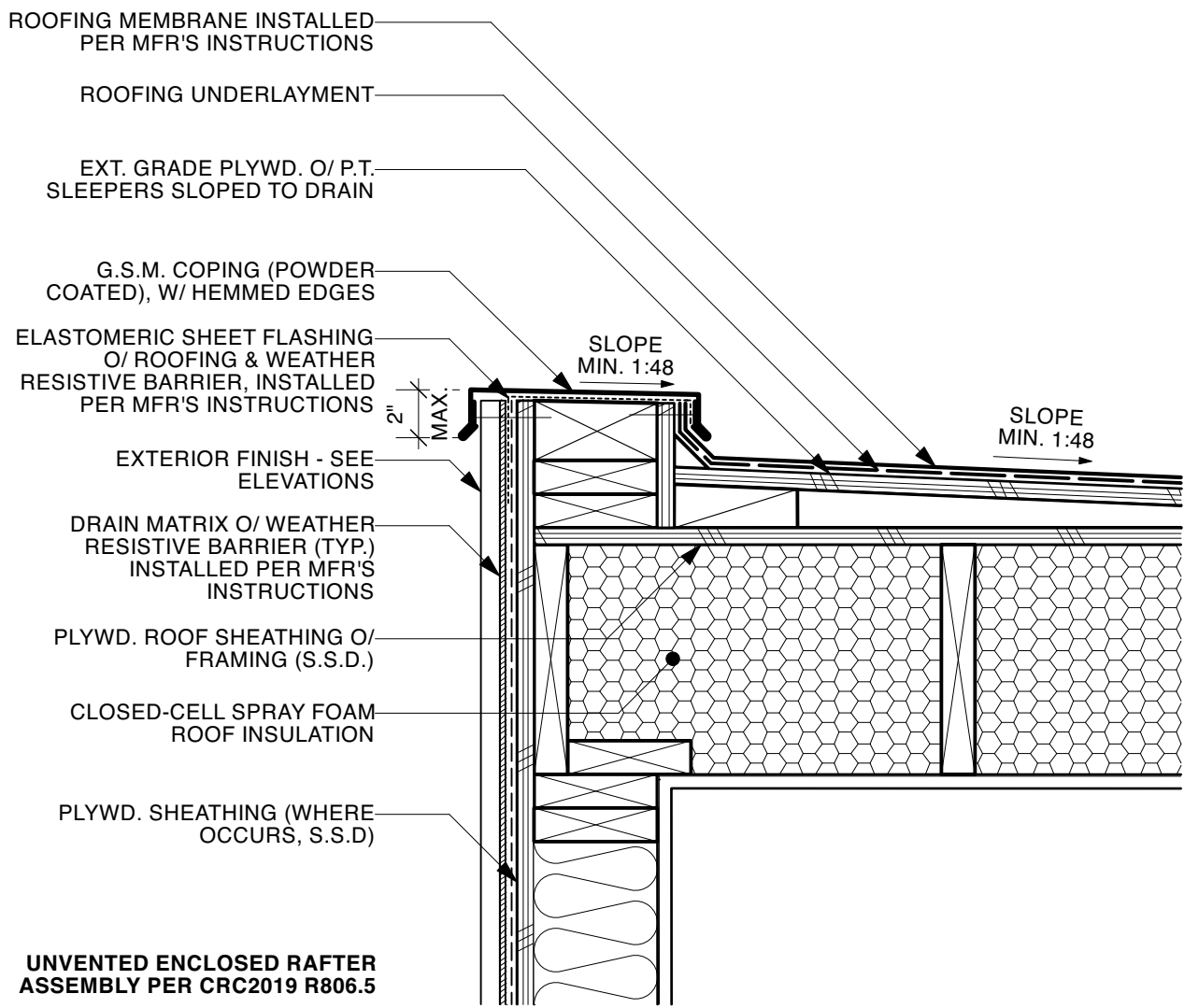
JOHN LUM ARCHITECTURE  
3246 SEVENTEEN STREET SAN FRANCISCO, CA 94110  
TEL 415.558.8550 FAX 415.558.0554



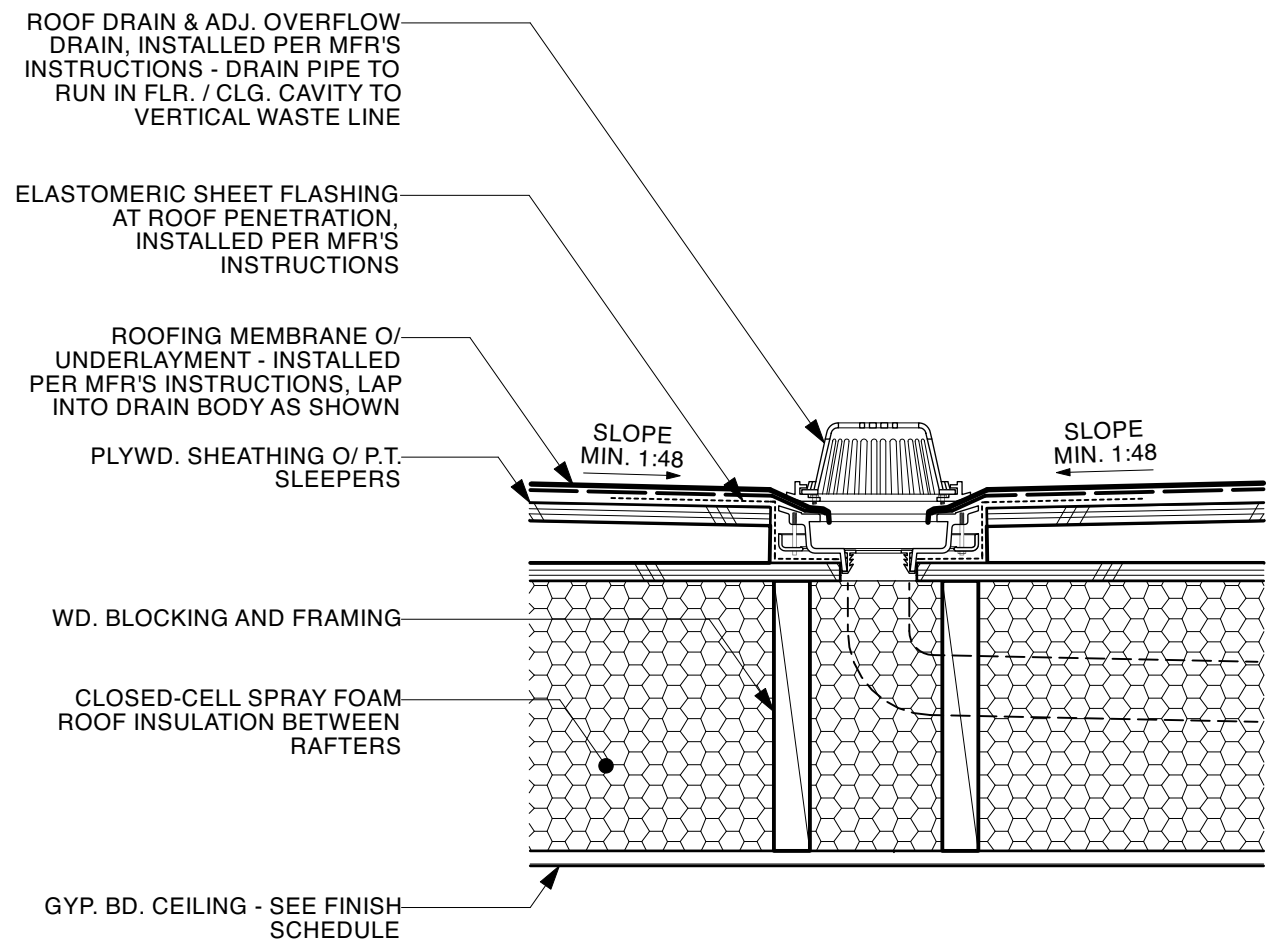




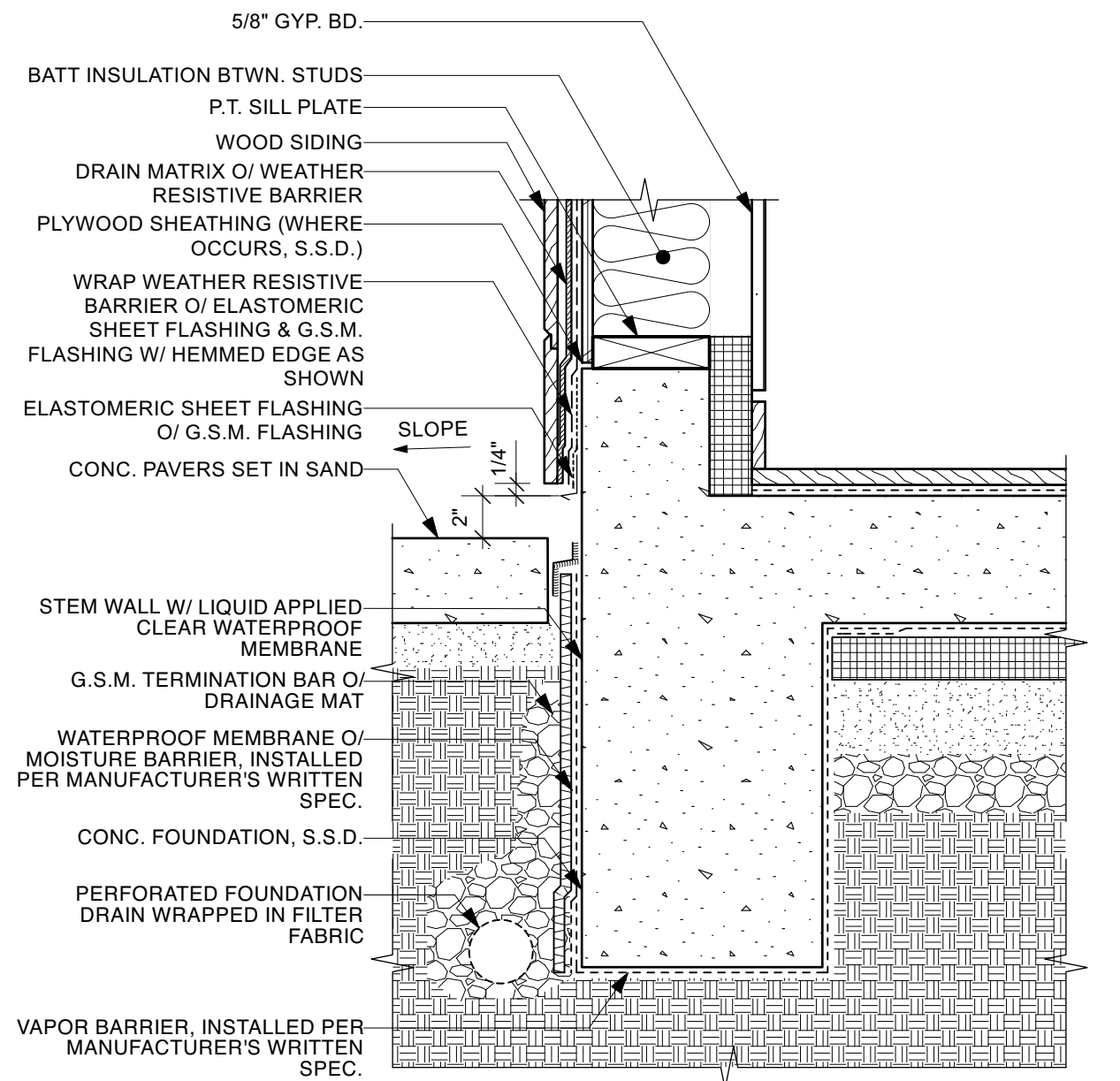
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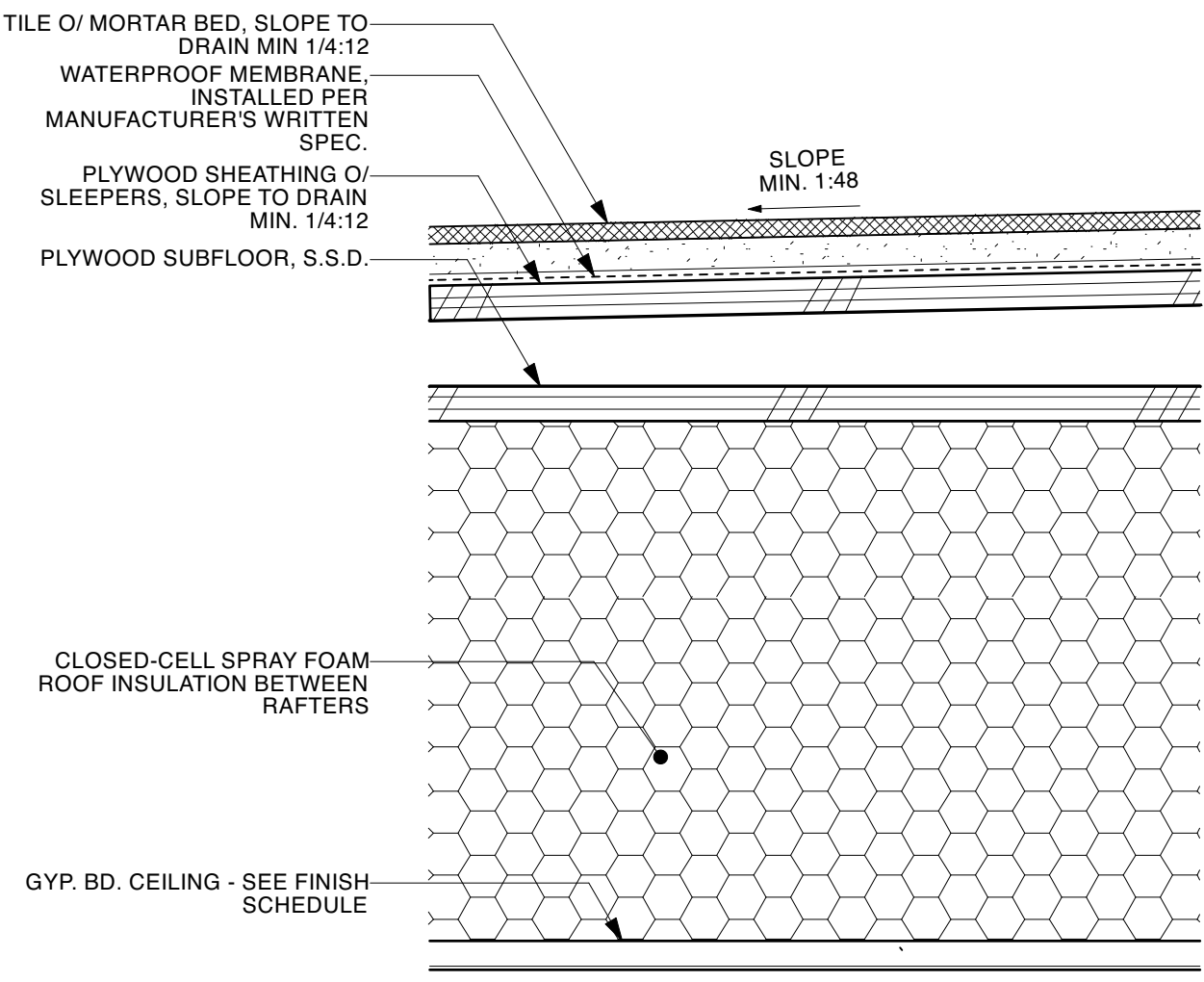
12 TYP. SECTION DTL. @ FLAT ROOF AT CURB  
A5.01 Scale: 1 1/2" = 1'-0"



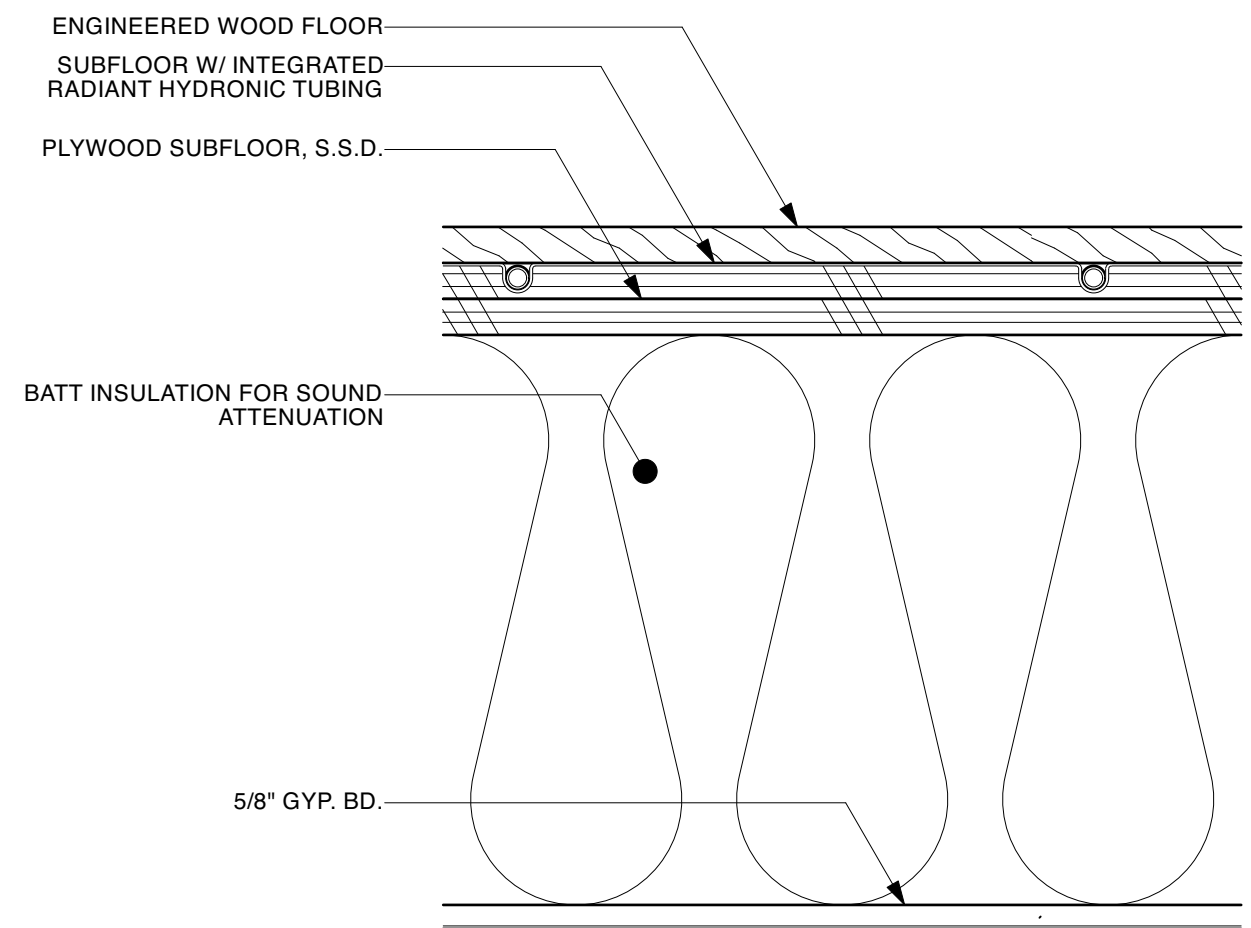
11 TYP. SECTION DTL. @ FLAT ROOF DRAIN  
A5.01 Scale: 1 1/2" = 1'-0"



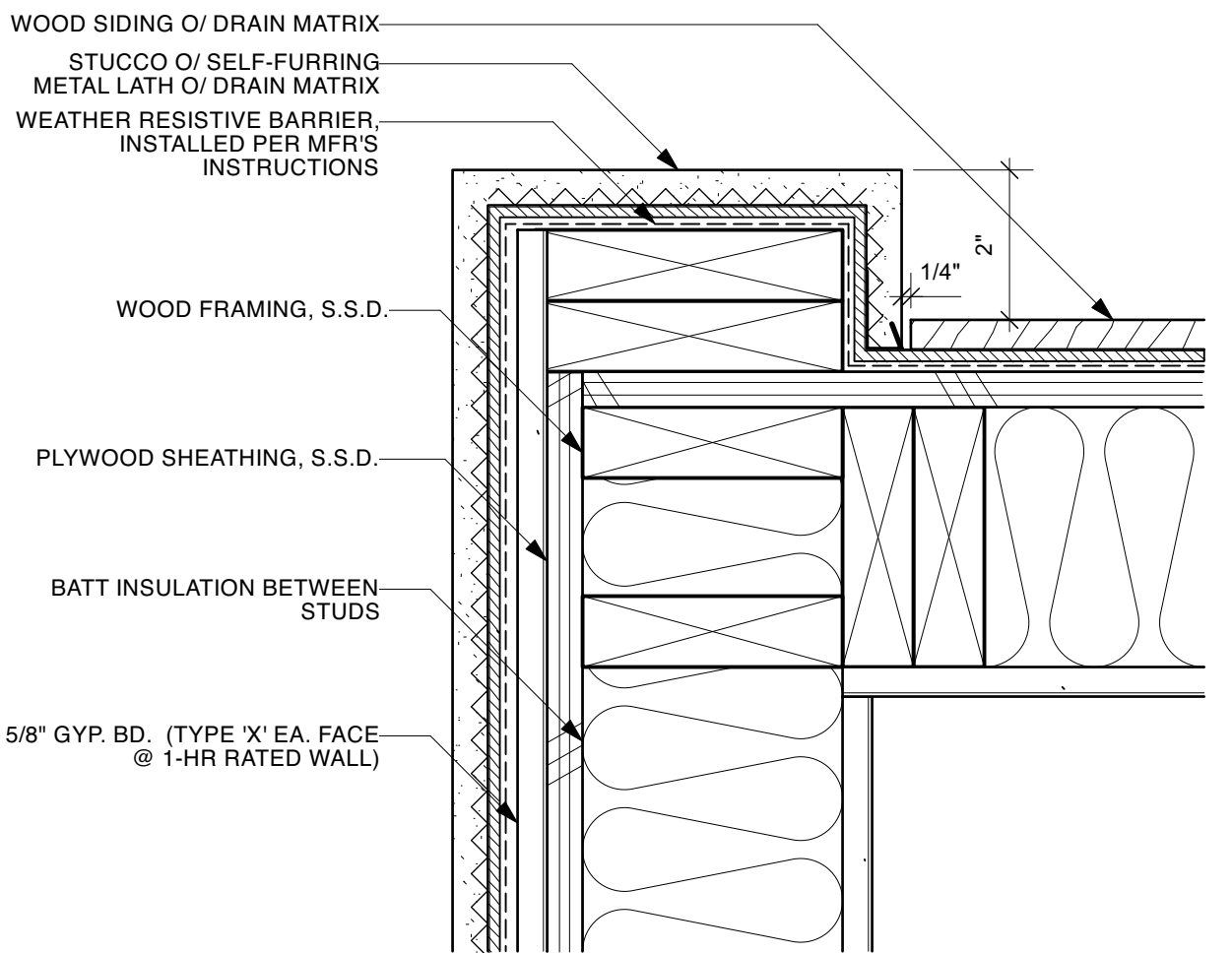
10 TYP. SECTION DTL. @ FOUNDATION  
A5.01 Scale: 1 1/2" = 1'-0"



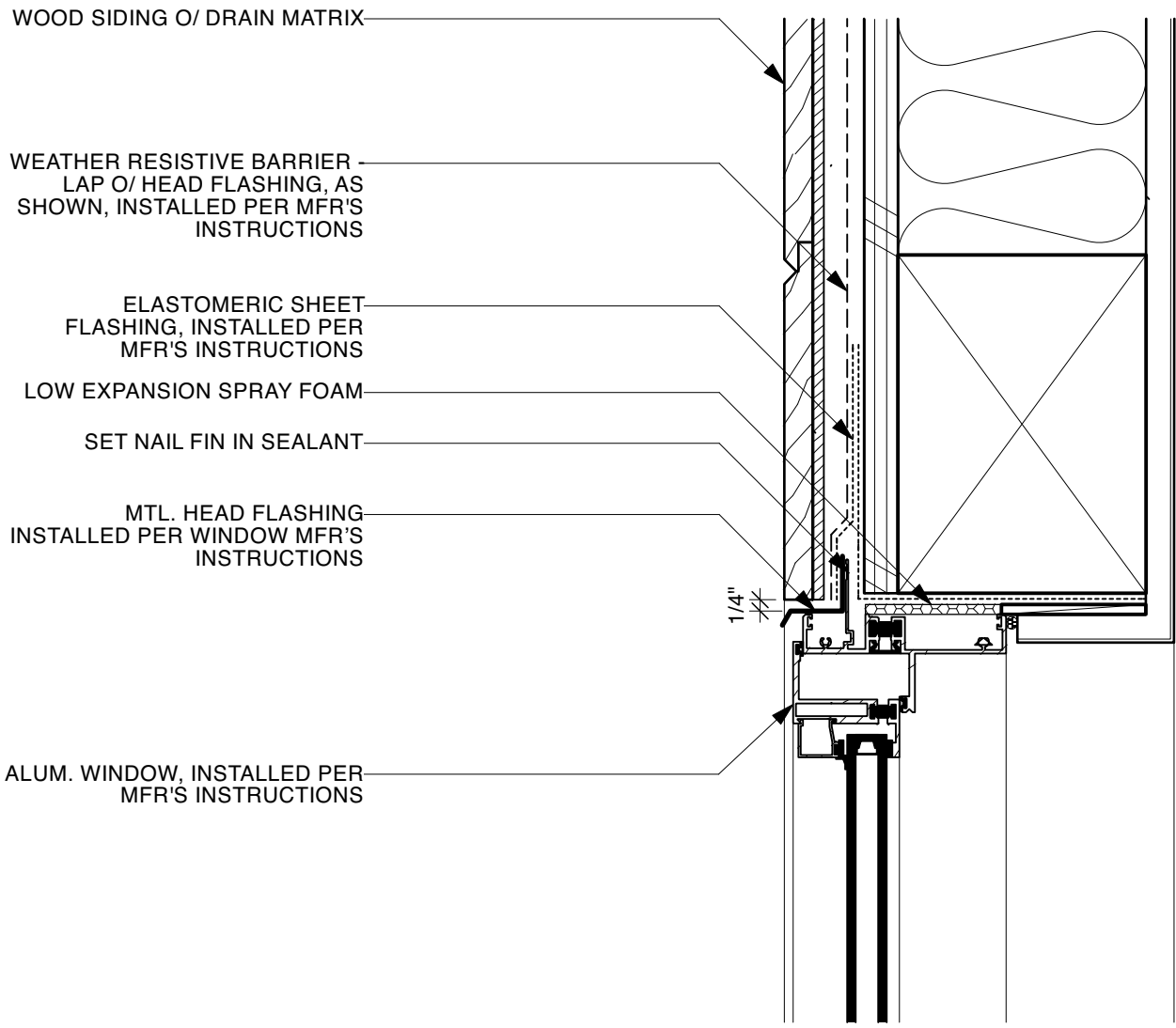
9 PLAN DTL. @ ROOF DECK  
A5.01 Scale: 3" = 1'-0"



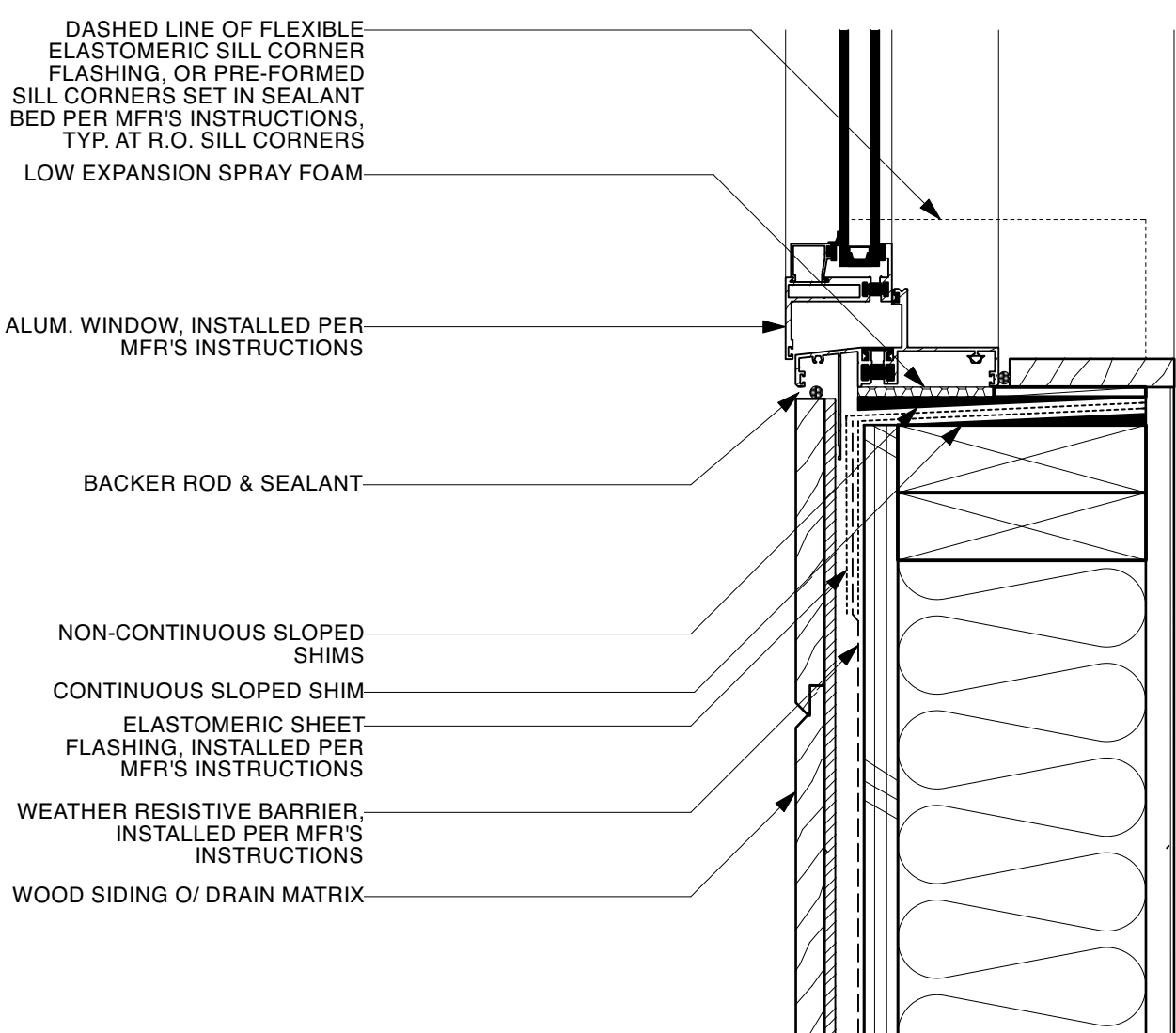
8 PLAN DTL. @ INTERIOR FRAMED FLOOR  
A5.01 Scale: 3" = 1'-0"



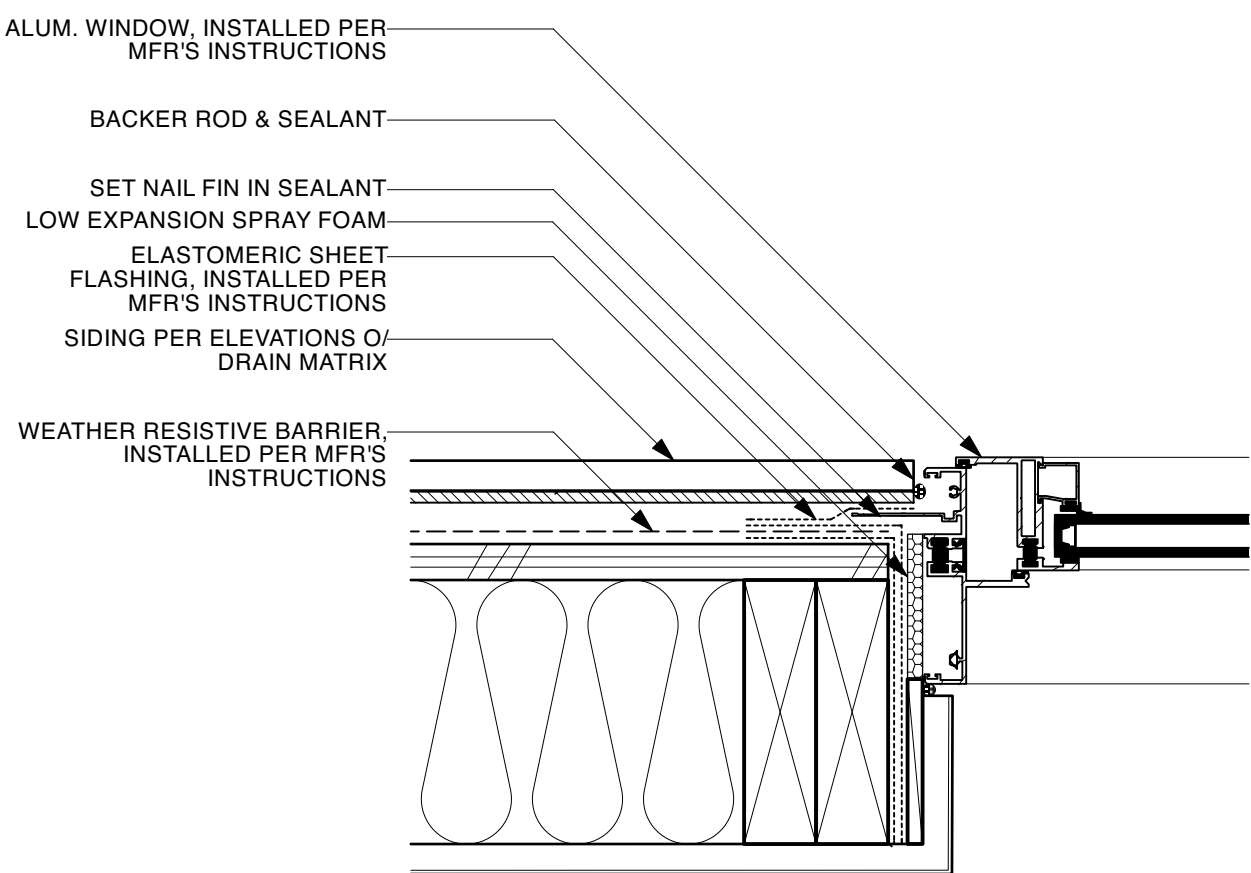
7 PLAN DTL. @ STUCCO TO WOOD SIDING TRANSITION  
A5.01 Scale: 3" = 1'-0"



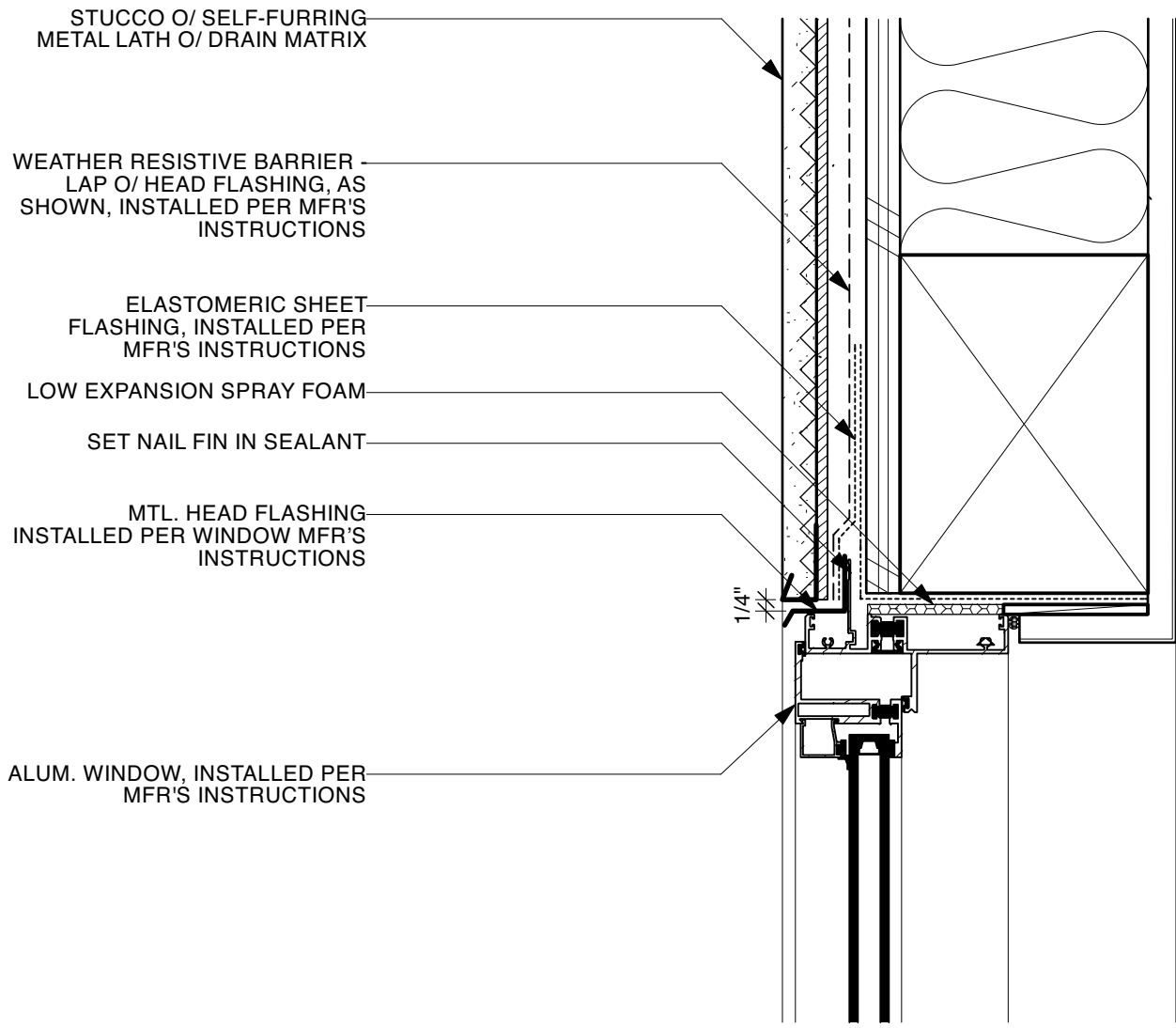
6 SECTION DTL. @ TYP. ALUM. WINDOW HEAD - WOOD SIDING  
A5.01 Scale: 3" = 1'-0"



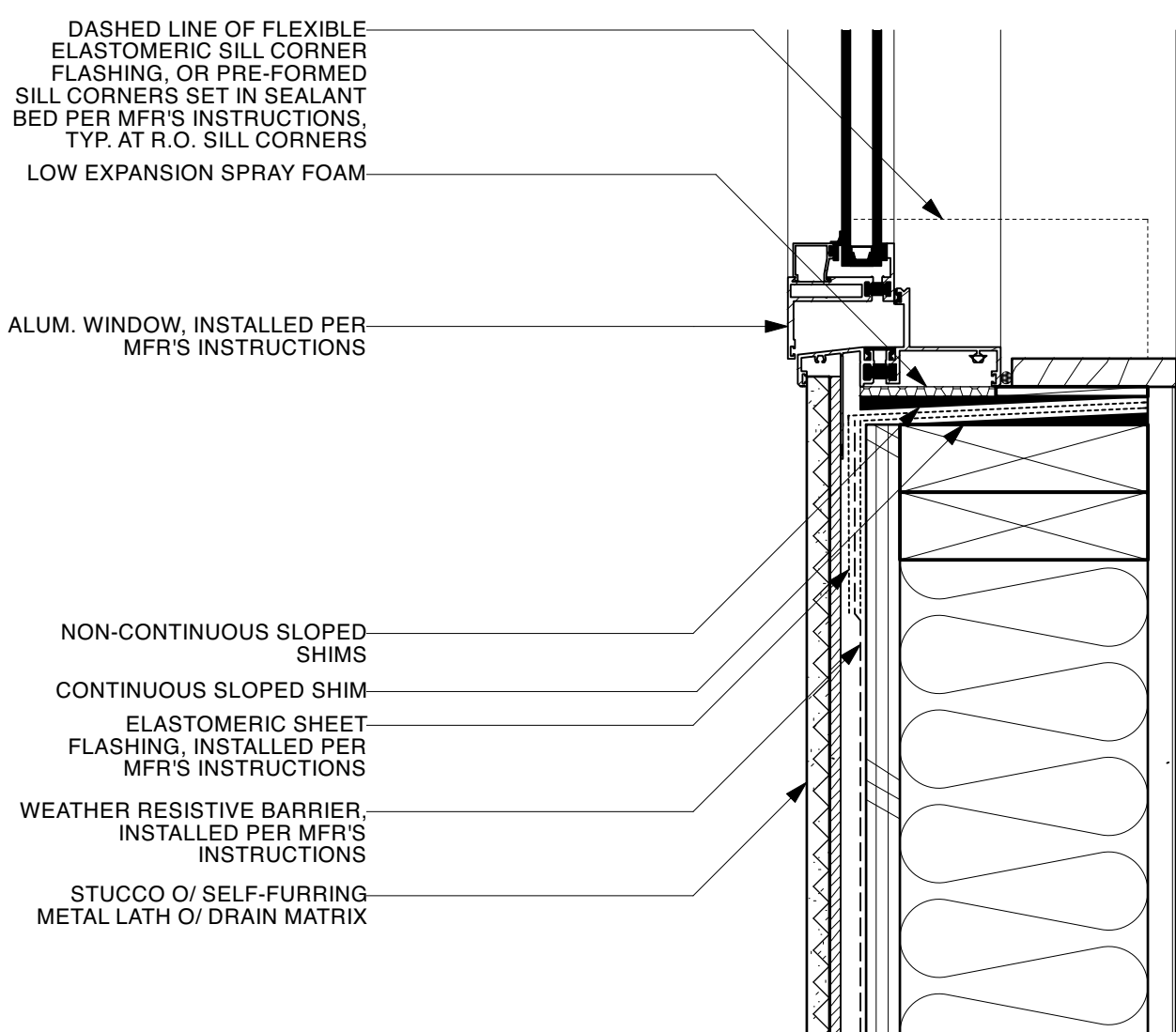
5 SECTION DTL. @ TYP. ALUM. WINDOW SILL - WOOD SIDING  
A5.01 Scale: 3" = 1'-0"



4 PLAN DTL. @ TYP. ALUM. WINDOW JAMB  
A5.01 Scale: 3" = 1'-0"



3 SECTION DTL. @ TYP. ALUM. WINDOW HEAD - STUCCO SIDING  
A5.01 Scale: 3" = 1'-0"



2 SECTION DTL. @ TYP. ALUM. WINDOW SILL - STUCCO SIDING  
A5.01 Scale: 3" = 1'-0"

DEPARTMENT STAMPS:

date	issues / revisions	by
05.17.21	SB-330 Pre App Submittal	rm
06.07.21	Major AR Submittal	rm
08.31.21	Major AR - Rev.1	rm
01.06.22	Major AR - Rev.2	hm

DETAILS

A5.01

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